



Narrabri LEP 2012 (Amendment No 5) - Rezone Lots 1, 4, 5, 8, 39 & 47 DP 754930 from RU1 to RU4

Proposal Title : Narrabri LEP 2012 (Amendment No 5) - Rezone Lots 1, 4, 5, 8, 39 & 47 DP 754930 from RU1 to RU4

Proposal Summary : Narrabri LEP 2012 (Amendment No 5) - Rezone Lots 1, 4, 5, 8, 39 & 47 DP 754930, Kaputar Road, Bullawa Creek, Narrabri from RU1 to RU4 and amend the minimum lot size from 100ha to 10ha.

PP Number : PP_2014_NARRB_002_00 **Dop File No :** 14/12487

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones**
 1.5 Rural Lands
 4.4 Planning for Bushfire Protection

Additional Information : **It is recommended that:**

- 1. The Planning Proposal be supported;**
- 2. The Planning Proposal be exhibited for 14 days;**
- 3. The Planning Proposal be completed within 9 months;**
- 4. That the RPA consult with the Commissioner of the NSW Rural Fire Service in accordance with the requirements of S117 Direction 4.4 Planning for Bushfire Protection;**
- 5. That the Director General (or his delegate) agree to the inconsistencies with section 117 Directions 1.2 Rural Zones and 1.5 Rural Lands as the proposal is consistent with Council's Director General approved Growth Management Strategy;**
- 6. That the Director General (or his delegate) note the current inconsistency with section 117 Direction 4.4 Planning for Bushfire Protection and that it is anticipated this inconsistency will need to be resolved prior to the proposal being finalised; and**
- 7. That an authorisation to exercise delegation be issued to Council.**

Supporting Reasons : **The Planning Proposal will implement recommendations from the Narrabri Growth Management Strategy and provide opportunities for rural lifestyle, settlement and housing that will contribute to the social and economic welfare of the community.**

Panel Recommendation

Recommendation Date :

Gateway Recommendation :

Panel Recommendation :

Gateway Determination

Decision Date : 05-Aug-2014 **Gateway Determination :** Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days **LEP Timeframe :** 9 months

Gateway Determination : 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Environment 2013) and must be made publicly available for a minimum of 14 days; and**
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to**

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Preparing LEPs (Department of Planning and Environment 2013).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act. The NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

5 August 2014