

Amend Temora LEP 2010 - 74 Ashelford Street - R1 General Residential Zone (750m2 MLS)

Proposal Title : **Amend Temora LEP 2010 - 74 Ashelford Street - R1 General Residential Zone (750m2 MLS)**

Proposal Summary : **Temora Shire Council seeks to amend Temora Local Environmental Plan 2010 to rezone 74 Ashelford Street, Temora (Lot 100 DP 1098642) from RU1 Primary Production Zone (100 ha minimum lot size) to R1 General Residential Zone (750 m2 minimum lot size).**

PP Number : **PP_2011_TEMOR_001_00** Dop File No : **11/20738-1**

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**

Additional Information : **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 2009) and must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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.

Supporting Reasons : **1. The Planning Proposal is considered to be of low impact
2. The timeframe for completing the project takes into account the Christmas/New Year holiday period.**

Panel Recommendation

Recommendation Date : **01-Dec-2011** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Council is to prepare and exhibit appropriate mapping to support the planning proposal. The maps are to clearly identify both the current and proposed zoning and minimum lot sizes for the subject site.

2. 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

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LEPs (Department of Planning 2009) and 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

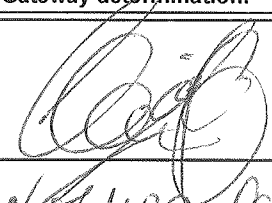
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The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____



Neil McCaffrey

Date: _____

6-12-11