

Mapping amendments to Mid Western Regional LEP 2012

Proposal Title : **Mapping amendments to Mid Western Regional LEP 2012**

Proposal Summary : **Amend Lot size maps (LSZ_006, 006C, 006D, 006E & 006F) and Zoning Map LZN_00G to correct anomalies between proposed and published maps**

PP Number : **PP_2012_MIDWR_006_00**

Dop File No : **12/15697**

Proposal Details

Date Planning Proposal Received : **28-Sep-2012**

LGA covered : **Mid-Western Regional**

Region : **Western**

RPA : **Mid-Western Regional Council**

State Electorate : **UPPER HUNTER**

Section of the Act : **73A - Minor Matter**

LEP Type : **73A**

Location Details

Street :

Suburb :

City :

Postcode :

Land Parcel :

DoP Planning Officer Contact Details

Contact Name : **Wayne Garnsey**

Contact Number : **0268412180**

Contact Email : **wayne.garnsey@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Elizabeth Densley**

Contact Number : **0263782850**

Contact Email : **elizabeth.densley@midwestern.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A**

Release Area Name : **N/A**

Regional / Sub Regional Strategy : **N/A**

Consistent with Strategy : **Yes**

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

:

Residential /

Employment land) :

No. of Lots :

0

No. of Dwellings

0

(where relevant) :

Gross Floor Area :

0

No of Jobs Created :

0

The NSW Government Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been

No

meetings or

communications with

registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting

Notes :

This Planning Proposal is to correct mapping anomalies in relation to lots size maps as related to CI 4.1(3A)- (reduce lots size if land is serviced with water and sewer)and land at Perry St.

Mid Western Regional Council were given the opportunity to comment on the final draft maps on 18 July 2012 prior to notification and these anomalies were not identified.

External Supporting

Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

Minor mapping amendments proposed - consistent with Council's s68 submission and approved Strategy

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

**No provisions are being affected
Amending maps only**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

4.3 Flood Prone Land

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

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e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain : **Not required as minor mapping amendments in relation to all the proposed mapping amendments.**

In relation to the Perry Street land the the subject land is affected by flooding. The D-G on 1 August 2011 determined this as being of minor significance. The proposed mapping amendment to Perry Street land is to put the lot boundary to where it was approved in the Mid Western Interim LEP 2008 Amendment.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Maps prepared by Dept and have been checked and submitted by Council**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **No community consultation proposed or considered necessary as these matter were considered as part of s68 submission**

In relation to Perry St the additional land was part of the Amendment to Mid Western Interim LEP 2008. It was unintentional that the land zoned area was altered. Indeed the published Height of Buildings and Lot Size Map reflect the correct boundary.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Mid Western Regional LEP 2012 notified on 10 August 2012.
Minor mapping anomalies have been found. The proposed changes are consistent with Council S68 Report.
In relation to Perry Street land this matter was addressed and resolved in an amendment to the Mid Western Interim LEP 2008 and the land zoning boundary was an oversight with the published version of LEP zoning map.**

Assessment Criteria

Need for planning proposal : **Yes Planning Proposal is required to amend mapping anomalies**

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Consistency with strategic planning framework : **Yes**

Environmental social economic impacts : **The mapping anomalies may now be delaying development and thus causing economic impacts - these are considered minor anomalies that should be readily rectified.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **Nil**

Timeframe to make LEP : **3 Month** Delegation : **DG**

Public Authority Consultation - 56(2)(d) : **Sydney Catchment Management Authority**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required.:

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Mid Western request for mapping amendments.pdf	Proposal	No
request for gateway.pdf	Proposal Covering Letter	No
Mid Western Current and Proposed map changes.pdf	Map	No

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones**
4.3 Flood Prone Land

Additional Information : **1. Community consultation is not required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979("EP&A Act").**
2. Consultation is not required with any public authorities under section 56(2)(d) of the

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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 3 months from the week following the date of the Gateway determination.

Supporting Reasons : to amend what are considered as minor mapping anomalies

Signature:

W Garnsey

Printed Name:

W Garnsey

Date:

3/10/12