

### Moree Plains LEP 2011 - Permitting Manufactured Homes as a Principle Dwelling

Proposal Title : **Moree Plains LEP 2011 - Permitting Manufactured Homes as a Principle Dwelling**

Proposal Summary : **This Planning Proposal seeks to introduce a new local provision into the Moree Plains LEP 2011 that will permit with consent, a manufactured home as a principal dwelling, where a dwelling house is permissible with consent.**

PP Number : **PP\_2016\_MOREE\_001\_00**      Dop File No : **16/08481**

### 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  
2.1 Environment Protection Zones  
2.3 Heritage Conservation  
3.1 Residential Zones  
3.5 Development Near Licensed Aerodromes  
4.3 Flood Prone Land  
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 6 months;**
- 4. That the Secretary's delegate notes that the inconsistency with s117 Direction 4.4 Planning for Bushfire Protection is outstanding until consultation with the NSW Rural Fire Service is complete; and**
- 5. That a written authorisation for Council to exercise its plan making delegations be granted for this matter.**

Supporting Reasons : **The Planning Proposal is supported as it will clarify the permissibility of manufactured homes within the Moree Plains LGA under the Environmental Planning and Assessment Act 1979 and will support housing diversity and contribute to affordability of the housing market.**

### Panel Recommendation

Recommendation Date : **24-Jun-2016**      Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposal is considered to be a local planning matter that can be appropriately considered and determined by the Director Regions, Northern.**

### Gateway Determination

Decision Date : **26-Jun-2016**      Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days**      LEP Timeframe : **6 months**

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 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**

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publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the 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 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 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

26 June 2016