

Narrabri LEP 2012 - Amendment No 9 - Manufactured homes as principal dwellings

Proposal Title : **Narrabri LEP 2012 - Amendment No 9 - Manufactured homes as principal dwellings**

Proposal Summary : **This Planning Proposal seeks to introduce a new local provision into the Narrabri LEP 2012 that will permit with consent, a manufactured home as a principal dwelling, where a dwelling house is permissible with consent.**

PP Number : **PP_2016_NARRB_002_00** Dop File No : **16/10540**

Planning Team Recommendation

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

S.117 directions:

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 Secretary (or her delegate) agree that the inconsistency with section 117 Direction 4.3 is of minor significance;
5. That the Secretary (or her delegate) note the current inconsistency with section 117 Direction 4.4 Planning for Bushfire Protection;
7. 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; and
8. A written authorisation to exercise delegation is issued to Narrabri Shire Council in this instance.

Supporting Reasons : **The Planning Proposal is supported as it will clarify the permissibility of manufactured homes within the Narrabri LGA under the Environmental Planning and Assessment Act 1979 and will support housing diversity, contribute to affordability of the housing market, and does not increase the number of dwelling entitlements across the LGA (just clarifies permissibility).**

Panel Recommendation

Recommendation Date : **11-Aug-2016**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposal is of local significance and can be determined appropriately by the Director, Regions.**

Gateway Determination

Decision Date : **12-Aug-2016**

Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, 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 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 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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Dyer

Date:

12 August 2016