

**Gunnedah LEP 2012 - Reclassification, rezoning and alteration to minimum lots sizes -  
Ashford Watercourse**

Proposal Title : **Gunnedah LEP 2012 - Reclassification, rezoning and alteration to minimum lots sizes - Ashford Watercourse**

Proposal Summary : **This Planning Proposal aims to:**

- 1. Reclassify part of Lot 23 DP1140182 from Community Land to Operational Land under the Local Government Act 1993;**
- 2. Rezone part of Lot 23 DP1140182 from RE1 Public Recreation to R3 Medium Density Residential; and**
- 3. Apply a minimum lot size of 450m2 to part of Lot 23 DP1140182.**

**The planning proposal has been prepared to enable a future boundary adjustment between privately owned and Council owned land due to a change in the alignment of Ashford's Watercourse.**

PP Number : **PP\_2016\_GUNNE\_001\_00**      Dop File No : **16/07142**

**Planning Team Recommendation**

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

- S.117 directions:
- 2.1 Environment Protection Zones**
  - 2.3 Heritage Conservation**
  - 2.4 Recreation Vehicle Areas**
  - 3.1 Residential Zones**
  - 3.2 Caravan Parks and Manufactured Home Estates**
  - 3.3 Home Occupations**
  - 3.4 Integrating Land Use and Transport**
  - 6.1 Approval and Referral Requirements**
  - 6.2 Reserving Land for Public Purposes**
  - 6.3 Site Specific Provisions**

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

- 1. The Planning Proposal be supported;**
- 2. The Planning Proposal be exhibited for 28 days;**
- 3. The Planning Proposal be completed within 9 months;**
- 4. Prior to exhibition the explanation of provisions be amended to clarify that a part reclassification map will be included in the LEP to facilitate the proposal;**
- 5. That the Secretary's delegate determines that the inconsistency with s117 Directions 2.1, 2.3, 3.1, 3.2, 3.3, 3.4, 4.3 and 6.2 are justified; and**
- 6. That plan making delegations not be granted to Council due to the possible need to extinguish easements or reserves applying to the land.**

Supporting Reasons : **The Planning Proposal is supported as it will facilitate the rezoning of land to reflect its current use and apply consistent planning provisions to the land. The reduction of public land is negligible and the reclassification to 'community' will not affect the Gunnedah community as a whole.**

**Panel Recommendation**

Recommendation Date : **26-May-2016**      Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.**

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**Gateway Determination**

Decision Date : **26-May-2016**

Gateway Determination : **Passed with Conditions**

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

Exhibition period : **28 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 must be made publicly available for a minimum of 28 days;
- (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); and
- (c) Any mapping material must meet the specifications in the current Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015).

**2. Prior to exhibition the explanation of provisions shall be amended to clarify that a part reclassification map will be included in the LEP to facilitate the proposal.**

**3. No consultation is required with public authorities under section 56(2)(d) of the Act.**

**4. A public hearing on the proposed reclassification is to be held in accordance with Section 57 of the Act after completion of the public exhibition period.**

**5. 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 Diss

Date:

27 May 2016