

**Cabonne Local Environmental Plan 2012 Addition of a Heritage Item (Gumble Hall) to
Schedule 5**

Proposal Title : Cabonne Local Environmental Plan 2012 Addition of a Heritage Item (Gumble Hall) to
Schedule 5

Proposal Summary : To amend the Cabonne LEP 2012 to include Gumble Hall as an environmental heritage item in
Schedule 5 of the LEP.

PP Number : PP_2017_CABON_001_00 Dop File No : 17/09702

Proposal Details

Date Planning Proposal Received : 04-Jul-2017 LGA covered : Cabonne
Region : Western RPA : Cabonne Shire Council
State Electorate : ORANGE Section of the Act : 55 - Planning Proposal
LEP Type : Housekeeping

Location Details

Street : Gumble Road
Suburb : Gumble City : Postcode : 2865
Land Parcel : Lot 1 DP 796803

DoP Planning Officer Contact Details

Contact Name : Amanda Carnegie
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RPA Contact Details

Contact Name : Heather Nicholls
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DoP Project Manager Contact Details

Contact Name : Wayne Garnsey
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Land Release Data

Growth Centre : Release Area Name :
Regional / Sub Regional Strategy : Central West and Orana Regional Plan 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 Yes
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 :

Gumble Hall is located on Lot 1 DP 796803, Gumble Road, Gumble.

The proposal intends to secure the future of Gumble Hall for the benefit of the local community by subdividing a small portion containing the hall from the remainder of the holding. Currently the Cabonne LEP, 2012 does not have any planning provision that allow for the subdivision of rural land for purposes other than agriculture. As noted in the planning proposal, Council have engaged with the Department previously regarding this matter and it was proposed that the most effective means of protecting the Hall would be to include the Hall as a Heritage Item in the LEP. If approved the proposal will enable council to consider land use and activities otherwise that would otherwise not be permitted to ensure the conservation of the heritage item.

The documentation included in the proposal identifies that the integrity of the original building has been maintained since its original construction with a number of maintenance works being undertaken to maintain the structural integrity of the original building. The erection of the Hall was a community led initiative in 1922 with a key objective to provide a communal space for social events in the Gumble Area. In its time the Hall has hosted community gatherings, celebrations, organisations and church services.

The Hall is also identified for a number of moveable heritage items including:

- A bronze war memorial panel
- A timber CWA Honour Board
- A series of painted memorial plates for the CWA 1953

Attachments included in the proposal validate the significance of the Hall as the social core of the Gumble community.

It is considered appropriate that Council be issued delegation to exercise plan making functions for this proposal.

The Director Regions, Western is able to utilise delegations to determine this planning proposal.

External Supporting
Notes :

Adequacy Assessment

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

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

Comment : The Planning Proposal identifies that the objective of this planning proposal is to:

- Formally identify and protect the significance of Gumble Hall.

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

Is an explanation of provisions provided? Yes

Comment : The proposed provisions in the planning proposal will achieve the intended outcomes by:

- Listing Gumble Hall, Gumble Road, Gumble (Lot 1 DP 796803) as a Local Heritage Item in Part 1 of Schedule 5 of the Cabonne LEP 2012.
- Amending the Cabonne LEP 2012 Heritage Map Sheet HER_002 to identify Gumble Hall as a local heritage item.

This is consistent with the objectives of the proposal.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

1.5 Rural Lands

* May need the Director General's agreement

2.3 Heritage Conservation

5.1 Implementation of Regional Strategies

Is the Director General's agreement required? No

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

d) Which SEPPs have the RPA identified?

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

1.5 Rural Lands

The Ministerial Direction is relevant as the subject site is in an existing rural protection zone. Identifying the item in Schedule 5 of the LEP will not inhibit the objective of the current rural land use. The proposal is consistent with this Direction.

2.3 Heritage Conservation Areas

The Ministerial Direction is relevant as the planning proposal intends to include Gumble Hall as a local heritage item in Schedule 5 of the Cabonne LEP 2012. The proposal is consistent with this Direction as intended outcome is to protect the integrity and significance of the Hall within the local community. The planning proposal is consistent with this Direction.

5.1 Implementation of the Regional Plan

The proposal is consistent with the objectives outlined in the Central West and Orana Regional Plan. The objective of this proposal is to protect a locally significant meeting place for the Gumble community in line with a current heritage study. By identifying the Hall as a local heritage item this proposal will recognise and conserve a local heritage asset and include appropriate local planning controls. This outcome is in line with Action 17.2 of the Central West and Orana Regional Plan. The planning proposal is consistent with this Direction.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Adequate locality maps are included in the planning proposal to identify the subject land to proceed to community consultation.

A condition will be imposed in the Gateway determination requiring the preparation of Heritage Map Sheet HER_002 in accordance with the Departments Standard Technical Requirements for LEP Maps at finalisation of the LEP.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The planning proposal intends to place the proposal on exhibition for 14 days. The notification would be placed on Council's website and advertised in the local newspaper. All associated material will also be made publicly available at Council. It is noted that initial consultation has been carried out with the Gumble Hall Committee and local Gumble residents.

The proposal is assess as 'low impact'. The proposed community consultation is considered appropriate for the purposes of this proposal. It is recommended that the proposal be placed on exhibition for a minimum of 14 days.

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 : **January 2013**

Comments in relation to Principal LEP : Cabonne LEP 2012 was notified on 18 January 2013.

Assessment Criteria

Need for planning proposal : The planning proposal is required to amend the Cabonne Local Environmental Plan 2012 to include Gumble Hall as a local heritage item in Part 1 of Schedule 5. A planning proposal is the only mechanism to amend the LEP.

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Consistency with strategic planning framework :

The proposal is consistent with the objectives outlined in the Central West and Orana Regional Plan. The objective of this proposal is to protect a locally significant meeting place for the Gumble community in line with a current heritage study. By identifying the Hall as a local heritage item this proposal will recognise and conserve a local heritage asset and include appropriate local planning controls. This outcome is in line with Action 17.2 of the Central West and Orana Regional Plan.

The proposal is consistent with the objective of the Cabonne Settlement Strategy (2012) which includes maintain and improving environmental and cultural values and assets within the local government area. The Cabonne Heritage Study (2003) and review in 2010 identified the Hall as a socially significant meeting place for the Gumble community, this amendment will recognise the outcomes of this study.

Environmental social economic impacts :

The proposal will result in the protection and continued use of a locally significant social meeting place for the Gumble community. The amendment will recognise the social significance of Gumble Hall in the Cabonne LEP 2012.

Assessment Process

Proposal type : **Consistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) :

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
Planning Proposal - Addition of a Heritage Item to schedule 5 of the Cabonne Local Environmental Plan 2012.pdf	Proposal	Yes
Request for Gateway Determination.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions: 1.5 Rural Lands
 2.3 Heritage Conservation
 5.1 Implementation of Regional Strategies

Additional Information : 1. Prior to community consultation the planning proposal is to be updated to include assessment of the Central West and Orana Regional Plan and Section 117 Direction 5.10 Implementation of Regional Strategies.

 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:
 (a) the planning proposal 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 & Infrastructure 2013).

 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 Environmental Planning and Assessment Act, 1979. 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. Prior to submission of the planning proposal under section 59 of the Environmental Planning and Assessment Act, 1979, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2015.

 5. The timeframe for completing the LEP is to be ⁹6 months from the week following the date of the Gateway determination.

Supporting Reasons : The proposal will support the protection of a locally significant community space and ensure the integrity of the Hall is maintained for future generations.

Signature:

Amanda Carnegie

Printed Name:

Amanda Carnegie

Date:

20.7.17

Endorsed
Wynne
TLWR 20/7/2017