

### Young LEP 2010 - Sundry Amendments (Burrangong Picnic Races; Young Sewage Treatment Plant; Caravan Parks in RU5; & heritage amendments)

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| Proposal Title :   | Young LEP 2010 - Sundry Amendments (Burrangong Picnic Races; Young Sewage Treatment Plant; Caravan Parks in RU5; & heritage amendments)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |          |
| Proposal Summary : | <p>This Planning Proposal (PP) proposes to:</p> <ul style="list-style-type: none"> <li>- rezone land owned by the Burrangong Picnic Race Club from RU4 Primary Production Small Lots to RE2 Private Recreation to reflect the current use of the site;</li> <li>- rezone land around the Young Sewage Treatment Plan (STP) to accommodate the proposed expansion of the STP and rezone surplus land from SP2 to RE1 Public Recreation for use for sporting purposes;</li> <li>- allow caravan parks in the RU5 Village Zone; and</li> <li>- correct 4 item number errors on Heritage Map sheet number HER_026.</li> </ul> |               |          |
| PP Number :        | PP_2012_YOUNG_001_00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Dop File No : | 12/18886 |

### 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**
- 2.3 Heritage Conservation**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 6.2 Reserving Land for Public Purposes**

Additional Information : The Director General, as delegate of the Minister for Planning and Infrastructure, has determined under section 56 (2) of the EP&A Act that an amendment to the Young Local Environmental Plan 2010 to:

- rezone land owned by the Burrangong Picnic Race Club from RU4 Primary Production Small Lots to RE2 Private Recreation;
- rezone land around the Young Sewage Treatment Plan to SP2 Infrastructure and RE1 Public Recreation;
- allow caravan parks in the RU5 Village Zone; and
- correct 4 heritage item numbers on the Heritage Map;

should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. Due to the minor nature of the changes involved consultation with public authorities is not considered necessary.

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

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5. It is noted that the Council has not provided a timeline for key stages of the process. It is recommended Council be requested to provide the Regional Director of the Southern Region with a proposed timeline for major milestones in the process prior to exhibition of the planning proposal.

**SECTION 117 DIRECTIONS**

6. s117 1.5 Rural Lands - The Director General can be satisfied that the inconsistencies with this Direction are of minor significance.

7. s117 6.2 Reserving Land for Public Purposes - The Director General can be satisfied that the rezoning of land to RE1 Public Recreation is of minor significance and approve of this rezoning.

8. The Director General can be satisfied that the planning proposal is consistent with all other s117 Directions or that any inconsistencies are only of minor significance.

9. Further referral under any Directions is not required for the planning proposal while it remains in its current form.

**Supporting Reasons :**

The planning proposal will apply appropriate zones to land in Milly Milly Lane, Young and land surrounding the Young Sewerage Treatment Plant - consistent with the Young Shire Strategic Landuse Study. The rezonings will reflect the current and future use of each of the two sites. The introduction of 'caravan parks' as permissible with consent in the RU5 Village Zone reflects Council's intentions and was an oversight when the Young LEP 2010 was notified. The PP will also correct errors with item numbers in Heritage mapping for 4 items.

**Panel Recommendation**

Recommendation Date : **17-Jan-2013**

Gateway Recommendation : **Passed with Conditions**

**Panel**

The Planning Proposal should proceed subject to the following conditions:

**Recommendation :**

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals. The project timeline is to provide a mechanism to monitor the progress of the planning proposal. A copy of the project timeline should be forwarded to the regional team of the department.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012) and must be made publicly available for 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 2012).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- NSW Department of Primary Industries – Agriculture

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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4. 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).

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:

NEIL SELMAN

Date:

05/02/2013