

Upper Lachlan Local Environmental Plan 2010 - Rezone land to E1

Proposal Title : Upper Lachlan Local Environmental Plan 2010 - Rezone land to E1

Proposal Summary : Rezone a number of areas to E1 National Parks and Nature Reserves that have been recently added to Keverstone National Park, Keverstone State Conservation Area and Mares Forest National Park under the National Parks and Wildlife Act 1974 and amend the Lot Size Map to white (unspecified).

PP Number : PP_2012_UPLAC_002_00

Dop File No : 12/11888-1

Proposal Details

Date Planning
Proposal Received : 13-Jul-2012

LGA covered : Upper Lachlan

Region : Southern

RPA : Upper Lachlan Shire Council

State Electorate : BURRINJUCK
GOULBURN

Section of the Act : 73A - Minor Matter

LEP Type : 73A

Location Details

Street :

Suburb : City : Postcode :

Land Parcel : Lot 121 and Part Lot 55, DP 753014; Lot 44 and Part Lot 55, DP 753014

Street :

Suburb : City : Postcode :

Land Parcel : Lots 87, 88, 100,112, 113, 121, 122, 133, 135 and 140, DP 757044 and that part of the bed of Mares Forest Creek separating IOts 121, 122 and 115 from Lots 113, 112, 115 and 133, DP 757044

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Sydney-Canberra Corridor Regional Strategy	Consistent with Strategy :	N/A
MDP Number :		Date of Release :	
Area of Release (Ha)		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **Council has received Notices of Reservation from the NSW National Parks and Wildlife Service relating to the addition of areas to the Keverstone National Park, Keverstone State Conservation Area and Mares Forest National Park. Council is seeking to amend the LEP Maps to reflect these changes.**

External Supporting Notes :

Adequacy Assessment

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

Is a statement of the objectives provided? **No**

Comment : **The objective is to reflect the change in land ownership to Crown Land under reservation.**

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

Is an explanation of provisions provided? **No**

Comment : **There are no provisions other than to rezone the subject land to E1 National Parks and Nature Reserves and amend the relevant Lot Size Map to remove any minimum lot size requirements.**

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA : **2.1 Environment Protection Zones**

* May need the Director General's agreement

Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified? **N/A**

e) List any other **N/A**
matters that need to
be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Maps consistent with the standard mapping guidelines for the amendments to the Land Zoning Map and the Lot Size Map have been provided.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **Consultation is not required as the changes reflect the changes to the land ownership/reservation which has been carried out by the State Government.**

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? **No**

If No, comment : **Council has not formally submitted a Planning Proposal addressing the relevant criteria. However, it is considered that sufficient documentation has been provided to enable the Department to proceed with processing the proposal.**

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation **Council completed it's Principal LEP in 2010.**
to Principal LEP :

Assessment Criteria

Need for planning **Council wants to reflect the changes to the Keverstone National Park, Keverstone State**
proposal : **Conservation Area and the Mares Forest National Park identified by the State Government**
in its LEP maps.

Consistency with **This is consistent with Council's planning documents.**
strategic planning
framework :

Environmental social **There are no impacts from this proposal other than a clarification of the status of the**
economic impacts : **affected lands.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **Nil**

Timeframe to make LEP : **3 Month** Delegation : **DDG**

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
Upper Lachlan Shire Council_13-07-2012 00_00_00_Upper Lachlan LEP - Request for rezoning of land to Zone E1_.pdf	Proposal	No

Planning Team Recommendation

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

S.117 directions: **2.1 Environment Protection Zones**

Additional Information : **It is recommended that the delegate of the Minister for Planning and Infrastructure determine under section 56(2) of the EP&A Act, that an amendment to the Upper Lachlan LEP 2010 to rezone certain lands to E1 National Parks and Nature Reserves and amend the Lot Size Map should proceed subject to the following conditions:**

- 1. Community consultation is not required under section 56(2) of the EP&A Act.**
- 2. Consultations are not required with any State Government agency.**
- 3. The timeframe for completing the LEP is to be 3 months from the week following the date of the Gateway Determination.**

5. The Director General can be satisfied that the Planning Proposal is consistent with all relevant s117 Directions or any inconsistencies are only of minor significance.

Supporting Reasons : This is a minor administrative amendment with sufficient merit to proceed. Whilst Council is not required to amend its LEP maps, there is sufficient justification to proceed at this time, rather than wait for a future amendment.

Signature:



Printed Name:

MARK PARKER
Local Planning Manager

Date:

3rd August 2012