

Speers Point Quarry

Proposal Title : **Speers Point Quarry**

Proposal Summary : **To rezone a disused quarry site and surrounds from Industrial, Rural and Conservation zones to Residential (11ha) and Conservation (69ha).**

PP Number : **PP_2012_LAKEM_009_00**

Dop File No : **12/13530**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
1.2 Rural Zones
1.3 Mining, Petroleum Production and Extractive Industries
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.2 Mine Subsidence and Unstable Land
4.4 Planning for Bushfire Protection**

Additional Information : **The Planning Proposal 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 28 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. No specific consultation is required with public authorities under section 56(2)(d) of the EP&A Act:**
 - 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 Director General's concurrence for the inconsistency with s.117 Directions 1.1 - Business and Industrial zones is granted as it is justified by a local strategy.**
 - 5. The Director General's concurrence for the inconsistency with s.117 Directions 1.2 - Rural zones is granted as it is considered to be of minor significance.**
 - 6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.**
- Supporting Reasons : **Supported by an LES, consistent with local strategies and the Lower Hunter Regional Strategy. An appropriate reuse of a former quarry site with positive and manageable social, economic and environmental outcomes.**

Panel Recommendation

Speers Point Quarry

Recommendation Date : **13-Sep-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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 28 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. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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

Signature:



Printed Name:

NEIL SELMAN

Date:

18/9/12