

Amendment to Scone LEP 1986 - Gundy Road, Scone

Proposal Title : **Amendment to Scone LEP 1986 - Gundy Road, Scone**

Proposal Summary : **The Planning Proposal aims to increase the minimum subdivision requirement from 4000sqm to 4ha for the subject land only.**

The land is already zoned 1(c) Rural Small Holdings under the Scone LEP 1986. Clause 11 allows the subdivision of this land into 4000sqm allotments.

PP Number : **PP_2012_UPHUN_003_00** Dop File No : **12/05785**

Planning Team Recommendation

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

S.117 directions : **6.3 Site Specific Provisions**

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

- 1. The Planning Proposal be supported.**
- 2. Community consultation is required under section 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979 ('EP&A' Act) as follows:**
 - (a) the Planning Proposal be made publicly available for 14 days;**
 - (b) the relevant authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be publicly available along with planning proposals as identified in section 4.5 of A guide to preparing LEPs (Department for Planning 2009)**
- 3. Consultation is not required with any public authorities under section 56(2)(d) of the EP&A Act**
- 4. The Director General (or delegate) approve the minor inconsistency with the Minister's S117 Direction 6.3 Site Specific Provision(4c) to increase the minimum subdivision requirement from 4000sqm to 4ha for the subject land.**
- 5. 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.**
- 6. The timeframe for completing the LEP is 9 months from the date of the Gateway Determination.**

Supporting Reasons : **Increasing the minimum subdivision requirement from 4000sqm to 4ha for the subject land will require an amendment to Schedule 6. This has previously been supported by the Department for PP_2010_UPHUN_002_00 Middlebrook Road, Scone.**

When Council completes its Standard Instrument, it will be possible to map the 4ha minimum subdivision requirement on the Lot size Map

Council's endorsed Upper Hunter Land Use Strategy identified this land to be developed as Rural Small Holdings (allotments <2ha). The Strategy forecasts that there will be demand for 150 rural small holdings over the next 25 years, which can still be accommodated by the existing zoned areas of Moobi Road (160ha) and Scone South (9ha) and the identified investigation areas.

Panel Recommendation

Recommendation Date : 12-Jul-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:

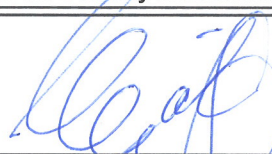
- (a) the planning proposal must be made publicly available for 14 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. 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 McGowan

Date:

13.7.12