

Burbank Crescent Hunterview

Proposal Title : **Burbank Crescent Hunterview**

Proposal Summary : **The Planning Proposal affects Lot 12, DP 192528, 14 Burbank Crescent, Hunterview (18.62 ha) which is currently split zoned rural and residential.**
The Planning Proposal aims to:
 1. Rezone 6336m² of land from rural to residential to permit approximately 10 lots;
 2. Rezone 632m² of land from residential to rural to provide a suitable flood free rural dwelling site for the existing rural land;
 3. Implement a Lot Size Map for the entirety of rural land, to permit the above rural dwelling but prohibit any further subdivision.

PP Number : **PP_2012_SINGL_004_00**

Dop File No :

12/18953

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
3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions**

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

1. The planning proposal may amend either the Singleton LEP 1996 or the draft Singleton Standard Instrument LEP currently being prepared. Council should prepare and exhibit material including zoning maps, minimum lot size maps and other associated material which clearly identifies how the planning proposal will amend both instruments.

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 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).**

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

- **Local Aboriginal Land Council**
- **NSW Office of Environment and Heritage**
- **Telstra**
- **Ausgrid**

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.

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

6. That Council prepare a project timeframe for the planning proposal, as per the updated Guide to Planning Proposals, and submit it to the Regional Office within 2 weeks of receiving the Gateway Determination.

7. Agree that inconsistencies with Directions 1.2 Rural Zones, 1.5 Rural Lands and 3.1 Residential Zones are considered minor. NOTE: The additional 117 Directions identified by Council are considered consistent (not requiring agreement).

Supporting Reasons : The proposal is considered infill to the existing urban area of Huntreview and has been identified as able to be serviced and developed within a short timeframe.

An 18 months timeframe is required to undertake additional studies, consult with agencies, exhibit planning proposal and finalise the LEP. 18 month time period should enable the planning proposal to be completed. The project management requirement will ensure this timeframe is achievable.

NOTE: The tracking system does not allow for the selection of 18 months.

Panel Recommendation

Recommendation Date : **13-Dec-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to commencing public exhibition, Council is to amend the planning proposal to include maps at an appropriate scale which clearly identify the zoning and minimum lot size proposed for the subject site under both Singleton LEP 1996 and draft Singleton LEP 2012. The site subject to this planning proposal should be clearly identified on all maps provided. Council should include any other associated material it has to demonstrate how the planning proposal will amend both instruments.

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 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).

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

- NSW Aboriginal Land Council
- Office of Environment and Heritage
- Telstra
- Ausgrid

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.

4. A public hearing is not required to be held into the matter by any person or body under

Burbank Crescent Huntreview

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

Signature: _____

Printed Name: _____

Date: _____