

**Uralla LEP 2012 - Amendment No. 1 - Rezoning of Lots 1-7 DP 1168505, Devoncourt Rd, Uralla, to E3 Environmental Management and Correction of a LEP Drafting Error**

Proposal Title :	Uralla LEP 2012 - Amendment No. 1 - Rezoning of Lots 1-7 DP 1168505, Devoncourt Rd, Uralla, to E3 Environmental Management and Correction of a LEP Drafting Error		
Proposal Summary :	The proposal seeks to rezone Lots 1-7 DP 1168505, Devoncourt Rd, Uralla, from R5 Large Lot Residential to E3 Environmental Management, amend the lot size of Lot 7 DP 1168505 to 5ha, and to correct a drafting error in Uralla LEP 2012 which included Zone E2 Environmental Conservation in clause 4.2A Erection of dwellings on land in certain rural and environmental protection zones.		
PP Number :	PP_2012_URALL_001_00	Dop File No :	12/15045

<b>Planning Team Recommendation</b>	
Preparation of the planning proposal supported at this stage : <b>Recommended with Conditions</b>	
S.117 directions :	<ul style="list-style-type: none"> <li>1.5 Rural Lands</li> <li>2.1 Environment Protection Zones</li> <li>2.3 Heritage Conservation</li> <li>2.4 Recreation Vehicle Areas</li> <li>3.1 Residential Zones</li> <li>3.2 Caravan Parks and Manufactured Home Estates</li> <li>3.3 Home Occupations</li> <li>3.4 Integrating Land Use and Transport</li> <li>4.4 Planning for Bushfire Protection</li> <li>6.1 Approval and Referral Requirements</li> <li>6.2 Reserving Land for Public Purposes</li> </ul>
Additional Information :	<ul style="list-style-type: none"> <li>1. The Planning Proposal be supported;</li> <li>2. The Planning Proposal be exhibited for 14 days;</li> <li>3. That the following agencies be consulted prior to community consultation being undertaken: <ul style="list-style-type: none"> <li>- NSW Rural Fire Service</li> <li>- Office of Environment and Heritage</li> <li>- Commonwealth Department of Sustainability, Environment, Water, Population and Communities</li> </ul> </li> <li>4. The Planning Proposal be completed within 9 months;</li> <li>5. The Director General (or delegate) agree that the inconsistency with s117 Direction 3.1 Residential Zones is of minor significance.</li> </ul>
Supporting Reasons :	The Planning Proposal is required to introduce planning provisions that better reflect the environmentally sensitive nature of the land and to correct a drafting error in clause 4.2A Erection of dwellings on land in certain rural and environmental protection zones.

<b>Panel Recommendation</b>			
Recommendation Date :	27-Sep-2012	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	<p>The Planning Proposal should proceed subject to the following conditions:</p> <ul style="list-style-type: none"> <li>1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&amp;A Act") as follows: <ul style="list-style-type: none"> <li>(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and</li> <li>(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).</li> </ul> </li> </ul>		

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

- NSW Rural Fire Service
- Office of Environment and Heritage

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.

3. Further to Condition 2 above, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

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:

8/10/12