

West Armidale Industrial Area

Proposal Title : **West Armidale Industrial Area**

Proposal Summary : **The Planning proposal seeks to:**

- consolidate the two LEPs that currently apply in the Armidale Dumaresq Local Government Area (Armidale Dumaresq LEP 2008 and Armidale Dumaresq LEP 2012) by rezoning land from 4(a) General Industrial in West Armidale under Armidale Dumaresq LEP 2008 to IN2 Light Industrial under Armidale Dumaresq LEP 2012;
- rezone part of Lot 1132 DP 40754, 61 Bundarra Rd, from RU4 Primary Production to IN2 Light Industrial;
- apply a minimum lot size of 1000sqm to the West Armidale industrial area (including the land to be rezoned at 61 Bundarra Rd);
- make bulky goods premises permissible with consent on land zoned IN2 Light Industrial and identified on the Additional Permitted Uses Map; and
- amend Schedule 5 Environmental Heritage to include 2 additional archaeological items located in the West Armidale industrial area.

PP Number : **PP_2013_ARMID_003_00**

Dop File No : **13/18200**

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
 - 1.5 Rural Lands
 - 2.3 Heritage Conservation
 - 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 :
- 1. The Planning Proposal be supported;
 - 2. The Planning Proposal be exhibited for 14 days;
 - 3. The Planning Proposal be completed within 9 months;
 - 4. Council is to consult with the following agencies:
 - NSW Office of Environment and Heritage - Heritage Branch;
 - NSW Livestock Health and Pest Authority;
 - NSW Department of Trade & Investment - Crown Lands;
 - 5. That the Director General (or his delegate) agree that the inconsistencies with section 117 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands and 6.2 Reserving Land for Public Purposes are in accordance with a Director General approved study or are of minor significance;
 - 6. The Planning Proposal be amended prior to public exhibition to make the following changes to the Map of Components on page 2:
 - the two existing archaeological items shown in blue that are located outside of the West Armidale industrial area, and are not part of the Planning Proposal, be removed; and
 - the pointer for Component 3 that incorrectly includes land located outside of the West Armidale industrial area that is not part of the Planning Proposal be amended; and
 - 7. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons : **The proposal seeks to amend the Armidale Dumaresq LEP 2012 to implement the recommendations of the Armidale Industrial Lands Study 2012 and to ensure that appropriate planning provisions apply to the West Armidale industrial area that support growth and employment into the future.**

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Panel Recommendation

Recommendation Date : 07-Nov-2013

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the Regional Director. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 07-Nov-2013

Gateway Determination : Passed with Conditions

Decision made by : Regional Director, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 9 months

Gateway Determination : 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 is classified as low Impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- NSW Office of Environment and Heritage – Heritage Branch
- NSW Department of Trade & Investment – Crown Lands
- NSW Livestock Health and Pest Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. The Planning Proposal is to be amended prior to public exhibition to make the following changes to the Map of Components on page 2:

- the two existing archaeological items shown in blue that are located outside of the West Armidale industrial area be removed as they are not part of the Planning Proposal; and
- the pointer for Component 3 that incorrectly includes land located outside of the West Armidale industrial area be amended to correctly identify only land that is part of 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 9 months from the week following the date of the Gateway determination

Signature:



Printed Name:

STEPHEN MURRAY

Date:

7 NOVEMBER 2013