

CONCLUSION

The planning proposal to amend the minimum allotment size on Lot 4 DP 1124589 to 3000m² is considered to be consistent with Council's strategic planning for the locality. The development of the site, as per the development masterplan, will provide additional large-lot residential allotments in the area where genuine demand is being experienced. It is therefore recommended that Council forward the attached planning proposal to the Department of Planning for a Gateway Determination.

Council Deliberations

Councillor L Mills questioned what the minimum lot size is in land zoned 1(c) rural residential under the current LEP.

The Director Planning and Environmental Services advised that the minimum lot size is 1.2 hectares and the property had an approved rural residential subdivision over it.

Councillor L Mills questioned if another developer was in a similar situation but the land was in another location would this information relating to an amending LEP be available to the general public.

The Director Planning and Environmental Services advised a property owner may lodge a rezoning application at any time and Council assess the application and make an independent decision from the lodged application. The information regarding amending LEP (Gateway Process) is available on the Department of Planning website.

Councillor L Mills sought clarification regarding the Gateway Process.

The Director Planning and Environmental Services advised this will be put forward to the Minister for Planning and will be placed on public exhibition. Low impact information is publicly exhibited for 14 days and others for 28 days, however it is believed that the gateway process will be exhibited for 28 days.

COUNCIL RESOLUTIONS:

1. That Council endorse the planning proposal to amend Gunnedah Local Environmental Plan 1998, to modify the minimum area of a lot created by subdivision within Lot 4 DP 1124589 to 3,000m², in accordance with the submitted development masterplan.
2. That Council forward the amending planning proposal to the Minister for Planning, requesting that a Gateway Determination be provided in accordance with Section 56 of the Act.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
SJ Smith H Allgayer T Duddy L Mills S Benham C Fuller GA Griffen	Nil	KJ Martin	Nil

Council Resolution

Moved Councillor H Allgayer, seconded Councillor GA Griffen