

Rezoning land at Madgwick Drive and Cluny Rd, Armidale

Proposal Title : Rezoning land at Madgwick Drive and Cluny Rd, Armidale

Proposal Summary : The proposal seeks to rezone Lots 22-26 DP 1153858, Lots 27-28 DP 1156909 and Lot 1 DP 1147739, 9, 11, 13-17 Madgwick Drive and 15-17 Cluny Rd, Armidale, from R2 Low Density Residential to R1 General Residential and amend the minimum lot size from 4000 sqm to 500 sqm.

PP Number : PP_2015_ARMID_002_00

Dop File No : 15/13376

Planning Team Recommendation

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

S.117 directions: 1.3 Mining, Petroleum Production and Extractive Industries

2.1 Environment Protection Zones

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.1 Residential Zones

3.2 Caravan Parks and Manufactured Home Estates

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 : 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 Office of Environment and Heritage and the NSW Department of Primary Industries - Water;

5. That the Secretary (or her delegate) agree that the inconsistencies with section 117 Directions 1.3 Mining, Petroleum Production and Extractive Industries and 4.3 Flood Prone Land are of minor significance; and

6. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons : The proposal is supported as it will allow a higher and more appropriate use of the land than the current R2 Low Density Residential zone and 4000 sqm minimum lot size.

Panel Recommendation

Recommendation Date : 08-Sep-2015

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 General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 10-Sep-2015

Gateway Determination : **Passed with Conditions**

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 9 months

Gateway Determination : 1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and 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 and Infrastructure 2013).

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

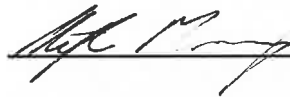
- Office of Environment and Heritage
- Department of Primary Industries - Water

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. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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:

STEPHEN MURRAY

Date:

10 SEPTEMBER 2015