

Armidale Dumaresq LEP 2012 - Rezone land from R2 Low Density Residential to R1 General Residential to facilitate 20 additional lots in an approved subdivision.

Proposal Title :	Armidale Dumaresq LEP 2012 - Rezone land from R2 Low Density Residential to R1 General Residential to facilitate 20 additional lots in an approved subdivision.		
Proposal Summary :	This Proposal seeks to rezone part of Lot 40, DP 1215012 from R2 Low Density Residential to R1 General Residential to facilitate 20 additional lots in an approved subdivision and alter the minimum lot size from 4000m ² to 500m ² to match the adjoining land.		
PP Number :	PP_2017_AREGI_001_00	Dop File No :	17/07846

Planning Team Recommendation

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

- S.117 directions:
- 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
 - 4.4 Planning for Bushfire Protection
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes
 - 6.3 Site Specific Provisions

Additional Information : It is recommended that:

1. That the proposal be supported.
2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions. They are 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. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 14 days;
 - (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 Environment 2016).
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 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 6 months from the week following the date of the Gateway determination.
6. That the Secretary's delegate determine that the inconsistencies with s117 Directions 4.3 Flood Prone Land is justified as being of minor significance.
7. That a written authorisation to exercise plan making delegations be issued to Armidale Regional Council.

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Supporting Reasons : This Planning Proposal is supported as it is consistent with local and regional strategic planning and will provide additional housing opportunities in Armidale.

Panel Recommendation

Recommendation Date : 09-Jun-2017

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This proposal is considered to be of local planning significance and can appropriately be considered by the Director Regions, Northern. Referral to the panel is not required.

Gateway Determination

Decision Date : 13-Jun-2017

Gateway Determination : Passed with Conditions

Decision made by : Regional Director, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 6 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 Environment 2016) 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 Environment 2016).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the Act. The NSW Rural Fire Service 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 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Duss

Date:

13/6/17