



Rezoning land at New England Highway and Kia Ora Rd, Armidale

Proposal Title : Rezoning land at New England Highway and Kia Ora Rd, Armidale

Proposal Summary : The proposal seeks to rezone Lot 1 DP 1173995, Lot 1 DP 1195163 and Lot 14 DP 5188, 10558 New England Highway and 19 Kia Ora Rd, Armidale, from RU4 Primary Production Small Lots to IN2 Light Industrial and amend the minimum lot size from 40ha to 1000sqm.

PP Number : PP_2015_ARMID_003_00 Dop File No : 15/14436

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
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 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 :

- 1. The Planning Proposal be supported;
- 2. The Planning Proposal be exhibited for 28 days;
- 3. The Planning Proposal be completed within 9 months;
- 4. Council is to consult with the following agencies:
 - Department of the Commonwealth responsible for aerodromes;
 - NSW Rural Fire Service;
 - Office of Environment and Heritage;
 - Roads and Maritime Services;
 - NSW Heritage Council; and
 - National Trust of Australia;
- 5. That the Secretary (or her delegate) approve the inconsistencies with s117 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands, 2.1 Environmental Protection Zones, 2.3 Heritage Conservation and 4.3 Flood Prone Land;
- 6. That the Secretary (or her delegate) note the current inconsistencies with section 117 Directions 3.5 Development Near Licensed Aerodromes and 4.4 Planning for Bushfire Protection and that these inconsistencies will need to be resolved prior to the proposal being finalised; and
- 7. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons : The Planning Proposal is supported as it will rezone and release additional industrial land to support the future needs of Armidale.

Panel Recommendation

Recommendation Date : 12-Oct-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

Rezoned land at New England Highway and Kia Ora Rd, Armidale

not be considered by the panel.

Gateway Determination

Decision Date : 12-Oct-2015 Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 28 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 must be made publicly available for a minimum of 28 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:
 - Department of the Commonwealth responsible for aerodromes
 - NSW Rural Fire Service
 - Office of Environment and Heritage
 - Roads and Maritime Services
 - NSW Heritage Council
 - National Trust of Australia

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:

12 October 2015