

10.5 THORNTON NORTH URBAN RELEASE AREA - MAPPING ANOMALIES - VARIOUS SITES

FILE NO:	RZ 15/004
ATTACHMENTS:	1. Planning Proposal 2. Submissions
RESPONSIBLE OFFICER:	Bernie Mortomore - Group Manager Planning, Environment & Lifestyle Ian Shillington - Manager Urban Growth
AUTHOR:	Steve Daniels - Strategic Planner
MAITLAND +10	Outcome 6. Built heritage and sustainable development
COUNCIL OBJECTIVE:	6.1.1 To encourage orderly, feasible and equitable development whilst safeguarding the community's interests, environmentally sensitive areas and residential amenity.

EXECUTIVE SUMMARY

A planning proposal has been prepared and exhibited in accordance with Section 57 of the Environmental Planning and Assessment Act 1979, to rectify minor mapping anomalies in the Thornton North Urban Release Area. The need for the planning proposal was the result of inconsistencies in several locations in the Thornton North Urban Release Area between the registered cadastral boundaries, land zoning, flood mapping and the URA boundary. These inconsistencies can result in implications for the permissibility of land use such as housing.

Submissions were received from Stannic Securities Pty Ltd and Hunter Land Pty Ltd.

Both submissions request additional land to be considered in the planning proposal. The inclusion of additional land is not supported at this late stage as it would require re-exhibition of the planning proposal resulting in further delays to the proposed amendment.

Additionally, both submissions seek to resolve mapping anomalies where the cadastral boundaries for the subdivisions are yet to be registered. In the interest of mapping accuracy, Council does not support amendments to rectify mapping anomalies unless the associated cadastral boundaries have been registered. This is particularly relevant where mapping layers interact closely with cadastral boundaries. Resolving mapping anomalies prior to cadastral boundary registration is only appropriate under circumstances where a wide margin for error is available, which is not considered the case in this instance.

The mapping anomalies identified in the submissions and the remaining mapping anomalies in Thornton North will be addressed under a future amendment, timing of which is dependent on cadastral registration timeframes.

Mapping anomalies that are inconsistent with registered cadastral boundaries have been identified in several locations in the Thornton North Urban Release Area. The attached planning proposal seeks to correct these anomalies.

OFFICER’S RECOMMENDATION

THAT

- 1. Council support the recommended changes to the exhibited Local Environmental Plan (MLEP 2011).**
- 2. Council request the Minister for Planning to make the Local Environmental Plan (MLEP 2011) in accordance with section 59 of the Environmental Planning and Assessment Act 1979.**

COUNCIL RESOLUTION

THAT

- 1. Council support the recommended changes to the exhibited Local Environmental Plan (MLEP 2011).**
- 2. Council request the Minister for Planning to make the Local Environmental Plan (MLEP 2011) in accordance with section 59 of the Environmental Planning and Assessment Act 1979.**

Moved Clr B Geoghegan, Seconded Clr B Burke

CARRIED

The Mayor in accordance with Section 375A of the Local Government Act 1993 called for a division.

The division resulted in 13 for and 0 against, as follows:

For:	Clr R Aitchison	Against:
	Clr L Baker	
	Clr P Blackmore	
	Clr B Burke	
	Clr P Garnham	
	Clr B Geoghegan	
	Clr A Humphery	
	Clr H Meskauskas	
	Clr N Penfold	

Clr P Penfold
Clr S Procter
Clr K Wethered
Clr B Whiting