

D.2.2**LOCAL PLANNING PROPOSAL - AMENDMENT TO THE SCONE
LOCAL ENVIRONMENT PLAN 1986 – CLIFTLANDS RD, SCONE**

Council: 22 February 2010

RECOMMENDATION:

That Council refer the planning proposal in respect of part lot 610 DP 777251, Clifflands Rd, Scone to the Development and Environmental Services Committee for consideration and recommendation to Council.

BACKGROUND:

The Council has received a Local Planning Proposal (see Under Separate Cover Item) to amend the Scone Local Environment Plan 1986 such as to rezone part of the land described as Lot 610 DP 777251, No 112 Clifflands Road Scone. The proposal involves rezoning an area of 8 hectares from 1(i) Intensive Agriculture Zone to 1(c) Small Rural Holdings Zone. The 1(c) Small Rural Holdings Zone allows for lot size minimums of 4,000 sq metres (where a reticulated sewerage system is not available) or 2,000 sq metres (where a reticulated sewerage system is available). The applicant has submitted a proposed concept plan for a future subdivision that involves the creation of four allotments that directly front Clifflands Road and four battle-axe shaped allotments that are accessible via access handles. At this stage the planning proposal has not been placed on public exhibition.

ISSUES:

- The site is adjacent to an existing area of 1(c) Small Rural Holdings Zoned land associated with Allan Cunningham Road. It is however separated by two 2.025 hectare 1(i) Intensive Agriculture Zoned allotments.
- The site has not been specifically identified as a release area or investigation area in the Upper Hunter Shire Land Use Strategy.
- The site does satisfy some of the criteria that make it suitable for a rural residential use in terms of its close proximity to Scone and the potential to extend the reticulated water supply service to the site.
- In order to maintain the continuity of the 1(c) Small Rural Holdings Zoned land it may be appropriate to extend the rezoning to include Lot 612 and Lot 613 DP 840760, Nos 56 and 68 Clifflands Road.
- The land is identified as highly productive cropping and grazing land according to the Agricultural Land Suitability mapping produced by the NSW Industry and Investment (formerly NSW Agriculture).

SUSTAINABILITY:

The planning proposal involves the rezoning of 8 hectares of land to create 8 rural residential allotments. The Department of Planning has a preference that yields of 10-12 lots per hectare are achieved to maximise land potential and meet sustainability requirements. However the Land Use Strategy identifies that provision needs to be made for large residential allotments for lifestyle purposes.

OPTIONS:

- 1 To adopt, the recommendation
- 2 To refer the Planning Proposal to the Department of Planning without referral to the Development and Environmental Services Committee, or
- 3 To not support the Planning Proposal and refuse the request to rezone the subject land

FINANCIAL CONSIDERATIONS:

A rezoning application fee of \$1,550 is yet to be paid.

RESOLVED that Council refer the planning proposal in respect of part lot 610 DP 777251, Clifflands Rd, Scone to the Development and Environmental Services Committee for consideration and recommendation to Council.

Moved: Cr L Driscoll

Seconded: Cr E Bates

CARRIED