

APPENDIX FIVE. COUNCIL REPORT

10 PLANNING, ENVIRONMENT AND LIFESTYLE REPORTS**10.1 PLANNING PROPOSAL TO REZONE LAND AT RYANS ROAD,
GILLIESTON HEIGHTS**

File No:	RZ13/001
Attachments:	1. Locality Plan 2. Planning Proposal
Responsible Officer:	Bernie Mortomore - Executive Manager Planning, Environment and Lifestyle Ian Shillington - Manager Urban Growth
Author:	Rob Corken - Strategic Town Planner
Maitland +10	Outcome 7. Diverse and affordable housing
Council Objective:	7.2.1 To ensure land and housing choice is consistent with forecast demographic demand

EXECUTIVE SUMMARY

Lot 1 DP1119043 and Lots 17 and 18 DP263196 Ryans Road, Gillieston Heights are within the Gillieston Heights Stage 3 Investigation Area as identified in the Maitland Urban Settlement Strategy 2012. The eastern part of the lots is identified as Category 1.

Council has received a request from the landowners of Lot 1 DP1119043 to prepare a planning proposal to investigate the suitability of the site (in part) for residential purposes. A locality plan is appended to this report as attachment 1.

A resolution of Council is required to initiate the planning proposal process. This is the purpose of this report. The next steps are to submit a planning proposal to the Department of Planning and Infrastructure for a Gateway Determination and on receipt of the determination, fulfil any requirements and undertake public consultation.

OFFICER'S RECOMMENDATION**THAT**

- 1. Pursuant to s55 of the Environmental Planning and Assessment Act 1979, Council prepares a planning proposal to rezone land (in part) at Ryans Road, Gillieston Heights and described as Lot 1 DP1119043 and Lots 17 and 18 DP263196 from RU2 Rural Landscape to R1 General Residential.**
- 2. On receipt of the Gateway Determination, exhibit the planning proposal in accordance with the consultation requirements.**
- 3. A report is brought back to Council outlining submissions received during the exhibition period.**

COUNCIL RESOLUTION**THAT**

- 1. Pursuant to s55 of the Environmental Planning and Assessment Act 1979, Council prepares a planning proposal to rezone land (in part) at Ryans Road, Gillieston Heights and described as Lot 1 DP1119043 and Lots 17 and 18 DP263196 from RU2 Rural Landscape to R1 General Residential.**
- 2. On receipt of the Gateway Determination, exhibit the planning proposal in accordance with the consultation requirements.**
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Moved Cllr A Humphery, Seconded Cllr B Burke

CARRIED

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

The division resulted in 12 for and 0 against, as follows:

For:	Cllr R Aitchison	Against:
	Cllr L Baker	
	Cllr P Blackmore	
	Cllr B Burke	
	Cllr P Garnham	
	Cllr B Geoghegan	
	Cllr A Humphery	
	Cllr H Meskauskas	
	Cllr N Penfold	
	Cllr S Procter	
	Cllr K Wethered	
	Cllr B Whiting	