

9.6 PLANNING PROPOSAL TO REZONE LAND AT 30 SWAN STREET, MORPETH FROM RU2 RURAL LANDSCAPE TO R1 GENERAL RESIDENTIAL AND E2 ENVIRONMENTAL CONSERVATION

FILE NO:	RZ14/001
ATTACHMENTS:	1. Planning Proposal (under separate cover)
RESPONSIBLE OFFICER:	Bernie Mortomore - Group Manager Planning, Environment & Lifestyle Ian Shillington - Manager Urban Growth
AUTHOR:	Rob Corken - Strategic Town 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

Council has received an application to rezone land at 30 Swan Street, Morpeth from RU1 Primary Production to R1 General Residential.

The land is specifically identified in the Maitland Urban Settlement Strategy as an urban infill and extension site. Therefore the site may be investigated for urban purposes subject to consideration of site constraints.

There are a number of constraints on the site including heritage, contamination and flooding. The proponent has provided supporting information that addresses these. Council also engaged a specialist Heritage Consultant to review the heritage and visual impact assessment. The review supports the proposal subject to an area opposite the intersection with Edward Street that is to remain free of significant structures to preserve the view into the surrounding rural area. This will be achieved by placing an E2 Environmental Conservation zone over that area. Dwellings are prohibited in that zone.

The proposal is now considered ready to send to the Department of Planning and Infrastructure to request a gateway determination.

OFFICER'S RECOMMENDATION

THAT

- 1. Pursuant to s56 of the Environmental Planning and Assessment Act 1979, Council forwards the attached planning proposal to the Minister for Planning requesting a gateway determination.**

2. Council undertakes community consultation in accordance with the gateway determination.
3. If no submissions are received during the exhibition period, a request is sent to the Minister for Planning to make the amendment in accordance with s59 of the Environmental Planning and Assessment Act 1979.
4. If submissions are received during the exhibition period a report is presented back to Council for consideration.

COUNCIL RESOLUTION

THAT

1. Pursuant to s56 of the Environmental Planning and Assessment Act 1979, Council forwards the attached planning proposal to the Minister for Planning requesting a gateway determination.
2. Council undertakes community consultation in accordance with the gateway determination.
3. If no submissions are received during the exhibition period, a request is sent to the Minister for Planning to make the amendment in accordance with s59 of the Environmental Planning and Assessment Act 1979.
4. If submissions are received during the exhibition period a report is presented back to Council for consideration.

Moved Cllr S Procter, Seconded Cllr R Aitchison

CARRIED

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

The division resulted in 11 for and 2 against, as follows:

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