

Bellingen LEP 2010 – Additional permitted uses at Railway Street Dorrigo.

Proposal Title : **Bellingen LEP 2010 – Additional permitted uses at Railway Street Dorrigo.**

Proposal Summary : **The planning proposal seeks to amend Bellingen LEP 2010 by adding provisions to Schedule 1 to permit a medical centre and minor components associated with a proposed seniors housing development on Lot 70 DP 1191049, Railway St, Dorrigo, which is currently zoned IN1 General Industrial.**

PP Number : **PP_2014_BELLI_001_00**

Dop File No : **14/04880**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones
3.1 Residential Zones
4.3 Flood Prone Land
5.1 Implementation of Regional Strategies**

Additional Information : **It is recommended that;**

- 1. The planning proposal should proceed as a 'routine' planning proposal.**
- 2. A community consultation period of 14 days is necessary.**
- 3. The planning proposal is to be completed within 9 months.**
- 4. A written authorisation to exercise delegation is issued to Bellingen Shire Council.**
- 5. A delegate of the Director General agree that the inconsistency of the proposal with S117 Direction 1.1, is justified in accordance with the terms of the direction.**

Supporting Reasons : **The reasons for the recommendation are as follows;**

- 1. The proposal will facilitate the development of seniors housing and an integrated medical centre which are identified needs for the Dorrigo community.**
- 2. The proposal will enable the development of the subject land in a manner which will reduce the potential for land use conflict between the proposed seniors housing and the nearby industrial estate.**
- 3. The proposal is consistent with the Mid North Coast Regional Strategy and the RPA's Employment Lands Strategy and the inconsistency with S117 Direction 1.1 is considered to be of minor significance.**

Panel Recommendation

Recommendation Date : **14-Mar-2014**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered to be of local significance and the Gateway Determination is to be issued under delegation by the General Manager, Northern Region. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **14-Mar-2014**

Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **14 Days**

LEP Timeframe : **9 months**

Gateway Determination : **The planning proposal to amend Bellingen Local Environmental Plan (LEP) 2010 to add provisions to Schedule 1 to permit a medical centre and minor components associated with a proposed seniors housing development on Lot 70 DP 1191049, Railway St, Dorrigo, which is currently zoned IN1 General Industrial, should proceed subject to the following conditions:**

- 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 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 (Planning & Infrastructure 2013).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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 EP&A 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:

14 MARCH 2014