

Port Macquarie Hastings LEP 2011 Draft Amendment 18 - Correction to URA Map 013E

Proposal Title : Port Macquarie Hastings LEP 2011 Draft Amendment 18 - Correction to URA Map 013E

Proposal Summary : To correct an error in the Urban Release Area Map 6380_COM_URA_013E_020_20120327 notified by Amendment No 8 to Port Macquarie Hastings LEP 2011 on 20 April 2012. The planning proposal will remove the hatching over certain land that incorrectly identifies this area as an Urban Release Area.

PP Number : PP_2012_PORTM_005_00 **Dop File No :** 12/10035

Proposal Details

Date Planning Proposal Received : 13-Jun-2012 **LGA covered :** Port Macquarie-Hastings

Region : Northern **RPA :** Port Macquarie-Hastings Council

State Electorate : PORT MACQUARIE **Section of the Act :** 55 - Planning Proposal

LEP Type : Housekeeping

Location Details

Street : Ocean Drive

Suburb : Lake Cathie/Bonny Hills **City :** **Postcode :** 2445

Land Parcel : Part Lot 1232 DP 1142133, Lot 5 DP 25886, Lots 1-4 DP 1150758 and part of Ocean Drive

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : Stephen Nicolson

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DoP Project Manager Contact Details

Contact Name : Greg Yeates

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Land Release Data

Growth Centre : **Release Area Name :**

Regional / Sub Regional Strategy : Mid North Coast Regional Strategy **Consistent with Strategy :** N/A

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MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **No meetings or other communications have been held with Registered Lobbyists in regards to this Planning Proposal.**

Supporting notes

Internal Supporting Notes : **Amendment No 8 to the Port Macquarie Hastings LEP 2011 was notified on 20 April 2012. This Planning Proposal seeks to correct a mapping area on the Urban Release Area Map introduced with this amendment whereby part of land, the subject of Draft Amendment 14 (St Vincent's Foundation (SVF) site), was incorrectly included as an Urban Release Area on the Urban Release Area Map 13E. Amendment 8 included all the Urban Release Area Map Sheets (mapping practice required when new 'tile' introduced), although only one sheet URA 011B, was introduced as a result of Amendment 8 which related to land in the Kew/Camden Haven locality.**

External Supporting Notes :

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

Comment : **The current Urban Release Area Map 013E was introduced by Amendment 8, notified 20 April 2012. The inclusion of this map sheet, unrelated to the land area of Amendment 8, was required to update the mapping 'tile' series with the introduction of a new urban release area.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal will revoke map sheet 6380_COM_URA_013E_020_20120327 and adopt a revised map sheet that removes the hatching over the land erroneously identified as an urban release area.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered : **The Section 117 Directions have been previously addressed. As noted above, this Planning Proposal seeks only to correct a mapping error which occurred with the notification of Amendment No 8.**

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **The proposal is consistent with that previously exhibited as Amendment No 8 for the Area 15 Urban Release Area at Camden Haven.**

The SVF land at Lake Cathie/Bonny Hills was not identified as an Urban Release Area in the mapping sheets exhibited.

The Planning Proposal is a minor matter to correct a mapping area which was erroneously included in the final mapping for Amendment No 8.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Port Macquarie Hastings LEP 2011 was published on 23 February 2011**

Assessment Criteria

Need for planning proposal : **This Planning Proposal is required to correct the current Urban Release Area Map Sheet 6380_COM_URA_013E_020_20120327, introduced by Amendment No 8 notified on 20 April 2012.**

The URA Map Sheet 013E incorrectly identifies part of the land the subject of Draft Amendment 14 (PP_2012_PORTM_001_00), for land at Lake Cathie/Bonny Hills, as an Urban Release Area. The Gateway Determination to proceed with the proposal to rezone land for urban and environmental protection purposes was issued for Draft Amendment No 14

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on 27 February 2012. At this time the amendment has not progressed to exhibition with Council seeking to resolve issues with the landowners. Draft Amendment No 14 is due for completion by 5 March 2013.

The identification of this land as an Urban Release Area occurred in error during finalisation of mapping sheets.

Consistency with strategic planning framework :

Consistent

Environmental social economic impacts :

No environmental or social impacts are identified.

Assessment Process

Proposal type :

Minor

Community Consultation Period :

Nil

Timeframe to make LEP :

3 Month

Delegation :

DG

Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required?

No

(2)(a) Should the matter proceed ?

Yes

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
PMH Council Covering Letter Amendment 18.pdf	Proposal Covering Letter	Yes
PP2012_PORTM_005_00 Planning Proposal.pdf	Proposal	Yes
Am_18_Site_ID_20120608.pdf	Map	Yes
6380_COM_URA_013E_020_20120607.pdf	Map	Yes

Planning Team Recommendation

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

S.117 directions:

Additional Information : **No conditions are recommended.**

No public exhibition is recommended.

Supporting Reasons : **The Planning Proposal is to be completed within 3 months.
The proposal seeks only to correct a mapping error that incorrectly identified land as an Urban Release Area by the notification of Port Macquarie Hastings LEP 2011 Amendment No 8.**

Signature:



Printed Name:

GREG YEATES

Date:

13/06/2012

