

Port Macquarie Hastings LEP 2011 Draft Amendment No 21 (Warlters, Bay and Park Streets -Settlement City, Port Macquarie)

Proposal Title :	Port Macquarie Hastings LEP 2011 Draft Amendment No 21 (Warlters, Bay and Park Streets -Settlement City, Port Macquarie)		
Proposal Summary :	The planning proposal seeks to amend the Height of Buildings and Floor Space Ratio map sheets for land at Warlters, Bay and Park Streets, Settlement City, Port Macquarie and introduce Precinct-wide Design Excellence Provisions for the Settlement City commercial and tourist zones.		
PP Number :	PP_2013_PORTM_002_00	Dop File No :	13/04068

Planning Team Recommendation

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

S.117 directions :

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

1. The planning proposal should proceed as a 'Precinct' planning proposal.
2. Prior to public exhibition, Council is to provide existing and proposed maps, at an appropriate scale and in accordance with the Department's 'Standard Technical Requirements for LEP Maps', which clearly identify the subject site and the intent of the planning proposal. In particular, maps identifying the following attributes and development standards are to be prepared and placed on public exhibition:
 - a. Proposed Floor Space Ratio (FSR)
 - b. Proposed Height of Building (HOB)
 - c. Proposed Significant Urban Areas
3. A community consultation period of 28 days is necessary.
4. Council is to consult with NSW Transport - Roads and Maritime Services.
5. The planning proposal is to be completed within 9 months.
6. An Authorisation to exercise delegation to make the plan be issued to the Council for this planning proposal.

Supporting Reasons : **The reasons for the above recommendation for the planning proposal are as follows:**

1. The proposal will promote design excellence within the Settlement City Precinct to improve the quality and amenity of the public domain.
2. The proposed commercial development of the land will result in a net community benefit.
3. The proposal is consistent with all relevant local and regional planning strategies, section 117 Directions and SEPPs.

Panel Recommendation

Recommendation Date : **07-Mar-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Prior to undertaking public exhibition, Council is to provide existing and proposed floor space ratio, height of buildings and proposed significant area maps at an appropriate scale

which clearly identify the subject site.

2. 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 must be made publicly available for 28 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 (Department of Planning and Infrastructure 2012).

3. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act:

- Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. 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)

5. 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:

7 March 2013