

Design Excellence Provisions, Short Street, Port Macquarie

Proposal Title :	Design Excellence Provisions, Short Street, Port Macquarie		
Proposal Summary :	The proposal seeks to: - apply clause 7.11A Design Excellence of Port Macquarie-Hastings LEP 2011 to land on the corner of Short Street and William Street, Port Macquarie; and - include an additional matter of consideration to clause 7.11A Design Excellence of Port Macquarie-Hastings LEP 2011 relating to the activation of foreshore frontages.		
PP Number :	PP_2015_PORTM_003_00	Dop File No :	15/11808

Planning Team Recommendation

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

- S.117 directions:
- 1.1 Business and Industrial Zones**
 - 2.1 Environment Protection Zones**
 - 2.2 Coastal Protection**
 - 2.4 Recreation Vehicle Areas**
 - 3.1 Residential Zones**
 - 3.2 Caravan Parks and Manufactured Home Estates**
 - 3.3 Home Occupations**
 - 3.4 Integrating Land Use and Transport**
 - 4.1 Acid Sulfate Soils**
 - 4.3 Flood Prone Land**
 - 5.1 Implementation of Regional Strategies**
 - 6.1 Approval and Referral Requirements**
 - 6.2 Reserving Land for Public Purposes**

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

- 1. The Planning Proposal be supported;**
- 2. The Planning Proposal be exhibited for 14 days;**
- 3. The Planning Proposal be completed within 12 months;**
- 4. Council consult with the Department of Primary Industries - Lands; and**
- 5. That an authorisation to exercise delegation be issued to Council.**

Supporting Reasons : **The Planning Proposal is supported to ensure that an appropriate level of detail and assessment relating to design excellence and foreshore activation is undertaken in the future redevelopment of a prominent foreshore area in the Port Macquarie CBD.**

Panel Recommendation

Recommendation Date : **05-Aug-2015**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **12-Aug-2015**

Gateway Determination : **Passed with Conditions**

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

Exhibition period : **28 Days**

LEP Timeframe : **12 months**

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**
(a) the planning proposal must be made publicly available for a minimum of 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 2013).

2. Consultation is required with the Department of Primary Industries - Lands under section 56(2)(d) of the Act. The Department of Primary Industries - Lands is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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 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 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

12 AUGUST 2015