

Rezoning of industrial land at Isles Drive

Proposal Title : **Rezoning of industrial land at Isles Drive**

Proposal Summary : **The planning proposal seeks to amend the Coffs Harbour LEP 2013 by rezoning lands within the Isles Industrial Estate from a B5 Business Development zone to an IN1 General Industrial zone.**

PP Number : **PP_2015_COFFS_001_00** Dop File No : **15/01035**

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**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**

Additional Information :

- 1. The planning proposal should proceed as a 'routine' planning proposal.**
- 2. A community consultation period of 28 days is necessary.**
- 3. The planning proposal is to be completed within 9 months.**
- 4. No consultation with State agencies is considered necessary.**
- 5. A written authorisation to exercise delegation is issued to Coffs Harbour City Council.**
- 6. A delegate of the Secretary agrees that the inconsistency of the proposal with S117 Direction 1.1, is justified in accordance with the terms of the direction.**

Supporting Reasons :

- 1. The proposal will provide for additional employment generating opportunities in the Coffs Harbour LGA and could provide a more appropriate economic use for the land, which has largely remained vacant and disused.**
- 2. The proposal is consistent with the Mid North Coast Regional Strategy and Council's strategies.**
- 3. The inconsistency of the proposal with S117 Direction 1.1 Business and Industrial Zones is considered to be justified in accordance with the terms of the direction.**

Panel Recommendation

Recommendation Date : **16-Jan-2015**

Gateway Recommendation : **Passed**

Panel Recommendation : **This planning proposal is considered 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 : **16-Jan-2015**

Gateway Determination : **Passed with Conditions**

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

Exhibition period : **28 Days**

LEP Timeframe : **9 months**

Gateway Determination : **The planning proposal 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 must be made publicly available for a minimum of 28 days; and**

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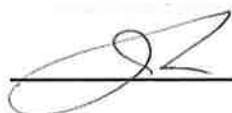
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

2. 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:

JIM CLARK

Date:

16 January 2015

Acting C.M.