



# **PLANNING PROPOSAL**

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## **BONVILLE LARGE LOT RESIDENTIAL INVESTIGATION AREA**

**September 2015**

**Contact**  
Grahame Fry  
Sustainable Planning Officer  
Phone: (02) 6648 4654  
Email: [grahame.fry@chcc.nsw.gov.au](mailto:grahame.fry@chcc.nsw.gov.au)

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## Summary

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This Planning Proposal is for the rezoning of parts of the Bonville Rural Residential Investigation Area (BRRIA), which is consistent with Council's adopted Our Living City (OLC) Settlement Strategy 2008. This Planning Proposal and subsequent rezoning will enable development which is similar and compatible to adjoining land uses, being large lot (minimum one hectare) residential subdivision. It has been prepared in accordance with Planning and Infrastructure's (P&I) "A Guide to Preparing Planning Proposals – Part 2 (2012)".

This Planning Proposal includes additional information required by NSW Department of Planning & Environment (DP&E) following a previous request from Council for a Gateway Determination. The initial Gateway Determination was issued on 23 February 2015.

The proposal is in accordance with the provisions of the Mid North Coast Regional Strategy (MNCRS) 2009.

Environmental constraints which may apply to the land are addressed by the attached Planning Proposal Report (De Groot & Benson and Associates).

The subject lands are not currently serviced with reticulated water and sewer infrastructure, and as large lot residential lands, this situation will continue. Existing and future allotments and dwellings are to include provision for onsite water supply and onsite effluent disposal systems.

The BRRIA is located 10 kilometres southwest of Coffs Harbour Central Business District (CBD) and adjoins the residential areas of Boambee East and North Bonville at its north-eastern extremity. The BRRIA is situated west of the Pacific Highway.

The majority of land in the BRRIA is currently used for agricultural purposes.

There are existing established rural residential precincts accessed from Braford Drive and Bonville Station Road. These areas are mainly used for large lot residential purposes. Part of the BRRIA is occupied by Bonville Golf Resort.

The main roads which provide access within the BRRIA, and in particular the Candidate Areas, are North Bonville Road; Irvines Road; Williams Road; Cassidys Road; Crossmaglen Road; Gleniffer Road; Keoghs Road; Butlers Road; and East Bonville Road.

Land use in the BRRIA consists primarily of the following zones, under the provisions of Coffs Harbour Local Environmental Plan (LEP) 2013:

- R1 General Residential: Parts of Bonville Golf Resort (excluding the playing course);
- R5 Large Lot Residential: Existing Rural Residential precincts;
- RU2 Rural Landscape: The majority of existing agricultural holdings;
- RE1 Public Recreation: Land owned by Council at the western extremity of Bakker Drive;
- RE2 Private Recreation: The playing course of Bonville Golf Resort; and
- E2 Environmental Conservation: Environmentally sensitive land (e.g. significant vegetation, koala habitat, riparian corridors).

This Planning Proposal is concerned with the proposed rezoning of parts of the land currently zoned RU2 Rural Landscape to R5 Large Lot Residential. This Planning Proposal also includes a review of land which is identified as being environmentally sensitive, parts of which are proposed to be zoned E2 Environmental Conservation.

It is expected that this rezoning process will occur over a period of approximately nine months, including the consultation period and reporting to Council, from the issue of the Gateway Determination.

The benefits of this rezoning are as follows:

- New rural residential precincts being located close to existing centres and services.
- An enhanced rural community.
- Reduce impact on the environment.
- Upgrades to the main service roads and proposed roads within new subdivisions.
- A more appropriate land use zone than the existing rural (landscape) zone
- Accurately mapped Environmental Conservation zones: and
- A suitable addition of available large lot residential land adjacent to similar land use.

## Part 1 - Objectives or Intended Outcomes

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The intention of this Planning Proposal is:

*To enable Large Lot (Rural) Residential development within the Bonville Rural Residential Investigation Area (BRIIA) at Bonville for rezoning from RU2 Rural Landscape to R5 Large Lot Residential, as prescribed by Coffs Harbour LEP 2013. Additionally, parts of the BRRIA are proposed to be rezoned from RU2 Rural (Landscape) to E2 Environmental Conservation, so that lands zoned E2 are consistent with up-to date mapping of areas of environmental significance.*

The Bonville Rural Residential Planning Proposal will involve amendments to the following map sheets of Coffs Harbour LEP 2013:

- Land Zoning Map – Sheets LZN\_006, LZN\_006B and LZN\_006C;
- Lot Size Map – Sheets LSZ\_006, LSZ\_006B and LSZ\_006C; and
- Terrestrial Biodiversity Map; Drinking Water Catchment Map; Riparian Lands and Watercourses Map – CL2\_006, CL2\_006B and CL2\_006C.

**The key outcomes of the site investigations carried out for this Planning Proposal are:**

- Mapping and rezoning of 482 hectares of Large Lot (Rural) Residential land;
- Mapping and rezoning of 254 hectares of Environmental Conservation zoned land;
- Mapping and environmental zoning of riparian buffers to improve water quality, ecological function and stability of beds and banks in the study area;
- Mapping and appropriate zoning of additional areas of high environmental conservation; and
- Accurate mapping of Flood Prone Land up to the 1 in 100 year event.

**The Planning Proposal includes comprehensive supporting information to:**

- Describe the subject lands, the localities in which they are situated, the current zoning and the reason for the need to provide for additional large lot residential development on the subject lands.
- Request an amendment to the LEP to permit large lot residential development.
- Address the 'Gateway Determination Assessment' criteria under Part 3 of the Environmental Planning and Assessment (EP&A) Act 1979.
- Provide justification for the LEP amendment and demonstrate the net community benefits which follow.
- Demonstrate that the Planning Proposal is consistent with Council's broad strategic direction for the locality.

## **Part 2 - Explanation of Provisions**

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The Principal Planning Instrument is Coffs Harbour LEP 2013. The subject lands (referred to in the Planning Proposal as Candidate Areas) are currently zoned RU2 Rural Landscape and E2 Environmental Conservation.

The lands proposed for rezoning are a logical extension to the existing established nearby large lot residential development (in the Braford Drive and Grandis Road localities), which have been identified in Council's OLC Settlement Strategy (2008) and subsequently in Council's Rural Residential Strategy (2009). Both of these Strategies have been endorsed by the DP&E.

If the land was to retain its existing zone provisions, the result would be:

- Retention of some lands with little or no agricultural potential;
- Inconsistency with Council's OLC Settlement Strategy;
- A potential shortfall in projected large lot residential housing stock in the Local Government Area (LGA); and
- Existing mapping of environmentally significant land (E2) which is inconsistent with current environmental attributes of the land.

It is proposed to rezone parts of the subject land to R5 Large Lot Residential, and undertake a revision of environmentally significant lands, some of which is proposed to be zoned E2 Environmental Conservation. Maps of the existing zoning and proposed rezoning are included in Part 4 of this report.

The Bonville Rural Residential Planning Proposal will involve amendments to the following map sheets of Coffs Harbour LEP 2013:

- Land Zoning Map – Sheets LZN\_006, LZN\_006B and LZN\_006C;
- Lot Size Map – Sheets LSZ\_006, LSZ\_006B and LSZ\_006C; and
- Terrestrial Biodiversity Map; Drinking Water Catchment Map; Riparian Lands and Watercourses Map – CL2\_006, CL2\_006B and CL2\_006C.

## Part 3 – Justification

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### ***Section A - Need for the Planning Proposal***

#### **1. Is the planning proposal a result of any strategic study or report?**

The land relevant to this planning proposal is included in the following planning investigations/ reports:

- **Planning Proposal: Bonville Rural Residential Investigation Area: (de Groot & Benson Pty Ltd, September 2014).**

This document addresses the overall strategic planning context, environmental constraints, and capability/suitability of lands for rezoning to R5 Large Lot Residential and E2 Environmental Conservation. The contents of this document inform a Planning Proposal to facilitate an amendment to Coffs Harbour LEP 2013.

This document recommends rezoning of parts of the Investigation Area, indicated on a draft Land Use Zoning (LZN) map.

- **Our Living City Settlement Strategy (2008): Coffs Harbour City Council**

The OLC Settlement Strategy was prepared in accordance with the requirements of the former North Coast Regional Environmental Plan (REP) 1988 to provide an approved urban land release strategy to guide future rezoning for urban purposes within the LGA to 2031. Map 8 of this document indicates the endorsed Candidate Areas for Rural Residential purposes at Bonville.

- **Rural Residential Strategy (2009): Coffs Harbour City Council**

This document is a component of Council's Local Growth Management Strategy and applies to all rural residential localities/investigation areas within Coffs Harbour LGA. This strategy provides a more rigorous analysis of these Investigation Areas, provides approximate lot yields and an approximate land release program. The Rural Residential Strategy has also been utilised as a background document to inform this Planning Proposal.

#### **2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

A planning proposal and rezoning of suitable land is the appropriate means and mechanism to achieve the proposed change of land use, and is supported by relevant planning studies and adopted planning policies.

## **Section B - Relationship to strategic planning framework.**

### **3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

#### **NSW State Plan**

The NSW Government has prepared a State Plan for a new direction for NSW. The purpose of the State Plan is to deliver better results for the NSW community from government services. The State Plan focuses on five areas of activity of the NSW government:

- rights, respect and responsibility – the justice system and services to promote community involvement and citizenship;
- delivering better services – key services to the whole population including health, education and transport;
- fairness and opportunity – services that promote social justice and reduce disadvantage;
- growing prosperity across NSW – activities that promote productivity and economic growth, particularly in rural and regional NSW; and
- environment for living, planning for housing and jobs, environmental protection, arts and recreation.

There are a number of goals within the State Plan that are generally relevant to this Planning Proposal which are relevant to the future development and conservation of the site. A priority of the plan is to improve built environments through improving housing ability by ensuring a supply of land and a mix of housing that meets demand.

The Planning Proposal provides for approximately 499 hectares of Large Lot (R5) residential land which will contribute to the range of rural lifestyle living opportunities in the Coffs Harbour area. The Planning Proposal also achieves the protection of approximately 254 hectares of environmentally significant land by nominating these lands to be zoned as E2 Environmental Conservation.

#### **Mid North Coast Regional Strategy 2009**

The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to accommodate the projected housing and employment needs of the Region's population over the next 25 years.

The Strategy sets the policy to govern where and how growth can occur. While it is clear that expected growth can be accommodated in the region, the Strategy places limits on growth in some areas where the value of environmental/cultural assets and natural resources is high.

The draft strategy outlines a range of actions that will guide strategic planning decisions. Relevant aims of the Strategy to the Bonville Large Lot residential release area are:

- *Protect high value environments, including significant coastal lakes, estuaries, aquifers, threatened species, vegetation communities and habitat corridors by ensuring that new urban development avoids these important areas and their catchments.*

**Comment:** The proposed rezoning will result in the protection of an additional 254 hectares of high ecological value land under the E2 Environmental Conservation zone and the identification of terrestrial biodiversity and watercourse lands within an attributes map within the LEP. Land identified as having terrestrial biodiversity and/or watercourse values is afforded additional protection under Clauses 7.4 and 7.6 of Coffs Harbour LEP 2013.

- *Cater for a housing demand of up to 59,600 new dwellings by 2031 to accommodate the forecast population increase of 94,000 and any anticipated growth beyond this figure arising from increased development pressures in the southern part of the Region.*

**Comment:** The proposed rezoning will enable a potential 490 ha of land to be available for large lot residential development, which will add to future residential housing stock of the Coffs Harbour LGA.

- *Ensure that new housing meets the needs of smaller households and an ageing population by encouraging a shift in dwelling mix and type so that 60 % of new housing will be in greenfield locations and 40 % in existing urban areas.*

**Comment:** Families and rural 'life-stylers' are the groups that tend to dominate large lot residential areas. Providing rural residential living opportunities in planned and appropriate areas reduces development pressure on other areas within the urban peripheries for ad-hoc rural residential development. Unplanned ad-hoc rural residential development reduces opportunities for higher density development of urban growth areas.

- *Ensure an adequate supply of land exists to support economic growth and the capacity for an additional 48,500 jobs in the Region by protecting existing commercial and employment areas and securing sufficient land to support new employment opportunities;*

**Comment:** The proposed rezoning excludes a 16 hectares area of land located within Candidate Area 8 identified in the Industrial Lands Strategy as a future industrial investigation area.

- *Encourage the growth and redevelopment of the Region's four major regional centres and six major towns through urban design and renewal strategies as a means of protecting sensitive coastal and natural environments and strengthening the economic and administrative functions of these centres as well as meeting increased housing density targets.*

**Comment:** The proposed rezoning supports the growth and redevelopment of Coffs Harbour, and is consistent with current Regional and Local Growth Strategies.

- *Limit development in places constrained by coastal processes, flooding, wetlands, important farmland and landscapes of high scenic and conservation value.*

**Comment:** The Planning Proposal has identified and addressed the environmental constraints which apply and has nominated approximately 254 hectares of environmentally significant land to be zoned as E2 Environmental Conservation. Parts of the Bonville Large Lot Investigation Area are mapped as Regionally Significant Farmland, within and outside of the Candidate Areas identified by the MNCRS 2009. Justification for rezoning of the lands outside of those Candidate Areas is included in this Planning Proposal report.

- *Protect the cultural and Aboriginal heritage values and visual character of rural and coastal towns and villages and surrounding landscapes.*

**Comment:** An Aboriginal and European Cultural Assessment and a Visual Assessment were carried out within the study area to inform the Planning Proposal. The assessments found that 'it is unlikely that Aboriginal use of the study area- being 'away from the littoral'- was either intensive or likely to be represented through archaeological evidence'. A range of Visual Enhancement Strategies to protect the visual amenity of the Bonville area are included in **Appendix E** of this Planning Proposal.

- *Where development or rezoning increases the need for State infrastructure, the Minister for Planning may require a contribution to the infrastructure having regard to the NSW Government State Infrastructure Strategy and equity considerations.*

**Comment:** The Planning Proposal does not increase the need for State infrastructure.

The proposal is generally consistent with applicable Section 117 directions (see Q6). The subject land is subject to relatively few environmental constraints (those present have been addressed in the accompanying report). The objectives and intended outcomes of the Planning Proposal are consistent with adjoining and nearby land uses in that the land proposed to be rezoned adjoins an established Large Lot Residential precinct.

**Consistency with an endorsed Local Growth Management Strategy:**

The aim of the environmental assessments carried out to inform the Bonville Rural Residential Planning Proposal (PP) was to determine land within the study area that was considered suitable for rezoning for rural residential (large lot residential) purposes. Council's brief referenced the Coffs Harbour Rural Residential Strategy (RRS) 2009 (which is a component of Council's Local Growth Management Strategy).

The Planning Proposal seeks to rezone 482 ha of land currently zoned RU2 Rural Landscape to R5 large Lot Residential. These lands are generally located within the Coffs Harbour Rural Residential Strategy (RRS) Candidate Areas. The Planning Proposal also seeks to zone 254 ha of land to E2 Environmental Conservation.

The identification of some areas of land outside of the endorsed Candidate Areas for rezoning reflects the most recent mapping and detailed environmental assessment of such lands by the De Groot and Benson report.

Justification to rezone land outside of the endorsed Candidate Areas is included in this Planning Proposal.

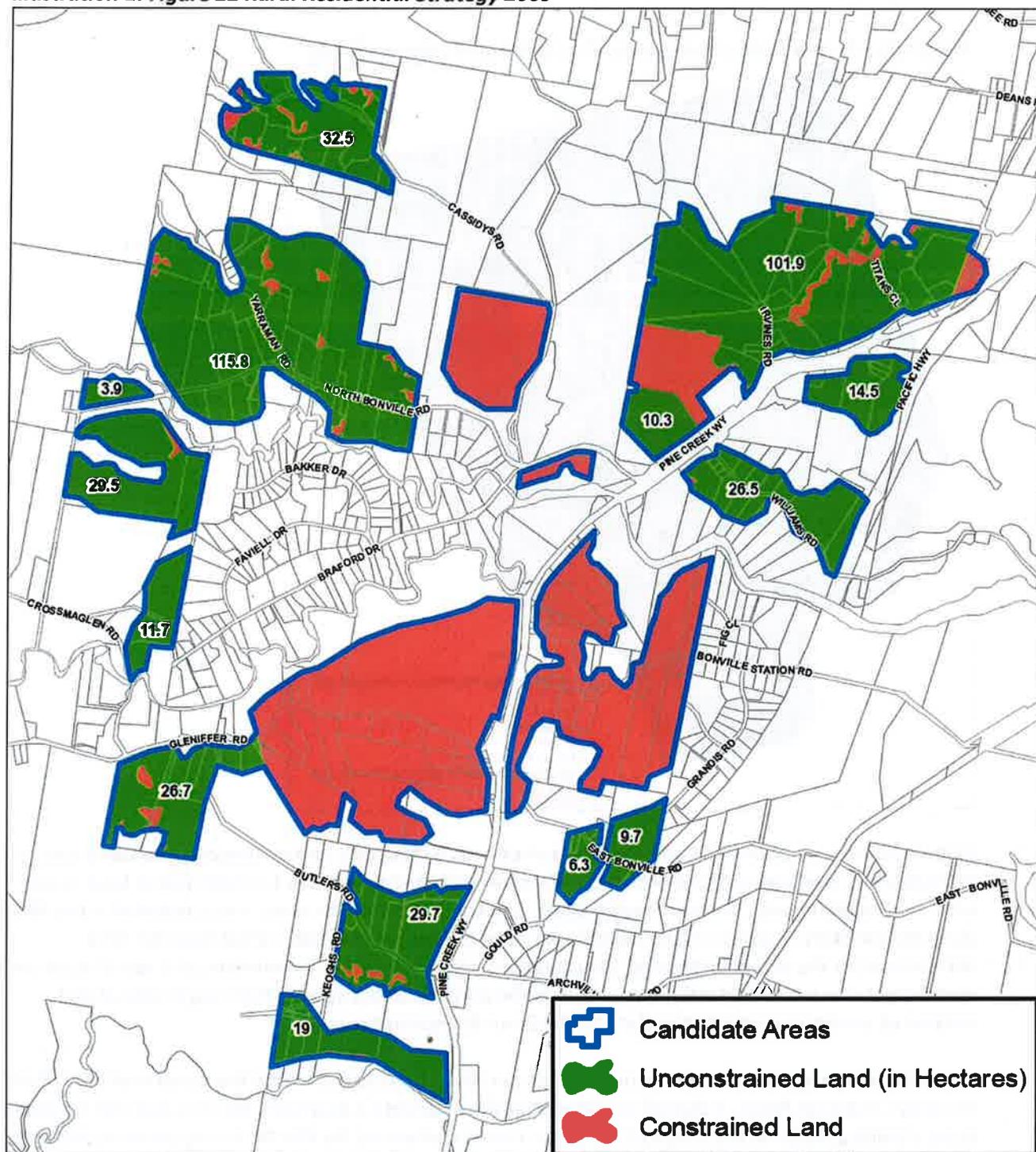
**Identification of Candidate Area Boundaries:**

Part 8 of the RRS provides indication of endorsed Candidate Areas, including Figure 22 for the Bonville and Boambee area showing:

- Candidate Area boundaries;
- Unconstrained land; and
- Constrained land.

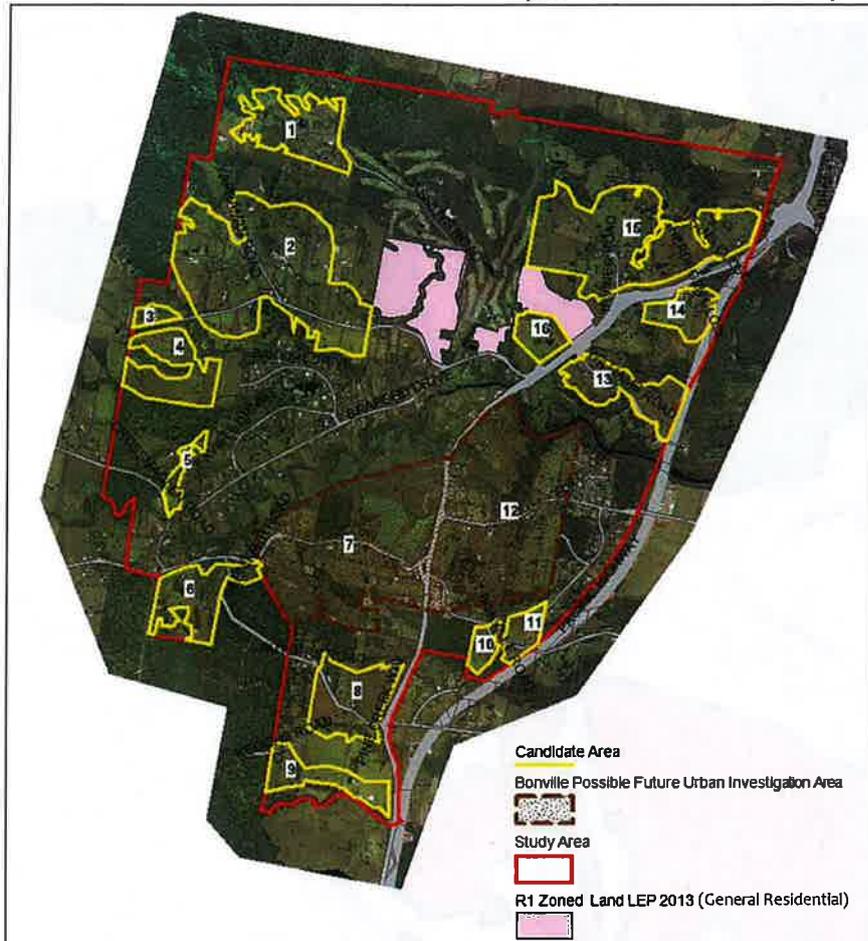
Figure 22 of Coffs Harbour City Council *Rural Residential Strategy 2009* was reproduced in Council's brief and is provided at Illustration 1 below:

**Illustration 1: Figure 22 Rural Residential Strategy 2009**



De Groot and Benson prepared a map showing the estimated location of the Candidate Area boundaries as shown in Illustration 2 below. The extent of the proposed R5 Large Lot Residential zone was adjusted to coincide with cadastral boundaries where it is justified, as discussed later in this Planning Proposal.

**Illustration 2: Candidate Area boundaries (de Groot & Benson 2014)**

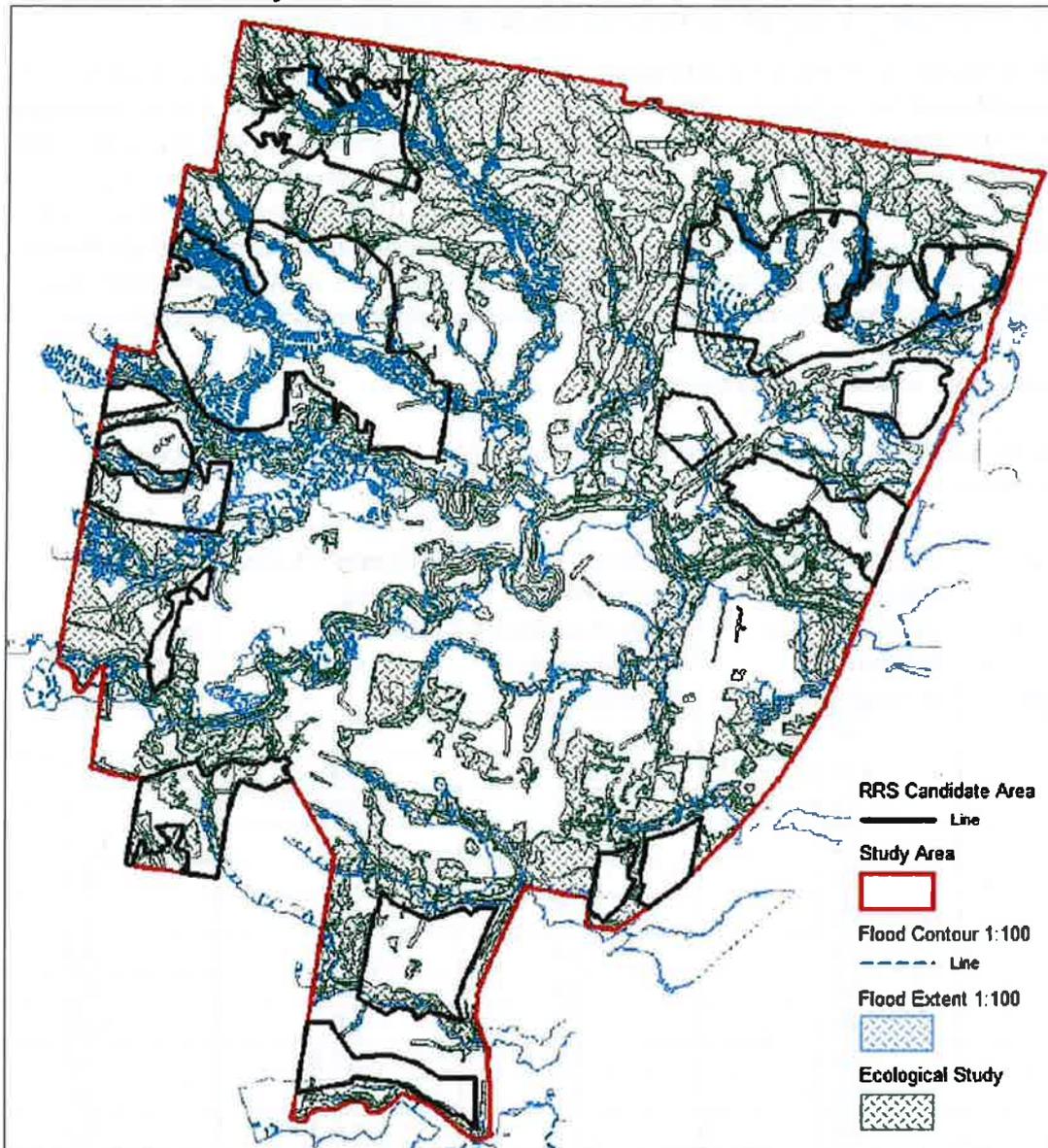


Mapping of the adopted RRS Candidate Area maps was a relatively coarse mapping exercise based on desktop sieve mapping of “hard” constraints including (but not exclusive to) flood prone land, steep land, acid sulphate soils, bush fire prone lands, and koala habitat. The maps were included in the RRS to illustrate the likely location of land suitable for rural residential land use, rather than the final determinant of the actual location of the candidate area boundaries. Determining the actual location of land suitable for rural residential rezoning was the purpose of the subject Planning Proposal and associated environmental Studies (i.e. the De Groot & Benson Report).

The environmental assessments carried out for the PP were focussed within the general vicinity of the mapped Candidate Areas. It should be noted that the mapped CA boundary location was not intended to be a limiting factor in the scope of the assessments carried out for the PP. A map showing the extent of the environmental assessments carried out, on the ground, is provided below at Illustration 3.

Illustration 3 shows that the studies of first principles carried out for the PP extended beyond the extent of the endorsed RRS Candidate Area boundaries.

**Illustration 3: Extent of Environmental Assessments**



The following points summarise why the rezoning proposal includes land outside of the Candidate Area boundaries:

1. The mapping of the Candidate Area boundaries in the MNCRS 2009 were based on a desktop constraints (sieve) mapping process, using map layers which were not sufficient in terms of spatial accuracy and the age of the data used. These limitations were addressed by using up-to-date data, reinforced by appropriate field checking. The result was that the extents of the lands proposed to be zoned R5 Large Lot Residential were mapped as being more reflective of the environmental constraints present.
2. The Environmental Studies undertaken by De Groot & Benson Pty Ltd for the PP identified all environmental constraints within and outside the endorsed Candidate Areas. While parts of the land proposed to be zoned R5 are subject to environmental constraints such as being partially flood prone, these constraints can be addressed at the Development Application stage. This can be achieved by nomination of dwelling footprints being located above the 1:100 year flood level, or by other suitable conditions of development consent relevant to the constraints present.

3. There are existing lots located outside of the Candidate Area boundaries with similar attributes to land within the candidate area boundaries. These were also nominated for a zone of R5 Large Lot Residential accordingly. In many cases, there are existing lots of less than one hectare outside the extents of the Candidate Areas which are solely used as rural residential dwellings, currently zoned RU2 Rural Landscape. It is appropriate that such lots be allocated an R5 zone.
4. While there has not been an increased market demand for Large Lot Residential, the existing R5 land supply at Bonville has largely reached its maximum subdivision potential. It is appropriate to allow for such residential choices in the southern part of Coffs Harbour LGA, which is nominated as a Priority 1 Investigation Area by Council's endorsed Local Growth Management Strategy. As shown in the table below, the area proposed to be zoned R5 outside of the Candidate Areas is approximately 85 hectares, however this will not necessarily represent a maximum of 85 allotments depending on the need for internal roads within subdivisions and any relevant constraints (such as the existing and proposed allotment configuration) which apply to any potential subdivisions.

#### Lands proposed to be zoned Large Lot Residential

The approximate area of land outside of the Candidate Area (CA) boundaries to be rezoned R5 is calculated as follows:

CA Number as mapped by Council's Rural Residential Strategy 2009	CA Area (hectares) mapped by Council's Rural Residential Strategy 2009	CA Area (hectares) of polygon prepared by deGroot and Benson	Proposed R5 area Planning Proposal (hectares)	Area of land outside CA boundary to be rezoned R5 (hectares)
CA 1	32.5	33	-	-
CA 2	115.8	120	164	48.2
CA 3 & 4	33.4	32	40.6	7.2
CA 5	11.7	5.4	25	13.3
CA 6	26.7	27	27	0.3
CA 8	29.7	32	24	-5.7
CA 9	19	18	12	-7.0
CA 10 & 11	16	16	16	0
CA 13	26.5	27	38	11.5
CA 14	14.5	15	17.5	3.0
CA 15	101.9	93	103.7	1.8
CA 16	10.3	11	14.4	4.1
<b>Total</b>	<b>405.5</b>	<b>429</b>	<b>482.2</b>	<b>76.7</b>

#### Sustainability Criteria in the Mid North Coast Regional Strategy 2009 for land outside of the identified candidate areas proposed to be zoned R5 Large Lot residential

##### Criteria 1. Infrastructure Provision

Mechanisms have been incorporated in this Planning Proposal to ensure that utilities, transport, open space and communication are provided in a timely and efficient way.

- *Development is consistent with the Mid North Coast Regional Strategy, any subregional strategy, the State Infrastructure Strategy and Relevant Section 117 Directions.*

**Comment:** This Planning Proposal is generally consistent with the MNCRS 2009 in terms of the proposed land use for the Bonville locality. Any inconsistency regarding the extent of the MNCRS Candidate Areas and land proposed to be rezoned outside of the endorsed Candidate Areas has been previously addressed in *Part 3: Justification* of this Planning Proposal Report.

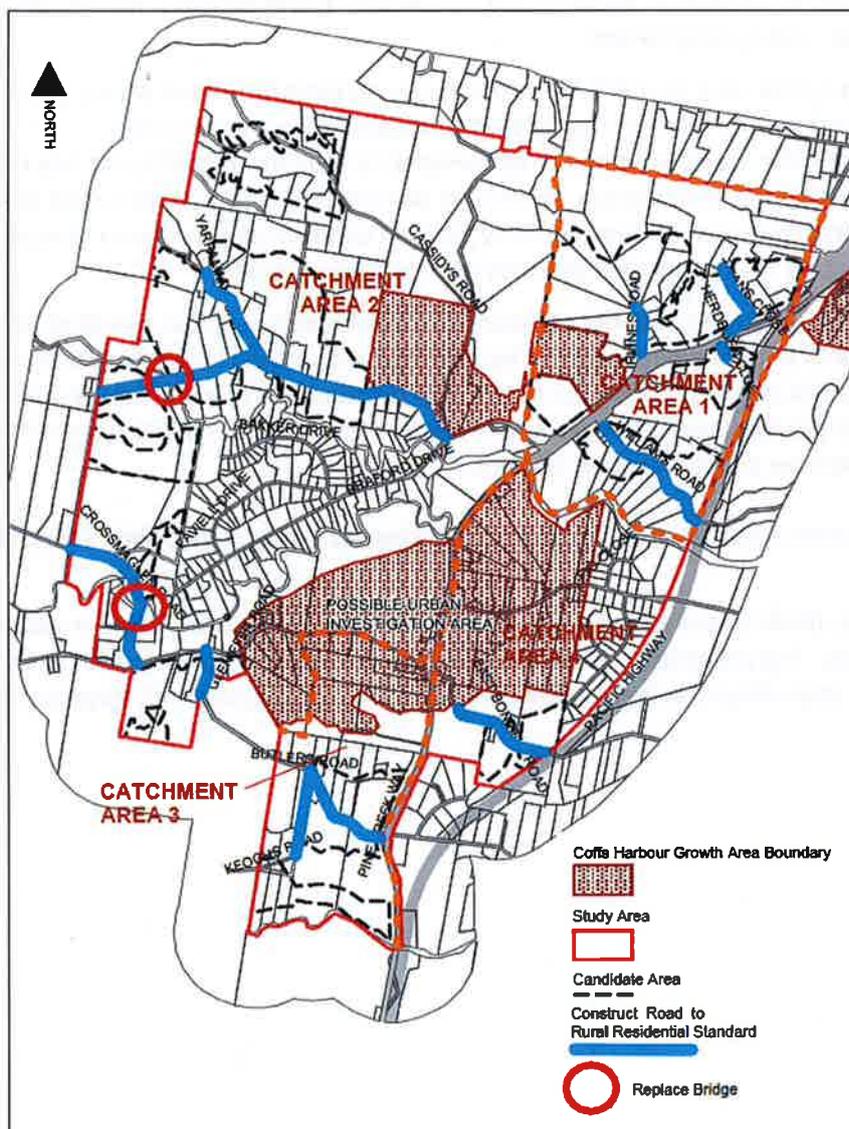
This Planning Proposal is generally consistent with relevant Section 117 Directions. The relationship with Section 117 directions, including justification of any inconsistency, is discussed in Part 3 Section 5 of this Planning Proposal Report.

- *The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on Government methodology for determining infrastructure development contributions.*

**Comment:** Refer to Section 9 of the Planning Proposal. A draft Developer Contributions Plan has been prepared to ensure that transport and traffic management infrastructure is provided in a timely manner and that the costs of providing road infrastructure are appropriately annexed to future subdivision of land within the release area.

There is a small area of RE1 (Public Recreation) zoned land located within the established Large Lot precinct of Braford Park which is used for equestrian purposes, and a large area of RE2 private recreation zoned land is occupied by the Bonville International Golf Club. The study area is semi-rural in character and there is sufficient private 'open space' within lots of one hectare or over. Communication infrastructure is available to the area and can be efficiently extended to each candidate area.

The Bonville Investigation Area has been divided into four catchments for the purposes of levying developer contributions in a logical and equitable manner. The map below indicates the locations of these catchments, and an overview of the proposed infrastructure which applies to the Contribution Plan.



The main infrastructure which is required consists of road upgrades (shown above in blue), and the replacement of two bridges in Catchment Areas 1 and 3. A summary of projected costs of contributions per lot is shown in the table below.

Service/Facility	Net Cost to be Levied	No. of Lots	Per Small Dwelling 1.9 per/lot	Per Large Dwelling /lot 2.7 per lot
	\$		\$	\$
Transport and Traffic Management				
– Catchment 1	1,067,284	124	6,056.87	8,607.13
– Catchment 2	3,181,515	175	12,793.40	18,180.09
– Catchment 3	729,285	30	17,106.68	24,309.49
– Catchment 4	230,961	11	14,775.31	20,996.49
Urban Planning	250,000	340	517.42	735.29
<b>Total</b>	<b>5,459,046</b>			

- *Preparedness to enter into development agreement.*

It is unlikely that any Voluntary Planning Agreements would be necessary for subdivision of land within the release area.

#### **Criteria 2. Access**

Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.

- *Accessibility of the area by public transport and/or appropriate road access in terms of:*
  - *Location/land use – to existing networks and related activity centres.*
  - *Network – the area’s potential to be serviced by economically efficient transport services.*
  - *Catchment – the area’s ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals.*

**Comment:** The existing road network services all of the Candidate Areas and land proposed to be rezoned outside of the Candidate Areas. The existing network will be upgraded as necessary, in accordance with the works program set out in the Contributions Plan. School bus routes service the area. Bonville is predominantly a rural residential area and will not have the population density to justify more intensive public transport options.

- *No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.*

As stated above, there is limited potential for intensive public transport options within Large Lot Residential areas. The proposed release area includes a mechanism, being the Contributions Plan, for provide for the upgrading of existing public roads serving the proposed R5 Large Lot Residential Precincts.

### Criteria 3. Housing Diversity

Provides for a range of housing choices to ensure a broad range of population demographic is catered for.

- *Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.*

**Comment:** The objectives of the R5 Large Lot Residential zone include 'providing for residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.'

The proposed R5 Large Lot Residential land will encourage dwellings and dual occupancies in a rural residential setting, both of which are permissible with consent in the R5 zone.

Large Lot Residential Land in Coffs Harbour LGA is situated in the locations listed below. Most of these precincts have reached, or are very near to, their maximum development potential for Large Lot Residential subdivision. They are:

– **Bonville**

Braford Park Estate (@160 hectares): This precinct is centrally located in relation to the Candidate Areas for this Planning Proposal, which includes many lots of less than one hectare.

Bonville Station Road (@62 hectares): Located in the eastern part of the Investigation Area, adjoining Candidate Areas. Both Bonville precincts have largely reached their maximum subdivision potential.

– **Middle Boambee:**

@370 hectares: Limited potential for further subdivision.

– **Northern Beaches**

(Moonee Beach, Emerald Beach, Woolgoolga): @740 hectares with limited potential for further subdivision.

– **Korora Basin**

@650 hectares. This locality was rezoned for Large Lot Residential purposes in 2004 and has been partially subdivided.

Large Lot Residential Subdivision, as applying to this planning proposal, will offer approximately 300 to 350 one hectare (or over) lots to ensure the continued supply and choice of land for rural lifestyle living in the southern part of Coffs Harbour LGA.

### Criteria 4. Employment Lands

This Planning proposal does not include the zoning of any new employment land. The nearest currently zoned employment land which services Bonville is located approximately five kilometres east, in Toormina Industrial Estate. There is also employment land located at North Boambee Valley, also approximately five kilometres northeast of Bonville. Council's Growth Management Strategy has identified future employment land in the south of the investigation area (in Candidate Area 8). This land is not being rezoned at this point in time, however is being considered for future rezoning if required.

## Criteria 5. Avoidance of Risk

Land use conflicts, and risk to human health and life, avoided.

### *Flood Risk*

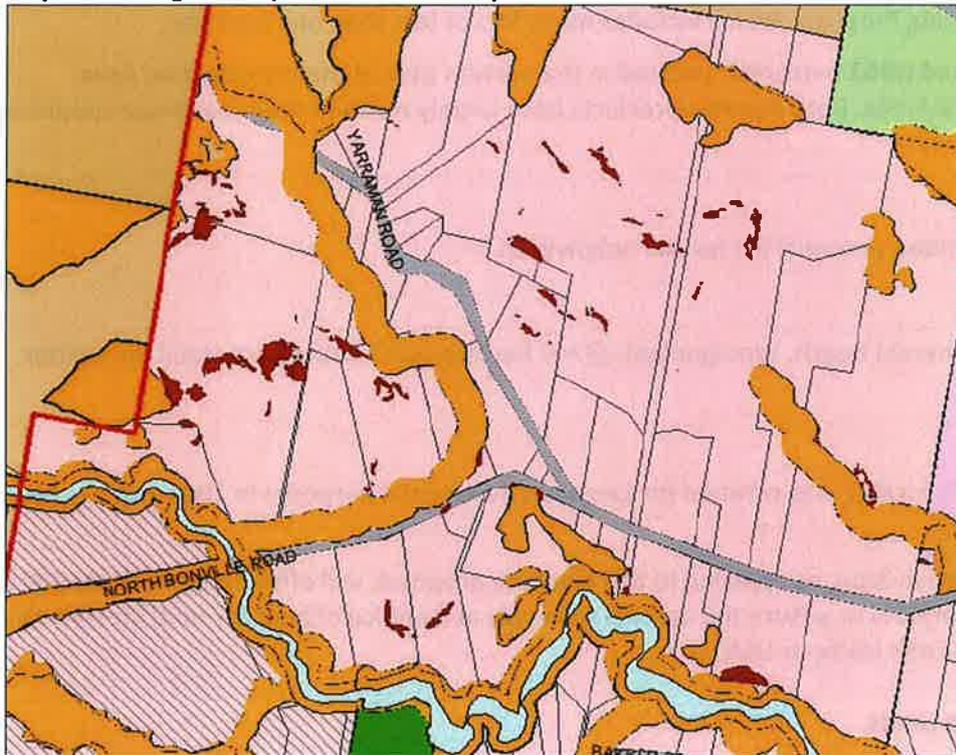
- No residential development will be permitted on flood prone land (below the 1 in 100 year flood level).

**Comment:** The Flood Study (Appendix D of the Planning Proposal Report) and the additional flood assessment included in the De Groot & Benson report recommends that no residential development will be permitted on flood prone land (below the 1 in 100 year flood level), which is consistent with Council's overall policy which does not permit development on such land.

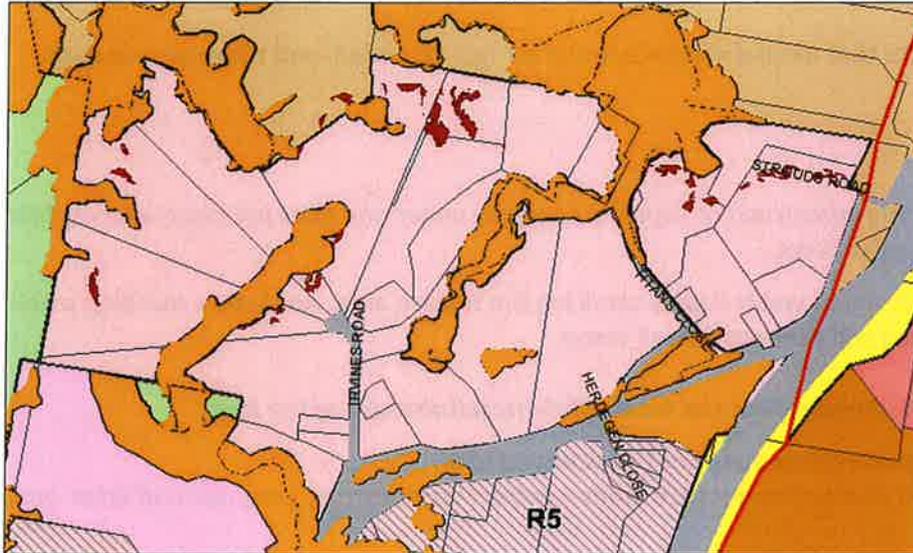
### *Slope*

**Comment:** As shown in the maps below, there are small isolated patches of land (in CAs 2 and 15 only) with a slope greater than 30% within the proposed R5 zoned area. There will sufficient area within a 1 ha or greater sized lot to avoid the siting of dwellings/buildings on highly sloping or erodible land.

### **Slope 30% or greater (Candidate Area 2):**



**Slope 30% or greater (Candidate Area 15):**



- *Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy*

**Comment:** The proposed R5 areas are either within or directly adjacent to a planned rural residential Candidate Area, consistent with the MNCRS 2009.

Council's adopted Development Control Plan 2013 (Components B5 and C1) includes reference to Land Use Conflict considerations for Development Applications in rural areas. Council has recently placed on exhibition a Draft DCP (revision) which provides a significant expansion of the current Land Use Conflict clause. This Draft Clause is as follows:

*Applies to land*

*This control applies to land zoned RU2 Rural Landscape and R5 Large Lot Residential under the Coffs Harbour LEP 2013, other than land that is shown as a 'Deferred Matter'.*

*Objectives*

- *To minimise land use interface issues and risks between rural land uses.*

*Requirements*

- (1) *Development Applications for development likely to comprise significant rural land use conflicts are to be accompanied by a land risk assessment prepared in accordance with the Land Use Conflict Assessment guide (NSW Department of Primary Industries 2011).*

It is expected that this Draft DCP will be adopted by Council in the near future.

- *Where relevant, availability of a safe evacuation route (flood and bushfire).*

**Comment:** The additional areas of land to be rezoned R5 outside of the candidate areas, share similar attributes to the land within the candidate area boundaries and are safe in terms of flood and bushfire risk.

## Criteria 6. Natural Resources

The rezoning should ensure that natural resource limits are not exceeded, and the environmental footprint minimised.

### **Water Supply**

- *Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows.*

**Comment:** There is no reticulated water supply servicing the release area. Any future dwelling within the proposed R5 zoned land will connect to tank water.

### **The Planning Proposal will demonstrate the most efficient/suitable use of the land.**

- *The rezoning will avoid identified significant agricultural land*
- *The rezoning will avoid productive resource lands – extractive industries, coal, gas and other mining, and quarrying.*

**Comment:** The land within and surrounding the candidate area boundaries is predominantly fragmented to below a sustainable agricultural lot size. Some identified areas of Regionally Significant Farmland (RSF) within the candidate area boundaries have been identified for R5 rezoning in the PP.

Several small areas of RSF outside of the candidate area boundaries have also been identified for R5 rezoning. The extent and impact of the additional areas of RSF is discussed further within this report.

### **Energy Demand**

- *Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution.*

**Comment:** As stated in Section 4.12 of the PP, Essential Energy is able to supply electricity to the release area with costs to be borne by the developer. The identification of additional areas of land outside of the candidate area boundaries will not have a significant impact on the supply of energy infrastructure, or the demand for energy once the release area is developed.

## Criteria 7. Environmental Protection

### **Regional Conservation Plan**

- *Consistent with government-approved Regional Conservation Plan (if available)*

**Comment:** A government-approved Regional Conservation Plan applying to this land is not currently available.

### **Regionally Significant Terrestrial and Aquatic biodiversity**

- *Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DECC). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats.*

**Comment:** This Planning Proposal has identified lands of environmental significance to be zoned E2 Environmental Conservation, and maintains the existing E2 zone on other appropriate lands, which includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and habitats which are present.

### **Air Quality**

- *Maintain or improve existing environmental condition for air quality.*

**Comment:** Air quality is unlikely to be impacted by the PP or the rezoning of land within or adjacent to the candidate area boundaries.

### **Water Quality**

- *Maintain or improve existing environmental condition for water quality.*  
*The Planning Proposal must be:*
  - *Consistent with community water quality objectives for recreational water use and river health (DECC and CMA).*
  - *Consistent with catchment and stormwater management planning (CMA and Council).*

**Comment:** The PP includes mapping and environmental zoning of riparian buffers to improve water quality, ecological function and stability of beds and banks both within and adjacent to the candidate area boundaries.

- *The PP is to protect areas of Aboriginal cultural heritage value (as agreed by DECC).*

**Comment:** An Aboriginal Cultural Heritage Assessment was carried out of land within the study area and comprised 14 km of meandering pedestrian transect that was “blind” to the candidate area boundaries.

The assessment found that it was unlikely that rural residential development within the study area would be a significant risk to archaeological features of the land.

### **Criteria 8. Quality and Equity in Services**

Quality health, education, legal, recreational, cultural and community development and other government services are accessible.

**Comment:** The PP is likely to result in a yield of around 300 to 350 lots of 1 ha or greater. The release area is spread amongst 12 separate candidate areas and is likely to be subdivided progressively over many years. Existing services in Coffs Harbour and the surrounding area are adequate to cater for future development of the land.

#### **4. Is the planning proposal consistent with the council’s local strategy or local strategic plan?**

Council’s Community Strategic Plan is known as Coffs Harbour 2030 Plan, which was adopted in March 2009. The Planning Proposal is relevant to the following outcomes of that plan:

- We have vibrant rural communities.
- Our rural villages are revitalised while maintaining their unique rural identity. Each has the facilities needed to help maintain the strength of the local community.
- Our hinterland villages support a strong tourism base that has developed around local produce, arts, culture and nature experiences.
- We maintain and conserve our flora and fauna through a protected, connected network of well-managed corridors and reserve systems.

**Comment:** *The objectives of this Planning Proposal are considered to be consistent with the outcomes of the Coffs Harbour 2030 Plan.*

Council's Local Growth Management Strategy is a complementary document to the Coffs Harbour 2030 Plan.

**Comment:** *The provisions of the LGMS have been addressed by the De Groot & Benson report. The Bonville locality is identified as a Stage 1 Release Area (2009-2019) and is therefore consistent with the LGMS's Land Release Strategy. Where the Planning Proposal is inconsistent with the LGMS, justification of such inconsistencies is provided.*

**Inconsistency with endorsed Candidate Area boundaries:**

1. The mapping of the Candidate Area boundaries in the LGMS were based on a desktop constraints (sieve) mapping process, using map layers which were not sufficient in terms of spatial accuracy and the age of the data used. These limitations were addressed by using up-to-date data, reinforced by appropriate field checking. The recommended rezoning is reflective of the environmental constraints present, and the capability of the lands outside of the Candidate Areas to support Large Lot Residential Development.
2. The Environmental Studies undertaken by De Groot & Benson Pty Ltd for the PP identified all environmental constraints within and outside the endorsed Candidate Areas. While parts of the land proposed to be zoned R5 are subject to environmental constraints such as being partially flood prone, these constraints can be addressed at the Development Application stage by nomination of appropriate dwelling footprints being located above the 1:100 year flood level, design of proposed subdivisions which ensure that all building footprints are located above the 1:100 year flood level, or by other suitable conditions of development consent relevant to the constraints present.
3. There are existing lots located outside of the Candidate Area boundaries with similar attributes to land within the candidate area boundaries. These were also nominated for a zone of R5 Large Lot Residential accordingly. In many cases, there are existing lots of less than 1 hectare outside the extents of the Candidate Areas which are solely used as rural residential dwellings, currently zoned RU2 Rural Landscape. It is appropriate that such lots be allocated an R5 zone.

**5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP)?**

The planning proposal is consistent with the following SEPPs.

***SEPP (Affordable Rental Housing) 2009***

*Allows for permissibility of group homes; and provides development standards for various forms of affordable housing.*

**Comment:** The SEPP will operate where secondary dwellings are permissible with consent in the R5 zone. The PP is consistent with this SEPP.

***SEPP (Exempt and Complying Development Codes) 2008***

*Streamlines assessment processes for development that complies with specified development standards.*

**Comment:** No additional exempt or complying uses have been included in the draft Plan.

## **SEPP (Rural Lands) 2008**

*The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes.*

*The Rural Planning Principles are as follows:*

- a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, Region or State,*
- c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- d) in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

**Comment:** The draft LEP is inconsistent with the Rural Planning Principles of the SEPP in that:

Parts of the land proposed to be rezoned are located outside the mapped Bonville Large Lot Residential Candidate Areas (CAs) by the MNCRS 2009, and include lands mapped as Regionally Significant Farmland. The PP has recommended extending the proposed rezoned land to cadastral boundaries, which affects lands mapped as Regionally Significant Farmland.

### **Justification of proposed rezoning of lands identified as Regionally Significant Farmland**

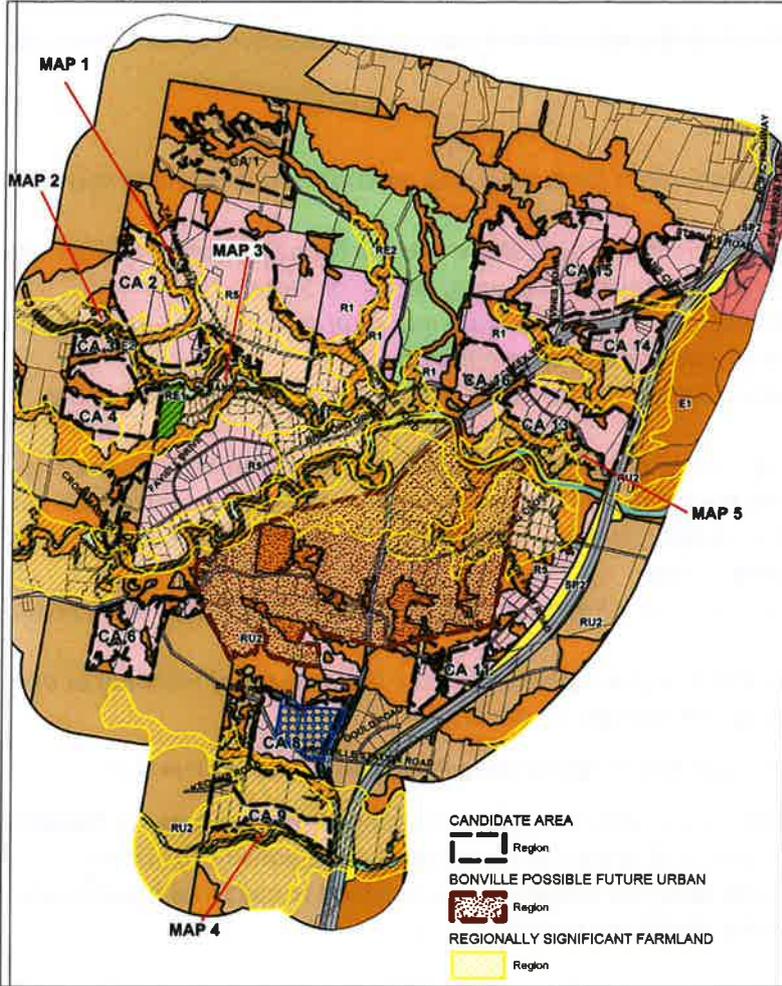
The rationale for this justification includes:

- a) The size and current uses of the land identified as Regionally Significant Farmland (RSF); and
- b) Whether the location of the RSF in the proposed R5 zone, in relation to other areas of RSF, affects the ability of the land to be used for productive agricultural land uses.

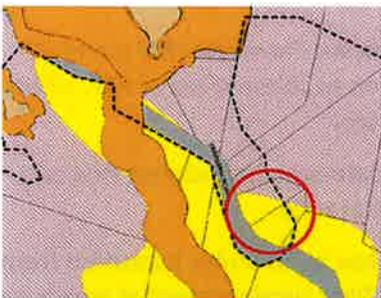
The following maps illustrate the location of land outside of the candidate area boundaries that is identified as RSF and is included in the proposed R5 Large Lot Residential zone.

- As the maps indicate, the Bonville area is already fragmented and has been under transition from a farming area to a rural lifestyle area over many years. The Bradford Park rural residential area is well established and strongly influences the character of the locality. To the north of the study area, the Bonville International Golf club is likely to continue its master planned development as a tourist/residential lifestyle village ancillary to the golf club.
- In recent years, the blueberry industry has emerged and is expanding into land already zoned R5. The blueberry industry is still growing in the Coffs Harbour area. Whether or not land is zoned R5 is not a financial determinant as to the viability of that land for blueberry production. The blueberry industry appears to be capable of establishing a viable farm within land with the right soil and climate attributes, irrespective of the market value of that land.
- As mentioned in the PP, the R5 zone has expanded beyond the candidate area boundaries generally in line with cadastral boundaries and the logical continuation of the zone into areas of land located between candidate area boundaries.

**Regionally Significant Farmland Map**



**Map 1**



**LEGEND**

- E2 Proposed and Existing
- Regionally Significant Farmland
- Proposed R5
- Candidate Area Boundary

CA 2: Small area of RSF over lots already fragmented below 4,000 m<sup>2</sup>.



The area mapped as RSF outside of Candidate Area 2 is part of a yard of an existing dwelling on a lot of less than 4000m<sup>2</sup>. It is clear that rezoning this land to R5 will not have a detrimental effect on agricultural production as the land is not, or can be, used for that purpose.

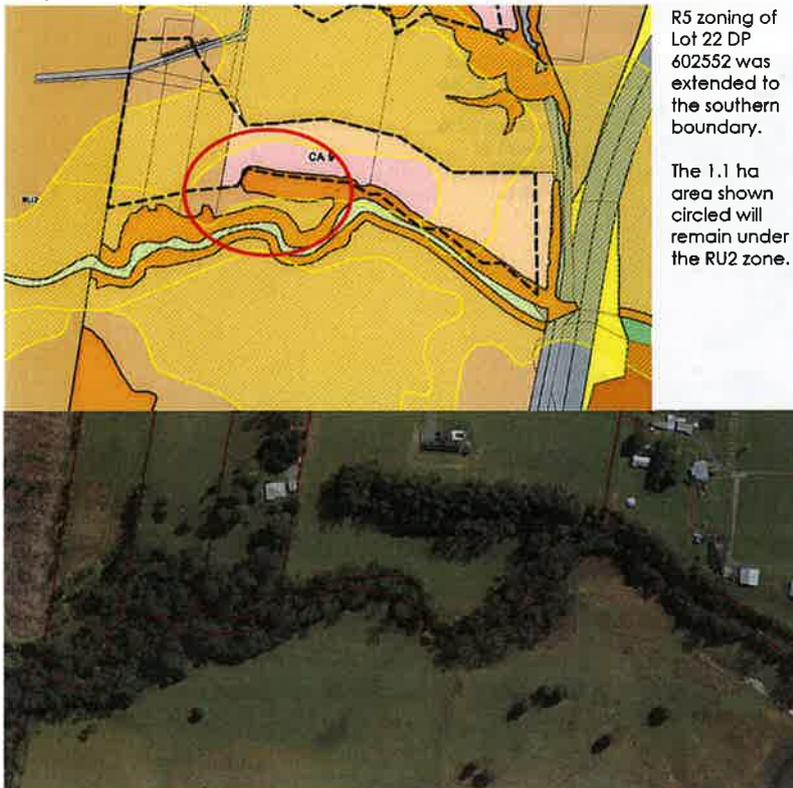
**Map 2**



5 ha area of land between CA2 and CA 3 is used primarily for rural lifestyle purposes as shown in the aerial image below.

This land, on its own, is unlikely to be RSF due to its location in between two candidate area boundaries and its present use for rural living purposes.

**Map 3**



R5 zoning of Lot 22 DP 602552 was extended to the southern boundary.

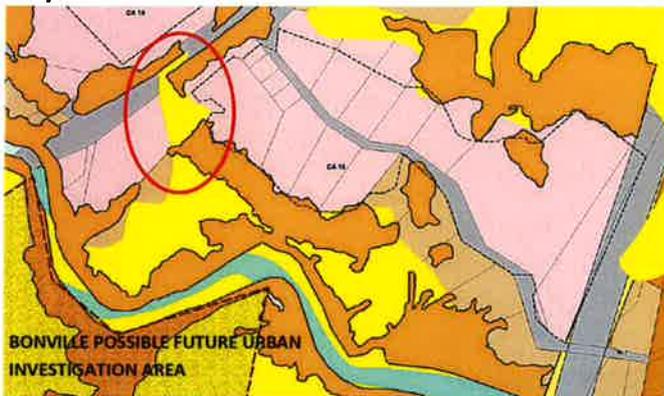
The 1.1 ha area shown circled will remain under the RU2 zone.

The area mapped as RSF outside of Candidate Area 9 is part of an existing agricultural holding located near a perennial watercourse (Pine Creek). This small piece of land is mapped as being flood prone. A dwelling would not be approved on this part of the land due to that constraint, and would be included as private open space within a larger lot (should the 'parent' lot be subdivided). Following subdivision, it is also highly unlikely that this remnant piece of mapped RSF (the area of this piece of land is @1.5 hectares) will be used for agricultural purposes and is therefore not contiguous with adjoining land mapped as RSF which can be zoned Large Lot Residential.

The proposed rezoning to R5 is also justified by the requirement (Clause 4.1 (3) of Coffs Harbour LEP 2013) for all newly created lots to contain a minimum of one hectare of land zoned R5, as per the Minimum Lot Size map. If the existing zone of RU2 is retained, it would be difficult to achieve a logical subdivision configuration and achieve a satisfactory lot yield for that precinct. Clause 4.1(3) states:

*'The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.'*

**Map 4**



Top LH Corner. This land is located between an over 55's lifestyle village and small lots and is not RSF.

CA 13 is adjacent to the Bonville Possible Future Urban Investigation Area



A significant portion of the RSF will be rezoned E2 to reflect its riparian value.

Over 55's relocatable home village

The land shown in the above photograph is likely to retain its existing use as extensive agriculture (i.e. blueberry production), at least in the short term. The majority of this land is mapped as being flood prone. In Council's initial request for a Gateway Determination, this portion of land was proposed to be zoned R5 Large Lot Residential. Upon review by Council and advice received from NSW P&E, the existing zoning of land outside of the endorsed Candidate Area 13 has been retained due to the land being flood prone, its predominant use as RSF for agricultural purposes and very limited potential lot yield.

### **SEPP (Infrastructure) 2007**

*This SEPP provides for a consistent planning regime for infrastructure and the provision of services across NSW.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

### **SEPP (Temporary Structures) 2007**

*This SEPP provides for the erection of temporary structures while protecting public safety and local amenity.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

### **SEPP (Mining, Petroleum Production and Extractive Industries) 2007**

*This SEPP provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The SEPP requires a compatibility test to be undertaken by council planners when assessing any proposed development in the vicinity of existing mines, quarries and petroleum production facilities or resources identified as being of state or regional significance.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

### **SEPP (Building Sustainability Index: BASIX) 2004**

*The implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

### **SEPP (Housing for Seniors or People with a Disability) 2004**

*The SEPP intends to encourage the development of high quality accommodation for an ageing population and for people who have disabilities while providing housing that is in keeping with the local neighbourhood.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

### **SEPP No. 71 – Coastal Protection**

*Encourages a strategic approach to coastal management and identifies considerations for certain coastal development.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP. This is further discussed in **117 Direction 2.2 Coastal Protection**.

### **SEPP No. 65 - Design Quality of Residential Flat Development**

*Raises the design quality of residential flat development across the state through the application of a series of design principles.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP. Residential flat buildings are prohibited in the R5 and E2 zones.

### **SEPP No. 64 - Advertising and Signage**

*Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP. Advertising structures are controlled by Component C4 Signage Requirements of Coffs Harbour DCP 2013.

#### **SEPP No. 62 – Sustainable Aquaculture**

*Encourages the sustainable expansion of the industry in NSW*

**Comment:** The draft LEP is generally consistent with the SEPP.

#### **SEPP No. 60 - Exempt and Complying Development**

*This SEPP provides for a more efficient and effective approval process for certain classes of development. It applies to areas of the State where there are no such provisions in the council's local plans.*

**Comment:** SEPP 60 is not affected by this Planning Proposal.

#### **SEPP No. 55 - Remediation of Land**

*Introduces state-wide planning controls for the remediation of contaminated land.*

**Comment:** A soil sampling, testing and analysis was undertaken and previous banana cultivation areas mapped. Soil analysis for possible soil contamination from pesticide and herbicide use, and testing for potential acid sulfate soils has also been undertaken. The assessment found that minor isolated contamination arising from previous banana cultivation is present.

The initial Gateway Determination issued by NSW Planning & Environment requested the following point to be addressed in relation to SEPP 55:

- *Council is to undertake the following additional assessment in support of the planning proposal:*
  - a) *The potential for land contamination including a soil sampling analysis of areas where contamination is expected to be highest, based on known land use history, for example, but not limited to the mapped banana cultivation areas to be zoned R5 Large Lot Residential to the north of Candidate Area 2 and in Candidate Area 11.*

In response to this request, additional assessment has been carried out. The updated report is included in the environmental study (De Groot & Benson Pty Ltd) which supports this Planning Proposal.

The updated report concluded that while arsenic contamination is present across past banana cultivation land in the Bonville area, this finding is consistent with other areas of past banana growing land across the Coffs Harbour region.

Council's existing land contamination policies shall be applied to any proposed development within the Bonville Large Lot Residential Investigation Area.

If necessary, further investigation of each development site will occur as part of the Development Application process. In regard to the Bonville Large Lot Investigation Area, the risk of contaminated land is considered to be minimal, and management of identified contaminated land is acceptable using recognised remediation methods and procedures which are available.

#### **SEPP No. 36 – Manufactured Home Estates**

*Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

#### **SEPP No. 33 - Hazardous and Offensive Development**

*Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

#### **SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)**

*States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

#### **SEPP No 30—Intensive Agriculture**

*Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

#### **SEPP No. 22 - Shops and Commercial Premises**

*Permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

#### **SEPP No. 21 - Caravan Parks**

*Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

#### **SEPP No. 6 - Number of Storeys in a Building**

*Sets out a method for determining the number of storeys in a building.*

**Comment:** The PP is either consistent with the SEPP or has no clauses with material effect on the SEPP.

### **Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The Ministerial Directions under Section 117 of the EP&A Act 1979 are addressed as follows:

#### **EMPLOYMENT AND RESOURCES**

##### ***Direction 1.1 Business and Industrial Zones***

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

**Comment:** This direction does not apply.

##### ***Direction 1.2 Rural Zones***

*The objective of this direction is to protect the agricultural production value of rural land. A draft LEP shall:*  
a) *not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*

- b) *not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).*

**Comment:** This Planning Proposal is inconsistent with this direction in that land is proposed to be rezoned from RU2 Rural Landscape to R5 Large Lot Residential. In the case of this Planning Proposal, inconsistency with this Direction can be justified in that the majority of the land proposed to be rezoned to R5 Large Lot Residential are endorsed Candidate Areas within the Coffs Harbour Rural Residential Strategy (RRS) 2009.

The inclusion of parts of the proposed rezoning located outside of the endorsed Candidate Areas is justified by the supporting Environmental Studies (De Groot & Benson Pty Ltd) and in addressing the Sustainability Criteria and SEPPS within this Planning Proposal report.

### ***Direction 1.3 Mining, Petroleum Production and Extractive Industries***

*This direction applies when a council prepares a draft LEP that would have the effect of:*

- a) *prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or*  
b) *restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.*

**Comment:** The draft LEP is inconsistent with this direction. The candidate areas identified for rural residential and environmental protection rezoning are currently zoned RU2 Rural Landscape. Extractive industries and open cut mining are permissible with consent pursuant to the LEP and the Mining SEPP, however, will no longer be permissible under either Environmental Planning Instrument under a R5 or E2 zone. This direction requires that the Planning Proposal is notified to the Director General of the Department of Primary Industries.

### ***Direction 1.4 Oyster Aquaculture***

The objectives of this direction are:

- a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a draft LEP,  
b) to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.

**Comment:** The Planning Proposal is consistent with this direction. There are no potential or existing oyster cultivation areas within the draft LEP area or within any drainage area downstream of this area likely to be affected by future development.

### ***Direction 1.5 Rural Lands***

*This direction applies when:*

- a) *a council prepares a draft LEP that affects land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or*  
b) *a council prepares a draft LEP that changes the existing minimum lot size on land within a rural or environment protection zone.*

**Comment:** As in the comments for Direction 1.2 (Rural Zones), this Planning Proposal is inconsistent with this direction as it applies to existing rural and environment protection zone boundaries. In the case of this Planning Proposal, inconsistency with this Direction can be justified in that the majority of the land proposed to be rezoned to R5 Large Lot Residential are endorsed Candidate Areas within the Coffs Harbour Rural Residential Strategy (RRS) 2009.

The inclusion of parts of the proposed rezoning located outside of the endorsed Candidate Areas is justified by the supporting Environmental Studies (De Groot & Benson Pty Ltd) and in addressing the Sustainability Criteria and SEPPS within this Planning Proposal report.

The alteration of existing environmental protection zones is justified as the revised E2 zones are reflective of the most recent mapping of environmental values which are included in the supporting Environmental Study (De Groot & Benson).

## **ENVIRONMENT AND HERITAGE**

### ***Direction 2.1 Environment Protection Zones***

*The direction requires that a draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas. A draft LEP that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP shall not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land).*

**Comment:** The draft LEP is consistent with this direction in that all of the existing environmental protection zoned land is retained. Additional areas of high ecological value land will be rezoned E2 or identified in a terrestrial biodiversity and watercourse overlay map.

### ***Direction 2.2 Coastal Protection***

The objective of this direction is to implement the principles in the NSW Coastal Policy.

This direction applies to the coastal zone, as defined in the *Coastal Protection Act 1979*.

A draft LEP shall include provisions that give effect to and are consistent with:

- a) the *NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997*, and
- b) the *Coastal Design Guidelines 2003*, and
- c) the manual relating to the management of the coastline for the purposes of section 733 of the *Local Government Act 1993* (the *NSW Coastline Management Manual 1990*).

**Comment:** A very small portion of the study area is located on the edge of the coastal zone, east of Pine Creek Way surrounding Williams Road and Bonville Station Road. This area is located within 100m of Bongil Bongil National Park and the tidal section of Bonville Creek and will be subject to the considerations under State Environmental Planning Policy 71 – Coastal Protection.

The eastern part of Candidate Area (CA) 13 is within the coastal zone and will be rezoned from RU2 to R5 and E2 with areas identified as terrestrial biodiversity included on the overlay map.

Future development within the R5 area for rural residential purposes will include onsite wastewater disposal areas. Site investigations and modelling carried out for the Wastewater Assessment indicates that the land is capable of providing for a dwelling and wastewater area per 4,000 m<sup>2</sup>. The R5 areas have a minimum lot size of 10,000 m<sup>2</sup> (1 ha) therefore providing a safe and conservative buffer to surrounding drainage lines and watercourses, significantly reducing any possibility of adverse impacts to water quantity and quality entering surrounding drainage lines and watercourses.

Areas of high ecological value land within the coastal zone land outside of the CA boundary will be rezoned E2 or identified on the biodiversity overlay.

The proposed rezoning will increase the area of land protected under an environmental conservation zone or biodiversity overlay and has a very conservative minimum lot size for the small area of land to be zoned R5. It is therefore considered that the planning proposal is consistent with:

- a) the *NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997*, and
- b) the *Coastal Design Guidelines 2003*, and
- c) the manual relating to the management of the coastline for the purposes of Section 733 of the *Local Government Act 1993* (the *NSW Coastline Management Manual 1990*).

Additionally, the proposed rural residential rezoning is justified by an endorsed strategy.

### ***Direction 2.3 Heritage Conservation***

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. A draft LEP shall contain provisions that facilitate the conservation of:

- a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
- b) Aboriginal objects or Aboriginal places that are protected under the *National Parks and*
- c) *Wildlife Act 1974*, and
- d) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the council, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

**Comment:** There are no heritage items currently identified in the draft LEP area. Further assessment has been undertaken and no new items have been identified.

#### ***Direction 2.4 Recreation Vehicle Areas***

The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.

A draft LEP shall not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the *Recreation Vehicles Act 1983*):

- a) where the land is within an environmental protection zone,
- b) where the land comprises a beach or a dune adjacent to or adjoining a beach,
- c) where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) of this direction) unless the council has taken into consideration:
  - i) the provisions of the guidelines entitled *Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985*, and
  - ii) the provisions of the guidelines entitled *Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985*.

**Comment:** The draft LEP is consistent with this direction in that there are no clauses or provisions that enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the *Recreation Vehicles Act 1983*).

## **HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT**

### ***Direction 3.1 Residential Zones***

*This direction applies when a council prepares a draft LEP that affects land within:*

- a) *an existing or proposed residential zone (including the alteration of any existing residential zone boundary),*
- b) *any other zone in which significant residential development is permitted or proposed to be permitted.*

**Comment:** The planning proposal provides for an addition 499 ha of R5 Large Lot Residential zoned land. This direction requires that a draft LEP shall include provisions that encourage the provision of housing that will:

- a) *broaden the choice of building types and locations available in the housing market.*

**Comment:** Consistent. The provision of additional rural residential land will broaden lifestyle choices in a suitable location.

- b) *make more efficient use of existing infrastructure and services.*

**Comment:** The land is not serviced with sewer and water, however there is existing public road access to all CAs. The cost of upgrading the public road system is included in the draft Bonville Rural Residential Developer Contributions Plan.

*c) reduce the consumption of land for housing and associated urban development on the urban fringe.*

**Comment:** The Bonville candidate areas are located on the periphery of the Bonville Urban Investigation Area (OLC Settlement Strategy, 2008). The land is within a rural lifestyle area and is a different land resource to greenfield urban land. The proposed R5 Large Lot Residential land within the CAs does not impact on the land identified for future urban use.

*d) be of good design.*

**Comment:** Design principles are identified in the Development Control Plan for the area that reflect the rural character of the area, the visual amenity and environmental values of the area.

*A draft LEP shall, in relation to land to which this direction applies:*

*a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*

*b) not contain provisions which will reduce the permissible residential density of land.*

**Comment:** Rural residential development within the rezoned land does not require water and sewerage services. Telecommunications and electricity will be extended to the CAs gradually as the land is resubdivided. Recommendations for on-site wastewater management disposal are found in the Bonville LES Wastewater Assessment at Appendix D. The adopted density of rural residential land in the Coffs Harbour LEP is one hectare. The wastewater land capability investigations indicated that the land is capable of increased density, however, R5 zoned land will be mapped with a minimum lot size (MLS) of one hectare.

### ***Direction 3.2 Caravan Parks and Manufactured Home Estates***

This direction applies and requires that:

*In identifying suitable zones, locations and provisions for caravan parks in a draft LEP, council shall:*

*a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and*

*b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.*

**Comment:** There are no existing caravan parks in the candidate areas. Caravan parks are not permitted in RU2, R5 or E2 zone under the CHLEP 2013. A manufactured home estate (MHE) is located within the land identified as the Bonville future urban investigation area and is not impacted by this Planning Proposal.

### ***Direction 3.3 Home Occupations***

*The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses. Draft LEPs shall permit home occupations to be carried out in dwelling houses without the need for development consent.*

**Comment:** This direction applies. The draft LEP is consistent with this direction – home occupations are permitted without consent in the R5 and E2 zones.

### ***Direction 3.4 Integrating Land Use and Transport***

*The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:*

*a) improving access to housing, jobs and services by walking, cycling and public transport, and*

- b) *increasing the choice of available transport and reducing dependence on cars, and*
- c) *reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- d) *supporting the efficient and viable operation of public transport services, and*
- e) *providing for the efficient movement of freight.*

*This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.*

**Comment:** This direction applies as the draft LEP creates additional R5 Large Lot Residential zoned land. The draft LEP is generally consistent with the objectives of this direction. Increasing rural residential development within an area served by an existing public road network will support the local school bus service and may lead to additional transport services in the area. The former Pacific Highway (Pine Creek Way) is already a popular cycling area and is well connected to the Bongil Bongil National Park and forestry trails in the Pine Creek area.

### ***Direction 3.5 Development Near Licensed Aerodromes***

*This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to land in the vicinity of a licensed aerodrome.*

**Comment:** This direction does not apply.

### ***Direction 3.6 Shooting Ranges***

This direction is not applicable to this Planning Proposal.

## **HAZARD AND RISK**

### ***Direction 4.1 Acid Sulfate Soils***

*The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.*

**Comment:** Consistent broad sampling has been undertaken to identify areas likely to contain acid sulfate soils. These areas are mapped as part of the draft LEP. Guidelines are available for the management of acid sulfate soils within the mapped areas.

### ***Direction 4.2 Mine Subsidence and Unstable Land***

*The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.*

**Comment:** There are no known areas of mine subsidence or unstable land in the draft LEP area. Broad assessment has been undertaken to identify steep lands that may require construction management to avoid any instability.

### ***Direction 4.3 Flood Prone Land***

*This direction applies when a council prepares a draft LEP that creates, removes or alters a zone or a provision that affects flood prone land.*

**Comment:** This direction applies. Model clauses for *Flood planning* and *Floodplain Risk Management* are included in Coffs Harbour LEP 2013. These Model Clauses are consistent with the objectives of this direction. The areas identified as flood prone land have been mapped and included in the supporting Environmental Study.

The initial Gateway Determination issued by NSW Planning & Environment requested the following points to be addressed in relation to Direction 4.3:

- Council is to provide details of the area of land below the 1:100 ARI flood planning level that is proposed to be zoned R5 Large Lot Residential, including:
  - a) The depth of inundation and the expected velocity of flood waters, and whether these characteristics are compatible with rural residential development; and
  - b) Whether the proposed minimum lot size of 1 hectare will enable lots to contain areas of land above the flood planning level.
- Council is to undertake the following additional assessment in support of the planning proposal:
  - a) A flood plain risk management plan for the subject land or a report on the flood extent, depth and expected velocities and whether the use of the land for rural residential development is appropriate given these flooding characteristics.

In response to this request, additional assessment has been carried out to address these issues. The updated report (which includes data pertaining to flood extent, depth and velocity as described above) is included in the environmental study (De Groot & Benson Pty Ltd) which supports this Planning Proposal.

The revised flood assessment now shows:

- The 100-year ARI flood extents;
- The 100-year ARI flood contours;
- The 100-year ARI extents of high and low flood hazard;
- An overlay of the existing E2, proposed E2 and proposed R5 land.

The 100-year ARI flood extents have been revised. The predicted flood extents were examined and adjusted where warranted to remove areas of very shallow or puddle inundation. That now shown is a more realistic estimation where flood water of consequence will extend, be it either over bank flooding or, in some areas, break-out flooding.

The mapping now shows where the 100-year flood level on the proposed R5 land is located. It also shows where that flooding is of high or low hazard, in accordance with the NSW Floodplain Development Manual.

Inclusion of land below the predicted 100-year flood level within the proposed R5 zoning is considered appropriate in most cases. The mapping shows that any practical subdivision of existing land parcels into lots of one hectare will yield sufficient areas above the 100-year ARI flood level that is suitable for dwellings. Subdivision or residential development will not be supported unless a suitable building footprint above the 1 in 100 year flood level is indicated on all proposed lots. This is a design issue and will be addressed at the Development Application stage.

The land that is most constrained by flooding is situated in Candidate Area 13 fronting Williams Road. These lots of approximately 3.4 hectares each have large areas exposed to deep flood inundation. Any subdivision of these lots would have to be carefully arranged to form long narrow lots, so as to provide a suitable flood free dwelling envelope on the higher ground close to the road. The Planning Proposal has retained the existing zone of RU2 on this land.

#### ***Direction 4.4 Planning for Bushfire Protection***

*This direction applies when a council prepares a draft LEP that affects, or is in proximity to land mapped as bushfire prone land.*

**Comment:** The relevant areas of the Planning Proposal are mapped as Bush Fire Prone Land.

*In the preparation of a draft LEP a Council shall consult with the Commissioner of the NSW Rural Fire Service under section 62 of the EP&A Act, and take into account any comments so made.*

**Comment:** Consistent. Appropriate consultation will be undertaken as part of the LEP preparation process.

*A draft LEP shall:*

- a) *have regard to Planning for Bushfire Protection 2006,*

**Comment:** Consistent. Asset Protection Zones are identified in the draft Bonville Rural Residential Development Control Plan.

b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and ensure that bushfire hazard reduction is not prohibited within the APZ.*

**Comment:** Consistent. Future subdivision and development in bushfire prone land in the candidate areas will be referred to the RFS as required under s100B of the Rural Fires Act 1997 and s79BA of the EP&A Act 1979. The draft LEP allows bush fire hazard reduction work authorised by the *Rural Fires Act 1997* to be carried out on any land without development consent. The draft LEP is consistent with this direction.

## **REGIONAL PLANNING**

### ***Direction 5.1 Implementation of Regional Strategies***

*The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. Planning proposals must be consistent with a regional strategy released by the Minister for Planning.*

**Comment:** This direction applies in that land is proposed to be rezoned from RU2 Rural Landscape to R5 Large Lot Residential. In the case of this Planning Proposal, inconsistency with this Direction can be justified in that the majority of the land proposed to be rezoned to R5 Large Lot Residential are endorsed Candidate Areas within the Coffs Harbour Rural Residential Strategy 2009, which is the relevant local growth management strategy agreed to between Council and NSW Planning & Environment.

Where parts of the proposed rezoning are located outside of the endorsed Rural Residential Strategy Candidate Areas, the inconsistency is justified by the supporting Environmental Studies (De Groot & Benson Pty Ltd) and in addressing the Sustainability Criteria, relevant SEPPS and other relevant Section 117 Directions within this Planning Proposal report.

### ***Direction 5.2 Sydney Drinking Water Catchments***

This direction is not applicable to this Planning Proposal.

### ***Direction 5.3 Farmland of State and Regional Significance on the NSW Far North Coast***

This direction is not applicable to this Planning Proposal.

### ***Direction 5.4 Commercial and Retail Development along the Pacific Highway, North Coast***

**Comment:** Consistent. No commercial or retail development is proposed along the Pacific Highway alignment.

### ***Direction 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)***

This direction is not applicable to this Planning Proposal.

### ***Direction 5.6 Sydney to Canberra Corridor***

This direction is not applicable to this Planning Proposal.

### ***Direction 5.6 Central Coast***

This direction is not applicable to this Planning Proposal.

### ***Direction 5.6 Second Sydney Airport: Badgerys Creek***

This direction is not applicable to this Planning Proposal.

## **LOCAL PLAN MAKING**

### ***Direction 6.1 Approval and Referral Requirements***

*This direction aims to minimise concurrence and referral application to Ministers and public authorities and not classify designated development unless significant impact is likely.*

**Comment:** Consistent. The Planning Proposal does not include and additional referral requirements.

### ***Direction 6.2 Reserving Land for Public Purposes***

*This direction requires land to be reserved for public purposes in accordance with the latest directions of the relevant authority.*

**Comment:** Consistent. Draft LEP includes standard public reserve provisions from standard LEP template.

### ***Direction 6.3 Site Specific Provisions***

*This direction discourages unnecessarily restrictive site controls.*

**Comment:** Consistent. Draft LEP adopts recommended provisions from standard LEP template and existing Coffs Harbour provisions.

## **METROPOLITAN PLANNING**

### ***Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036***

This direction is not applicable to this Planning Proposal.

## **Section C - Environmental, social and economic impact.**

### **6. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

Part 5A of the EP&A Act requires consideration of the likely impacts of the draft LEP on threatened species, populations or ecological communities, or their habitats. There are a number of threatened species known to occur in the study area including Endangered Ecological Communities (EECs).

Significant areas of native vegetation; regrowth and remnant natural habitats occur throughout the study area. These provide a range of habitats for a limited number of threatened fauna species including areas of mapped Endangered Ecological Communities (EECs). Significant environmental values for the Bonville study area are:

- Vertebrate animal species recorded - 170
- Vascular plant species - 197
- Threatened plants - 1 (from previous study)
- Threatened animals species recorded during current survey - eight
- Threatened animals recorded from all studies - 18
- Native vegetation cover - 25 % of study area
- Exotic vegetation cover - 15 % of study area
- Hardwood plantation cover - 10% of study area
- Mapped Endangered Ecological Communities approximately - 38 hectares
- Mapped Rainforest - < 2 hectares

Environmental values collated from this study have been combined with data from statutory planning requirements such as existing environmental protection zones, koala habitat and drainage buffers in an environmental constraints analysis process. Approximately 38 ha of EECs, high value Class 5 vegetation mapped land and riparian buffers (3rd order and greater) have been recommended for conservation in the E2 Environmental Conservation zone.

Remnant vegetation and corridor linkages have been identified on the biodiversity overlay as 'terrestrial biodiversity' and stream orders 3 and above identified as 'watercourse'. Terrestrial biodiversity and watercourses trigger additional consideration under Clauses 7.4 and 7.6 of the Coffs Harbour LEP 2013. Existing E2 zoned land retains its current zoning. The draft LEP zonings recommended in this Planning Proposal improve on existing habitat corridors and linkages and will not adversely impact on critical habitat or threatened species, populations or ecological communities, or their habitats. Therefore this proposal does not trigger the need for consultation under section 34A of the EP&A Act with the Director General of the Department of Environment and Climate Change or the Director General of the Department of Primary Industries (for impacts to fish or marine vegetation).

### **\*7. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The following is a summary of the other likely environmental effects or constraints on the site.

#### **Bushfire Risk**

Asset Protection Zones (APZs) for vegetation areas within the study area have been identified. Controls for vegetation management for subdivisions and dwellings within the rural residential candidate areas have been provided in the Bushfire Risk Assessment in **Appendix C** of the de Groot & Benson Report.

## **Site Contamination**

Arsenic contamination is present across former banana land consistent with similar banana land across the Coffs Harbour region. Council's existing land contamination policies should be applied to any proposed development within the release area. All proposed development within present and past cultivated areas should be subject to soil contamination assessments and where contamination is identified a remediation plan prepared. As has been found in other areas, it is anticipated that the arsenic contamination can be readily remediated, generally through on-site vertical mixing. The cost of further investigation, and remediation if required, will fall to the developer. While an additional burden, it is not expected to significantly constrain the land's development potential.

## **Acid Sulfate Soils**

Class 3, 4 and 5 Acid Sulfate Soils are present with the eastern portion of the site in the vicinity of Bonville and Pine Creeks. Due to flood constraints, any proposed development in these areas will require filling which is unlikely to expose any potential acid sulfate soils to oxidation. However, some excavation of floodways and deeper excavation for servicing trenching will be required. These works should be managed in accordance with Council's current policies and are not a significant constraint to development in this area.

## **Geotechnical**

The geotechnical conditions across the proposed development areas do not pose a major constraint. Slope will have the greatest impact on development. The residual soils will typically yield an M classification in accordance with AS2870 although this will give way to a P classification on the steeper slopes. This investigation is general in nature and, apart from limited field work, relies on local experience in the design and construction of residential footings throughout the Coffs Harbour Region over the Brooklana Formation. This investigation does not obviate the need for site specific investigations as part of individual development.

It is recommended that Council retain existing policies that require individual site classifications and the engineering design of slabs and footings, plus compaction control of subdivision earthworks. No additional planning and policy requirements are recommended.

## **8. How has the planning proposal adequately addressed any social and economic effects?**

Social and economic effects arising from the Planning Proposal will be positive in terms of the provision of rural residential land for new housing and the identification of high ecological value land for conservation.

Based on housing supply data for the Coffs Harbour LGA from 2007 to 2012, there is a genuine demand for 42 rural residential lots per annum and a scant supply of vacant rural residential to meet that demand. As discussed in Section 5.3 of the De Groot & Benson Report, the 'genuine' annual demand estimate may be flawed due to the low quantity and range of suitable rural residential lots available to the market over the last seven years. The Planning Proposal will result in the rezoning of 499 hectares of rural land to R5 Large Lot Residential with a minimum lot size of one hectare across 14 separate candidate areas. Whilst this land is generally unconstrained and suitable for rural residential subdivision, a range of factors will influence the supply of that land to the rural residential market, including land-owner reluctance to subdivide and competition for that land for blueberry production.

It is estimated that the Bonville rural residential release areas will yield approximately 340 lots overall and will provide up to ten year's supply of rural residential land for the LGA. Subdivision within the Bonville release areas is likely to be gradual as most of the land is fragmented and is held in multiple ownerships. Overall, the gradual subdivision of land for rural residential purposes will have a positive

impact on the social fabric of the Bonville area as additional households contribute to supporting local community organisations, the local general store and service station and the Bonville Primary School.

#### ***Section D - State and Commonwealth interests.***

##### **9. Is there adequate public infrastructure for the planning proposal?**

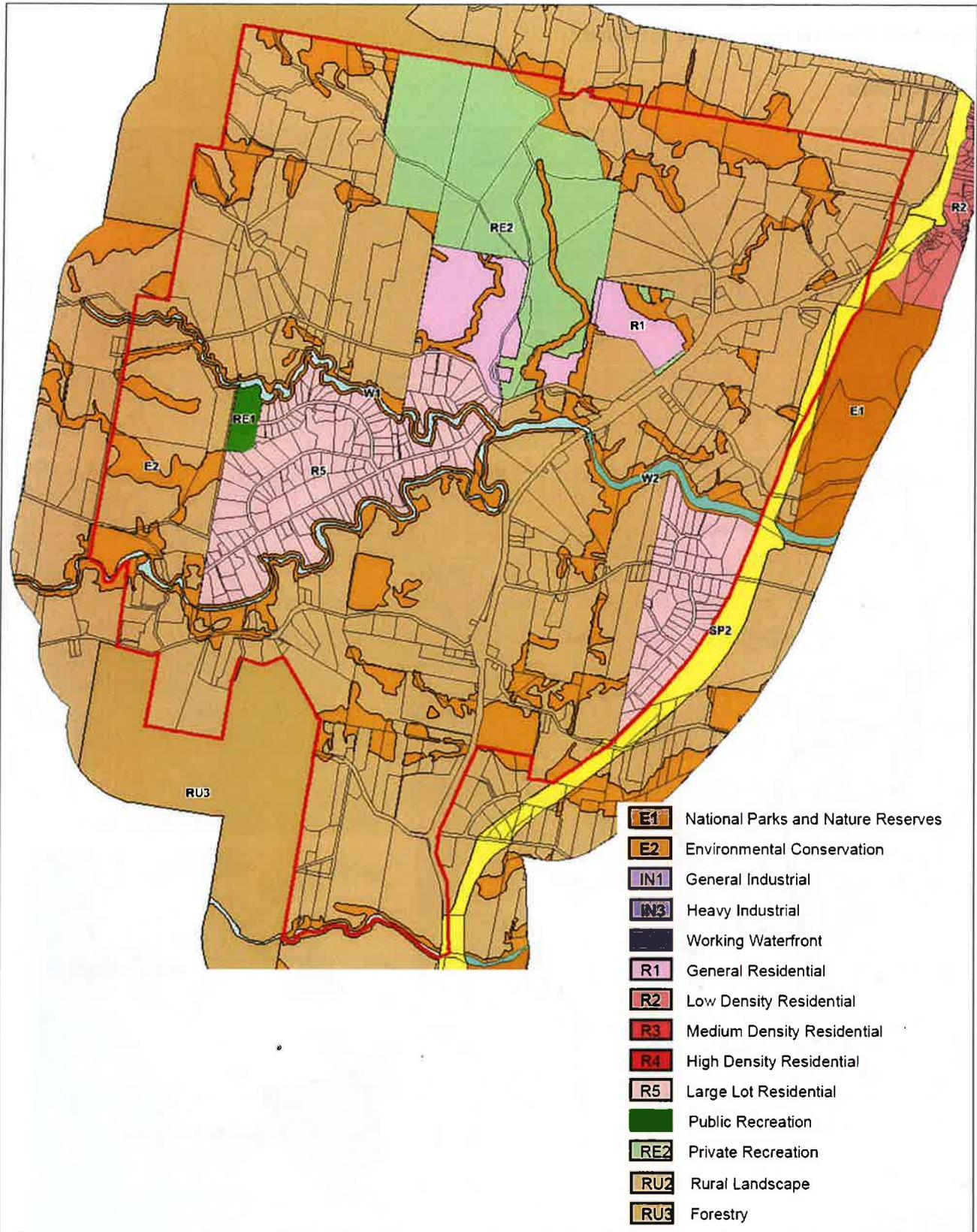
State or Commonwealth public infrastructure within the Bonville Rural Residential release area is adequate to cater for the gradual growth in the area. The electrical network is adequate to cater for the subdivision of land within the candidate areas for rural residential purposes. Connection to households of the National Broadband Network (NBN) has commenced in the area to provide wireless internet services to subscribers who wish to connect.

##### **10. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

This section of the planning proposal will be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination. This section will summarise any issues raised by public authorities not already dealt with in the planning proposal, and will address issues as required.



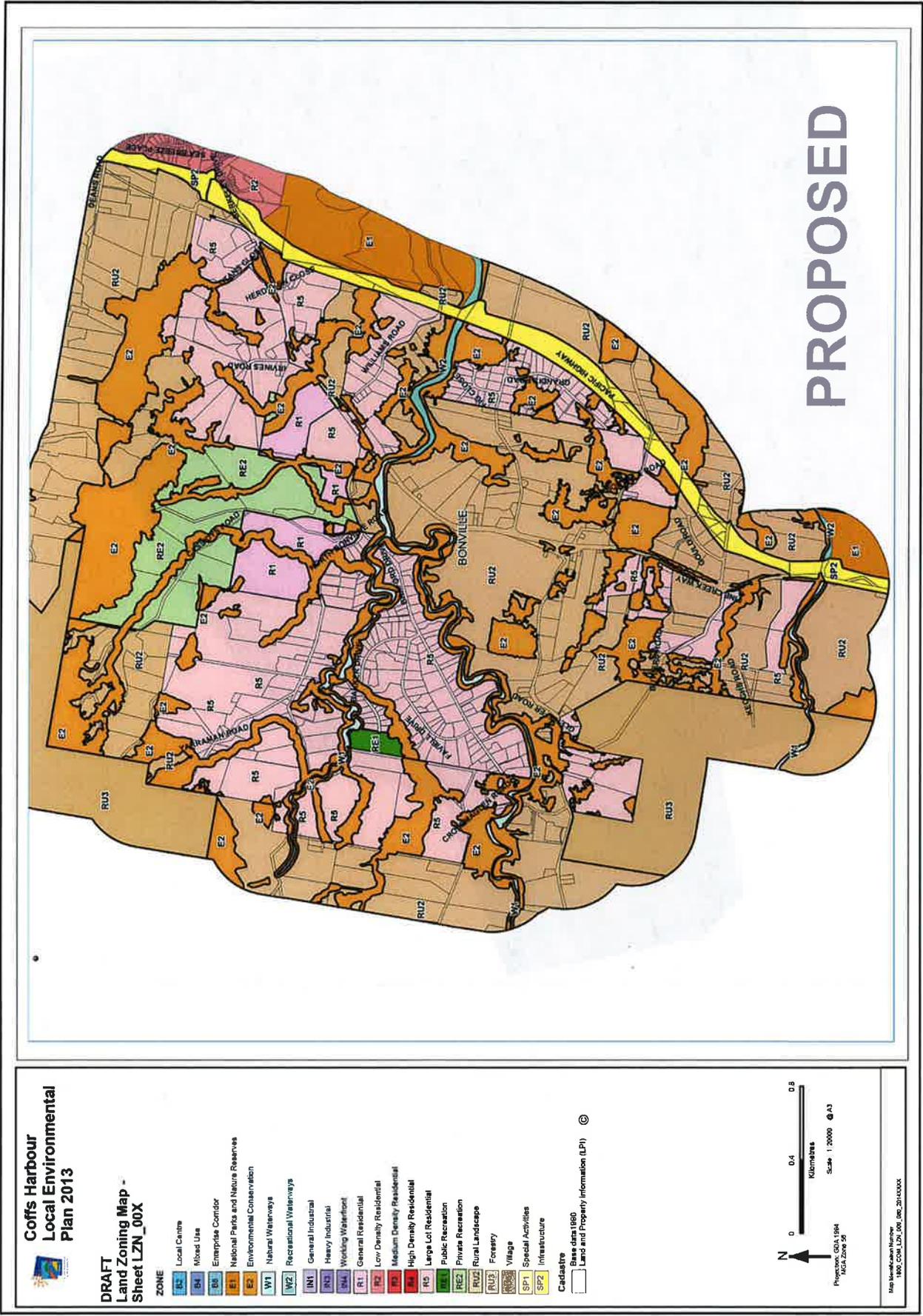
## 2. Existing Zones (Coffs Harbour LEP 2013)



3. Aerial Photograph



4. Proposed Zones and Attribute Maps

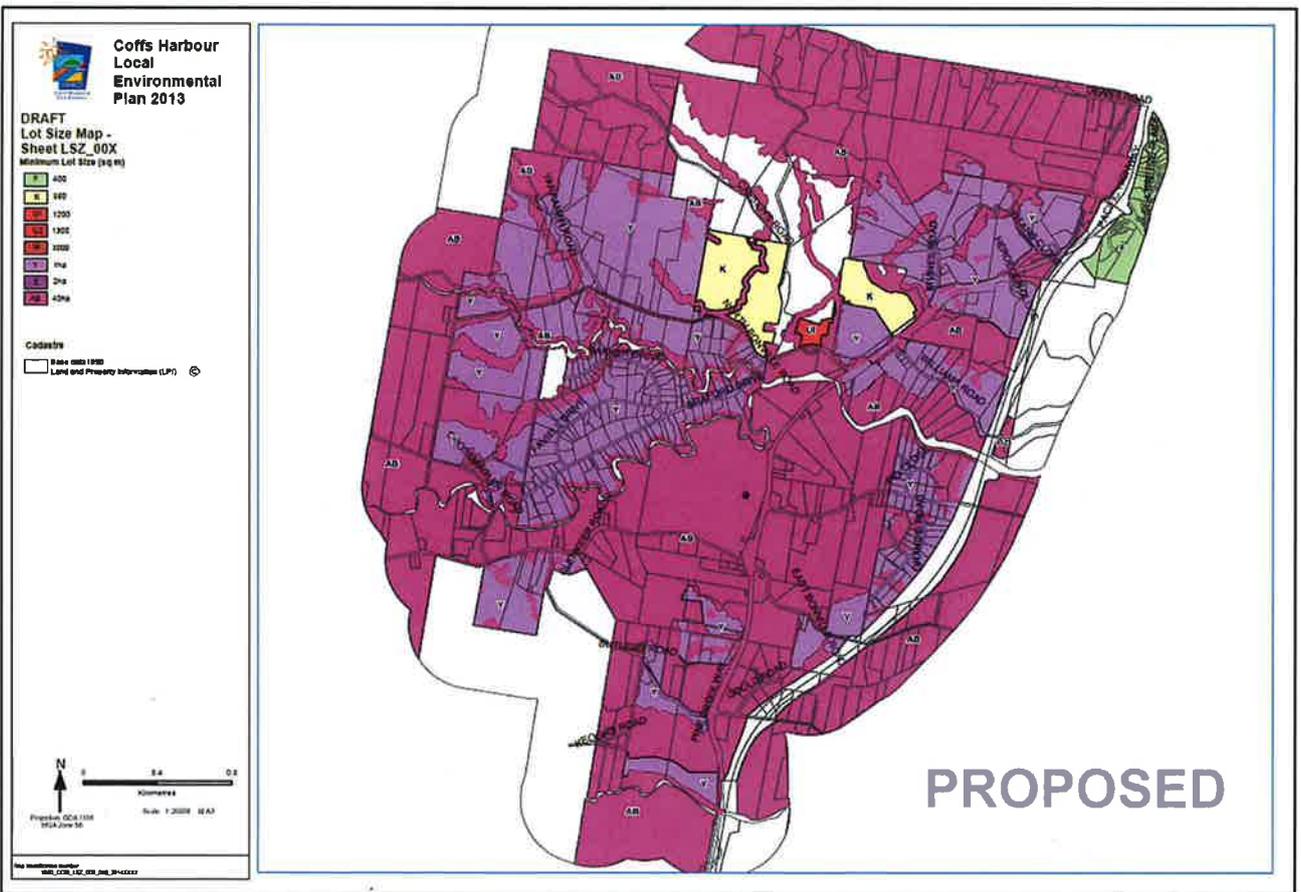
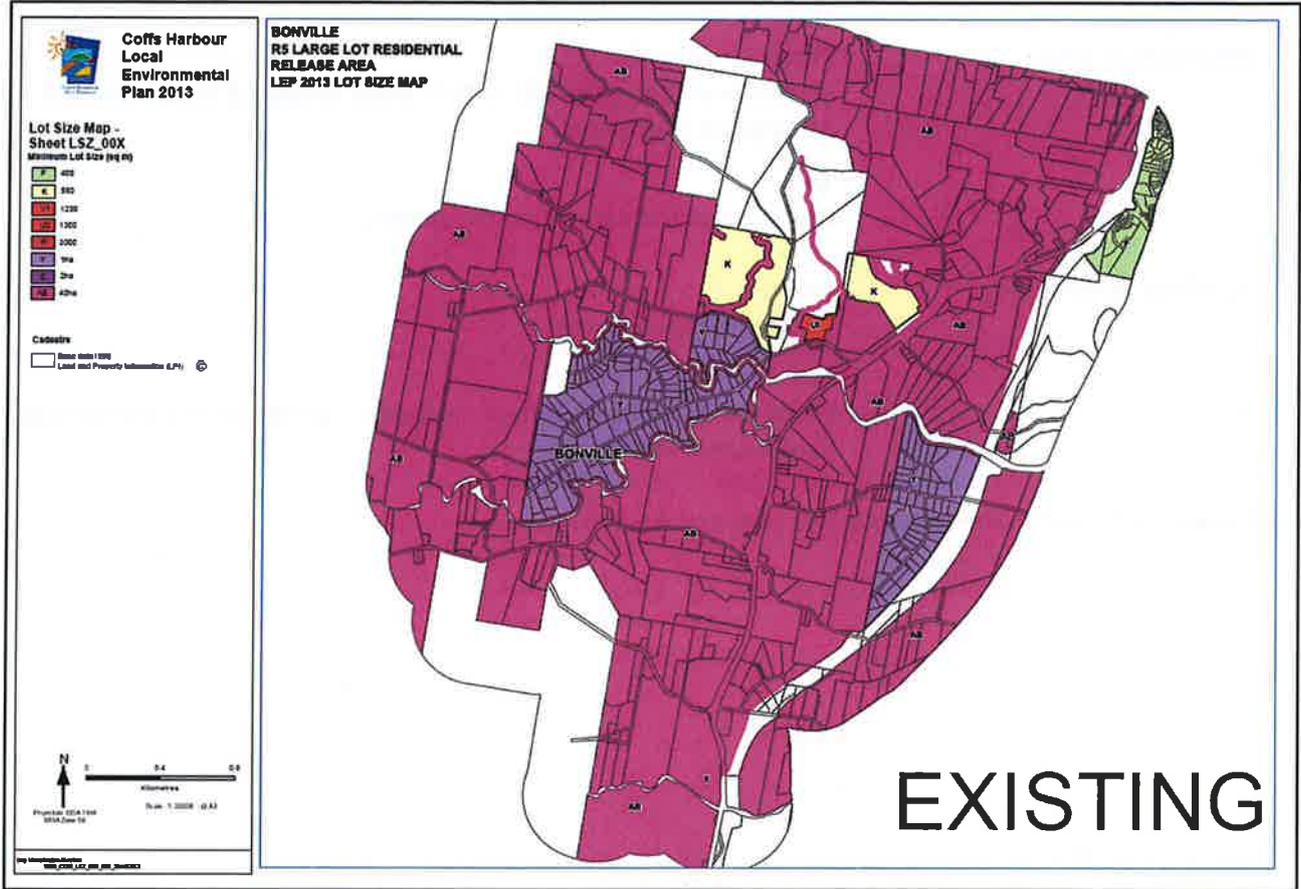


The Planning Proposal will also require amendments to the following attribute maps, being:

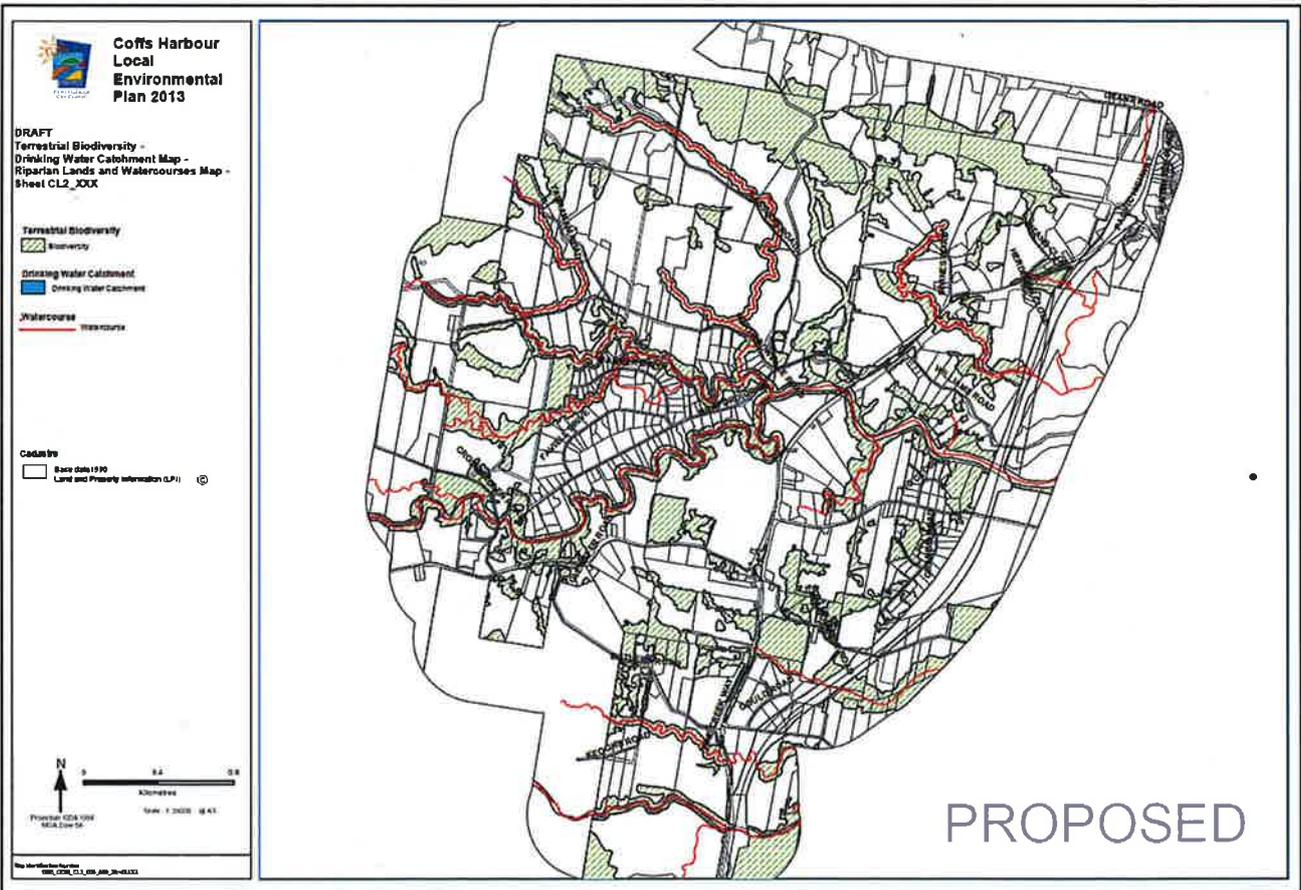
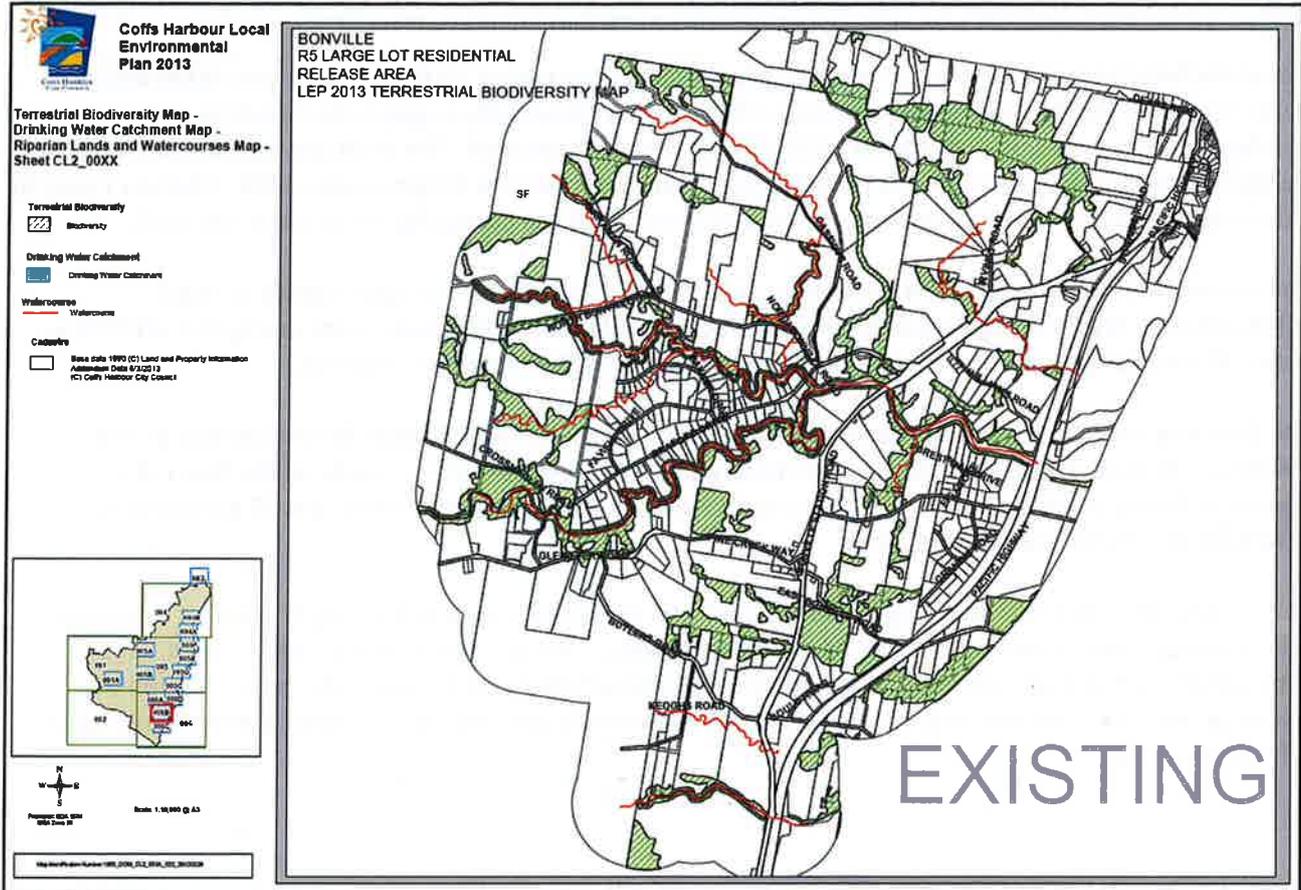
- **Minimum Lot Size:**
  - From:** 40 hectares (category AB) in RU2 lands proposed to be rezoned to R5 large lot residential,
  - To:** One hectare (category Y) in those lands.
- **Terrestrial Biodiversity:**
  - From:** Current mapping extent
  - To:** Proposed extents to reflect revised mapping of environmentally significant lands.

Those maps are found on the following two pages of this report.

# Minimum Lot Size Map (LSZ)



# Terrestrial Biodiversity Map (CL2)



## **Part 5 – Community Consultation**

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The draft Rural Residential Strategy was exhibited from 11 December 2008 to 27 February 2009 with 82 submissions received including five agency submissions. A community engagement meeting was conducted at Bonville Hall on 7 March 2009 with 30 people registered. The draft strategy was put before Council on three separate occasions before it was finally endorsed on 26 November 2009. Matters raised in submissions and during the Council meetings concerned all of the candidate areas within the LGA.

The community, stakeholders and government agencies will have a further opportunity to make submissions to the Planning Proposal for the Bonville Rural Residential release area during the exhibition phase of the process, pending endorsement via the Gateway Determination Process.

The Gateway Determination will specify the community consultation that must be undertaken on the planning proposal. The consultation will be tailored to specific proposals generally on the basis of a minimum 14 day exhibition period for low impact Planning Proposals and a minimum 28 day exhibition period for all other Planning Proposals.

Council considers that this planning proposal should be exhibited for a minimum of 28 days. It is intended that hard copy documents relevant to this Planning Proposal will be exhibited at Council's main Administration Building, and at Bonville Post Office/General Store which is centrally located within the Investigation Area. The Planning Proposal will also be available for viewing on Council's website during the exhibition period.

## **Part 6 – Project Timeline**

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October 2015	Planning Proposal to NSW Planning & Environment requesting a Gateway Determination.
November – December 2015	Public Exhibition / Consultation period.
January - February 2016	Report to Council for determination of the Planning Proposal following the public exhibition period.
March - April 2016	Submission of the Draft LEP Amendment to NSW Planning and Environment, requesting the making of the LEP Amendment by the Minister, pending adoption by Council.