

Rezoning of Area 14 SVF ("Saint Vincents Foundation") land at Lake Cathie Urban Release Area for Urban and Environmental Protection/Management Purposes

Proposal Title :	Rezoning of Area 14 SVF ("Saint Vincents Foundation") land at Lake Cathie Urban Release Area for Urban and Environmental Protection/Management Purposes		
Proposal Summary :	The planning proposal seeks to rezone land at Ocean Drive Lake Cathie from RU1 Primary Production and R1 General Residential to B2 Local Centre, R1 General Residential, R3 Medium Density Residential		
PP Number :	PP_2012_PORTM_001_00	Dop File No :	12/02891

Planning Team Recommendation

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

- S.117 directions :
- 1.2 Rural Zones
 - 1.5 Rural Lands
 - 3.4 Integrating Land Use and Transport
 - 4.4 Planning for Bushfire Protection
 - 6.2 Reserving Land for Public Purposes

Additional Information : It is Recommended that:

- 1. the planning proposal proceed as a routine planning proposal;
- 2. the planning proposal be exhibited for 14 days;
- 3. the planning proposal should be completed in 12 months;
- 4. consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Transport Roads and Maritime Services
 - Environmental Protection Authority
 - NSW Rural Fire Service
 - Local Aboriginal Land Council
- 5. Council be required to lodge the plan under section 57(2)for the approval of form and content prior to community consultation.
- 6. the Director-General (or delegate of the Director-General) agree that inconsistencies with Section 117 Directions 1.2 Rural Zones, 1.5 Rural Lands, 3.4 Integrating Land Use and Transport, 4 and 6.2 Reserving Land for Public Purposes are justified in terms of the Directions.
- 7. the Director General(or delegate) note that the inconsistency with Direction 4.4 Planning for Bushfire Protection will be justified when Council consults with the Rural Fire Service.

- Supporting Reasons :
- 1. The planning proposal will generate new employment opportunities with the future construction of homes and further living opportunities in the Port Macquarie area.
 - 2. The planning proposal will protect and enhance land with significant natural values within the sensitive coastal environment by environmental conservation zoning.
 - 3. The proposal is not inconsistent with both State and local strategic framework and is likely to have positive social and economic impacts on the locality.

Panel Recommendation

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Recommendation Date : 23-Feb-2012

Gateway Recommendation : Passed with Conditions

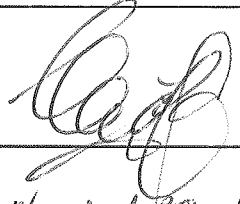
Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to prepare and exhibit appropriate mapping which clearly identifies the subject site and the intent of the planning proposal. In particular, maps identifying the following attributes and development standards are to be prepared and placed on public exhibition:
 - a. Current and proposed site zoning
 - b. Proposed minimum lot size (MLS)
 - c. Proposed Floor Space Ratio (FSR)
 - d. Proposed Height of Building (HOB)
 - e. Acid Sulfate Soils map (if necessary)
 - f. Heritage Map (if necessary)
 - g. Urban Release Area (URA) Map
 2. The planning proposal is to be updated to include references to the above maps prior to public exhibition commencing.
 3. A copy of the updated planning proposal and associated maps is to be provided to the Department's Regional Planning Team prior to exhibition.
 4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
 5. In relation to the planning proposal's consistency with Section 117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service prior to commencing exhibition and amend the planning proposal, if necessary, prior to exhibition to include any comments received from the NSW Rural Fire Service.
 6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - NSW Environmental Protection Agency
 - NSW Rural Fire Service
 - Transport for NSW - Roads and Maritime Services
 - Local Aboriginal Land Council
- Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
 8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

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Signature: 

Printed Name: Neil W. Gaffin Date: 23.2.12