

Proposed residential rezoning for part Lot 3 DP 270533, Coffs Harbour

Proposal Title : **Proposed residential rezoning for part Lot 3 DP 270533, Coffs Harbour**

Proposal Summary : **A single allotment of rural zoned land off Dress Circle, Coffs Harbour (The Summit), is proposed to be rezoned to residential to facilitate residential development of the site.**

PP Number : **PP_2013_COFFS_001_00** Dop File No : **13/09042**

Planning Team Recommendation

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

S.117 directions : **1.2 Rural Zones
2.2 Coastal Protection
3.1 Residential Zones
4.1 Acid Sulfate Soils
4.4 Planning for Bushfire Protection**

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

- 1. The planning proposal should proceed as a "routine" planning proposal.**
- 2. A community consultation period of 14 days is necessary.**
- 3. The planning proposal is to be completed within 12 months.**
- 4. The Director-General's delegate agree that the inconsistencies with S117 Directions 1.2 Rural Zones and 4.1 Acid Sulfate Soils are justified as of minor significance.**
- 5. Council should prepare maps which identify both the current and proposed zones for the site under the draft Coffs Harbour LEP 2013 as part of any future exhibition package.**
- 6. Delegation to finalise the Planning Proposal be issued to the Council.**

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

- 1. The planning proposal is consistent with Council's approved local settlement strategy and the Mid North Coast Regional Strategy.**
- 2. The inconsistencies of the proposal with the S117 directions are of minor significance.**
- 3. The proposal is otherwise consistent with all relevant local and regional planning strategies, section 117 Directions and SEPPs.**

Panel Recommendation

Recommendation Date : **06-Jun-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to update the planning proposal to include existing and proposed land zoning maps under draft Coffs Harbour LEP 2013, which are at an appropriate scale and clearly identify the subject site.**

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2. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. If required, Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zone. This report is to be included as part of the public exhibition material.

3. 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 & Infrastructure 2013) and must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

5. 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).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

JEFF HORN

Date:

07/06/13