

Coffs Harbour LEP 2013 - amendment deferred areas Hearnese Lake, Sandy Beach, Emerald Beach and Moonee Beach.

Proposal Title :	Coffs Harbour LEP 2013 - amendment deferred areas Hearnese Lake, Sandy Beach, Emerald Beach and Moonee Beach.		
Proposal Summary :	To draft appropriate planning controls to include deferred areas at Hearnese Lake, Sandy Beach, Emerald Beach and Moonee Beach in the Coffs Harbour LEP 2013.		
PP Number :	PP_2013_COFFS_002_00	Dop File No :	13/12056

Planning Team Recommendation

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

S.117 directions :

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

1. The planning proposal proceed as a routine planning proposal;
2. The planning proposal reflect relevant current approvals issued by the department under the Part 3A or the transitional Part 3A provisions of the EP&A Act;
3. The planning proposal be submitted to the Department prior to exhibition so that its form can be approved by the Director General (or delegate) pursuant to section 57(2);
4. The planning proposal should be completed in 12 months;
5. A community consultation period of 28 days is necessary;
6. The Director General (or Delegate) agrees that the inconsistency with s117 Direction 4.4 Planning for Bushfire Protection remains outstanding and will require justification following consultation with the NSW Rural Fire Service;
7. The Director General (or Delegate) note that Council may need to obtain agreement to comply with the requirements of some relevant S117 Directions prior to the plan being made; and
8. The RPA not be authorised to exercise delegation to make the plan be issued for this planning proposal.

Supporting Reasons : Due to the significant number of Part 3A matters over the deferred areas it is appropriate that the planning proposal be returned for the Director General's approval prior to exhibition.

Panel Recommendation

Recommendation Date : **01-Aug-2013**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

1. The planning proposal as submitted by Council does not provide enough detail regarding proposed zones and development controls to enable the proposal to be supported at this stage.
2. The planning proposal is unclear which S117 Directions should be considered and does not include mapping, which advises of the intended outcomes of the proposal.

Coffs Harbour LEP 2013 - amendment deferred areas Hearn's Lake, Sandy Beach, Emerald Beach and Moonee Beach.

Signature:



Printed Name:

Neil McGaffin

Date:

6.8.13.