

Bellingen LEP 2010 – Expansion of the B2 Local Centre Zone in William St Bellingen.

Proposal Title : **Bellingen LEP 2010 – Expansion of the B2 Local Centre Zone in William St Bellingen.**

Proposal Summary : **The planning proposal seeks to amend Bellingen LEP 2010 by rezoning land bounded by Oak, William, Church Streets and Halpins Lane, Bellingen, and part of the adjoining Church St road reserve, from R1 General Residential to B2 Local Centre, and removing the the current 600sqm minimum lot size. The amendment to the LEP will enable the land to be developed for a range of commercial, health and educational uses as identified in the Bellingen Shire Employment Lands Strategy 2013.**

PP Number : **PP_2014_BELLI_002_00** Dop File No : **14/05696**

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
2.3 Heritage Conservation
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils**

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

- 1. The planning proposal should proceed as a 'routine' planning proposal.**
- 2. For exhibition purposes the maps should be amended to clearly indicate existing and proposed zones and minimum lot sizes, and should include that part of the Church St road reserve that will be rezoned, as part of the subject land.**
- 3. A community consultation period of 14 days is necessary and affected and adjoining land owners be notified in writing.**
- 4. The planning proposal is to be completed within 9 months.**
- 5. No consultation with State agencies is considered necessary.**
- 6. A written authorisation to exercise delegation is issued to Bellingen Shire Council.**
- 7. A delegate of the Director General agree that the inconsistencies of the proposal with S117 Directions 3.1 and 4.1, are justified in accordance with the terms of the direction.**

Supporting Reasons : **The reasons for the recommendation are as follows;**

- 1. The proposal will provide for additional employment generating opportunities in the Bellingen Shire.**
- 2. The proposal is consistent with the Mid North Coast Regional Strategy and Bellingen Shire Employment Lands Strategy 2013.**
- 3. The inconsistencies of the proposal with S117 Directions 3.1 Residential Zones and 4.1 Acid Sulfate Soils are considered to be justified in accordance with the terms of the directions.**

Panel Recommendation

Recommendation Date : **27-Mar-2014**

Gateway Recommendation :

Panel Recommendation : **This planning proposal is considered of local significance and the Gateway Determination is to be issued under delegation by the General Manager, Northern Region. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **31-Mar-2014**

Gateway Determination : **Passed with Conditions**

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

Exhibition period : **14 Days**

LEP Timeframe : **9 months**

Gateway Determination : **The proposed amendment to the Bellingen Local Environmental Plan (LEP) 2010 to rezone land bounded by Oak, William, Church Streets and Halpins Lane, Bellingen, and part of the**

adjoining Church Street road reserve, from R1 General Residential to B2 Local Centre and remove the minimum lot size requirement from the land should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (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 (Planning & Infrastructure 2013).

(c) The affected and adjoining land owners are to be given written notification of the proposal.

2. For exhibition purposes the maps should be amended to clearly indicate existing and proposed zones and minimum lot sizes, and should include that part of the Church St road reserve that will be rezoned as part of the subject land.

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

4. 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).

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

31 MARCH 2014