

Rezoning 61 Marana Street, Bilambil Heights for residential purposes

Proposal Title : **Rezoning 61 Marana Street, Bilambil Heights for residential purposes**

Proposal Summary : **The planning proposal seeks to rezone Lot 30 DP 850230 from RE2 - Private Recreation to R1 - General Residential under the provisions of the Tweed LEP 2014. The site contains the now closed Royal Terranora Resort.**

PP Number : **PP_2014_TWEED_007_00** Dop File No : **14/15913**

Planning Team Recommendation

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

S.117 directions:

- 2.1 Environment Protection Zones**
- 2.2 Coastal Protection**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**

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

- 1) The planning proposal should proceed as a routine planning proposal;**
- 2) The Secretary (or an officer nominated by the Secretary) agrees with the inconsistency with the s117 Directions 4.1 Acid Sulfate Soils is justified and accept that the inconsistency with 4.4 Planning for Bushfire Protection will be resolved through consultation prior to exhibition with the NSW Rural Fire Service;**
- 3) The planning proposal be considered as low impact and exhibit the planning proposal for 28 days;**
- 4) The planning proposal be completed in six (6) months.**

Supporting Reasons : **The planning proposal to rezone Lot 30 DP 850230 from private recreation to residential in accordance with the Far North Coast Regional Strategy is appropriate to proceed.**

Panel Recommendation

Recommendation Date : **01-Oct-2014** Gateway Recommendation : **Passed with Conditions**

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

Gateway Determination

Decision Date : **01-Oct-2014** Gateway Determination : **Passed with Conditions**

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

Exhibition period : **28 Days** LEP Timeframe : **9 months**

Gateway Determination : **The planning proposal 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 must be made publicly available for a minimum of 28 days; and**

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(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).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act. NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. 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).

4. 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:

1 OCTOBER 2014