

Rezone and Reclassify Land in Greenmeadows Drive, Port Macquarie

Proposal Title : **Rezone and Reclassify Land in Greenmeadows Drive, Port Macquarie**

Proposal Summary : **The proposal seeks to rezone and reclassify Lot 139, DP 815514, Greenmeadows Drive, Port Macquarie, as follows:**

- rezone the land from RU1 Primary Production to Part R1 General Residential and Part E2 Environmental Conservation;
- amend the current 40ha minimum lot size to 450m² for the proposed R1 General Residential area and 1.2ha for the proposed E2 Environmental Conservation area;
- apply a maximum building height of 8.5m to the proposed R1 General Residential area;
- apply a maximum floor space ratio of 0.65:1 to the proposed R1 General Residential area;
- and
- reclassify the proposed E2 Environmental Conservation area from operational to community land.

PP Number : **PP_2015_PORTM_004_00**

Dop File No : **15/17823**

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**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 6.1 Approval and Referral Requirements**

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

- 1. The Planning Proposal be supported;**
- 2. Consultation with the Office of Environment and Heritage, NSW Rural Fire Service and NSW Aboriginal Land Council be undertaken;**
- 4. The Planning Proposal be exhibited for 28 days;**
- 5. The Planning Proposal be completed within 9 months;**
- 6. That the Secretary's delegate determine that the inconsistencies with s117 Directions 1.2 Rural Zones, 1.5 Rural Lands, 4.1 Acid Sulfate Soils, and 4.3 Flood Prone Land are justified as the matters are of minor significance;**
- 7. The Secretary's delegate note the outstanding inconsistency of the proposal with s117 Direction 4.4 Planning for Bushfire Protection;**
- 8. Prior to public exhibition, the planning proposal shall be amended to include a Land Reclassification (Part Lots) Map showing the land proposed to be reclassified to community; and**
- 9. That a written authorisation to exercise plan making delegations be issued to Council.**

Supporting Reasons : **The proposal is supported as it rezones and reclassifies land in accordance with its site characteristics and consistent with the adjoining land uses.**

Panel Recommendation

Rezoning and Reclassify Land in Greenmeadows Drive, Port Macquarie

Recommendation Date : 18-Dec-2015

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered minor 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 : 18-Dec-2015

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 28 Days

LEP Timeframe : 9 months

Gateway Determination : 1. Prior to public exhibition, the planning proposal shall be amended to include a Land Reclassification (Part Lots) Map showing the land proposed to be reclassified to community.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 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 and Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:

- Office of Environment and Heritage
- NSW Rural Fire Service

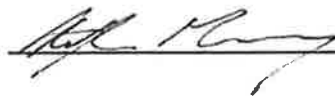
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. Consultation is required with the New South Wales Aboriginal Land Council. The New South Wales Aboriginal Land Council is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days or the period for community consultation (whichever is the longer) to comment on the proposal.

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 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:

STEPHEN MURRAY

Date:

18 December 2015