

PLANNING PROPOSAL

REZONING OF MI ORGANICS LANDSCAPE SUPPLIES: LOT 1, DP777555 HAMILTON DRIVE, BOAMBEE EAST

September 2014

Contact

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Summary

This Planning Proposal is for the rezoning of Lot 1, DP777555 (1 Hamilton Drive, Boambee East or the subject land) to better reflect the current use of the land in a way that is sympathetic towards the environmental constraints and to recognise the extent of the existing operation at the site. It is the landowner's intention to lodge a development application to consolidate the current operation once the Planning Proposal has been finalised. It has been prepared in accordance with Planning and Environment's (P&E) *"A Guide to Preparing Planning Proposals – Part 2 (2012)"*.

The proposal is considered to be consistent with the provisions of the Mid North Coast Regional Strategy (MNCRS) 2009 with respect to maintaining and identifying additional industrial land for future employment opportunities at the site without compromising the environment.

The Planning Proposal is consistent with the outcomes identified in the Industrial Lands Strategy 2009. This strategic study concluded that there is a shortfall of industrial zoned land throughout the Coffs Harbour Local Government Area (LGA).

The impact of environmental constraints on the development potential of the land is addressed by the attached Planning Proposal Report (prepared by GHD). The main constraint which applies to the land is flooding, which is addressed by the applicant.

The land is already serviced with reticulated water and sewer infrastructure.

The subject site is located adjacent to Boambee Creek to the west; bounded by residential development to the south/south-east; industrial development to the north; and a SEPP 14 wetland to the east. The site encompasses an area of approximately 3.2 hectares with the MI Organics operation currently occupying 1.49ha of the northern part of the site. The land is currently zoned partly IN1 General Industrial, partly R2 Low Density Residential and partly E2 Environmental Conservation under the provisions of Coffs Harbour City Local Environmental Plan (LEP) 2013. The PP proposes the following amendments to existing zones on the site:

Zoning	Current Area (Ha)	Proposed Area (Ha)
IN1 General Industrial	0.55	1.64
E2 Environmental Conservation	1.29	1.36
R2 Low Density Residential	1.37	0.21

Being a comparatively minor rezoning with few apparent constraints and all planning studies completed, it is expected that this rezoning process will occur over a period of six months, including the consultation period and reporting to Council, from the issue of the Gateway Determination.

The benefits of this rezoning are as follows:

- increased area to be rehabilitated;
- better links to vegetation on the western side of Hamilton Drive,
- a substantial buffer to flooding and nitrification (i.e. an increase in nutrients); and
- a future vegetated screen to residential areas on the southern side of Sawtell Road.

A Voluntary Planning Agreement (VPA) has been lodged by the proponent and details an implementation program for vegetation management of the land particularly on the environmentally sensitive part of the site. The VPA has been included within this Planning Proposal report.

Part 1 - Objectives or Intended Outcomes

The Planning Proposal involves the rezoning of the subject land to partly IN1 General Industrial, partly R2 Low Density Residential and partly E2 Environmental Conservation under the provisions of Coffs Harbour City LEP 2013.

The Planning Proposal outlines that a better approach, to achieving good environmental outcomes, is through the provision of a fully costed five year VMP for the proposed E2 Environmental Conservation areas. The cost of the VMP will be borne by the landowner and will be bonded by Council until the works are completed.

The proposal involves the following intended outcome:

To rezone land that better reflects the current use of the land in a way that is sympathetic towards the environmental constraints and to recognise the extent of the existing operation at the site.

To achieve the intended outcome, the Planning Proposal recommends amendments to the Minimum Lot Size and Height of Buildings Maps (see Part 4).

The objective of the Planning Proposal is:

- to describe the subject site, the locality in which it is situated, the current zoning and the reason for the need to include a VPA which delivers a better environmental outcome;
- to request an amendment to the LEP to permit residential development;
- to address the 'gateway assessment' criteria under Part 3 of the Environmental Planning & Assessment (EP&A) Act 1979;
- to provide justifications for the LEP amendment and demonstrate the net community benefits which follow; and
- to demonstrate that the planning proposal is consistent with the broad strategic direction for the locality.

Part 2 - Explanation of Provisions

The Principal Planning Instrument is Coffs Harbour LEP 2013. The subject land is currently zoned Part IN1 General Industrial, Part R2 Low Density Residential and Part E2 Environmental Conservation.

The Planning Proposal proposes the following amendments to existing zones on the site:

Zoning	Current Area (Ha)	Proposed Area (Ha)
IN1 General Industrial	0.55	1.64
E2 Environmental Conservation	1.29	1.36
R2 Low Density Residential	1.37	0.21

Maps of the existing and proposed zones are included in Part 4 of this report.

Part 3 – Justification

Section A - Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is consistent with the outcomes identified in the Industrial Lands Strategy 2009. This strategic study concluded that there is a shortfall of industrial zoned land throughout the Coffs Harbour LGA.

The Planning Proposal provides an opportunity to increase the industrial land stock in the Coffs Harbour LGA. The Industrial Lands Strategy 2009 recommended an IN1 General Industrial zone for the majority of the subject land but also recognised a potential ecological constraint to that part of the site that adjoins Boambee Creek. The proposed zones generally reflect this strategic line of thought.

This Planning Proposal has been commissioned in response to a landowner's request and at the landowner's expense. It accords with a strategic study (i.e. Industrial Lands Strategy 2009); it has been prepared to resolve some zoning anomalies on the lands which will better recognise the existing use of the site; and to achieve appropriate environmental, economic and social outcomes.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the appropriate means of achieving the outcome and objectives, and is supported by relevant planning studies and adopted planning policies. Furthermore, this Planning Proposal recognises the inherent environmental constraints to the land and that there is no other long term resolution to achieve the objectives or intended outcomes of the Planning Proposal.

Section B - Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The proposal is consistent with applicable Section 117 directions (see Q6). The Planning Proposal is considered to be consistent with the Mid North Coast Regional Strategy with respect to maintaining and identifying additional industrial land for future employment opportunities at the site without compromising the environment.

4. Is the planning proposal consistent with the council's local strategy or local strategic plan?

Council's Community Strategic Plan is known as Coffs Harbour 2030 Plan, which was adopted in March 2009. Engagement with the community, by way of the exhibition of the Planning Proposal, provides an opportunity to achieve outcomes which are identified by the Coffs Harbour 2030 Plan. Strategies include those that manage land use to conserve the region's unique environmental and biodiversity values, and enhance protection of the LGA's catchments and waterways through improved water quality standards

Comment: Council's 'Our Living City' Settlement Strategy is a complementary document to the Coffs Harbour 2030 Plan. The OLC Strategy, and by reasoning those sections relevant to the Coffs Harbour 2030 Plan, this section of the report is adequately addressed. The proposal is consistent with this clause.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP)?

The planning proposal is consistent with the following SEPPs.

SEPP No. 71 Coastal Protection

SEPP No. 71 – Coastal Protection applies to the subject land. The subject land is within the coastal zone. Council is required to take into account the matters listed in Clause 8 of the Policy when preparing a draft LEP. These are listed below together with a response on how the proposal meets the requirement.

Matters for Consideration	Response
Aims of the Policy which seek to protect and better manage the NSW Coast.	The proposal is considered to be consistent with the aims of the policy set out in Clause 2.
Existing public access along the foreshore is to be retained.	There is presently no direct access to the coastal foreshore adjacent to the site. Opportunities for access are provided further downstream near the mouth of the estuary.
Opportunities for new public access to the foreshore to be considered.	Whilst the Planning Proposal will increase the environmental conservation zone at the site, the nature of the coastal foreshore adjacent to the site is not conducive to providing new public access.
Suitability of development in terms of type, location and design and its relationship with surrounding areas.	The existing MI Organics operation is considered to be suitable at the site provided the Planning Proposal and identified stormwater management measures are implemented.
Any detrimental impacts upon foreshore amenity, including overshadowing of foreshores or loss of significant views.	The Planning Proposal will not result in any overshadowing or loss of views to the foreshore.
Scenic qualities of the NSW Coast.	The subject land provides little contribution to the scenic qualities of the coast due to its sufficient distance away from it.
Measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats; and existing wildlife corridors and the impact of development on these corridors.	The identified stormwater management measures outlined in the Planning Proposal when implemented will act to conserve fish and marine vegetation and their habitats. The Planning Proposal will improve the Boambee Creek riparian zone and create a wildlife/vegetation corridor between Boambee Creek and the vegetation to the east of the site, thereby providing better habitat connectivity and fauna movement in the locality. The landowner entering into a VPA with Council and submitting a bonded VMP with the VPA will ensure existing flora and fauna are adequately protected.

The likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards.	The Planning Proposal and identified stormwater management measures when implemented would minimise any impacts of coastal processes and coastal hazards on development and any subsequent water quality impacts.
Measures to reduce potential conflict between land-based and water based coastal activities.	The Planning Proposal and identified stormwater management measures when implemented would reduce the potential for conflict between land-based and water-based coastal activities.
Measures to protect Aboriginal culture	The land is a highly disturbed site that is unlikely to be the source of any Aboriginal cultural values.
Likely impact on the water quality of coastal waterbodies.	The Planning Proposal and identified stormwater management measures when implemented will reduce the potential for water quality impacts in Boambee Creek.
Conservation and preservation of heritage items.	There are no identified heritage items on the land or on the adjoining lands.
Encouragement of compact towns and cities.	The Planning Proposal is consistent with this subclause.
Cumulative impacts upon the environment and measures to ensure water and energy efficiency.	Consideration will be given to all cumulative impacts and water and energy use as part of any subsequent development application submitted for the subject land.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Ministerial Directions under Section 117 of the EP&A Act 1979 of relevance to this proposal are addressed as follows:

Direction 1.1 Business and Industrial Zones: This Direction seeks to encourage employment growth in suitable locations; protect employment land in business and industrial zones; and support the viability of identified strategic centres.

Comment: *The Planning Proposal will increase the area of land zoned for industrial purposes from 0.55 hectares to 1.64 hectares. This increase has been identified within the Industrial Lands Strategy 2009 and as a result the proposed rezoning will allow for additional future employment opportunities in an existing successful operation free from significant environmental constraints and land use conflicts.*

The proposal is consistent with this Direction.

Direction 1.4 Oyster Aquaculture: This Direction seeks to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal; and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.

Comment: *There are no identified Priority Oyster Aquaculture Areas within the vicinity of the land the subject of this Planning Proposal.*

The proposal is consistent with this Direction.

Direction 2.1 Environmental Protection zones: The objective of this direction is to protect and conserve environmentally sensitive areas.

Comment: *The Planning Proposal will facilitate the protection and conservation of environmentally sensitive areas through the expansion of the environmental protection zone from 1.29 hectares to 1.36 hectares. The inclusion of a voluntary planning agreement (VPA) which incorporates a vegetation management plan (VMP) as part of this rezoning, will enhance the environmentally sensitive part of the land and ensure that the works are completed to a high standard.*

The proposal is substantially consistent with the terms of this Direction.

Direction 2.2 Coastal Protection Zones: The objective of this direction is to implement the principles in the NSW Coastal Policy and requires a planning proposal to include provisions that give effect to and are consistent with:

- (a) the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997, and
- (b) the Coastal Design Guidelines 2003, and
- (c) the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990).

Comment: *The proposal is consistent with these policy documents as it incorporates the avoidance of coastal hazards and processes and provides efficient connection to services including water and sewer services.*

The proposal is consistent with this Direction.

Direction 4.1 Acid Sulfate Soils: The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

Comment: *This planning proposal does not propose an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps and therefore, an acid sulphate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils is not required. The subject land is in the low to medium risk (ie Classes 3 and 5) and therefore, little or no risk is likely to occur on acid sulphate soils. The class 5 is generally a buffer to the more sensitive higher class risk lands.*

The proposal is consistent with this Direction.

Direction 4.3 Flood Prone Land: The objectives of this direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005*, and
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

Comment: *Due to close proximity to Boambee Creek, parts of the site are affected by the 100-year ARI flood event. The Planning Proposal however proposes to rezone that land affected by the critical 5 and 20 year ARI flood events and the majority of the 100-year ARI flood event as E2 Environmental Conservation in accordance with this direction. The VPA and VMP will assist in delivering better environmental outcomes and help to reduce the impacts of future flood events.*

The proposal is inconsistent with this Direction but endeavours to provide adequate, appropriate environmental outcomes.

Direction 4.4 Planning for Bushfire Protection: The objectives of this direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

A planning proposal must:

- (a) have regard to *Planning for Bushfire Protection 2006*,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

A planning proposal must:

- (a) have regard to *Planning for Bushfire Protection 2006*,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

- (a) provide an Asset Protection Zone (APZ) incorporating at a minimum:
 - (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and
 - (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,
- (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,
- (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,
- (d) contain provisions for adequate water supply for fire fighting purposes,
- (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, and
- (f) introduce controls on the placement of combustible materials in the Inner Protection Area.

Comment: *The Planning Proposal does not propose the release of any urban land subject to significant bushfire risk.*

The proposal is consistent with this Direction.

Direction 5.1 Implementation of Regional Strategies: The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. Planning proposals must be consistent with a regional strategy released by the Minister for Planning.

Comment: *The Planning Proposal is consistent with the Mid North Coast Regional Strategy and provides an opportunity to increase the industrial land stock in the Coffs Harbour LGA. A shortfall of industrial zoned land throughout the LGA has already been identified in the Industrial Lands Strategy 2009 and the endorsement of this proposal will assist in reducing the shortfall. The Industrial Lands Strategy 2009 recommended an IN1 General Industrial zone for the majority of the subject land but also recognised a potential ecological constraint to that part of the site that adjoins Boambee Creek. The proposed zones generally reflect this strategic line of thought.*

The proposal is consistent with this Direction.

Section C - Environmental, social and economic impact.

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Adjoining the landscape supplies operation, the site contains a degraded vegetation community with species that correspond with the swamp sclerophyll forest on coastal floodplains endangered ecological listing (EEC) under the *Threatened Species Conservation Act 1995*. Adjacent to this vegetation community is the river mangrove low closed forest community associated with the riverbank.

The Planning Proposal, VPA and VMP are expected to provide a net benefit ecological outcome by:

- increasing the area zoned for environmental protection;
- restoring an area of Endangered Ecological Communities and improving the condition of the vegetation along the riparian zone;
- improving the quality of stormwater runoff from the site; and
- by providing a wildlife/ vegetation corridor between Boambee Creek and the extensive vegetation area to the east of Hamilton Drive, thereby providing a fauna/habitat corridor.

The Planning Proposal is therefore considered likely to have a positive benefit on any threatened species, populations and ecological communities and their habitats located in the proximity of the site.

A key issue in this Planning Proposal evaluation process has been understanding what benefits may flow in confirming the existing environmental protection buffer zone along Boambee Creek other than to assert Council's strong position in not supporting developments that work outside their consent.

The benefits of buffers include:

- increased bank stability;
- provision of shading and detritus inputs;
- major role in regulating nutrient influx;
- assist in removal of nutrient, sediments and some pollutants; and
- improved visual qualities.

This Planning Proposal outlines that a better approach, to achieving good environmental outcomes, is through the provision of a fully costed five year VMP for the proposed E2 Environmental Conservation areas. The cost of the VMP will be borne by the landowner and will be bonded by Council until the works are completed.

The Voluntary Planning Agreement (VPA)

The VPA is the legal mechanism which details the scope of works, costs associated with these works and an alternative arrangement for these works to be undertaken should the proponent not fulfill his obligations under the agreement. This arrangement is between Council and the landowner. The total costs of the works (which come in the form of the VMP) have been estimated at \$12,200 and are solely the responsibility of the landowner. The proponent has advised that a qualified bush regenerator contractor will be engaged to do these works. The planning agreement will be registered on the property title.

The purpose of the VMP is to ensure that part of the land proposed to be zoned E2 is substantially improved through weed control and revegetation. This will ultimately provide a habitat corridor and connectivity to a large portion of vegetated land to the east of Hamilton Drive.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Flooding

The Planning Proposal addresses Boambee Creek flooding by:

- ensuring that the proposed IN1 zone is flood free for the 5 and 20 year ARI flood events. In a 100-year ARI event, over 90% of the site is flood free, with the inundated localised area flooding to an average depth of approximately 200 mm, with a Low Flood Hazard rating in accordance with the NSW Floodplain Development Manual;
- reducing the R2 zone so that it is outside the 100 year ARI flood event;
- providing a rehabilitated Core Riparian Zone, where existing flow impediments in the floodplain will be removed, providing improved conveyance along Boambee Creek; and
- protecting the existing flood bypass flow path through the southern portion of the site, via the inclusion of an E2 Environmental Conservation zone.

Limiting the development to outside this area and implementing the identified stormwater management controls at the site would act to reduce the potential for ongoing water quality impacts at the site.

Stormwater Management

In conjunction with the Planning Proposal, a series of management actions and facilities are recommended that reduce the volume of pollutants at source and treat any runoff before discharge from the site. These management actions are:

- remove all infrastructure including existing detention basin within the proposed E2 zone and rehabilitate this area;
- fill and regrade the proposed IN1 zoned portion of the land (16,000m²) towards the existing drainage swale within the southern portion of the site;
- redesign and augment existing drainage swale within the southern portion of the site by installing several weirs and increasing capacity in order to develop a treatment train before discharge to Boambee Creek;
- potentially provide a new detention/water reuse basin, adjacent to the swale as part of the treatment train and reduce the risk of site overflow to Boambee Creek during long extended wet periods;
- construct a 40 metre x 40 metre roofed shed to house all leachate producing materials, sheltering these from rainfall. Ensure the site, outside of the shed, would accommodate only those materials that readily settle, such as gravel, rock, sand and soil stockpiles;
- redirect clean water (subject to a first flush facility) from the shed roof to Boambee Creek;
- regularly maintain (sweep and suppress dust) at the site; and
- storing chemicals in a dedicated, bunded area.

The actions proposed above are considered to provide a practical approach, which manages the stormwater discharge from the MI Organics site.

The existing stormwater management infrastructure on the site requires modification to satisfy Council's *Direction to Take Prevention Action* (the Direction) dated 8 November 2010. A revised SMP would be prepared as part of a development application to seek approval for the modification of the site to address this direction relating to the catchments at the site and the construction of a first flush storage.

9. How has the planning proposal adequately addressed any social and economic effects?

Boambee Creek, downstream of the site, is a popular waterway for locals and visitors alike. The Planning Proposal together with the implementation of a revised SMP would improve the quality of stormwater runoff from the site and therefore reduce the potential to impact upon the water quality within Boambee Creek. The Planning Proposal would reduce the potential for any closure of the waterway for recreational uses.

Furthermore, the on-going operation of the MI Organics business ensures the employment of up to 10 full-time employees.

Section D - State and Commonwealth interests.

10. Is there adequate public infrastructure for the planning proposal?

The site is currently serviced by Hamilton Drive, a bitumen sealed two lane road with an excess capacity for the MI Organics operation and adjoining properties. Hamilton Drive links with Sawtell Road, a major arterial road servicing Toormina and Sawtell to the east and Boambee to the west. A grade separated interchange to the Pacific Highway is situated approximately 600 metres to the west of the site which provides access to Coffs Harbour to the north and Urunga to the south. Traffic related public infrastructure is considered to adequately service the existing and any future operation at the site.

The site is also serviced by reticulated water and sewer and these services are adequate for the existing and any future operation at the site.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This requirement of the planning proposal will be determined following consultation with any State and Commonwealth Public Authorities which are identified in the Gateway Determination.

However, since the lodgement of the Planning Proposal on 1 February 2013, various stakeholders have been involved in its development to ensure issues/concerns were adequately addressed.

In addition, Council wrote to the Office of Water (Department of Primary Industries) on 16 April 2013 and on 18 September 2013 to obtain their feedback on the Planning Proposal. The Office of Water advised as follows:

"that Council require, as a condition of approval of the PP, the improvement of stormwater management and treatment on the site to reduce the impact of sediments and tannins washing from the site into the adjacent creek."

It should be noted that relevant public authorities were previously consulted during the preparation of Council's 'Our Living City' Settlement Strategy (2009) as well as the Industrial Lands Strategy 2009. It is expected that further consultation with public authorities (as well as the community and adjoining land owners) will be required in relation to this Planning Proposal under the forthcoming Gateway Determination.

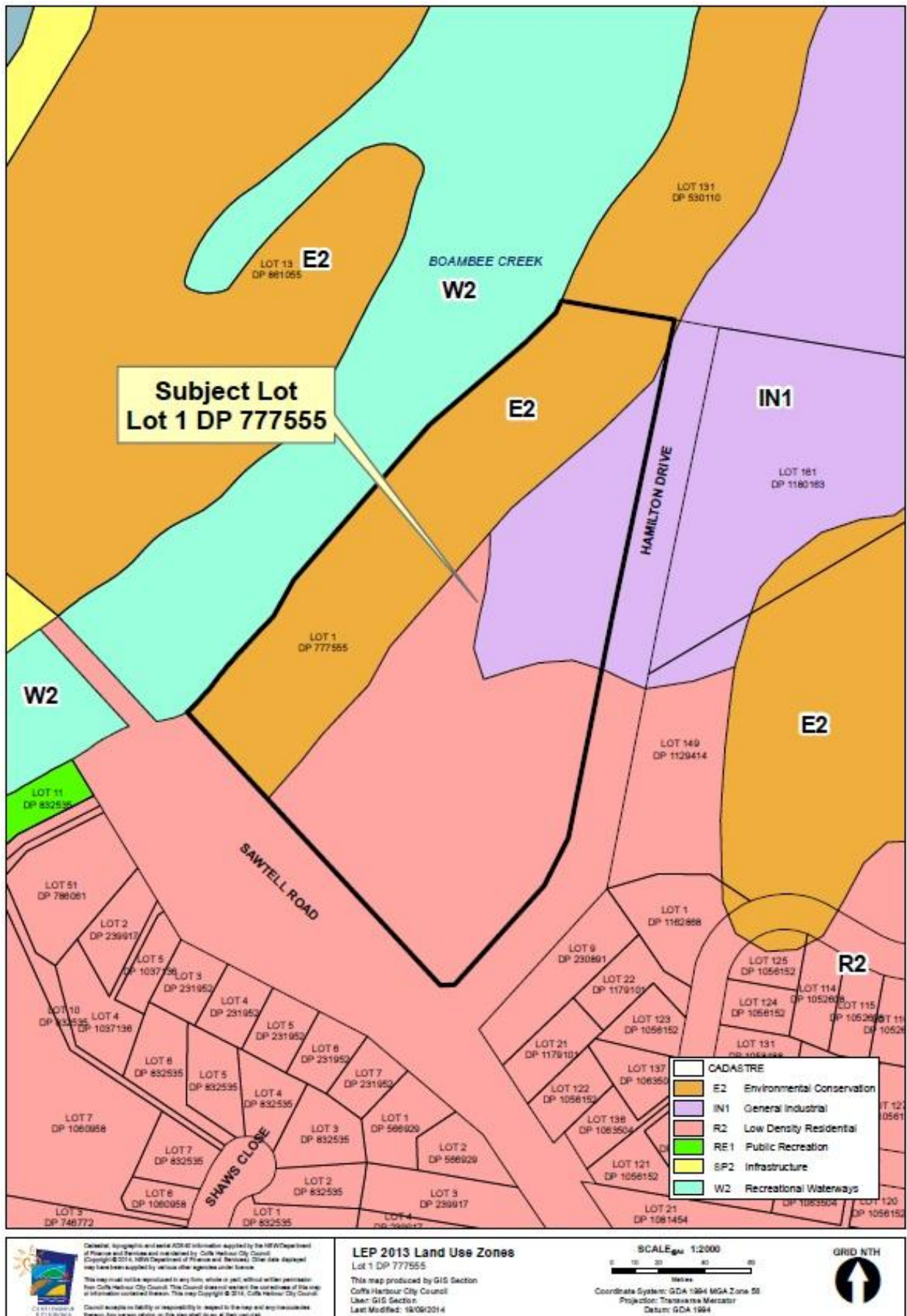
Part 4 – Mapping

Maps of the Planning Proposal are as follows:

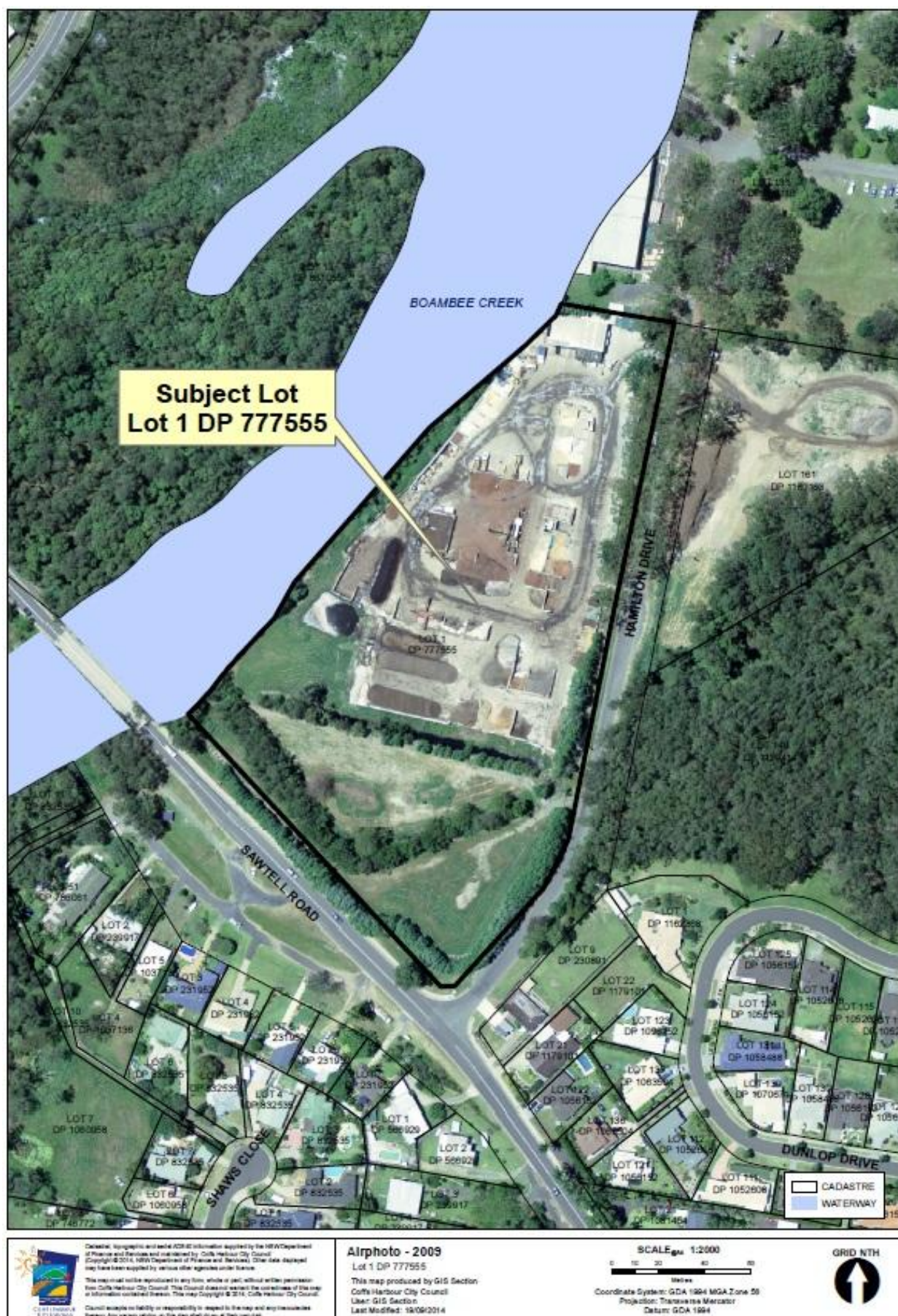
1. Locality Map



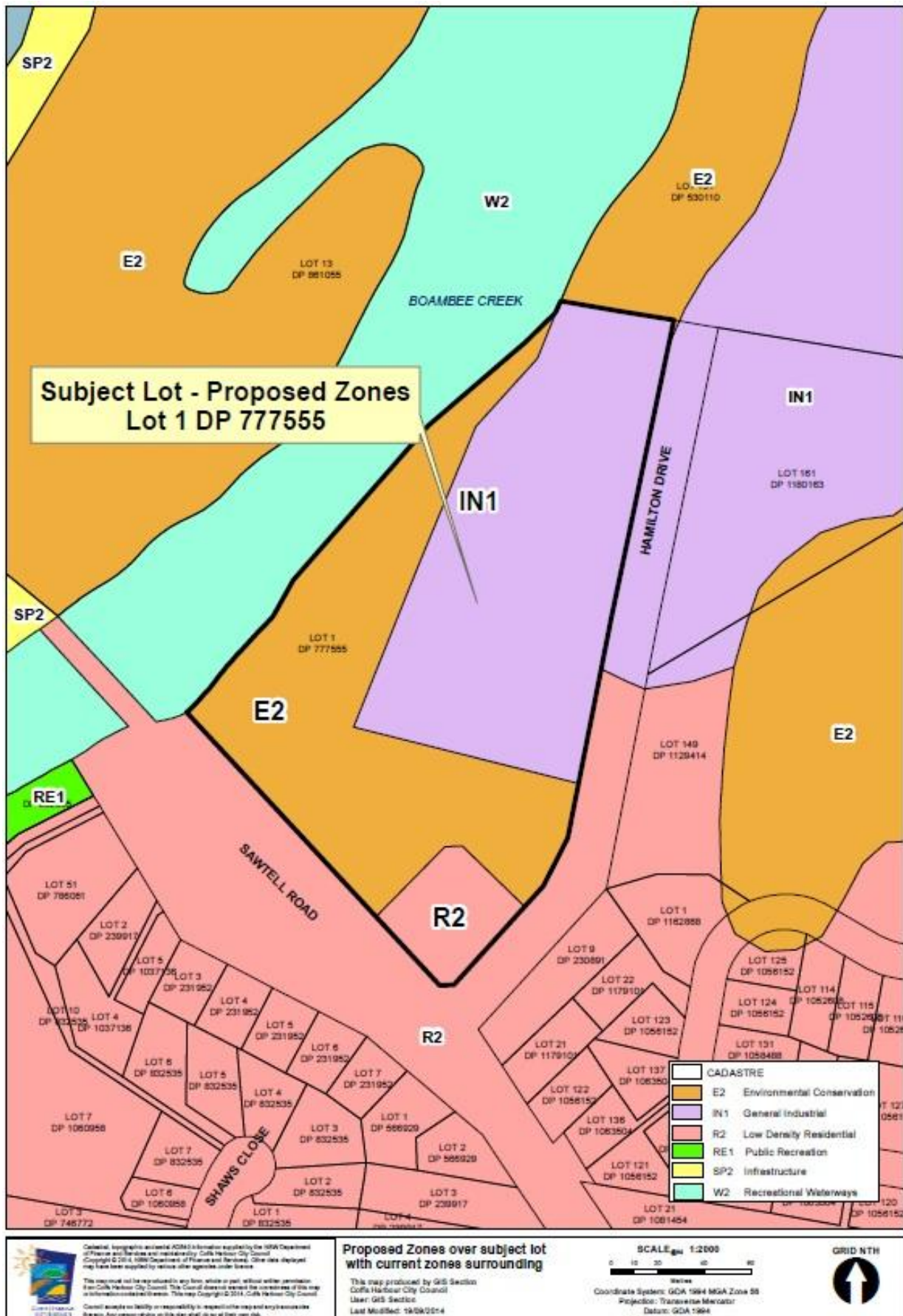
2. Existing Zones (Coffs Harbour LEP 2013)



3. Aerial Photograph



4. Proposed Zones



The Planning Proposal will also require amendments to the following attribute maps, being:

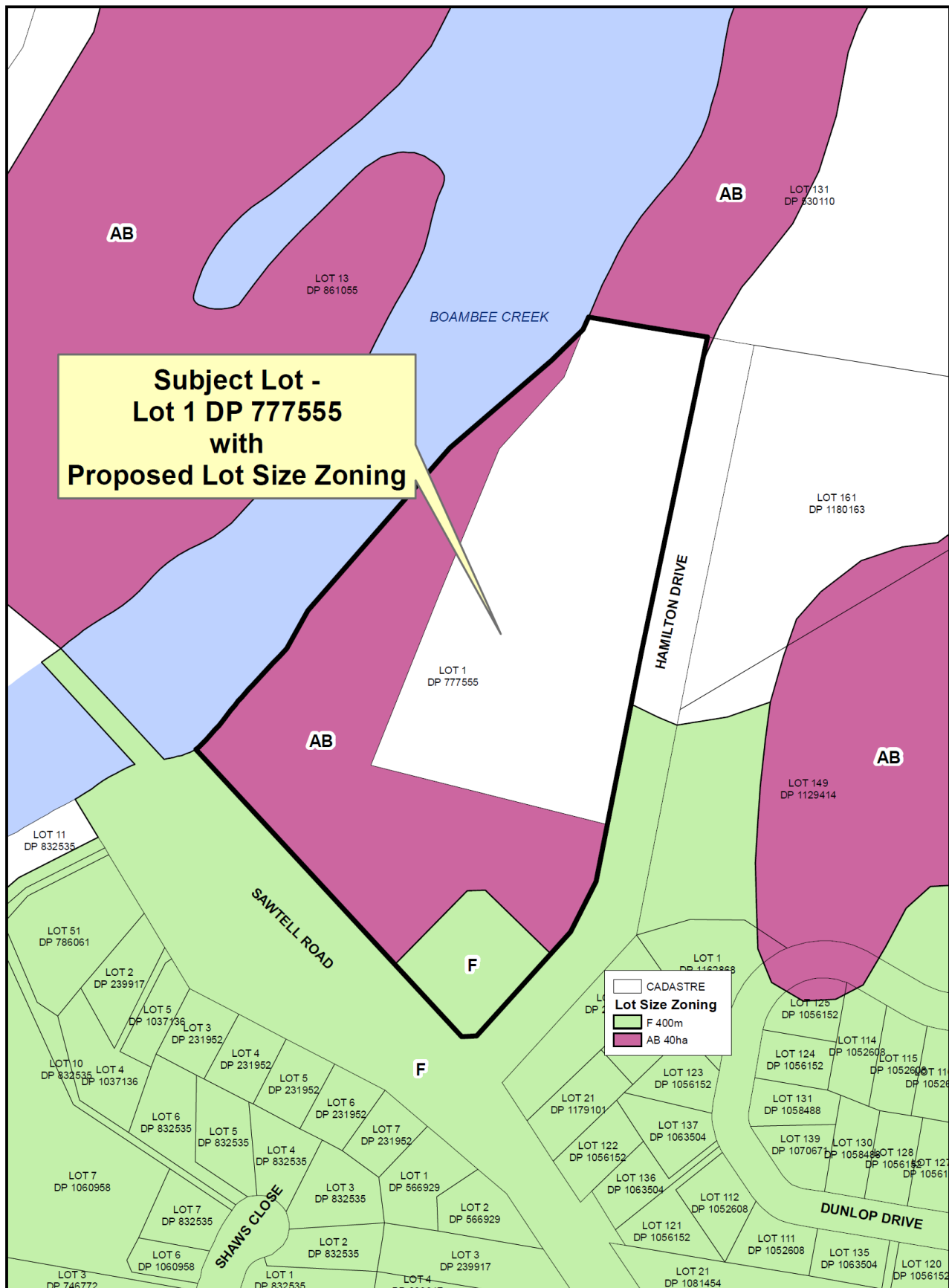
Minimum Lot Size Map:

- From: 40 hectares (category AB1) in the existing E2 zone; and 400m² (category F) in the existing R2 zone,
- To: 40 hectares (category AB1) in the proposed E2 zone; and 400m² (category F) in the proposed R2 zone.

Height of Buildings Map:

- From: 8.5m (category I) in the existing E2 and R2 zones and 11m (category L) in the existing IN1 zone,
- To: 8.5m (category I) in the proposed E2 and R2 zones and 11m (category L) in the proposed IN1 zone.

Minimum Lot Size Map



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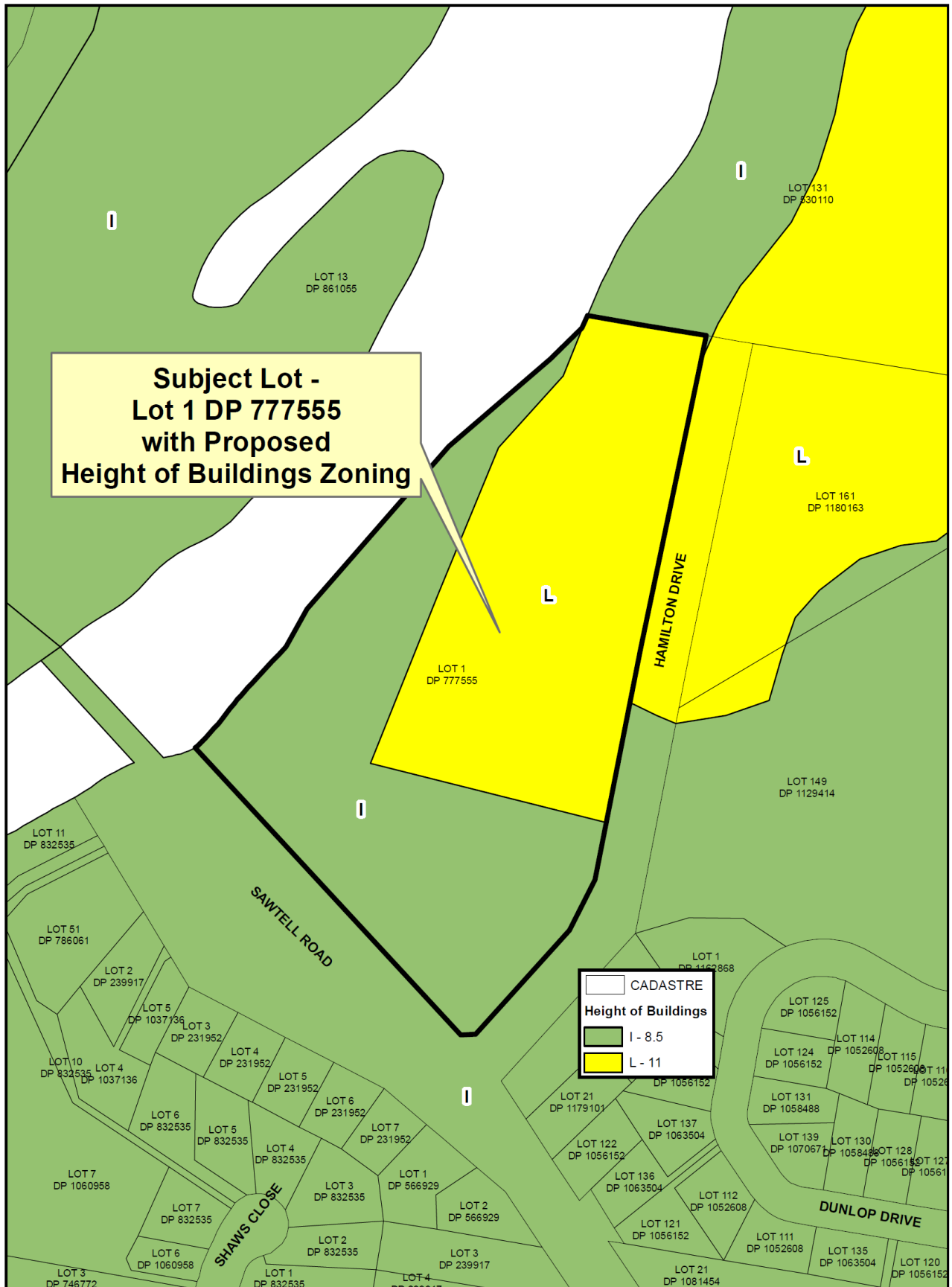
LEP 2013 Lot Size Zoning Lot 1 DP 777555

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Last Modified: 14/10/2014

SCALE 1:2000
0 10 20 40 60
Metres
Coordinate System: GDA 1994 MGA Zone 56
Projection: Transverse Mercator
Datum: GDA 1994



Height of Buildings Map



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LEP 2013 Height of Buildings

Lot 1 DP 777555

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SCALE 1:2000

0 10 20 40 60
Metres

Coordinate System: GDA 1994 MGA Zone 56
Projection: Transverse Mercator
Datum: GDA 1994



Part 5 – Community Consultation

This Planning Proposal represents a minor rezoning in the context of Council's LGA wide planning strategy, namely Coffs Harbour Local Environmental Plan 2013. This means that the planning proposal is:

- generally consistent with the pattern of surrounding land use zones and/or land uses;
- is consistent with the strategic planning framework; presents no issues with regard to infrastructure servicing;
- is not a principal LEP; and
- does not reclassify public land.

(‘A Guide to Preparing Local Environmental Plans’, S.5.5.2, NSW P&I, April 2013)

Therefore it is considered that this matter would require public consultation for a period of 28 days given the history of the site and ongoing public interest. The Voluntary Planning Agreement and associated Vegetation Management Plan would be exhibited at the same time.

Part 6 – Project Timeline

September 2014	Planning Proposal to NSW DPE for Gateway Determination.
October / November 2014	Public Exhibition / Consultation period.
December / February 2015	Report to Council for determination of the Planning Proposal.
February / March 2015	Submission to NSW DPE, requesting the making of the LEP Amendment by the Minister, pending adoption by Council.