

Proposed Expansion of Bexhill Village

Proposal Title : **Proposed Expansion of Bexhill Village**

Proposal Summary : **The planning proposal is to rezone rural land to part RU5 Village and part R5 Large Lot Residential to provide for the expansion of the settlement of Bexhill north of Lismore.**

PP Number : **PP_2015_LISMO_003_00**

Dop File No : **15/08598**

Planning Team Recommendation

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

S.117 directions:

- 1.2 Rural Zones**
- 1.3 Mining, Petroleum Production and Extractive Industries**
- 1.5 Rural Lands**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 4.2 Mine Subsidence and Unstable Land**
- 4.4 Planning for Bushfire Protection**
- 5.1 Implementation of Regional Strategies**
- 5.3 Farmland of State and Regional Significance on the NSW Far North Coast**
- 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 proceed as a routine planning proposal;**
- 2) The Secretary (or an officer nominated by the Secretary) agrees that the inconsistencies with s117 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands, 4.2 Mine Subsidence and Unstable Land and 5.3 Farmland of State / Regional Significance on the NSW Far North Coast are justified;**
- 3) The Secretary (or an officer nominated by the Secretary) note that the inconsistency with s117 direction 4.4 Planning for Bushfire Protection will be resolved through consultation prior to exhibition with the NSW Rural Fire Service;**
- 4) Prior to exhibition and community consultation, complete the following:**
 - expanded flora and fauna assessment
 - updated preliminary contaminated land assessment
 - bushfire hazard assessment; and
 - Aboriginal and European cultural heritage assessment**to support the planning proposal. This material should be placed on public exhibition with the planning proposal**
- 5) Consultation should occur with**
 - NSW Rural Fire Service;
 - Department of Primary Industry (Agriculture)
 - Department of Primary Industry (Minerals and Petroleum)
 - Office of Environment and Heritage;
 - Transport for NSW - Roads and Maritime Services; and

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- Rous Water;

6) The planning proposal be exhibited for a period of 28 days;

7) The planning proposal be completed in 12 months; and

8) Delegation to finalise the planning proposal be issued to Lismore City Council.

Supporting Reasons : This proposal is to expand residential opportunities at Bexhill. Relevant strategies have endorsed rezoning of the land. While the site has constraints these can be readily overcome.

The proposal is relatively minor and suitable for delegation to Council to finalise.

Panel Recommendation

Recommendation Date :

Gateway Recommendation :

Panel Recommendation :

Gateway Determination

Decision Date : 02-Jun-2015

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 28 Days

LEP Timeframe : 12 months

Gateway Determination : The planning proposal should proceed subject to the following conditions:

1. Prior to undertaking consultation the following studies need to be completed:
 - expanded flora and fauna assessment;
 - updated contaminated land assessment;
 - bush fire hazard assessment; and
 - Aboriginal and European cultural heritage assessment.
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:
 - Department of Primary Industries – Agriculture
 - Department of Primary Industries – Mining and Petroleum
 - NSW Rural Fire Service
 - Office of Environment and Heritage
 - Transport for NSW – Roads and Maritime Services
 - Rous Water

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. 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).

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5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

2 June 2015

