

Port Macquarie Hastings LEP 2011 Amendment No 27 Beechwood Minimum Lot Sizes

Proposal Title :	Port Macquarie Hastings LEP 2011 Amendment No 27 Beechwood Minimum Lot Sizes		
Proposal Summary :	Reduce Minimum Lot Sizes for subdivision of certain land at Beechwood to be provided with reticulated sewerage services.		
PP Number :	PP_2013_PORTM_007_00	Dop File No :	13/10521

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
3.4 Integrating Land Use and Transport**

Additional Information : **It is Recommended that:**

1. The planning proposal should proceed as a "minor" planning proposal.
2. A community consultation period of 14 days is necessary.
3. The planning proposal is to be completed in 6 months.
4. The Director General's delegate agree that the inconsistencies with S117 Direction 3.1 Residential Zones and 3.4 Integrating Land Use and Transport are justified as of minor significance.
5. Delegation to finalise the planning proposal be issued to the Council.

Supporting Reasons : **The reasons for conditions to the Gateway Determination are as follows:**

1. The inconsistencies of the proposal with the S117 Directions are of minor significance.
2. The proposal is otherwise consistent with all relevant local and regional planning strategies, section 117 Directions and SEPPs.

Panel Recommendation

Recommendation Date : **04-Jul-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **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 is classified as low impact as described in A Guide to Preparing LEPs (Department of 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 (Department of Planning & Infrastructure 2013).
2. No consultation is required with public authorities under section 56(2)(d) of the EPA Act.
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

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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 6 months from the week following the date of the Gateway determination.

Signature:

M. Selman

Printed Name:

NEIL SELMAN

Date:

5/7/13