

Bellingen LEP 2010 - Planning Proposal to rezone Bellingen Bowling Club land.

Proposal Title : **Bellingen LEP 2010 - Planning Proposal to rezone Bellingen Bowling Club land.**

Proposal Summary : **The rezoning of the Bellingen Bowling Club site from RE2 Private Recreation to R3 Medium Density Residential and to apply a floor space ratio of 1.4:1 to the site. hjbk**

PP Number : **PP_2011_BELLI_002_00** Dop File No : **11/16329**

Planning Team Recommendation

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

S.117 directions : **2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
5.1 Implementation of Regional Strategies**

Additional Information : **It is recommended that**

- 1. The planning proposal proceed as a routine planning proposal:**
- 2. The planning proposal be exhibited for 28 days:**
- 3. The planning proposal should be completed in 9 months:**
- 4. The RPA further investigate the significance of the Old Bellingen Cemetery identified as an Archaeological site under the LEP 2010, including consultation with the Heritage Council (OEH).**
- 5. The RPA provide justification for including the land in the R3 zone rather than the R1 zone and if the R3 zone continues to be supported by Council, amend the planning proposal to provide a land use table for that zone, and indicate that standard clauses 4.4 and 4.5 of the SI Template need to be inserted into the Principal LEP to address the floor space ratio issue.**
- 6. The RPA assess the flooding implications of the proposed residential zoning (including advice from OEH).**
- 7. The land use table for R3 (if adopted) together with heritage and flooding information should be submitted to DP&I for consideration under s57(2) of the Act before exhibition , to determine whether inconsistencies with s 117 directions 2.3 and 4.3 are justified.**

Supporting Reasons : **The use of the site as a bowling club is to be discontinued and an appropriate use of the land would be for residential development as the site is close to the CBD and surrounded by other residential development. However, further heritage and flooding assessment should be undertaken.**

Panel Recommendation

Recommendation Date : **15-Sep-2011** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the amendments outlined in the following conditions:**

- 1. Council is to amend the planning proposal to rezone the site from RE 2 Private Recreation to R1 General Residential.**
- 2. Council is to prepare updated Height of Buildings and Lot Size Maps for the site to reflect its desired residential density outcomes. These maps are to be submitted to the Regional Director, North Region for review prior to exhibition.**
- 3. 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 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act:

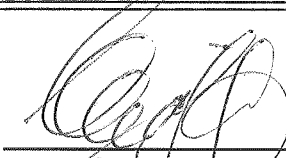
- Office of Environment and Heritage

The public authority is to be provided with a copy of the planning proposal and any relevant supporting material. The public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning 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 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).

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:

Neil McGowan

Date:

19.9.11