

qB184720

12/02375

Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Northern Region

PLANNING PROPOSAL PP 2010 COFFS 03 00 BONVILLE INTERNATIONAL GOLF RESORT REZONING GATEWAY DETERMINATION – EXTENSION OF TIME TO COMPLETE

PURPOSE

- To recommend the Minister's delegate alter the Gateway Determination for Planning Proposal number PP_2010_COFFS_03_00.

RECOMMENDATION

It is RECOMMENDED that the Minister's delegate:

- **agree** pursuant to s56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination to extend the time to complete the Planning Proposal, PP_2010_COFFS_03_00, for the rezoning of land at the Bonville International Golf Resort, Coffs Harbour, by three months.

CURRENT POSITION

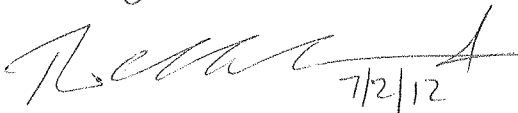
- Coffs Harbour City Council prepared a draft Local Environmental Plan (LEP) to rezone land at the Bonville International Golf Resort from 6C Open Space Private Recreation to 2E Residential Tourist and 7A Environmental Protection (Habitat and Catchment), and also permit additional business, retail, office and medical land uses on part of the site. A locality plan is at **Tag A**.
- The LEP was converted to a Planning Proposal and a Gateway Determination was issued on the 3 November 2010 (**Tag B**).
- The Gateway Determination required that the Planning Proposal be finalised in 9 months from the week following the date of Determination, expiring August 2011.
- An extension of time to complete the Planning Proposal, of 6 months, was granted on the 28 July 2011. This resulted in the date for the completion of the Planning Proposal being the 11 February 2012. (**Tag C**).
- The Planning Proposal will not be completed by the 11 February 2012 and a further extension of time to complete the Planning Proposal is required. The delay in achieving the time frame has arisen for two reasons;
 - The Planning Proposal was submitted to the Department on the 16 November 2011. A review of the documentation has revealed that Council had not consulted with the NSW Rural Fire Service (RFS) at any stage in the process. The proposal includes bush fire prone land and a bushfire risk assessment report has been prepared. Without consultation with the RFS the proposal is inconsistent with the provisions of Section 117 *Direction 4.4 Planning for Bush Fire Protection*. The inconsistency with the direction cannot be justified without a response from the RFS. Council has not referred either of the development applications to the RFS as required for integrated development and therefore no comment from the RFS is available. Council has now written to the RFS and is awaiting a response.
 - The delays associated with the Christmas period and commitments to the Standard Instrument LEP program have meant that a PC opinion has not yet been issued.
- An extension of the time to complete the Planning Proposal is considered to be acceptable and warranted. It is recommended that a three month extension of time for completion of the planning proposal be granted.

- The Planning Proposal is progressing concurrently with two development applications and will ultimately produce approximately 650 residential allotments.

Contact Officer: Paul Garnett
Planning Officer, Northern Region
Phone: 02 66416607

 3 February 2012
Regional Director, Northern Region

 7.2.12
Executive Director, Planning Operations

 7/2/12
Deputy Director General, Plan Making and Urban Renewal