

Port Macquarie - Town Centre Fringe Urban Consolidation

Proposal Title : Port Macquarie - Town Centre Fringe Urban Consolidation

Proposal Summary : To facilitate redevelopment and urban consolidation within the Port Macquarie town centre fringe area.

PP Number : PP_2014_PORTM_002_00 **Dop File No :** 14/12433

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes

Additional Information : It is recommended that:

1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 28 days;
3. The Planning Proposal be completed within 12 months;
4. That the RPA consult with:
 - NSW Rural Fire Service
 - Office of Environment and Heritage (Heritage Branch)
 - Office of Environment and Heritage (flooding)
5. That the Director General (or his delegate) agree to the inconsistencies with section 117 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land as matters of minor significance;
6. That the Director General (or his delegate) note the current inconsistency with section 117 Direction 4.4 Planning for Bushfire Protection and that it is anticipated this inconsistency will need to be resolved prior to the proposal being finalised; and
7. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons :

The Planning Proposal is supported as:

- the proposal will promote achievement of Mid North Coast Regional Strategy goals of increasing residential density in key centres and having 40 percent of new dwellings delivered in an attached format;
- it is consistent with Council's Director General approved Urban Growth Management Strategy 2011-2031;
- it will amend a number of zoning, floor space and building height provisions in the LEP to help promote the economic feasibility of urban consolidation within the identified area along with housing delivery and increasing housing type choice;
- the amended controls will resolve a current mismatch between building and floor space ratio provisions on a small number of sites; and
- the proposal will encourage better urban design outcomes with more opportunities for

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building articulation and appropriate transition areas between higher and lower building density areas.

Panel Recommendation

Recommendation Date : 06-Aug-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 07-Aug-2014

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. 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 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 Environment 2013).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and the requirements of relevant S117 Directions:

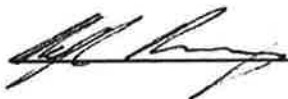
- NSW Rural Fire Service
- Office of Environment and Heritage (Heritage Branch)
- Office of Environment and Heritage (flooding)

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.

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

7 August 2014