

PLANNING PROPOSAL

NORTH BOAMBEE VALLEY (West) INVESTIGATION AREA

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Summary

This Planning Proposal, which applies to land within the North Boambee Valley (NBV) (West) Investigation Area, has been prepared in accordance with NSW Planning and Infrastructure's (P&I) *"A Guide to Preparing Planning Proposals – Part 2 (2012)"*.

The Planning Proposal is also consistent with the provisions of the Mid North Coast Regional Strategy (MNCRS) 2009, and Coffs Harbour City Council's Local Growth Management Strategy (LGMS) 2008.

Environmental constraints which apply to the land are identified and addressed by the attached Planning Proposal Report (De Groot & Benson Pty Ltd).

The land can be serviced with reticulated water and sewer infrastructure, which is an extension of existing services.

The NBV (West) Investigation Area is approximately 585 hectares in area and is situated approximately four kilometres south-west of Coffs Harbour Central Business District. The eastern extent of the land is bounded by the proposed Pacific Highway bypass. The western boundary of the land adjoins Boambee State Forest.

Land use in the area is mainly agricultural and zoned accordingly; however there are also smaller rural allotments (approximately one to two hectares in area) which are used primarily for residential purposes. An operational quarry is located in the north-west corner of the investigation area. There are also small pockets of undeveloped urban residential and open space land. Environmentally sensitive land (e.g. significant vegetation, koala habitat, riparian corridors) are zoned for environmental conservation. A map of the current zoning of the land under Coffs Harbour Local Environmental Plan (LEP) 2013 is shown in Part 4 of this report.

This Planning Proposal informs a proposed rezoning of parts of the NBV (West) Investigation Area, which will change the character of the locality when developed. Due to the significant nature of this proposal, it is expected that this rezoning process will occur over a period of nine to twelve months, including the consultation period and reporting to Council, from the issue of the Gateway Determination by NSW Planning and Infrastructure.

This Planning Proposal and subsequent rezoning is intended to allow for the following benefits:

- zone land to permit low density and medium density residential development;
- zone land to permit industrial development which generates employment;
- amend the extent of existing environmental protection zoned land to improve habitat corridor/linkages and conserve important vegetation;
- zone land for public recreation purposes including interconnected areas of passive recreation along ridges, gullies and riparian areas; and
- establish a new road primarily as a 'haul route' from the existing quarry to the future Pacific Highway Interchange. This road will minimise land use conflict between the quarry and other industrial development and the proposed residential areas.

Part 1 - Objectives or Intended Outcomes

This Planning Proposal supports the following intended outcome:

To inform a rezoning of land to enable development of parts of the North Boambee Valley (West) Investigation Area, consistent with Coffs Harbour City Council's Local Growth Management Strategy 2008.

The objectives of this Planning Proposal are:

- to describe the subject land (i.e. the NBV (West) Investigation Area), the locality in which it is situated, the current land use zonings which apply, and the rationale for any proposed rezoning of lands within the Investigation Area;
- to request an amendment to Coffs Harbour LEP 2013 to permit residential development, industrial (employment generating) development, identify land for future public open space, and confirm the location of lands which are of environmental conservation value;
- to address the 'gateway assessment' criteria under Part 3 of the EP&A Act 1979;
- to provide justifications for the LEP amendment and demonstrate the net community benefits which follow; and
- to demonstrate that the planning proposal is consistent with the broad strategic direction for the locality as described by Council's LGMS (2008).

Part 2 - Explanation of Provisions

The Principal Planning Instrument is Coffs Harbour LEP 2013, the format of which is the Standard Instrument LEP template. Currently the site is predominantly zoned RU2 Rural Landscape and E2 Environmental Conservation and will require zone amendments to enable the integrated development of the release area for residential, industrial, and public recreation uses.

Maps of the existing zoning and the proposed rezoning are included in Part 4 of this report.

The maps proposed to be amended are as follows:

- Land Zoning Zone (LZN);
- Lot Size Map (LSZ);
- Height of Building Map (HOB); and
- Terrestrial Biodiversity (CL2).

It is appropriate at this time to consider the future zoning of this Investigation Area as it is consistent with the provisions and timeframes in Council's LGMS, as endorsed by NSW Planning & Infrastructure.

Part 3 – Justification

Section A - Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The land relevant to this planning proposal is included in the following planning investigations/reports:

- Planning Proposal: North Boambee Valley (West)
(De Groot & Benson Pty Ltd, October 2014).

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal is the appropriate means of achieving the outcome and objectives, and is supported by relevant planning studies and adopted planning policies.

Section B - Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

NSW State Plan

The NSW Government has prepared a State Plan for a new direction for NSW. The purpose of the State Plan is to deliver better results for the NSW community from government services. The State Plan focuses on five areas of activity of the NSW government:

- rights, respect and responsibility - the justice system and services to promote community involvement and citizenship;
- delivering better services - key services to the whole population including health, education and transport;
- fairness and opportunity - services that promote social justice and reduce disadvantage;
- growing prosperity across NSW - activities that promote productivity and economic growth, particularly in rural and regional NSW; and
- environment for living, planning for housing and jobs, environmental protection, arts and recreation.

There are a number of goals within the State Plan that are generally relevant to this Planning Proposal which are relevant to the future development and conservation of the site. A priority of the plan is to improve built environments through improving housing ability by ensuring a supply of land and a mix of housing that meets demand.

The Planning Proposal will result in the protection of an additional 254 hectares of high ecological value land under the E2 Environmental Conservation zone whilst providing an additional 88 hectares of residential land that will add to the residential land stock of the Coffs Harbour Local Government Area (LGA), consistent with the objectives of the State Plan and Coffs Harbour City Council's LGMS.

Mid North Coast Regional Strategy (MNCRS) 2009

The proposal is consistent with the MNCRS. The NBV (West) Investigation Area is identified by the MNCRS as:

- a Proposed Future Urban Release Area; and
- Proposed Employment Lands.

The NBV (West) Investigation Area is shown on *Growth Areas Map 3 – Coffs Harbour* of the MNCRS which is consistent with the intent of this Planning Proposal.

The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to accommodate the projected housing and employment needs of the Region's population over the next 25 years.

The MNCRS sets the policy to govern where and how growth can occur. While it is clear that expected growth can be accommodated in the Region, the MNCRS places limits on growth in some areas where the value of environmental/cultural assets and natural resources is high.

The MNCRS outlines a range of actions that will guide strategic planning decisions. The relevant sections of the MNCRS which apply to the NBV (West) Investigation Area are:

- *Protect high value environments, including significant coastal lakes, estuaries, aquifers, threatened species, vegetation communities and habitat corridors by ensuring that new urban development avoids these important areas and their catchments.*

Comment: The proposed rezoning will result in the protection of additional high ecological value land under the E2 Environmental Conservation zone and the identification of terrestrial biodiversity and watercourse lands within an attributes map within the LEP. Land identified as having terrestrial biodiversity and/or watercourse values is afforded additional protection under Clauses 7.4 and 7.6 of Coffs Harbour LEP 2013.

- *Cater for a housing demand of up to 59,600 new dwellings by 2031 to accommodate the forecast population increase of 94,000 and any anticipated growth beyond this figure arising from increased development pressures in the southern part of the Region.*

Comment: The proposed rezoning will result in an additional 88 hectares of land available for residential development.

- *Ensure that new housing meets the needs of smaller households and an ageing population by encouraging a shift in dwelling mix and type so that 60% of new housing will be in greenfield locations and 40% in existing urban areas.*

Comment: The proposed residential areas within NBV (West) are in greenfield locations and is an opportunity to provide a mix of housing types to cater for a diverse population and varying demographics of the Coffs Harbour community.

- *Ensure an adequate supply of land exists to support economic growth and the capacity for an additional 48,500 jobs in the Region by protecting existing commercial and employment areas and securing sufficient land to support new employment opportunities;*

Comment: The proposed rezoning excludes a 37 hectares of land for industrial (employment generating) purposes. Parts of the NBV (West) Investigation Area has been identified by the MNCRS for such land uses.

- *Encourage the growth and redevelopment of the Region's four major regional centres and six major towns through urban design and renewal strategies as a means of protecting sensitive coastal and natural environments and strengthening the economic and administrative functions of these centres as well as meeting increased housing density targets.*

Comment: The proposed rezoning supports the growth and redevelopment of Coffs Harbour, and is consistent with current Regional and Local Growth Strategies.

- *Limit development in places constrained by coastal processes, flooding, wetlands, important farmland and landscapes of high scenic and conservation value.*

Comment: As stated earlier, the proposal will result in the protection of additional land under the E2 Environmental Conservation zone and additional land under the clauses relevant to the Terrestrial Biodiversity and Watercourses attribute map.

- *Protect the cultural and Aboriginal heritage values and visual character of rural and coastal towns and villages and surrounding landscapes.*

Comment: An Archaeological Assessment (Appendix F) and a Visual Assessment (Appendix E) were carried out within the study area to inform the Planning Proposal. The recommendations of the Archaeological Assessment state that:

'There is an overall low likelihood of future landuse having an impact on significant Aboriginal or European heritage items due to the relatively low intensity of use by both Aboriginal people- with a preference for coastal and estuarine resources- and the extent of land clearing and disturbance during the early-mid 1900's.'

A range of recommendations to mitigate the potential visual impacts associated with development of NBV (West) are included within **Appendix E** of this Planning Proposal.

- *Where development or rezoning increases the need for State infrastructure, the Minister for Planning may require a contribution to the infrastructure having regard to the NSW Government State Infrastructure Strategy and equity considerations.*

Comment: The Planning Proposal does not increase the need for State infrastructure.

4. Is the planning proposal consistent with the council's local strategy or local strategic plan?

Council's Community Strategic Plan is known as Coffs Harbour 2030 Plan, which was adopted in March 2009. The Planning Proposal is relevant to the following outcomes of that plan:

- our City is a lively and diverse place where people live, work and play;
- we use best practice urban design and infrastructure development to promote sustainable living;
- provide infrastructure that supports sustainable living and incorporates resilience to climatic events;
- create housing choices in accessible locations close to town centres;
- we have urban spaces that are functional, accessible and useable;
- our built environment achieves sustainable living by only best practice urban design and infrastructure development to create attractive buildings; and
- we maintain and conserve our flora and fauna through a protected, connected network of well-managed corridors and reserve systems.

Comment: Council's 'Our Living City' Settlement Strategy (the LGMS) is a complementary document to the Coffs Harbour 2030 Plan. The OLC Strategy, and by reasoning those sections relevant to the Coffs Harbour 2030 Plan, have been addressed by the De Groot & Benson Pty Ltd. The proposal is consistent with this clause.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP)?

The planning proposal is consistent with the following SEPPs.

SEPP No. 71 (Coastal Protection)

The draft LEP area is generally outside of the coastal zone under the Coastal Protection Act 1979 to which the policy applies. A narrow strip of land along part of the western side of the identified Pacific Highway Coffs Harbour Bypass corridor is within the coastal zone.

Comment: This land is partly within zone E2 and partly within an industrial zone. The considerations under the policy are included in a clause under the draft LEP to be addressed as part of any development proposal. The draft LEP is consistent.

SEPP (Affordable Rental Housing) 2009

Allows for permissibility of group homes; and provides development standards for various forms of affordable housing.

Comment: The SEPP will operate where certain forms of housing are permissible with consent within residential and other relevant zones. The Planning Proposal is consistent with this SEPP.

SEPP (Exempt and Complying Development Codes) 2008

Streamlines assessment processes for development that complies with specified development standards.

Comment: No additional exempt or complying uses have been included in the draft LEP.

SEPP (Rural Lands) 2008

The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes.

The Rural Planning Principles are as follows:

- a. the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- b. recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- c. recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- d. in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- e. the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- f. the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- g. the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- h. ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

Comment: The draft LEP is consistent with the Rural Planning Principles of the SEPP in that:

- The lands affected by the Draft LEP are excluded from Regionally Significant farmland considerations being recognised as a future residential growth area by the MNCRS. Lands located within the buffer to the quarry at the western extremity of the NBV (West) Investigation Area will be retained for predominantly agricultural purposes with a 40 hectare minimum lot size.
- Services to Areas 'C' and 'D', indicated within the Planning Proposal, will remain unchanged.

- The draft Planning Proposal is consistent with the MNCRS 2009 principles.
- The existing extractive industry is protected within a one kilometre radius buffer to residential land uses and a 750 metre buffer to industrial land uses.
- The existing extractive industry is protected within a one kilometre radius buffer to residential land uses and a 750 metre buffer to industrial land uses. The proposed haul route will mitigate land use conflict between the quarry uses and increasing residential land uses, particularly along North Boambee Road.

SEPP (Infrastructure) 2007

This SEPP provides for a consistent planning regime for infrastructure and the provision of services across NSW.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP (Temporary Structures) 2007

This SEPP provides for the erection of temporary structures while protecting public safety and local amenity.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

This SEPP provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The SEPP requires a compatibility test to be undertaken by council planners when assessing any proposed development in the vicinity of existing mines, quarries and petroleum production facilities or resources identified as being of state or regional significance.

Comment: An existing quarry is established at the western end of the draft LEP area. A one kilometre buffer to future residential areas is maintained from the existing quarry operation area. Further expansion of the quarry operation in the future is likely to be to the west and north. In any event, expansion will be subject to a separate development consent process. Potential impacts will be assessed and minimised on its merits at the relevant time.

SEPP (Building Sustainability Index: BASIX) 2004

The implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP (Housing for Seniors or People with a Disability) 2004

The SEPP intends to encourage the development of high quality accommodation for an ageing population and for people who have disabilities while providing housing that is in keeping with the local neighbourhood.

Comment: The draft LEP is consistent with the SEPP. Seniors housing is permissible with consent in the R2 Low Density Residential Zone and R3 Medium Density Residential Zone.

SEPP No. 65 - Design Quality of Residential Flat Development

Raises the design quality of residential flat development across the state through the application of a series of design principles.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP No. 64 - Advertising and Signage

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP. Advertising structures are controlled by Component C4 Signage Requirements of Coffs Harbour DCP 2013.

SEPP No. 62 – Sustainable Aquaculture

Encourages the sustainable expansion of the industry in NSW.

Comment: The draft LEP is generally consistent with the SEPP.

SEPP No. 60 - Exempt and Complying Development

This SEPP provides for a more efficient and effective approval process for certain classes of development. It applies to areas of the State where there are no such provisions in the council's local plans.

Comment: The draft LEP refers to the provisions of the Codes SEPP. SEPP 60 will have no effect upon commencement of the draft LEP.

SEPP No. 55 - Remediation of Land

Introduces state-wide planning controls for the remediation of contaminated land.

Comment: A broad soil sampling, testing and analysis has been undertaken and previous banana cultivation areas mapped. Soil sampling for potential acid sulfate soils has also been undertaken. The assessment found that minor isolated contamination arising from previous banana cultivation is present. Further investigation of each development site will occur as part of the Development Application process. Contamination risks are considered minimal and manageable with recognised remediation procedures available.

SEPP No. 44 - Koala Habitat Protection

Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.

Comment: The Planning Proposal is consistent with the SEPP in that additional areas of E2 zoned land and a terrestrial biodiversity overlay will provide additional protection for biodiversity corridors and habitat links for Koalas and other threatened species. The Council has an adopted Koala Plan of Management for the City.

SEPP No. 36 – Manufactured Home Estates

Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP No. 33 - Hazardous and Offensive Development

Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP. The draft LEP area provides for new residential living opportunities and does not contain existing urban areas.

SEPP No 30—Intensive Agriculture

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP No. 22 - Shops and Commercial Premises

Permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP No. 6 - Number of Storeys in a Building

Sets out a method for determining the number of storeys in a building.

Comment: The Planning Proposal is either consistent with the SEPP or has no clauses with material effect on the SEPP.

SEPP No. 4 – Development without Consent or Miscellaneous Complying Development

This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for a DA.

Comment: The draft LEP is either consistent with the SEPP or has no clauses with material effect on the SEPP. Clauses 6 to 10 do not apply to Coffs Harbour.

SEPP No. 1 – Development Standards

Makes development standards more flexible.

Comment: This SEPP does not apply to new LEPs.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

When preparing a draft LEP, Council is required to consider the directions of the NSW Government as issued under section 117 of the Environmental Planning and Assessment Act (EP&A Act). The following section addresses consistency with those directions.

The Ministerial Directions under Section 117 of the EP&A Act 1979 of relevance to this proposal are addressed as follows:

Direction 1.1 Business and Industrial Zones:

A draft LEP shall:

- (a) give effect to the objectives of this direction. The objectives of this direction are to:*
- (i) encourage employment growth in suitable locations,*
 - (ii) protect employment land in business and industrial zones, and*
 - (iii) support the viability of identified strategic centres.*

Comment: Consistent. The draft LEP provides employment land in suitable locations whilst not competing with the town centre with an appropriate Industrial zone. The industrial area is a geographic extension of existing industrial land to the east although separated by the Pacific Highway realignment corridor.

- (b) retain the areas and locations of existing business and industrial zones.*

Comment: Consistent. No existing business or industrial zones exist in the draft LEP area.

- (c) not reduce the total potential floor space area for employment uses and related public services in business zones.*

Comment: Consistent. There is currently no business zone within the draft LEP area.

- (d) not reduce the total potential floor space area for industrial uses in industrial zones.*

Comment: Consistent. There is currently a shortage of industrial zoned land throughout the City. Additional industrial land in the draft LEP area was identified in a previous Structure Plan for the area and in Council's Industrial Lands Strategy as well as the MNCRS. There is no existing industrial land zoned within the draft LEP area.

Direction 1.2 Rural Zones:

This Direction seeks to protect the agricultural production value of rural land and prevents the rezoning of land from rural to residential purposes, but allows an inconsistency where a proposal is in accordance with a Regional Strategy or where the proposal will have a minor environmental impact.

A draft LEP shall:

- (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*
- (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).*

Comment: The draft LEP is inconsistent with this direction; however, any inconsistency is supported by the MNCRS, an endorsed LGMS and an endorsed Structure Plan.

A Rural Landscape (RU2) zone with a 40 hectare minimum lot size is retained within the one kilometre buffer to the existing quarry at the western end of the draft LEP area. The remaining areas, other than those identified as having ecological value areas are to be zoned as Residential and Industrial (employment) lands.

Direction 1.3 Mining, Petroleum Production and Extractive Industries:

This direction applies when a council prepares a draft LEP that would have the effect of:

- (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or*
- (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.*

Comment: The draft LEP is inconsistent with this direction. The area identified for future residential and employment development has been recognised for development that would be likely to be incompatible with mining and extractive industries etc. in a previous Structure Plan for the area and the MNCRS. In this regard the inconsistency has been previously recognised and supported.

Direction 1.4 Oyster Aquaculture:

There are no potential or existing oyster cultivation areas within the draft LEP area or within any drainage area downstream of this area likely to be affected by future development.

Direction 1.5 Rural Lands:

This direction applies when:

- (a) a council prepares a draft LEP that affects land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or*
- (b) a council prepares a draft LEP that changes the existing minimum lot size on land within a rural or environment protection zone.*

Comment: This direction applies as the draft LEP includes changes in existing rural zone boundaries and minimum lot sizes of rural zoned land. Rural land zonings have been removed where residential and industrial development is proposed. Both the industrial and residential lands are identified for this area in the MNCRS and NBV (West) Structure Plan which are both endorsed strategies. The configuration of the areas for these uses has been amended as a result of more detailed investigation however the broad principles for the long term planning strategy for this area have been maintained.

An area which generally follows the alignment of Englands Road was previously identified for industrial lands by the NBV (West) Structure Plan. The De Groot & Benson Pty Ltd Planning Proposal Report has determined that the area is generally unsuitable for industrial development due to the topography, ecological values and economic viability. Retention of the current land use zone (RU2) will protect existing agricultural uses and encourage extended agricultural production.

Direction 2.1 Environment Protection Zones:

The direction requires that a draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas.

A draft LEP that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP shall not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land).

Comment: The draft LEP is consistent with this direction in that all of the existing environmental protection zoned land is generally zoned E2 in the draft Plan. Additional areas to protect riparian corridors and to connect habitat areas are added to the E2 zone.

All environmental values have been reassessed and refined and expanded as necessary. The vegetation mapping has been ground-truthed and is refined to more accurately represent land with vegetation attributes that should be protected under the E2 zone.

This approach meets the intent of this direction by protecting land under the E2 zone without unnecessarily zoning land for environmental protection purposes that may not actually have significant environmental value.

Direction 2.2 Coastal Protection Zones:

The objective of this direction is to implement the principles in the NSW Coastal Policy and requires a planning proposal to include provisions that give effect to and are consistent with:

- (a) the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997, and
- (b) the Coastal Design Guidelines 2003, and
- (c) the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990).

Comment: A narrow strip of land along part of the western side of the Pacific Highway realignment corridor is identified as being within the coastal zone under the Coastal Protection Act 1979. Development within this area will be subject to the considerations under SEPP 71 - Coastal Protection. The location of the land on the western side of an elevated highway corridor will ensure there will be no visual impacts on the coastal area and the area will not be affected by ocean impacts. All stormwater drainage from the draft LEP area is to be detained in identified detention basins to ensure all runoff will have a nil or beneficial impact downstream.

Direction 2.3 Heritage Conservation:

There are no heritage items currently identified in the draft LEP area. Further assessment has been undertaken and no new items have been identified.

Direction 2.4 Recreation Vehicle Areas:

The draft LEP is consistent with this direction in that there are no clauses or provisions that enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the *Recreation Vehicles Act 1983*).

Direction 3.1 Residential Zones:

This direction applies when a council prepares a draft LEP that affects land within:

- (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),*
- (b) any other zone in which significant residential development is permitted or proposed to be permitted.*

This direction aims to encourage variety in housing and to make efficient use of infrastructure and minimise impacts. The draft LEP has identified all sensitive areas and ecological values and then provided development opportunities that respects and protects these values while ensuring that the resultant development potential is economically viable.

This direction requires that a draft LEP shall include provisions that encourage the provision of housing that will:

(a) broaden the choice of building types and locations available in the housing market.

Comment: Consistent. The proposed mix of low and medium density zoned land with varying minimum lot sizes will provide more choices for housing types.

(b) make more efficient use of existing infrastructure and services.

Comment: The identified industrial and residential areas aim to make more efficient use of road infrastructure and sewerage services by encouraging a density that ensures the extension of services is economically viable while recognising topographic constraints, ecological values and protecting and encouraging existing area agriculture production along Englands Road.

(c) reduce the consumption of land for housing and associated urban development on the urban fringe.

Comment: The draft LEP will maximise urban development within the environmental constraints to reduce pressure for premature urban expansion on the urban fringe.

(d) be of good design.

Comment: Design principles are identified in the Draft Development Control Plan for the area that reflect the required balance between protecting environmental values and encouraging economically viable development.

A draft LEP shall, in relation to land to which this direction applies:

(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and

(b) not contain provisions which will reduce the permissible residential density of land.

Comment: The draft LEP includes appropriate servicing requirements and will increase or maintain existing permissible residential density of land.

Direction 3.2 Caravan Parks and Manufactured Home Estates:

This direction applies and requires that:

In identifying suitable zones, locations and provisions for caravan parks in a draft LEP, council shall:

- (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and*
- (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.*

Comment: There are no existing caravan parks in the draft LEP area. Existing provisions to permit caravan parks are to be retained except within the buffer area to the quarry as the buffer is an existing exclusion area for additional residential style development. Caravan parks are not currently permitted in industrial areas or business zones and are not permitted under the draft LEP.

Direction 3.3 Home Occupations:

This direction applies. The draft LEP is consistent with this direction - home occupations are permitted without consent in all zones except the industrial zone as residential accommodation is not permitted in this zone.

Direction 3.4 Integrating Land Use and Transport:

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) increasing the choice of available transport and reducing dependence on cars, and*
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) supporting the efficient and viable operation of public transport services, and*
- (e) providing for the efficient movement of freight.*

This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

Comment: This direction applies as the draft LEP will provide residential and industrial zones. The draft LEP is generally consistent with the objectives of this direction. The draft LEP will generally separate industrial and residential traffic with a new haul route to the existing quarry to service the quarry and new industrial area. Pedestrian, cycleway and public transport routes are identified in the Development Control Plan to support the draft LEP. The proposal is consistent with this Direction.

Direction 3.5 Development near Licensed Aerodromes:

This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to land in the vicinity of a licensed aerodrome.

Comment: This direction does not apply.

Direction 4.1 Acid Sulfate Soils:

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

Comment: Consistent broad sampling has been undertaken to identify areas likely to contain acid sulfate soils. These areas are mapped as part of the draft LEP. Guidelines are available for the management of acid sulfate soils within the mapped areas. The proposal is consistent with this Direction.

Direction 4.2 Mine Subsidence and Unstable Land:

There are no known areas of mine subsidence or unstable land in the draft LEP area. Broad assessment has been undertaken to identify steep lands that may require construction management to avoid any instability.

Direction 4.3 Flood Prone Land:

This direction applies when a council prepares a draft LEP that creates, removes or alters a zone or a provision that affects flood prone land.

Comment: Part of the NBV (West) Investigation Area is identified as flood prone land, therefore this direction applies. The model *Flood Planning* clause is included in LEP 2013.

The Planning Proposal is supported by a comprehensive flood study (**Appendix G**) that provides for the filling of land to above the 0.2% AEP flood level (500-year ARI) for industrial and residential development areas. The flood study provides for compensatory floodways to be constructed adjacent to the filled land to locally offset the loss of floodway conveyance caused by the filling. Additionally, the construction of detention basins upstream of the filled and developed land will offset the loss of floodplain storage as well as potentially reduce flood impacts further downstream that are an existing concern for Council.

This Direction has the objective to ensure that development of flood prone land is consistent with the NSW Governments *Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005*. The objective aims to ensure that LEP amendments impacting flood prone land address the flood hazard and consider potential flood impacts both on and off the land.

The Direction includes a requirement that a Planning Proposal must not rezone land within the flood planning area from a Rural zone to a Residential or an Industrial zone. However, point (9) of this Direction permits a Planning Proposal to be inconsistent with this Direction where the Director-General is satisfied that the Planning Proposal is in accordance with a flood plain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005 or the inconsistency is of minor significance. The Floodplain Development Manual provides for the development of sustainable strategies for managing human occupation and use of the floodplain having regard to risk management principles. The Manual recognises that flood prone land is a valuable resource that should not be sterilised by unnecessarily precluding its development. The primary objective is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property.

The flood impacts have been assessed using TUFLOW flood modelling and a floodplain risk management strategy determined to allow filling of land compensated by creek widening and the construction of detention basins. The strategy provides for effective floodplain risk management in accordance with the principles and guidelines of the Manual. In this regard the rezoning of land within the floodplain for industrial and residential use is reasonable as it satisfies the guidelines in the Floodplain Development Manual and satisfies the requirements of the Section 117 Direction.

Direction 4.4 Planning for Bushfire Protection:

This direction applies when a council prepares a draft LEP that affects, or is in proximity to land mapped as bushfire prone land. Areas of the draft LEP are mapped as Bush Fire Prone Land.

In the preparation of a draft LEP a Council shall consult with the Commissioner of the NSW Rural Fire Service under section 62 of the EP&A Act, and take into account any comments so made.

Comment: Consistent. Consultation will be undertaken as part of the LEP preparation process.

A draft LEP shall:

(a) have regard to Planning for Bushfire Protection 2006,

Comment: Consistent. Asset Protection Zones (APZ) are identified in the Development Control Plan.

(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and ensure that bushfire hazard reduction is not prohibited within the APZ.

Comment: Future subdivision and development in bushfire prone land in the draft LEP area will be referred to the RFS as required under s100B of the Rural Fires Act 1997 and s79BA of the EP&A Act 1979. The draft LEP allows bush fire hazard reduction work authorised by the Rural Fires Act 1997 to be carried out on any land without development consent. The draft LEP is consistent with this direction.

Direction 5.1 Implementation of Regional Strategies:

The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. Planning proposals must be consistent with a regional strategy released by the Minister for Planning.

Comment: The Planning Proposal is consistent with the MNCRS in that Residential and Industrial zones have been identified within the NBV (West) Investigation Area.

Direction 5.2 Sydney Drinking Water Catchments:

Does not apply.

Direction 5.3 Farmland of State and Regional Significance on the NSW Far North Coast:

This area is excluded as it is an identified growth area in the MNCRS.

Direction 5.4 Commercial and Retail Development along the Pacific Highway, North Coast:

Consistent. No commercial or retail development is proposed along the Pacific Highway realignment route.

Direction 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA):

Does not apply

Direction 5.6 Second Sydney Airport Badgerys Creek:

Does not apply.

Direction 6.1 Approval and Referral Requirements:

This direction aims to minimise concurrence and referral application to Ministers and public authorities and not classify designated development unless significant impact is likely.

Comment: Consistent. Draft LEP includes standard referral and development classification provisions under the standard LEP template.

Direction 6.2 Reserving Land for Public Purposes:

This direction requires land to be reserved for public purposes in accordance with the latest directions of the relevant authority.

Comment: Consistent. Draft LEP includes 2.26 hectares of land to be zoned RE1 Public Recreation in accordance with the directions of the relevant public authority, in this case, Council.

Direction 6.3 Site Specific Provisions:

This direction discourages unnecessarily restrictive site controls.

Comment: Consistent. Draft LEP does not require any site specific provisions.

Direction 7.1 Implementation of Metropolitan Strategy:

Does not apply.

Section C - Environmental, social and economic impact.

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The key environmental impact issues to consider in relation to this proposal concern:

- Flora, Fauna and Biodiversity.

This is addressed by the De Groot & Benson Pty Ltd report, Section 4.1 (p.12) Flora, Fauna and Biodiversity (also see Appendix A – EcoLogical Australia):

Part 5A of the EP&A Act requires consideration of the likely impacts of the draft LEP on threatened species, populations or ecological communities, or their habitats. There are a number of threatened species known to occur in the study area including one Endangered Ecological Community (EEC).

Preliminary lists of species likely to occur within the subject site were obtained by conducting searches of the Office of Environment and Heritage's (OEH) Atlas of NSW Wildlife (Wildlife Atlas), for species listed under the NSW Threatened Species and Conservation Act 1995 (TSC Act), and the Department of Sustainability, Environment, Water, Population and Communities Protected Matters Search Tool for Matters of National Environmental Significance and species listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Flora, fauna habitat and limited fauna assessments were conducted over two field survey periods.

From the field survey effort for this study two flora species listed under the NSW TSC act were located. They are:

- Slender Marsdenia (*Marsdenia longiloba*) (TSC E and EPBC V) and
- Rusty Plum (*Niemeyera whitei*) (TSC V)

Eight threatened species listed as Vulnerable under the *Threatened Species Conservation Act 1995* were recorded during the field surveys; they are:

Birds

- Spotted Harrier (*Circus assimilis*);
- Square-tailed Kite (*Lophoictinia isura*) and
- Black Bittern (*Ixobrychus flavicollis*)

Mammals

- Koala (*Phascolarctos cinereus*)
- Little Bentwing Bat (*Miniopterus australis*)
- Eastern Bentwing Bat (*Miniopterus schreibersii oceanensis*)
- Large-footed Myotis (*Myotis macropus*)
- East coast freetail-bat (*Mormopterus norfolkensis*)

The Swamp Forest EEC is present in the study area. Koala evidence was found in a number of patches north of the North Boambee Road and a single site south of this road. Koala evidence was determined also from the Swamp Forest Community in the south east corner of the study area.

All native vegetation within the study area contains high ecological status regardless of previous disturbance regimes associated with a long history of utilisation by the forestry and agricultural sectors. All forested landscapes within the study area contain Primary or Secondary Koala habitat as well as providing a range of resources for a number of known threatened plant and animal species and the potential for providing habitat for many more.

The majority of existing habitat corridors currently zoned E2 Environmental Conservation under the LEP 2013. In addition to this, riparian buffers have been identified and mapped providing additional connectivity in some areas particularly in the north-east of the study area where originally no local corridor was proposed.

Through this process some small areas of low value vegetation have been identified and are not recommended for an environmental protection zone. This action is offset by the consolidation of existing high value vegetation areas by infill regeneration and connection through wildlife and riparian corridor construction. This not only creates the connectivity to existing isolated patches of habitat but maintains and improves on this existing vegetation as a key objective of this Planning Proposal and of Koala Plan of Management.

The draft LEP zonings recommended in this Planning Proposal improve on existing habitat corridors and linkages and will not adversely impact on critical habitat or threatened species, populations or ecological communities, or their habitats. Therefore this proposal does not trigger the need for consultation under section 34A of the EP&A Act with the Director General of the Department of Environment and Climate Change or the Director General of the Department of Primary Industries (for impacts to fish or marine vegetation).

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The following is a summary of the other likely environmental effects or constraints on the site.

Flood Prone Land

This planning proposal will result in the rezoning of land for residential and industrial purposes within areas identified as flood prone land. Development in these areas will require significant filling. Compensatory works include the construction of detention basins and construction of floodways adjacent to the main tributaries. The proposed flood mitigation measures are also likely to benefit areas downstream of the Study Area – including offsetting impacts of the Pacific Highway upgrade and lowering flood levels in the Isles Industrial area and around Coffs Harbour Health Campus.

Flood Prone Land is addressed in **Section 4.6** and **Appendix G** of the Planning Proposal Report.

Traffic and Road Noise

Road traffic noise modelling of the release area of both pre and post Pacific Highway deviation scenarios was carried out. Currently, noise from the existing Pacific Highway corridor has very little impact on the release area. Predicted noise impacts to the residential area of NBV (West) from the highway bypass indicates that noise levels will exceed the relevant external noise criteria of 50 dBA by up to approximately 10 dBA, even with the three metre high noise barrier.

Therefore special construction methods will be required adjacent to the highway bypass corridor (Refer to Figure 2 – Concept Master Plan – Sheet 1 of 3) to reduce internal traffic noise levels to below recommended values. The '*Australian Standard AS 3671-1989 Acoustics: Road traffic noise intrusion – Building siting and Construction*' provides residential construction categories for achieving acceptable internal noise levels.

Acoustic Impacts are addressed in **Section 4.11** and **Appendix D** of the Planning Proposal Report.

Bushfire Risk

APZs for residential and industrial land have been identified within the sites. Where feasible, the road network adjoins these APZs. Areas that will be rezoned for urban purposes under this Planning Proposal do not rely on the removal or modification of existing significant vegetation for bushfire management purposes.

Bush Fire Risk is addressed in **Section 4.4** and **Appendix C** of the Planning Proposal Report.

Site Contamination

Arsenic contamination is present across former banana land consistent with similar banana land across the Coffs Harbour region. Council's existing land contamination policies should be applied to any proposed development within the release area. All proposed development within present and past cultivated areas should be subject to soil contamination assessments and where contamination is identified a remediation plan prepared. As has been found in other areas, it is anticipated that the arsenic contamination can be readily remediated, generally through on-site vertical mixing. The cost of further investigation, and remediation if required, will be liable to the developer. While an additional consideration, it is not expected to significantly constrain the land's development potential.

Potentially Contaminated Land is addressed in **Section 4.10** and **Appendix B** of the Planning Proposal Report.

Acid Sulfate Soils

Class 4 Acid Sulfate Soils are present with the eastern portion of the site in the vicinity of Newports Creek. Due to flood constraints, any proposed development in these areas will require filling which is unlikely to expose any potential acid sulfate soils to oxidation. However, some excavation of floodways and deeper excavation for servicing trenching will be required. These works should be managed in accordance with Council's current policies and are not a significant constraint to development in this area.

Potential Acid Sulfate Soils are addressed in **Section 4.2** of the Planning Proposal Report.

Geotechnical Assessment

Geotechnical conditions across the NBV (West) Investigation Area do not pose a major constraint to the rezoning of land for urban purposes. Development within the urban areas of NBV (West) Investigation Area will occur in accordance with Council's existing policies for site classification and engineering design of slabs and footings plus compaction control for subdivision earthworks.

Geotechnical issues are addressed in **Section 4.3** and **Appendix B** of the Planning Proposal Report.

Visual Amenity

A detailed Visual Analysis of the NBV (West) area was prepared by Jackie Amos Landscape Architect. The purpose of the visual analysis was to assess the site in context with its key scenic features, its surrounding land uses and the Roads and Maritime Service preferred Pacific Highway bypass route. The full report is found at Appendix E and is summarised below:

Community consultation conducted for the NBV (West) Structure Plan indicated that the community are passionate about preserving the natural environment, the sense of place and the spectacular and varied views of the NBV.

The final phase of the visual analysis considered strategies to mitigate the potential visual impacts associated with future development to the valley. A vision statement was evolved as a framework for these recommendations:

"To guide future development to NBV (West) in a manner that is sensitive to the distinct rural and bushland character of the valley and that maintains the high scenic amenity of the valley and its views. NBV (West) should be a contemporary Coffs Harbour suburb that is integrated with the valley setting and that embraces its bushland as part of a comprehensive network of 'green spaces' and recreational areas."

Visual Amenity is addressed in **Section 4.7** and **Appendix E** of the Planning Proposal Report.

Archaeology

Heritage Management and Planning prepared an assessment of Aboriginal and European heritage for the NBV (West).

European Heritage

It is unlikely that the items of historic heritage (the springboard notched stumps and tramway cuttings) are of significance sufficient for registration as items under the Heritage Act. It is likely that similar stumps are located through the wider region. However measures to preserve - or at least further investigate - the values of the tramway could be considered during future planning.

Aboriginal Heritage

The archaeological survey was completed using pedestrian transects across the valley totalling more than 11 kilometres. No archaeological sites or sites of significance were identified during the field survey. The effectiveness of the study was constrained by the extent of land clearing, vegetation and grass cover limiting ground visibility and the restrictions in access imposed by private landowners. Given the relative distance to the coast and estuaries, it is unlikely that sub-surface middens or burials would be present across the NBV. The survey/assessment did not identify any sites - or potential sites- which would preclude development of residential or industrial development within the NBV.

Archaeology issues are addressed in **Section 4.9** and **Appendix F** of the Planning Proposal Report.

9. How has the planning proposal adequately addressed any social and economic effects?

Social and economic effects arising from the draft LEP will be positive in terms of the provision of new housing, recreation and employment land in close proximity to existing centres.

Public Recreation Land

Over two hectares of land has been zoned RE1 Public Recreation for the purpose of a local recreation. This land is located in close proximity to the NBV (east) precinct and the proposed neighbourhood centre off North Boambee Road, as identified on the Master Plan. This land is of a sufficient size to accommodate a range of recreational activities.

Heritage

Potential heritage values of the old tramway cuttings in the south western corner of the valley are protected within the provisions of the E2 Environmental Conservation zone. There is a limited range of permissible land uses in the vicinity of the old tramway cuttings due to zone limitations and land constraints; therefore, it is unlikely that future development proposals would disturb the tramway cuttings.

Vision Statement

The following vision statement has been evolved as a framework for recommendations to minimise the potential visual impact of future development on NBV (West):

To guide future development to North Boambee Valley (west) in a manner that is sensitive to the distinct rural and bushland character of the valley and that maintains the high scenic amenity of the valley and its views. North Boambee Valley (west) should be a contemporary Coffs Harbour suburb that is integrated with the valley setting and that embraces its bushland as part of a comprehensive network of 'green spaces' and recreational areas.

The Planning Proposal supports the vision statement by zoning important bushland, habitat corridors and drainage buffers for environmental conservation purposes. Additionally 2.66 hectares of land will be zoned for public recreation purposes which will add to the network of 'green spaces' in the NBV (West) Investigation Area).

Neighbourhood Precinct

8,532m² of land on the southern side of North Boambee Road is identified in the draft DCP Master Plan to accommodate the range of "village" land uses recommended in the Structure Plan. Community facilities, child care centres, neighbourhood shops and emergency services facilities are permissible with consent in the R2 and R3 residential zones providing a range of opportunities for neighbourhood-scale commercial development.

The neighbourhood precinct will provide the dual function of enabling social and economic opportunities within a central site in close proximity to the recreation area and facilities available in the NBV east area.

Standards for the provisions of community facility vary considerably. Three separate benchmark guidelines have been considered to assess the need for a neighbourhood scale community centre. The following thresholds apply for the provision of a 'Neighbourhood Centre':

1. 18,000 people - Hill PDA Economists data used by Sutherland Koshy in the Nambucca Structure Plan, 2009.
2. 8,000 people - Richard Cardew in the *Valla Urban Growth Area Community Needs Assessment*, April 2011.
3. 3,500 to 15,000 people – Sharyn Casey in *Establishing Standards for Social Infrastructure*, University of Queensland, August 2005.

The future resident population of the NBV (West) area will be around 2,400 people. This is below the generally accepted threshold for a community centre. The proposed recreation area may serve a role for the surrounding local community as a local meeting place.

Section D - State and Commonwealth interests.

10. Is there adequate public infrastructure for the planning proposal?

The key public infrastructure elements of the NBV (West) release area are as follows:

Road Network

An indicative road network is in Figure 1 Development Overlay. This network is shown in more detail in the draft NBV (West) DCP and Master Plan. The key elements of the road network are:

- interconnectivity of residential streets providing a logical and efficient local road network and reducing no through roads in bushfire prone areas;
- road widths designed in accordance with Coffs Harbour City Council's AUS-SPEC guidelines Network designed to minimise road crossings of important native vegetation corridors and riparian areas;
- Englands Road is a 'no through road' from the intersection with the haulage road;
- this is important to maintain the rural character of this area and to protect significant roadside vegetation; and
- the upper reaches of Englands Road will remain "quiet" in keeping with rural character of the area and providing safe road shoulders for cycle connections to the employment lands, recreation area, residential area and to the dedicated cycleway that will connect with North Boambee Road and Bishop Druitt College.

Link Road to North Boambee Road

The proposed link road from the western part of North Boambee Road will cater for industrial traffic, primarily from the existing Quarry and also from the proposed industrial (employment) lands. This will reduce heavy transport usage of North Boambee Road and the upper reaches of Englands Road.

Water Supply

A reticulated water supply system will be provided to all R2, R3 and IN1 zoned land.

The Coffs Harbour Water Supply Strategy Study, 1999 (CHWSS) developed a water supply strategy for the City. In preparing the strategy, this study included various growth areas across the city including NBV (West). The CHWSS catered for an estimated population of 5,900 people in NBV (West). The estimated peak day water demand for NBV (West) was 4.4ML/d. The estimated peak water demands resulting from the proposed rezoning are 2.63 ML/d which is less than assumed in the CHWSS. As such the water servicing strategies developed in the CHWSS are still applicable to the NBV (West) Investigation Area.

Sewerage

A reticulated sewerage supply system will be provided to all R2, R3 and IN1 zoned land. It is not proposed to service the future rural residential area with a conventional gravity reticulation system; rather a pressure sewerage technology would be the preferred system. The sewerage system will feed to two main pumping stations (PS1 and PS3) which will be the main transfer pumping stations to transfer the sewage eventually to the Coffs Harbour Water Reclamation Plant.

Energy and Communications

Existing residences and businesses within the NBV (West) area are serviced by Essential Energy and Telstra. Both power and telephone services will require augmentation to cater for the additional population and resulting demand for services.

Both agencies have indicated that the area can be serviced; however details of service augmentation are more appropriately considered when development commences.

Additionally, the National Broadband Network (NBN) Co. are likely to be responsible for the installation of fibre for all telecommunications within the release area as their 'roll-out' of fibre in the Coffs Harbour area has already commenced.

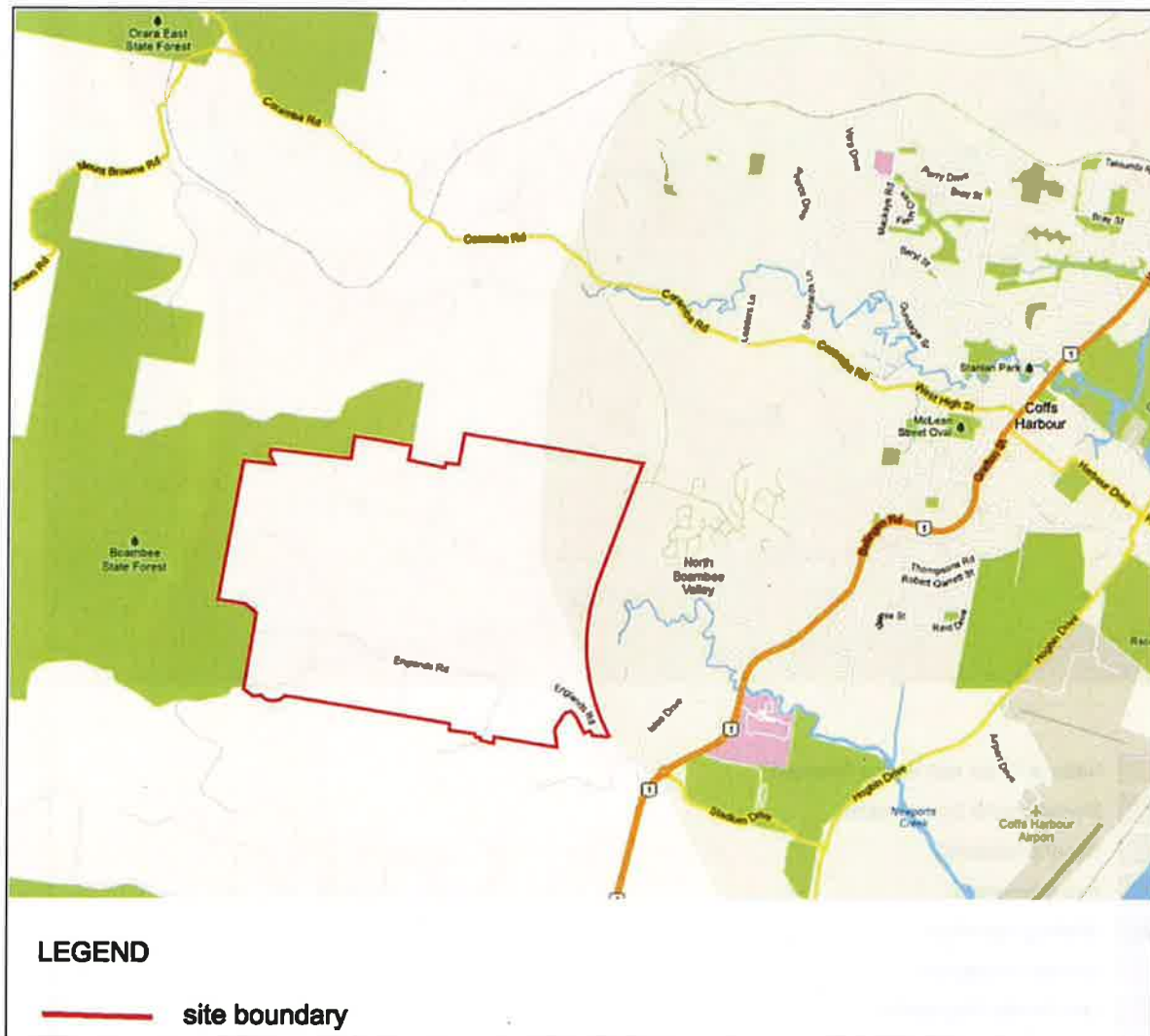
11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section of the planning proposal will be completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination. This section will summarise any issues raised by public authorities not already dealt with in the planning proposal, and will address issues as required.

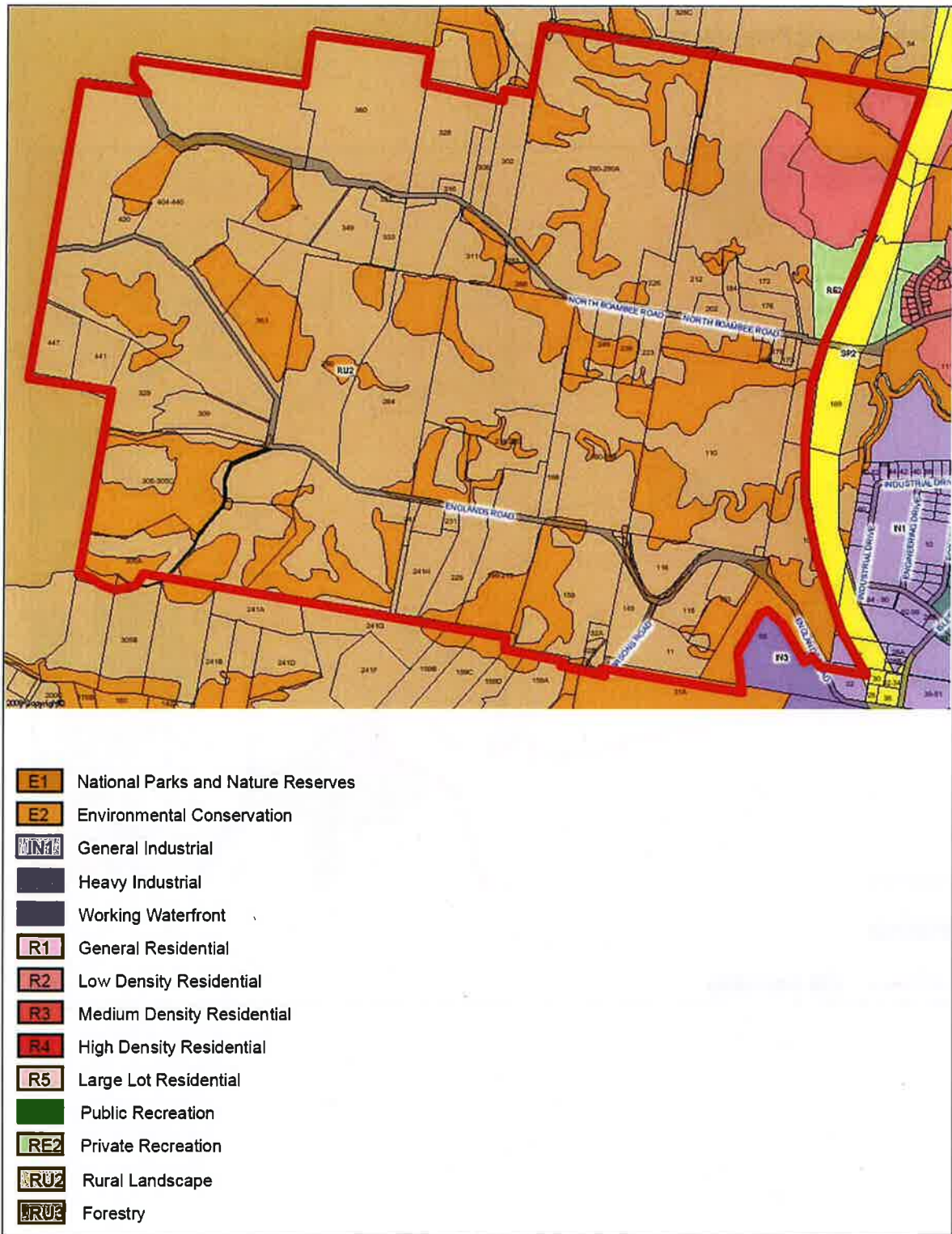
Part 4 – Mapping

Maps of the Planning Proposal are as follows:

1. Locality Map



2. Existing Zones (Coffs Harbour LEP 2013)



Aerial Photograph



Source: Nearmap 2014

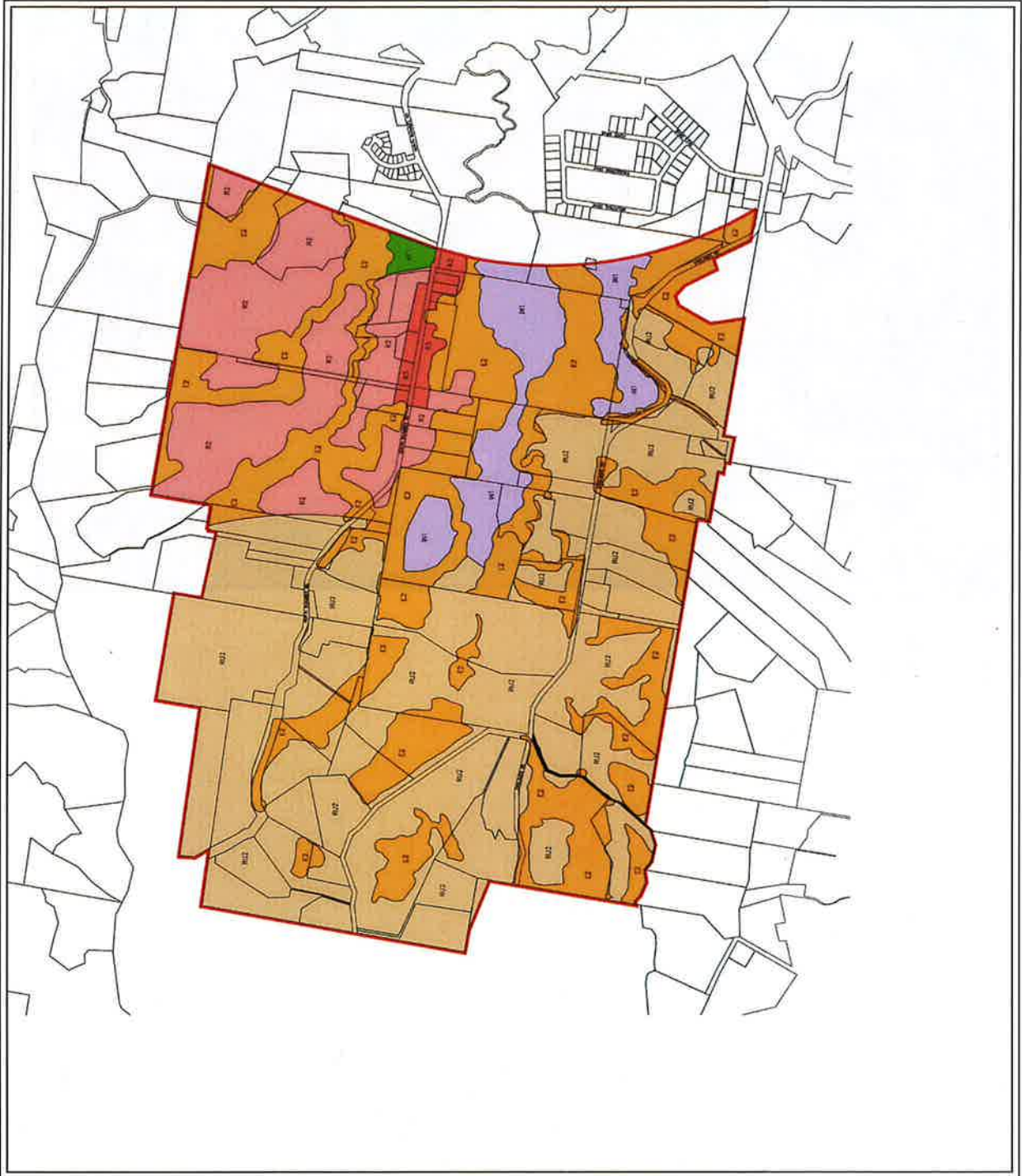
STUDY
AREA

Proposed Zones



DRAFT
Land Zoning Map -
Sheet LZN_00X

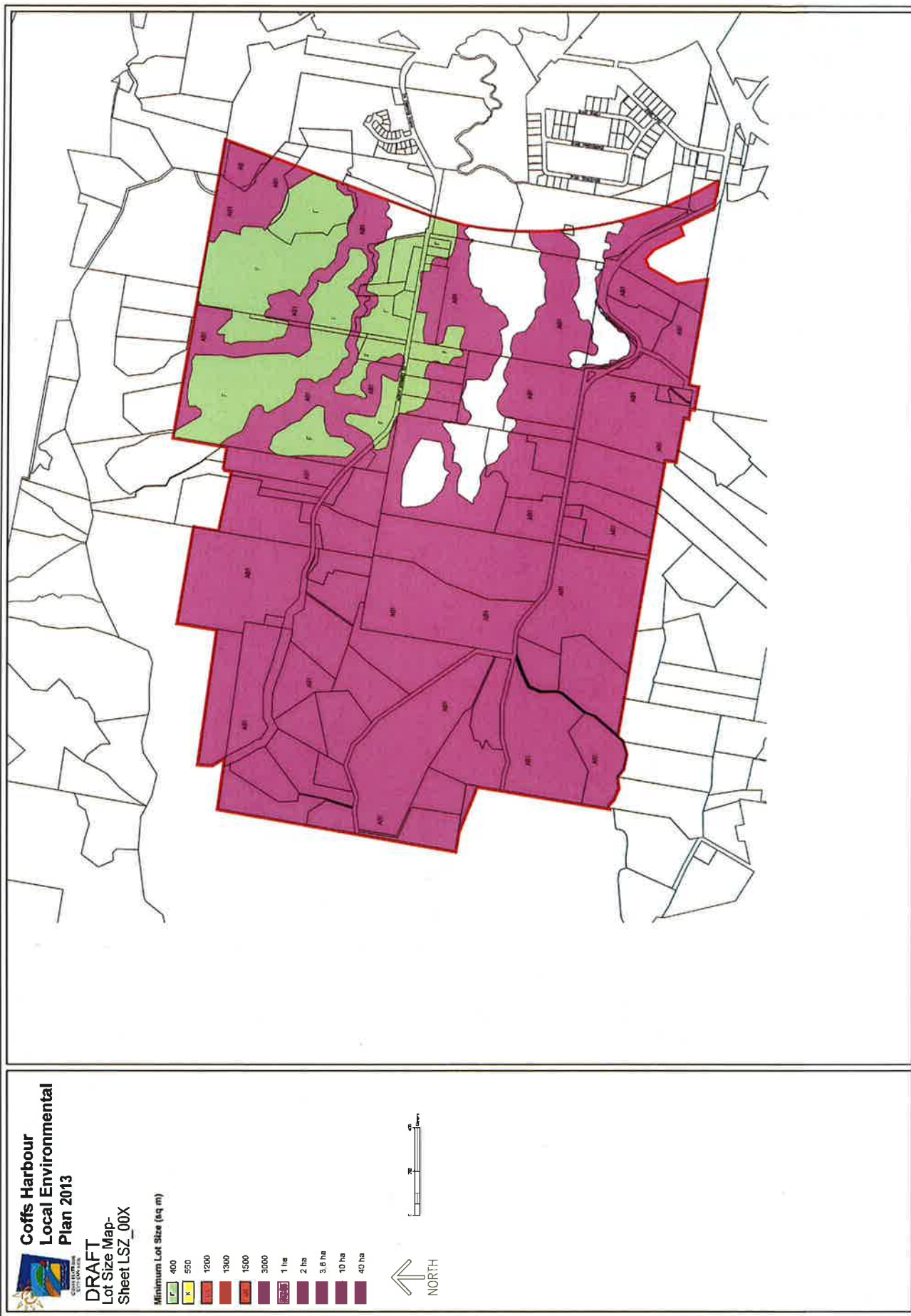
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	National Parks and Nature Reserves
B8	Environmental Conservation
B9	General Industrial
B10	Heavy Industrial
B11	Working Waterfront
B12	General Residential
B13	Low Density Residential
B14	Medium Density Residential
B15	High Density Residential
B16	Large Lot Residential
B17	Public Recreation
B18	Private Recreation
B19	Rural Landscape
B20	Forestry
B21	Special Activities
B22	Infrastructure
B23	Tourist
B24	Nature Walkways
B25	Recreational Waterways
B26	Working Waterways

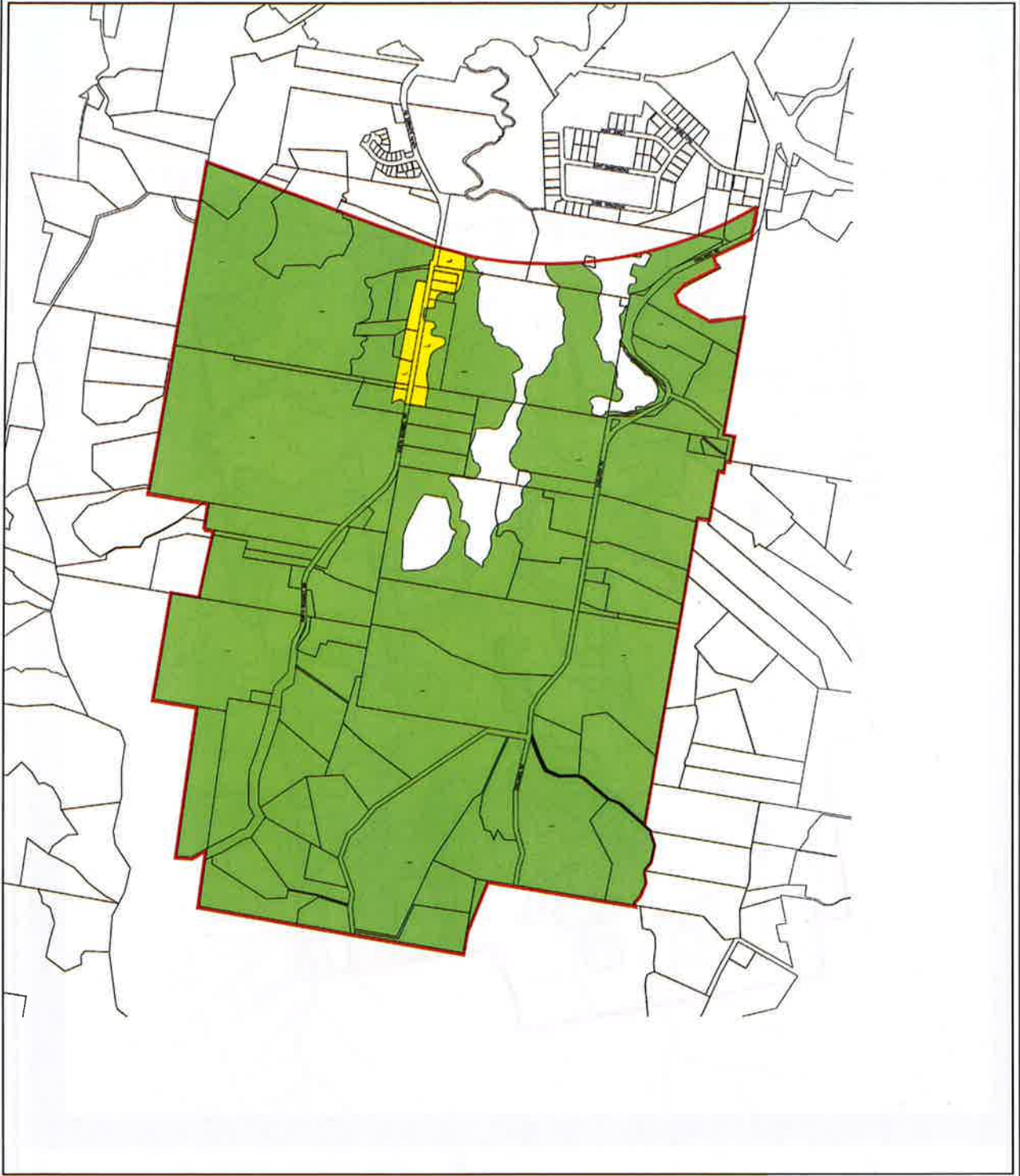


The Planning Proposal will also require amendments to the following attribute map layers, being:

- Minimum Lot Size (LSZ)
- Height of Buildings (HOB)
- Terrestrial Biodiversity (CL2)

These maps are included, as follows:







Coffs Harbour Local Environmental Plan 2013

Terrestrial Biodiversity Map - Drinking Water Catchment Map - Riparian Lands and Watercourses Map - Sheet CL2_00XX

Terrestrial Biodiversity



Biodiversity

Drinking Water Catchment



Drinking Water Catchment

Watercourse



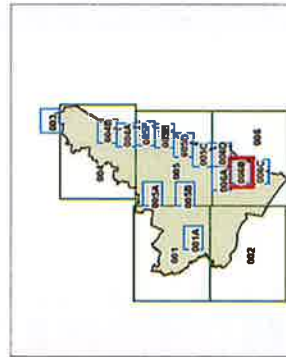
Watercourse

Cadastral



Base data (1990) (C) Land and Property Information
Additional Data 9/3/2013
(C) Coffs Harbour City Council

DRAFT LEP MAP NORTH BOAMBEE VALLEY WEST PLANNING PROPOSAL

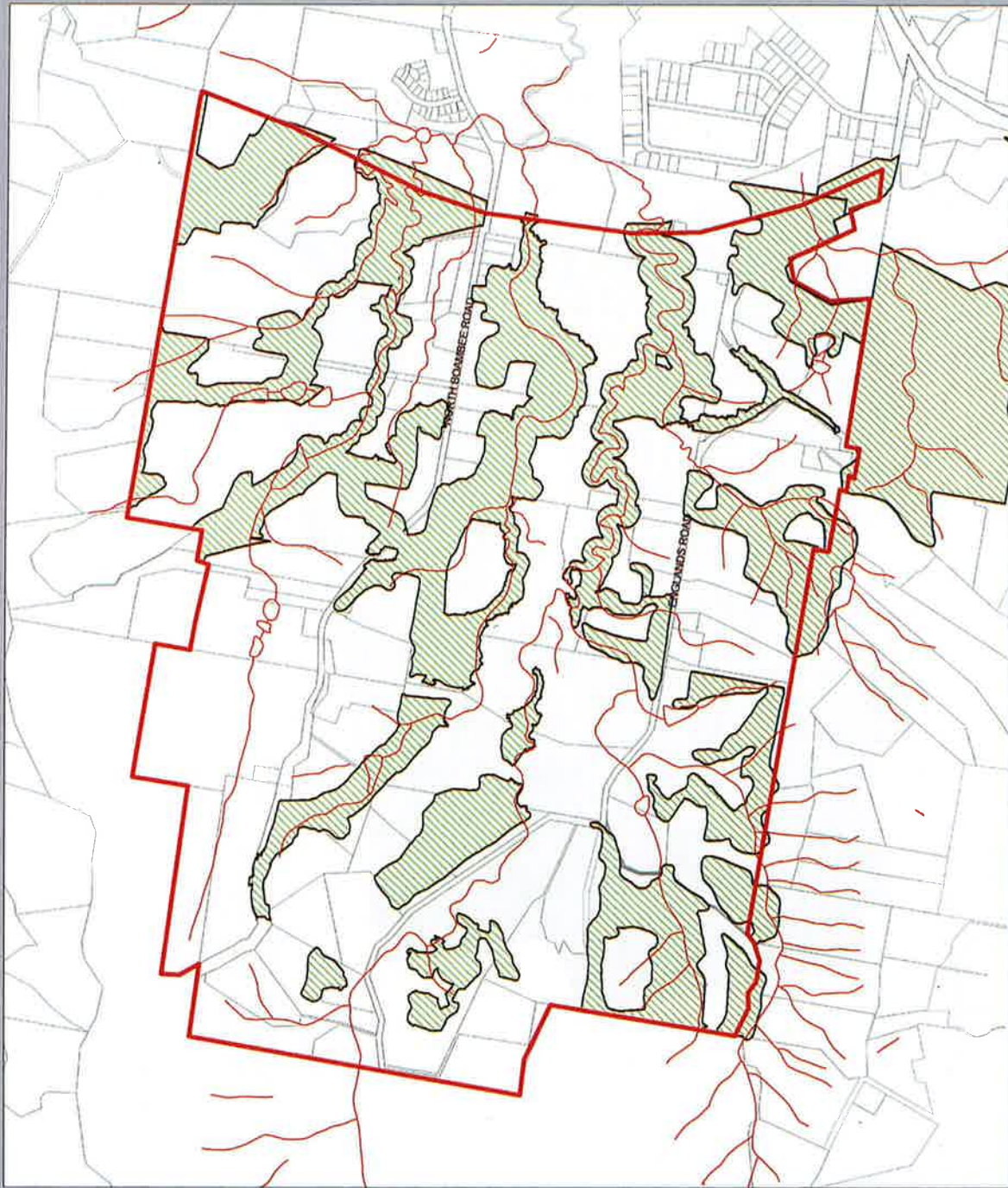


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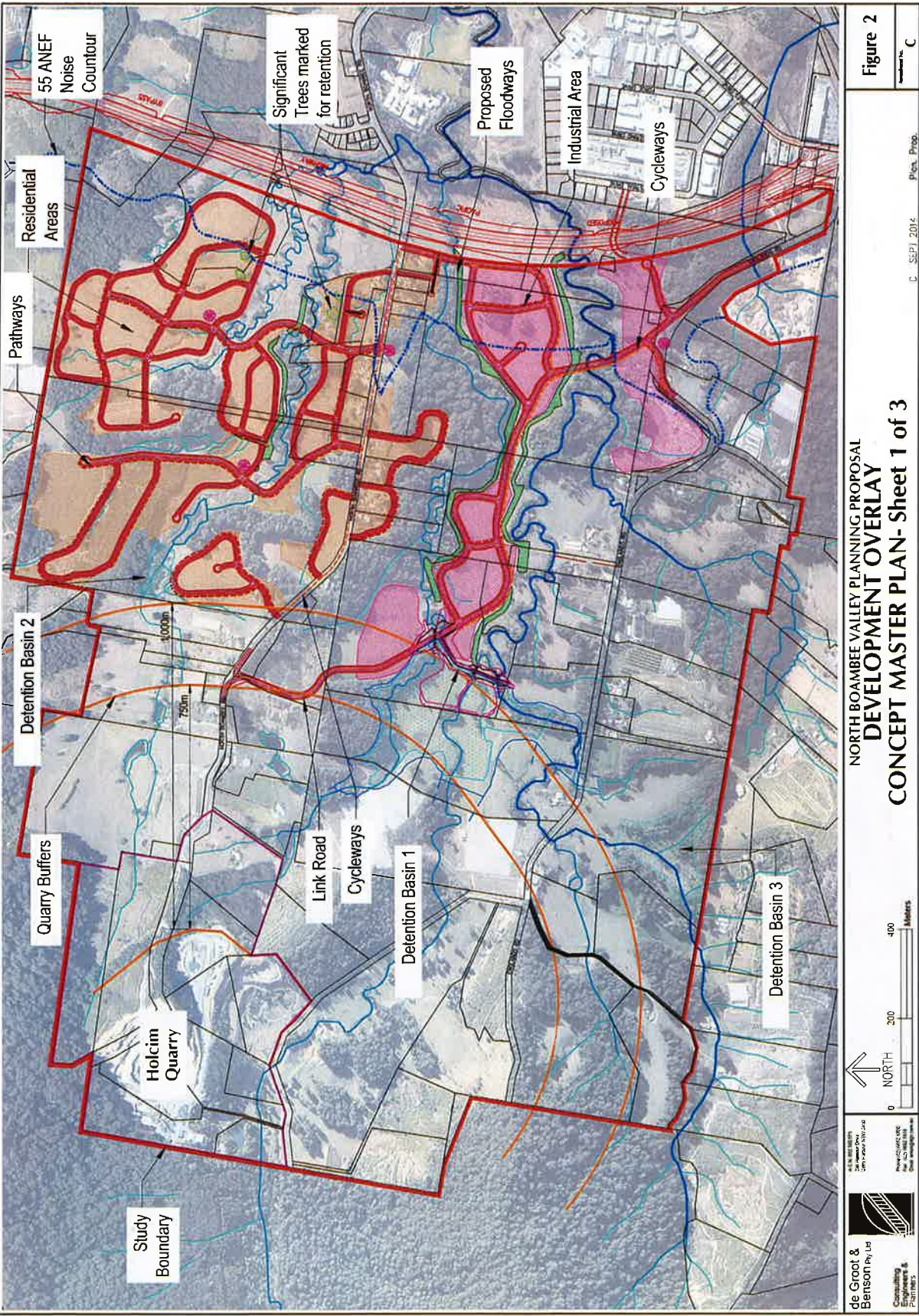
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Prepared: 04/04/2014
M075/2007/18

Map Information: 1990, CL2_00XX, 00XX, 00XX



A Concept Master Plan has been prepared to accompany and inform the Planning Proposal. The Master Plan is included in the De Groot & Benson Pty Ltd report (page 108, Section 3.3, Figures 2, 3 and 4).



Part 5 – Community Consultation

Community consultation was carried out during the preparation of the NBV (West) Structure Plan and again when the draft Structure Plan was publicly exhibited from 11 December 2008 to 30 January 2009.

The community, stakeholders and government agencies will have a further opportunity to make submissions to the Planning Proposal for the Bonville Rural Residential release area during the exhibition phase of the process, pending endorsement of the Planning Proposal via the Gateway Determination Process.

Part 6 – Project Timeline

February 2015	Planning Proposal to NSW DPE requesting Gateway Determination.
April/May 2015	Public Exhibition / Consultation period.
June/July 2015	Report to Council for determination of the Planning Proposal.
August/September 2015	Submission to NSW DPE, requesting the making of the LEP Amendment by the Minister, pending adoption by Council.