

(FUTURE) PUBLIC EXHIBITION DATES

(Start) to (Finish)

Planning Proposal under section 55 of the EP&A Act

**Draft Port Macquarie-Hastings LEP 2011
(Amendment No *)**

**Proposed rezoning of land
Lot 2 DP 771931
Mission Terrace, Lakewood**

PMHC ref: PP2016 - 11.1
DP&E ref: PP_2017_PORTM_*
Date: 30/10/2017



Planning Proposal status (for this copy)

| Stage | Version Date (blank until achieved) |
|--|--|
| Reported to Council (section 55) | 15/11/17 |
| Referred to Dept of Planning & Environment (sec 56 (1)) | |
| Gateway Panel determination (sec 56 (2)) | |
| Revisions required: Yes/No. Completed | |
| Public Exhibition (where applicable) (sec 57) | |
| For Council review (sec 58 (1)) | |
| Adopted by Council for final submission to Dept of Planning (sec 58 (2)) | |

Council reference: PP2016 - 11.1
(Amendment No will initially be blank) Port Macquarie-Hastings LEP 2011 (Amendment No *)

Department of Planning & Environment reference: *

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Adoption of the Planning Proposal

1. For initial Gateway determination

This Planning Proposal was endorsed on / /2017 by the undersigned Council delegate:

Signed

Name Peter Cameron

Position Group Manager Strategic Land Use Planning

2. For section 58 finalisation

This Planning Proposal was endorsed on by Port Macquarie-Hastings Council, or the undersigned Council delegate (delete one):

Signed

Name

Position

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Planning Proposal

This is a Planning Proposal prepared under section 55 of the *Environmental Planning and Assessment Act 1979*, in relation to a proposed amendment to *Port Macquarie-Hastings Local Environmental Plan* (PMHLEP) 2011. It will be assessed by Port Macquarie-Hastings Council, the NSW Department of Planning and Infrastructure and used for public participation on the proposed LEP amendment.

Background

| | |
|--------------------------|---|
| Proposal | Rezoning of land |
| Property Details | Lot 2 DP 771931 Mission Terrace Lakewood |
| Current Land Zone | Partly R1 General Residential, partly RU1 Primary Production and partly E3 Environmental Management |
| Applicant Details | Port Macquarie-Hastings Council |
| Land owner | CrossView Australia |

This section of the planning proposal will be updated prior to public exhibition.

EXECUTIVE SUMMARY

This planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *A guide to preparing planning proposals* (2016).

The planning proposal explains the intended effects of a proposed amendment to the Port Macquarie – Hastings Local Environmental Plan 2011 (PMHCLEP) to rezone the subject land from primary production to residential and environmental management purposes.

The site adjoins residential zoned land to the west and north-west and environmentally zoned land to the south and east.

Figure 1 below shows the location of the site in context of the Laurieton and Lakewood urban areas.

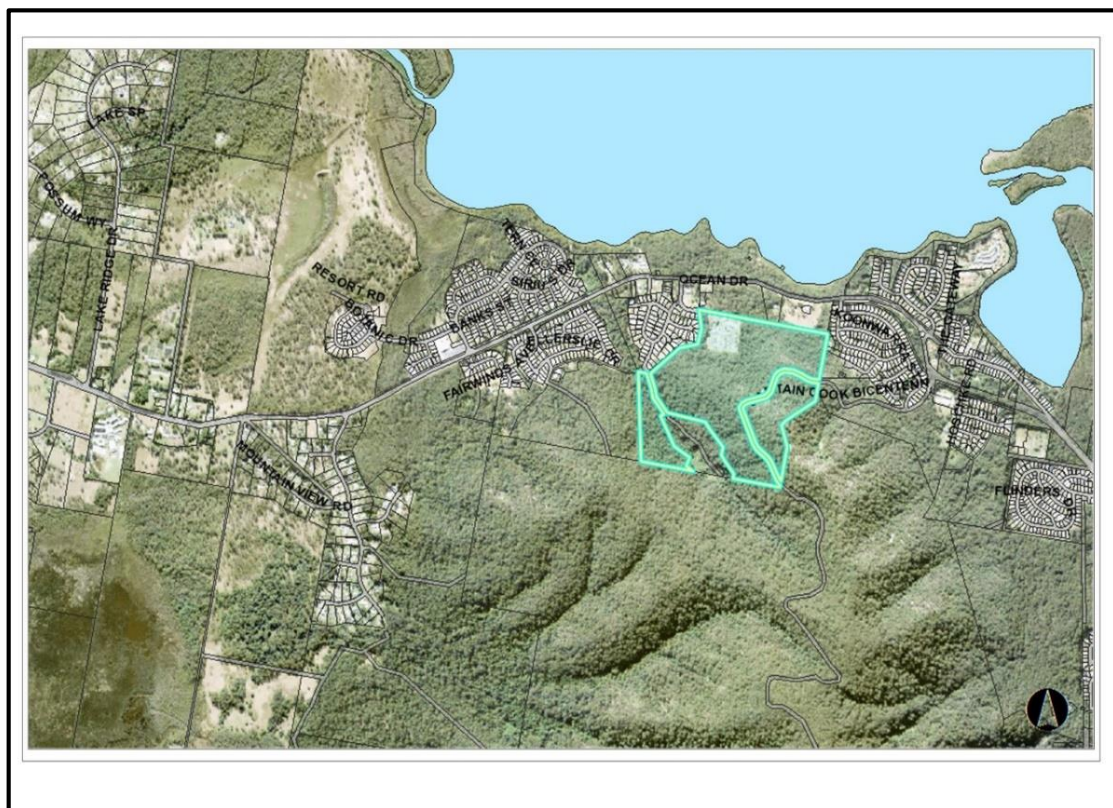


Figure 1: Site context

The site has consent under DA1999/752 as a Mission Training Facility (educational establishment) with on-site accommodation approved for up to 27 dwellings (as shown in Figure 2 below).

The north-western corner of the site is cleared and contains the educational establishment. It currently consists of a main office, meeting/dining/teaching building, a large storage shed and 21 detached dwellings. The dwellings range in size from 2 bedrooms to 4 bedrooms.



Figure 2: Existing Educational Establishment and ancillary residential accommodation

The rezoning proposal is the result of a significant change in the operations of the educational establishment where students no longer are required to attend classes on a live-in basis. Technology today allows classes and learning outcomes to be achieved via electronic means, namely the internet. This means that the existing residences are superfluous to the teaching needs of the establishment and have been vacant for some time.

The site is located on the fringe of an existing urban area, a rezoning of the existing development footprint to permit normal residential use would represent a minor adjustment to the growth area boundary.

The request for rezoning was considered in a report to Council dated 15 March 2017. Council reviewed the landuse at the time and generally supports the ongoing occupation of site on a permanent basis as the infrastructure investment has been made by the proponent and it has been established that the establishment, including full-time occupation of the dwellings can successfully be serviced over time.

Part 1 - Objectives or Intended Outcomes

The intended outcomes of this planning proposal are:

- 1) To permit residential occupation and development of part of Lot 2 DP 771931 (the site), and
- 2) To protect ecological values on the remainder of the land.

Part 2 - Explanation of Provisions

The intended outcomes are proposed to be achieved by making the following changes to Council's principal planning instrument, *Port Macquarie-Hastings Local Environmental Plan (PMHLEP) 2011*:

- Amendment to the **Land Zoning Map** to change the zoning of part of the site from RU1 Primary Production to partly R1 General Residential and partly E3 Environmental Management, as indicated in Figure 3.
- Amendment to the **Lot Size Map** as indicated in Figure 4, to permit:
 - a minimum lot size of 450 square metres for that part of the site proposed to be zoned R1 General Residential that is at or below RL30m AHD.
 - a minimum lot size of 2 hectares for that part of the site proposed to be zoned R1 General Residential that is at or above RL30m AHD.
- Amendment to the **Height of Buildings Map** as indicated in Figure 5, to permit:
 - a maximum height of buildings of 8.5 metres for that part of the site proposed to be zoned R1 General Residential that is at or below RL30m AHD.
 - a maximum height of buildings of 5.4 metres for that part of the site proposed to be zoned R1 General Residential that is at or above RL30m AHD.
- Amendment to the **Floor Space Ratio Map** as indicated in Figure 6, to permit a maximum floor space ratio of 0.65:1 for that part of the site proposed to be zoned R1 General Residential.

Part 3 – Justification

Section A - Need for the planning proposal.

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

The proposal is not the result of a strategic study or report. However, at the 15 March 2017 Ordinary Meeting, Council considered the site for inclusion in its Strategic Planning work program (along with other site-specific proposals) and resolved to assess the appropriateness of the site for rezoning.

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

The area proposed to be rezoned to R1 General Residential is no larger in area than the area permitted to be used (and cleared) under DA1999/752. The area is approximately 4.58ha and is considered appropriate having regard to the urban context of that part of the site and its proximity to the adjoining urban area to the north.

The residual RU1 zoned land is heavily vegetated, generally unsuited to clearing for agricultural purposes and is a vital link between the Queens Lake reserve to the north and North Brother Mountain. Together with the retention of an environmental corridor across the adjoining land immediately north of the site, it will connect the riparian corridor between the two areas. It is therefore proposed to rezone the residual RU1 Primary Production land to E3 Environmental Management. This area is approximately 10.07ha.

The proposal is considered the most appropriate means of providing for the permanent residential occupation of the site and helping to protect ecological values of the remainder of the site.

B - Relationship to strategic planning framework.

3. Is the planning proposal consistent with the objectives and actions of the Mid North Coast Regional Strategy 2006-31?

The site is not mapped as an investigation area for urban expansion in the *North Coast Regional Plan*. The proposal is only for a small amount of infill residential development on existing cleared land and represents a very minor amendment to the urban growth area in this location. In addition, the majority of the residences (21 of 27 dwellings) are already constructed. Notwithstanding this, the proposed variation to the growth area must be considered in context of the Regional Plan 'Urban Growth Area Variation Principles'.

Table 1 provides an assessment of the proposal against the Variation Principles and demonstrates that the site has merit to be considered, even though it is outside the Regional Plan process.

Table 1 - Assessment of proposal against Urban Growth Area Variation Principles

| Variation Principles | Response to Variation Principles |
|---|--|
| <p>Policy</p> <p>The variation needs to be consistent with the objectives and outcomes in the <i>North Coast Regional Plan 2036</i> and any relevant Section 117 Directions and State Environmental Planning Policies, and should consider the intent of any applicable local growth management strategy.</p> | <p>The proposal is generally consistent with the objectives of the <i>North Coast Regional Plan 2036</i>, Section 117 Directions and State Environmental Planning Policies, as outlined further in this report.</p> <p>Although the site is not identified in the <i>Port Macquarie-Hastings Urban Growth Management Strategy 2011-2031</i> (UGMS) for urban expansion, the proposal is small in scale and will help to protect a significant area of vegetation in E zonings and preserve a green corridor connection between Queens Lake Reserve and North Brother Mountain.</p> |
| <p>Infrastructure</p> <p>The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government.</p> <p>The variation should only be permitted if adequate and cost-effective infrastructure can be priced to match the expected population.</p> | <p>21 of the 27 approved dwellings are existing and the utility infrastructure is in place to cater for the educational establishment.</p> <p>The ongoing provision and management of water, sewerage and utilities infrastructure to the site is feasible with the concept plan for the Body Corporate management of the land at or above the 30m contour being supported by Council's Infrastructure Services Section.</p> <p>Further consideration to the implementation of a servicing plan for the site will be undertaken following rezoning. Developer contributions will be levied in accordance with existing Plans.</p> |
| <p>Environmental and farmland protection</p> <p>The variation should avoid areas:</p> <ul style="list-style-type: none"> • of high environmental or heritage value; • mapped as important farmland, unless consistent with the interim variation criteria prior to finalising the farmland mapping review. | <p>The proposed R1 General Residential zoning is restricted to the cleared section in the north-west corner of the site (including its APZ perimeter). The residual of the RU1 land is proposed to be zoned E3 Environmental Management. Based on the existing development, there is no clearing of vegetation and therefore no flora and fauna matters that need to be investigated.</p> <p>The subject site is less than 40ha, is heavily timbered with steep slopes, located on the bottom slopes of North Brother Mountain, between existing urban areas. The site has little value as agricultural land. The proposed zoning of the residual RU1 land to E3 Environmental Management is more appropriate for this land.</p> |
| <p>Land use conflict</p> <p>The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewage treatment plants, waste facilities and productive resource lands.</p> | <p>The proposal is considered to represent a minor infill development to the existing Lakewood and West Haven urban footprint. The existing dwellings range in size (ie number of bedrooms) and provide some diversity of residential accommodation in this area, consistent with the density and composition of existing residential development in the locality.</p> <p>The proposed environmental zoning of the residue land will assist in formalising the environmental corridor between Queens Lake Reserve and North Brother Mountain.</p> |
| <p>Avoiding risk</p> <p>The variation must avoid physically constrained land identified as:</p> <ul style="list-style-type: none"> • flood prone • bushfire prone • highly erodible | <p>The existing cleared, developed portion of the site is located in the north-western corner of the property. The remainder of the land is heavily vegetated. The educational establishment was approved prior to the commencement of the RFS bushfire regulations in 2006. An initial review of the bushfire assessment for the development reveals that the dwellings on the eastern side of the development will</p> |

| Variation Principles | Response to Variation Principles |
|--|--|
| <ul style="list-style-type: none"> • having a severe slope, and • having acid sulfate soils | <p>require upgrades in terms of ember attack, improved formation of the perimeter fire trail and development of a fire management plan. Where located above the 30m contour, this will be the responsibility of the developer with ongoing management by the Body Corporate. New development (below the 30m contour) would require setbacks from boundaries of new lots equivalent to the required APZ's.</p> <p>Servicing of the site is discussed under Section C Question 8. It outlines Council's general support to the proposal, subject to modifications of the existing infrastructure to comply with Council's standards and specifications. It is also noted that a Body Corporate is required to coordinate and manage the ongoing provision of water services supply (including fire hydrant services) to development at or above the 30m contour. The provision of ongoing services can be addressed at the subsequent development application stage.</p> |
| <p>Heritage</p> <p>The variation must protect and manage Aboriginal and non-Aboriginal heritage.</p> | <p>The residual area of the site is proposed to be zoned E3 Environmental Management. There are no known areas of indigenous significance in the residual area of the site. The Local Land Council will be consulted as part of the consultation phase of the rezoning.</p> |
| <p>Coastal area</p> <p>Only minor and contiguous variations to urban growth areas in the coastal area will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.</p> | <p>The subject site is located in the 'coastal area' of Lakewood and West Haven. The proposal is a minor infill residential development that includes the proposed rezoning of its residual area as E3 Environmental Management; recognising its value for the long term protection of environment between Queens Lake Reserve to the north and North Brother Mountain to the south.</p> |

4. Is the planning proposal consistent with Council's Community Strategic Plan and Urban Growth Management Strategy 2010 – 2031?

Infill proposals such as this are able to be considered by Council in accordance with the Port Macquarie-Hastings Urban Growth Management Strategy, which was endorsed by the NSW Department of Planning and Environment in May 2011.

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

An assessment of consistency with State Environmental Planning Policies (SEPPs) of relevance is below.

| | | |
|----------------------------------|-----|---|
| No 44 - Koala Habitat Protection | Yes | <p><i>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.</i></p> <p>The large majority of the existing site is to remain E3 Environmental Management. Those parts of the site containing koala habitat trees are retained and untouched. The existing development site is cleared in accordance with the conditions of DA1999/752. No additional area is proposed to be cleared.</p> <p>On this basis the proposal is considered to be consistent with SEPP 44.</p> |
| No 55 - Remediation of Land | Yes | <p><i>Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.</i></p> <p>Prior to the construction of the educational establishment the site was heavily vegetated. There are no approvals recorded for the property for any contaminating land use.</p> |
| SEPP 71 – Coastal Protection | | <p><i>Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, public access to it</i></p> <p>The site is located within the mapped area of the policy. The proposal is considered to have limited potential to impact on the coastal location of Lakewood. The site is located on the southern side of Ocean Drive. The existing development drains into Council's local stormwater, water and sewer systems. The proposal includes rezoning the residual of the site to Environmental Management, increasing the protection of the land and the connection to the Queens Lake Reserve to the north.</p> |
| Rural Lands (2008) | Yes | <p><i>The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. The SEPP contains a number of 'Rural Planning Principles' that must be considered in preparing any planning proposals affecting rural land.</i></p> <p>The site has not been identified as regionally significant farmland and is considered to have limited agricultural value due to its size and location.</p> |

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

An assessment of consistency with Ministerial Directions of relevance is below.

1. Employment and Resources

| <i>S117 Direction</i> | <i>Consistent</i> | <i>Reason for inconsistency or comment</i> |
|-----------------------|-------------------|---|
| No 1.2 - Rural Zones | No | <p><i>The objective of this direction is to protect the agricultural production value of rural land.</i></p> <p>The proposal is inconsistent with the terms of this direction because a proposal must not rezone land from a rural zone to a residential zone.</p> <p>As indicated in consideration of SEPP Rural Land (2008) above, this inconsistency is justifiable on the basis that the rural production value of the land is not considered to be a limiting factor in a rezoning of the land as proposed. In addition, the majority of the approved residential infrastructure is already constructed and capable of residential occupation.</p> <p>That area of RU1 proposed to be rezoned to E3 Environmental Management is heavily vegetated and contains environmental value in terms of connectivity between nature reserves. There is no loss of agricultural potential as a result of the proposal.</p> |
| No - 1.5 Rural Lands | Yes | <p><i>This direction aims to protect the agricultural production value of rural land and to facilitate the orderly and economic development of rural lands for rural and related purposes.</i></p> <p>The land is not considered to provide significant agricultural production land.</p> |

2. Environment and Heritage

| <i>S117 Direction</i> | <i>Consistent</i> | <i>Reason for inconsistency or comment</i> |
|---|-------------------|--|
| No 2.1 - Environmental Protection Zones | Yes | <p><i>The objective of this direction is to protect and conserve environmentally sensitive areas.</i></p> <p>It is proposed to fully retain the existing E3 Environmental Management zone and to add approximately 10.07ha of land to the E3 zone.</p> |
| No 2.3 - Heritage Conservation | Yes | <p><i>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i></p> <p>The proposal does not require the clearing of any land to recreate the residential subdivision. 21 of the 27 approved residences are already constructed. The area for the remaining 6 dwellings is cleared and ready for development. The lower slopes may accommodate up to five torrens title lots. There is no requirement for additional investigation in terms of indigenous or European heritage.</p> |

3. Housing, Infrastructure and Urban Development

| <i>S117 Direction</i> | <i>Consistent</i> | <i>Reason for inconsistency or comment</i> |
|---|-------------------|--|
| No 3.1 - Residential Zones | Yes | <p><i>The objectives of this direction are to provide for existing/future housing needs, make efficient use of existing infrastructure and minimise the impact of residential development on the environment and resource lands.</i></p> <p>The proposal relates to a small amount of residential infill (approx 4.3ha), which will utilise existing services and infrastructure. Significant ecological values on the land are to be zoned E3 Environmental Management.</p> |
| No 3.3 - Home Occupations | Yes | <p><i>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</i></p> <p>No change is proposed to the current provisions of PMHLEP 2011 which permit home occupations to be carried out in dwelling houses without the need for development consent.</p> |
| No 3.4 - Integrating Land Use and Transport | Yes | <p><i>This direction aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <p><i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight.</i></p> <p>There is an existing bus service that connects Port Macquarie and Laurieton. The route is along Ocean Drive, and the nearest bus stop is about 600m from the subject site.</p> <p>There are neighbourhood shops located at Lakewood Shopping Centre, about 1.6km to the west of the site.</p> <p>Camden Haven High School is about 3.5km west of the site.</p> <p>The site is considered to be reasonably well located to existing services and facilities.</p> |

4. Hazard and Risk

| <i>S117 Direction</i> | <i>Consistent</i> | <i>Reason for inconsistency or comment</i> |
|-----------------------------|-------------------|--|
| No 4.1 - Acid Sulfate Soils | Yes | <p><i>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.</i></p> <p>The site is not mapped as containing Acid Sulfate Soils or Potential Acid Sulfate Soils.</p> <p>No requirements.</p> |

| | | |
|---|-----|--|
| No 4.3 - Flood Prone Land | Yes | <p><i>This direction aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005; and that the provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</i></p> <p>The site is not mapped as flood prone land under Council's flood policy.</p> |
| No 4.4 - Planning for Bushfire Protection | Yes | <p><i>The objectives of this direction are to protect life, property and the environment from bush fire hazards by discouraging the establishment of incompatible land uses in bush fire prone areas; and to encourage sound management of bush fire prone areas.</i></p> <p>The site is mapped bushfire prone land.</p> <p>An initial bushfire report indicates bushfire management provisions have been updated and upgraded since the original development was granted approval. Planning for Bushfire Protection commenced in 2006, at least seven years after DA1999/752.</p> <p>For new development on the cleared portion of the site, a review of APZ's has been undertaken based on the PBFP 2006 provisions. This resulted in the following APZ's:</p> <p>Eastern side: 27m (increased 12m) Southern side: 21m (increased 1m) Western side: 11m (decreased 19m) Northern side: 33m (not previously identified – based on no clearing of adjoining land to the north).</p> <p>Due to existing non-compliances by existing dwellings on the eastern side of the development, these dwellings will be required to be upgraded in terms of ember attack, improved formation of the perimeter fire trail and development of a fire management plan to be the responsibility of the body corporate. Further, new development would require setbacks from boundaries of new lots equivalent to the required APZs.</p> <p>It is considered that the planning proposal:</p> <ul style="list-style-type: none"> a) has regard to Planning for Bushfire Protection 2006, and b) provides for APZs to be contained within the residential zone to ensure future development will not be located in hazardous areas. Future development will be subject to Planning for Bush Fire Protection 2006 and the grant of a Bushfire Safety Authority to ensure adequate controls are imposed through development consent conditions, and c) ensures bushfire hazard reduction is permissible within the required APZs, and d) will allow for adequate APZs to be provided, and |

| | | |
|--|--|---|
| | | <p>e) will provide for an upgraded perimeter fire trail around the residential lots, and</p> <p>f) allows development that will have access to adequate water supply for firefighting purposes, and</p> <p>g) will enable consent conditions to control placement of combustible materials in the Inner Protection Area.</p> <p>Consultation with the RFS is proposed after a Gateway determination, as required by this Direction.</p> |
|--|--|---|

5. Regional Planning

| <i>S117 Direction</i> | <i>Consistent</i> | <i>Reason for inconsistency or comment</i> |
|--|-------------------|---|
| No 5.1 - Implementation of Regional Strategies | Yes | <p><i>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</i></p> <p>The Regional Strategy identifies the need to conserve the natural environment and to extend areas of high biodiversity value. The proposal is consistent with these objectives by zoning all the undeveloped part of the site as E3 Environmental Management. The proposal is only for a very small amount of infill residential development on existing cleared land and represents a minor amendment to the urban growth area in this location.</p> |

6. Local Plan Making

| <i>S117 Direction</i> | <i>Consistent</i> | <i>Reason for inconsistency or comment</i> |
|---|-------------------|--|
| No 6.1 - Approval and Referral Requirements | Yes | <p><i>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i></p> <p>The proposal is consistent with this direction.</p> |

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?

Previous ecological assessment identified key habitat areas on the site. The proposal retains the undeveloped area of the site as it is currently zoned, namely E3 Environmental Management zone and seeks to rezone the residual RU1 Primary Production zoned land to E3 Environmental Management. This area is heavily vegetated and provides a valuable linkage between north and south environmental reserves. The area to be zoned for residential development is cleared, and allows for APZs to be contained with the residential zone.

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

Bushfire Management

The existing development dealt with the issue of bushfire management for the construction of the original educational establishment. The dwellings on the eastern boundary of the development footprint will be updated to ensure compliance with current RFS guidelines. The bushfire assessment submitted with the proposal concludes that the existing developed area is capable of compliance. There are servicing matters to be resolved but no other environmental matters.

Site Servicing

Water: There is an existing 100mm PVC water main along the southern side of Mission Terrace that terminates at the western end of Mission Terrace with a 100mm metered water service to the subject site. Council's Infrastructure Services sections advises that a Body Corporate based strata title management of the development located above the 30m contour line is required to coordinate and manage the provision of water and fire hydrant water services for those dwellings. At the development application stage for the subdivision of the land the developer will need to lodge a water supply strategy to Council (with referral to the Rural Fire Service) detailing development staging and the corresponding water supply work (including augmentation) necessary to support the whole R1 zoned area.

Sewer: there is a sewer manhole on the end of a 150mm PVC sewer main located at the end of Mission Terrace. The current development connects to this manhole. Existing mains within the development would need to comply with Council's standards and specifications (ie 150mm diameter PVC). The proposal to relocate the existing manhole in Mission Terrace together with a new gravity sewer system is acceptable in principle.

Roads: the existing development is serviced from the eastern end of Mission Terrace. Currently all paved roadway within the development is private. Dedicated public road reserve would be required to the torrens title lots. The Body Corporate may retain ownership of the accessways within the strata titled area. The existing road pavements would be required to be upgraded to Council's minimum standards and specifications. Details to be submitted with any development application for subdivision of the land.

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

The proposal will enable a small area of residential infill development on the site (approx 4.6ha) consistent with existing and future surrounding residential development. Social and economic impacts are expected to be negligible.

D - State and Commonwealth interests.

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

Direct vehicular access is available to Mission Terrace and onto Ocean Drive.

Sewer and water services are available and capable of adaptation for the proposed development and occupation of the site as permanent residential accommodation.

Stormwater system is available for the site and capable of adaption to cater for the proposal.

Electricity and telecommunications infrastructure to the site are existing and satisfactory to cater the scale of development anticipated.

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

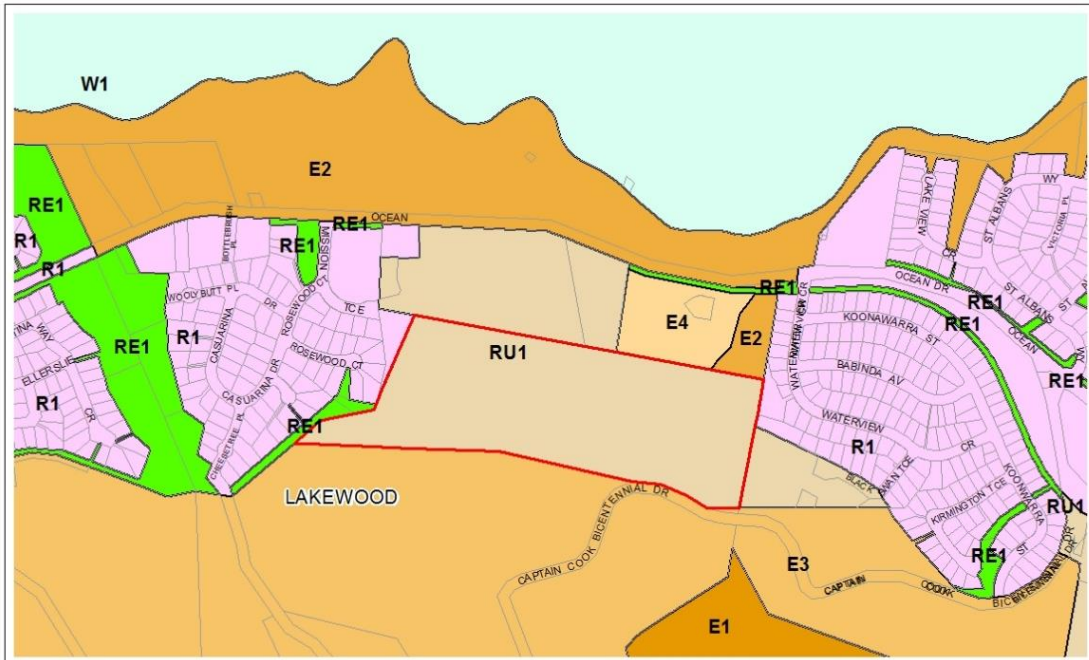
Should the proposal be supported, the Department of Planning and Environment's gateway determination will specify consultation requirements.

Consultation with State agencies is expected to occur with the NSW Office of Environment and Heritage, the NSW Rural Fire Service and the Bunyah Local Aboriginal Land Council.

This section of the planning proposal will be updated prior to public exhibition.

Proposed map amendments to PMHLEP 2011 as described in Part 2 of this planning proposal, are illustrated below. The subject site is shown in bold red outline.

Current



Proposed

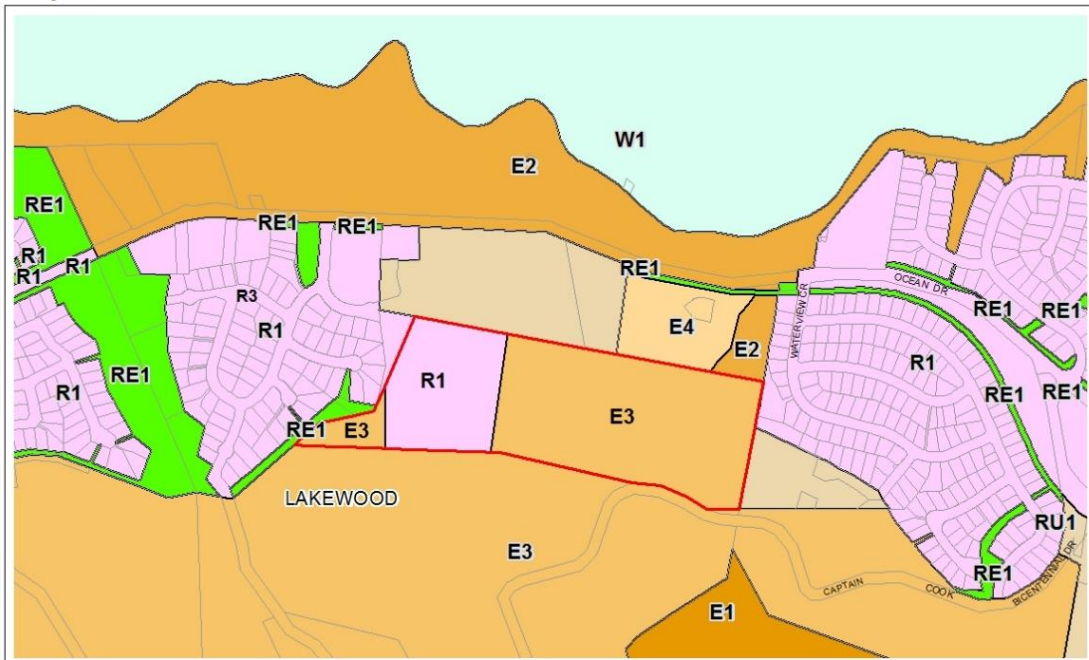


Figure 3: Existing and Proposed Land Zone maps

Zones relevant to the subject site:
 RU1 Primary Production
 R1 General Residential
 E3 Environmental Management

Current



Proposed



Figure 4: Existing and Proposed Lot Size maps

Minimum Lot Size:

G 450 sqm

Z1 2 hectares

AB3 40 hectares

Current



Proposed



Figure 5: Existing and Proposed Height of Buildings maps

Maximum Building Height:

I 8.5m

C 5.4m

Blank means no maximum

Current



Proposed

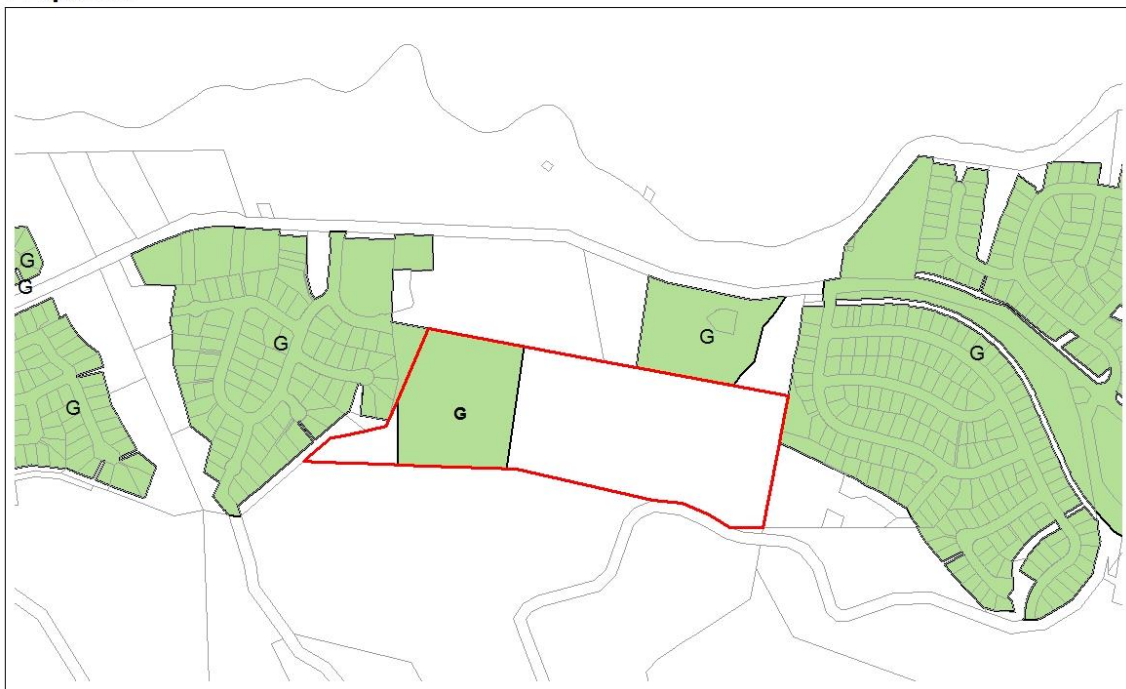


Figure 6: Existing and Proposed Floor Space Ratio

Maximum Floor Space Ratio:

G 0.65:1

Blank means no maximum

Part 5 – Community Consultation

It is proposed to undertake community consultation for 28 days including notification in a local newspaper and written notification to adjoining landowners. In addition, the exhibition material will be available on Council's website and at the Port Macquarie Administration building for the duration.

This section of the planning proposal will be updated following public exhibition.

Part 6 – Project Timeline

This project timeline is based on anticipated dates and timeframes, though there can be unexpected delays.

| Planning proposal process outline | 2017/2018 | | | | | | | | | |
|--|-----------|---|---|---|---|---|---|---|---|--|
| | N | D | J | F | M | A | M | J | J | |
| Commencement (date of Gateway determination) | | X | | | | | | | | |
| Timeframe for the completion of required additional information | | | X | | | | | | | |
| Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination) | | | | X | | | | | | |
| Commencement and completion dates for public exhibition period | | | | | X | X | | | | |
| Dates for public hearing (if required) | | | | | | | | | | |
| Timeframe for consideration of submissions | | | | | | X | | | | |
| Timeframe for the consideration of a proposal post exhibition | | | | | | | X | | | |
| Date Council will make the plan (if delegated) | | | | | | | | X | | |
| Date Council will forward to the department for notification | | | | | | | | | X | |