

COFFS HARBOUR CITY COUNCIL

REQUEST TO AMEND COFFS HARBOUR LEP 2013

PRE-LODGEMENT MEETING NOTES

2pm Friday

12/03/2021

Time / Day

Date:

Address / Property Details:

14-22 Smiths Road Emerald Beach, Lot 1 DP726095 (PN 1563500).

Client: Keiley Hunter & Grahame Fry

Staff: Marten Bouma



MEETING NOTES

Proposal	Request from Keiley Hunter Town Planning to change Minimum Lot Size (MLS) mapping affecting 14-22 Smiths Road Emerald Beach from 1ha down to 5000m ²
Notes	<ul style="list-style-type: none">• Preliminary plans and maps, including a concept two-lot subdivision plan provided by applicant.• Reasons / justification supporting request also provided by applicant.• The land is included in the R5 Large Lot Residential zone and the minimum lot size is one hectare.• The land is currently 1.06 hectares in area.• There are currently two existing approved dwellings on the site.• The request relates to changing the minimum lot size applying to the property to 5000m² in order to facilitate a two-lot subdivision where each lot will contain one dwelling.
Discussion	<ul style="list-style-type: none">• While the site is mainly cleared, Council will still require an ecological report as it is possible that the cleared areas may still support threatened species such as threatened grasses or other less obvious species in addition to the possible value of the existing trees. The focus of the report should be the predicted impact to the vegetation from any future boundary fencing in addition to identifying the Plant Community Types, values (hollows etc), and presence of any threatened flora & fauna. An assessment against the KPOM, that includes targeted surveys for scats will also be required.• Bushfire mapping shows that the land is bushfire prone and therefore a bushfire assessment is required. A Gateway determination would be likely to require referral to NSW RFS as this will be needed to satisfy the requirements of Ministerial Direction 4.4 Planning for Bushfire Protection.• The existing on-site sewage management facilities will need to be assessed against AS 1547 (2012) namely in the terms of required set back distances from proposed boundaries.• As there are two existing approved dwellings on the site and there are no plans for additional dwellings or any other construction works, the considerations for Acid Sulfate Soils, Contaminated Land and noise considerations do not apply. Specific Aboriginal cultural heritage assessment is not required – not likely to involve significant earthworks.• Appears to be un-constrained road access with good site distances along the frontage of the land in the vicinity of the existing dwellings.• LUCRA not required as there is adequate separation from nearby agricultural activities.

OTHER INFORMATION***What to include in a Request to Amend Coffs Harbour Local Environmental Plan 2013***

The NSW Department of Planning, Industry and Environment's 'A Guide to Preparing Planning Proposals' outlines the appropriate information to include in a Request to Amend Coffs Harbour LEP 2013. However, it should be noted that Council will use the information submitted with the Request to inform a Planning Proposal, which Council will prepare in our template format.

Council's on-line checklist contains all information to be considered / submitted with the Request to Amend Coffs Harbour Local Environmental Plan 2013. The checklist can be accessed [HERE](#).

Fees and Charges

Council's current (2020/2021) fees for a Request to Amend Coffs Harbour LEP 2013 can be accessed [HERE](#). See Major Type B or Major One-Off.

Notes

A thorough investigation of issues has been undertaken in response to this pre-lodgement meeting request. The information and requirements conveyed in these notes are deemed sufficient to inform the initial preparation of a Planning Proposal. Notwithstanding this, it is possible that NSW Department of Planning, Industry and Environment and / or other Agencies may require additional work to be undertaken prior to, or following the issue of a Gateway determination.