

South Forster infrastructure acquisition and minimum lot size amendment

Proposal Title : **South Forster infrastructure acquisition and minimum lot size amendment**

Proposal Summary : **The planning proposal applies to Lot 602 DP 1076070 and Lot 304 DP 1099114 at South Forster. Lot 602 is currently zoned RU2 Rural Landscape, and Lot 304 RU2 Rural Landscape and SP2 Infrastructure.**

It is proposed to rezone areas of Lot 304 to SP2 Infrastructure for drainage and road acquisition purposes. It is proposed for an existing SP2 Infrastructure zone applying to a reserved road corridor to be re positioned for the new route.

It is proposed to amend minimum lot size provisions for part of Lot 304 and part of Lot 602 to enable subdivision of land.

PP Number : **PP_2015_GLAKE_001_00** Dop File No : **15/03212**

Proposal Details

Date Proposal Lodged with DOP : **12-Feb-2015** Date Proposal Uploaded to Public Website : **24-Feb-2015**

Proposal Assessment

Is Public Hearing Required by PAC? **No**

Agencies Requested to Consult : **NSW Rural Fire Service**

Gateway Determination

Decision Date : **23-Feb-2015** Gateway Determination : **Passed with Conditions**

Due Date of LEP : **01-Mar-2016**

Implementation

Implementation Start Date : **02-Mar-2015** Exhibition Duration : **29**

Agency consultation consistent with recommendation : **Yes**

If No, comment : **Council consulted with the NSW Rural Fire Service (RFS) as set by the Gateway Determination.**

Agency Objections : **No**

If Yes, comment : **RFS raised no issues.**

Documentation consistent with Gateway : **Yes**

If No, comment : **The LEP Amendment will rezone the subject land to SP2 Infrastructure for drainage and road acquisition purposes to align with a revised route for the Southern Parkway and associated drainage functions.**

The LEP applies to land in the South Forster Urban Release Area, being Lot 304

DP 1099114 and Lot 602 DP 1076070. The current LEP reserves land for the purpose of a roadway and drainage that is no longer the best and most effective location for drainage or for the route of The Southern Parkway. This plan rezones the new route of the road and drainage area as Special Purpose (Roads and Drainage) and rezones the land formally set aside for this purpose consistent with the surrounding land, R2 Low Density Residential and RU2 Rural Landscape.

The LEP proposes to amend LEP relevant maps including: Land Zones; minimum lot size provisions; Floor Space Ratio, Height of Buildings; and Land Reservation Acquisition for the subject land.

Planning Proposal PP_2015_GLAKE_001_00 was reviewed and determined by the General Manager, Hunter Central Coast Region, as delegate of the Minister, in accordance with Section 56(2) of the Environmental Planning and Assessment Act on 23 February 2015. The General Manager determined that the Planning Proposal should proceed subject to conditions. All conditions of the Gateway have been met.

Consultation

The Planning Proposal was exhibited from 29 April 2015 to 27 May 2015. NSW Rural Fire Service was included in this consultation and did not raise and objections. Three submissions (including RFS) were received that mainly relate to local drainage, water quality and land management matters. These issues can be managed by Council as part of the construction of the future road and drainage works.

Section 117 Directions

The Gateway Determination signed off the inconsistency with S.117 Direction 1.2 Rural Zones and agreed to the creation of land for public purposes under S.117 Direction 6.2 Reserving Land for Public Purposes. No other inconsistencies remain.

State Environmental Planning Policies

The Planning Proposal is consistent with the applicable SEPP's, being SEPP No 71—Coastal Protection and SEPP (Rural Lands) 2008.

Make the Plan

A PC opinion was requested 4 January 2016 and received 17 February 2016. Council was consulted in accordance with s59(1) and accepted the drafted instrument.

LEP Assessment

Date Received from RPA : 08-Dec-2015

LEP Determination

Date Publish Notification

Date sent to Parliamentary Council to Draft LEP : 10-Feb-2016

Determination Date :

Determination Decision : **Approved**

Notification Date :