

EXTRACT FROM MINUTES OF ORDINARY MEETING – 17 JUNE 2015
STAFF REPORTS

4 PLANNING PROPOSAL FOR LOTS 1, 2 & 9 DP 32272, AND LOT 48 DP 1090335, COOPERNOOK (S878)

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		Environmental Services		

SUMMARY

The planning proposal aims to alter the zoning of Lots 1, 2 & 9 DP 32272, and Lot 48 DP 1090335, from rural to urban to enable the expansion of the Coopernook village.

Based on Council's assessment it is recommended that the planning proposal now be referred to the Minister for Planning for a Gateway determination to enable the application to proceed and community consultation to occur.

RECOMMENDATION

- (i) That the Planning Proposal for Lots 1, 2 & 9 DP 32272, and Lot 48 DP 1090335, Coopernook be amended to include a 0.45 Floor Space Ratio over the proposed RU5 - Village zoned land.
- (ii) That the planning proposal for Lots 1, 2 & 9 DP 32272, and Lot 48 DP 1090335, Coopernook be forwarded to the Department of Planning and Environment for a Gateway determination from the Minister for Planning to enable the application to proceed and community consultation to occur.

BACKGROUND

The site

The site is located along Macquarie Street, Coopernook and comprises Lots 1, 2 & 9 DP 32272, and Lot 48 DP 1090335. The site is 17.65ha in area and is bordered by farmland, Coopernook Primary School and dwelling houses.

The land has been cleared and was historically used for farming. Scattered trees have however been retained around a dwelling and outbuildings (see Figure 1 below).



Figure 1: Location of proposed rezoning

The proposal

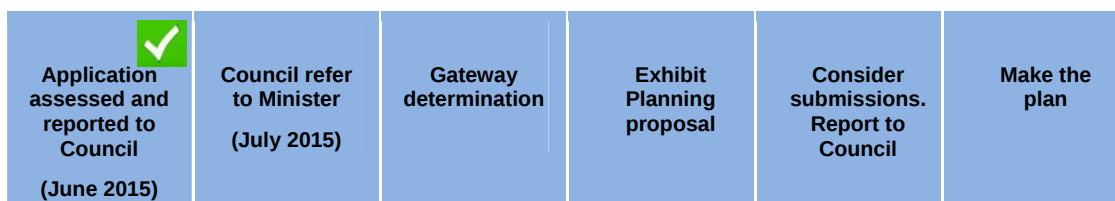
On 27 June 2014, the applicant lodged a planning proposal (formerly known as a rezoning application) for the site based on its identification in the State Governments Mid North Coast Regional Strategy for future urban development.

A revised planning proposal (see Attachment (i)) was lodged in late May 2015 following the conclusion of negotiations with Essential Energy in relation to the buffer distances required from a zone substation adjacent to the site. Attachment (ii) shows the proposed zones, height of building and lot size maps.

DISCUSSION

The process

The statutory process for considering a Planning Proposal is shown below. This application is currently in the initial stages of the process.



Attachment (iii) provides a summary of the main issues considered in the planning proposal. The preparation of a servicing strategy for the site is the only outstanding issue yet to be resolved however this can be addressed as the rezoning proceeds.

There are no significant impacts as a result of the proposed zone change, however it is recommended that the Planning Proposal be amended prior to being forwarded to the Department of Planning and Environment for a Gateway determination to include a floor space ratio map consistent with the existing village.

CONSULTATION

Consultation with staff has been undertaken in relation to engineering (flooding, drainage and traffic/transport management), environment impacts, development, bushfire assessment and heritage. These assessments determined that no further information was required from the applicant.

Community consultation will occur following a successful Gateway determination. Staff will request a minimum 28 day period for consultation which is consistent with Council's practice, though the Department of Planning and Environment will specify the required minimum period.

The Gateway determination will also specify whether consultation will need to be undertaken with any other government agency.

COMMUNITY IMPACTS

The planning proposal is anticipated to have a positive community impact by providing additional opportunities to live within the village of Coopernook which will support the existing services in the locality.

TIMEFRAME

The Gateway determination, if successful, will provide a timeframe for community consultation and completing the planning proposal.

BUDGET IMPLICATIONS

All required studies and fees in association with the planning proposal have been, and will continue to be, incurred wholly by the applicant. The application is assessed on a user-pays basis in accordance with Council's fees and charges.

STATUTORY OR LEGISLATIVE REQUIREMENTS

The planning proposal has been prepared in accordance with *A guide to preparing planning proposals* as required under Section 55(3) of the *Environmental Planning and Assessment Act 1979*.

ATTACHMENTS

- (i) [Collated planning proposal, planning report and heritage assessment](#)
(Due to the size of the document it is only available electronically)
- (ii) [Maps of proposed zones, lot size and height of building](#)
- (iii) [Summary of issues](#)

107	4 PLANNING PROPOSAL FOR LOTS 1, 2 & 9 DP 32272, AND LOT 48 DP 1090335, COOPERNOOK (S878) <i>MOVED</i> Cr Jenkins/Keegan (<i>as per recommendation</i>) (i) That the Planning Proposal for Lots 1, 2 & 9 DP 32272, and Lot 48 DP 1090335, Coopernook be amended to include a 0.45 Floor Space Ratio over the proposed RU5 - Village zoned land. (ii) That the planning proposal for Lots 1, 2 & 9 DP 32272, and Lot 48 DP 1090335, Coopernook be forwarded to the Department of Planning and Environment for a Gateway determination from the Minister for Planning to enable the application to proceed and community consultation to occur. CARRIED For: Bell, Epov, West, Keegan, Tickle, Jenkins & Hogan.
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