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Resolved Items Action Statement

Action is required for the following item as per the Council Resolution.

NOTICE OF COUNCIL RESOLUTION

COUNCIL MEETING – 02/07/2013

TITLE REZONE PART LOT 522 DP 1077907 LOT 51 DP 1028301 & LOT 1 DP 405510 CENTRAL COAST HIGHWAY & LOTS 1-4 DP 1000694 BAKALI ROAD, FORRESTERS BEACH FROM 7(C2) TO 2(A) APPLICANT - DOUG SNEDDON PLANNING (IR 11128712)

Directorate: Environment and Planning
Business Unit: Integrated Planning

The following item is defined as a planning matter pursuant to the Local Government Act, 1993 & Environmental Planning & Assessment Act, 1979.

Councillor Doyle declared his less than significant non-pecuniary interest in relation to this item, under Chapter 14 of the Local Government Act 1993, as he knows one of the land owners, however considered he was capable of making an impartial decision in respect to this matter.

MOVED (Strickson/Macfadyen) that the recommendation of the Director - Environment and Planning be adopted subject to the amendment of Part A and the addition of Part G as follows:-

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 Environmental Planning and Assessment Act by endorsing the preparation of a Planning Proposal to:
- i zone existing residential sized lots (i.e. Lot 1 DP 405510, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 155 and 156 DP 531710, Lots 1-14, 18 and 19 DP 23283, Lots 1-8 DP 24187 and Lots 1-3 DP 101649, Central Coast Highway, Forresters Beach) and similar land fronting the Central Coast Highway (i.e. part of Lot 522 DP 1077907) to R2 Low Density Residential ~~with minimum lot size of 550sqm.~~
 - ii zone land accommodating EECs and/or being flood liable to E2 Environmental Conservation, ***subject to the outcome/findings of the required studies stated in Part C.***
 - iii zone land that is flood-free on Lots 1-4 DP 1000694 and part of Lot 522 DP 1077907 Bakali Road, Forresters Beach to R2 Low Density Residential ~~with a minimum lot size of 1850sqm.~~
- G After public exhibition of the Planning Proposal, a report be referred to Council on the matter.**

On being put to the meeting the MOTION WAS CARRIED with the following votes being recorded:

For the Motion:

Councillors McKinna, Bocking, Bowles, Burke, Doyle, Macfadyen, Scott and Strickson.

RESOLVED that:

- A Council initiate the Local Environmental Plan 'Gateway' process pursuant to Section 55 Environmental Planning and Assessment Act by endorsing the preparation of a Planning Proposal to:
- i zone existing residential sized lots (i.e. Lot 1 DP 405510, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 155 and 156 DP 531710, Lots 1-14, 18 and 19 DP 23283, Lots 1-8 DP 24187 and Lots 1-3 DP 101649, Central Coast Highway, Forresters Beach) and similar land fronting the Central Coast Highway (i.e. part of Lot 522 DP 1077907) to R2 Low Density Residential.
 - ii zone land accommodating EECs and/or being flood liable to E2 Environmental Conservation, ***subject to the outcome/findings of the required studies stated in Part C.***
 - iii zone land that is flood-free on Lots 1-4 DP 1000694 and part of Lot 522 DP 1077907 Bakali Road, Forresters Beach to R2 Low Density Residential.
- B Council notify the Department of Planning and Infrastructure of Council's resolution requesting a 'Gateway' determination pursuant to Section 56(1) Environmental Planning and Assessment Act and forward the Planning Proposal and all necessary documentation according to their requirements and this report.
- C Should the Gateway determination support the Planning Proposal the following studies are to be carried out prior to exhibition of the Planning Proposal:
- Flood Study for whole catchment including overland flow study
 - Impact assessment on groundwater and Wamberal Lagoon (runoff, sedimentation and nutrification and mitigation measures required for treatment to current standards and detention to current flows)
 - Urban capability (e.g. soil type, soil characteristics)
 - Bushfire Hazard Assessment
 - Traffic Impact Study
- D Upon receipt of the studies, Council investigate the need for a Development Control Plan and Contributions Plan prior to consultation with public authorities and the community.
- E The applicant be advised of Council's resolution.
- F Council does not seek delegations from the Department of Planning and Infrastructure for this Planning Proposal.
- G *After public exhibition of the Planning Proposal, a report be referred to Council on the matter.***