

Subdivision of land at 509 Gan Gan Road, One Mile

Proposal Title : Subdivision of land at 509 Gan Gan Road, One Mile

Proposal Summary : The planning proposal (PP) would change the minimum lot size of the 8.4 ha site from 10 ha to 2000 sq.m (western portion) and 4 ha (eastern portion). The site would retain its current E4 Environmental Living zone.

The PP would amend the Port Stephens LEP 2013.

PP Number : PP_2014_PORTS_004_00 Dop File No : 14/01156

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions :

- 2.1 Environment Protection Zones
- 2.2 Coastal Protection
- 2.3 Heritage Conservation
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies

Additional Information : It is recommended the PP be refused until it can be demonstrated that the site is suitable for the proposed development. In particular, flooding and flora/ fauna work is required to demonstrate both the development potential and greater certainty regarding how impacts would be managed in the long term. Consultation with OEH should occur, particularly in relation to biodiversity impacts, as well as with the Anna Bay Drainage Union as part of this process.

Consideration should be given to developing a planning strategy for the broader locality, including One Mile. This will assist in considering possible future proposals for the area, noting the extent of cleared land and the benefit of undertaking a co-ordinated approach to addressing constraints like flooding, acid sulfate soils, ecology and koala habitat.

Supporting Reasons : .

Panel Recommendation

Recommendation Date : 12-Jun-2014

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should not proceed for the following reasons:

1. The planning proposal does not adequately justify a reduction to the minimum lot size for land at Gan Gan Road, One Mile or demonstrate that the site can be further developed given the environmental constraints on the land, including flooding, flora and fauna constraints.
2. The planning proposal seeks to increase the residential density on land that is not identified for urban development in the Lower Hunter Regional Strategy and further work on flooding, flora and fauna is to be carried out before it can be determined if the proposal satisfies the Strategy's Sustainability Criteria. The site is also not identified for urban development in Council's Port Stephens Planning Strategy 2011-2036.
3. The planning proposal is inconsistent with S117 Direction 2.1 Environment Protection Zones because it increases residential density on land zoned for environmental purposes, which contains endangered ecological communities. Council should address matters

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regarding flora, fauna and koala habitat prior to submitting a further planning proposal for the site.

4. The planning proposal is inconsistent with S117 Direction 4.3 Flood Prone Land as it will increase density on a site in a flood planning area, and may result in flooding impacts on surrounding land. Council should address matters of flooding prior to submitting a further planning proposal for the site.

Signature:



Printed Name:

TROY LOVEDAY

Date:

18/06/2014