

Rezoning review details

Planning proposal number	PP-2022-1144
Project title	North Diamond Beach Rezone Tourist to Residential
Brief explanation of the planning proposal	Precinct of SP3 Tourist and C2 Environmental Conservation, the proposal is to rezone the R3 area to a combination of R1 General Residential and R3 Medium Density Residential. The C2 area remains unchanged. The R3 zone will need to be introduced into the Greater Taree LEP 2010. Proposed to include a Part 4 Principal Development Standards clause to allow single dwellings on lots down to 200 square metres in the R3 zone, as integrated developed.
Date Council has received the Planning proposal	11/07/22
Date the application was lodged for assessment by council	1/04/22
Reason for request	Council has failed to indicate its support 90 days after the submission of a Planning proposal
Description	
Which of the following uses does the planning proposal propose?	Residential

Proposals for residential uses

Does the planning proposal propose to make residential accommodation permissible? (as per the Standard Instrument definition)	Yes
Approximate number of new residential lots proposed	
Approximate number of new dwellings proposed	
Approximate number of dwellings to be removed	
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	

Applicant details

Title	
First given name	Saltwater Shores P/L
Other given name/s	Joe
Family name	Coco
Contact number	0420407558
Email	office@accuplan.com.au
Address	C/- PO Box 34, FORSTER NSW 2428
Is the applicant a company?	Yes
Name	SALTWATER SHORES PTY LTD
ABN	82645101506
ACN	645101506
Trading Name	

PP details

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	MID-COAST

Select the site of the development

Site address #	1
Street address	391 Diamond Beach Road, Diamond Beach
Local government area	
Lot / Section Number / Plan	
Primary address?	Yes
Planning controls affecting property	<div><div>Land Application LEP</div><div>Land Zoning</div><div>Height of Building</div><div>Floor Space Ratio (n:1)</div><div>Minimum Lot Size</div><div>Heritage</div><div>Land Reservation Acquisition</div><div>Foreshore Building Line</div><div>No items</div></div>

Select the site of the development

Site address #	2
Street address	361 Diamond Beach Road, Diamond Beach
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	<div><div>Land Application LEP</div><div>Land Zoning</div><div>Height of Building</div><div>Floor Space Ratio (n:1)</div><div>Minimum Lot Size</div><div>Heritage</div><div>Land Reservation Acquisition</div><div>Foreshore Building Line</div></div>

Select the site of the development

Site address #	3
Street address	355 Diamond Beach Road, Diamond Bech
Local government area	
Lot / Section Number / Plan	
Primary address?	No

Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line
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Select the site of the development

Site address #	4
Street address	DP 286523
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line

Select the site of the development

Site address #	5
Street address	DP 286110
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line

Select the site of the development

Site address #	6
Street address	363 Diamond Beach Road, Diamond Beach
Local government area	
Lot / Section Number / Plan	
Primary address?	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p>

Planning Proposal details

What controls does the planning proposal relate to ?	The planning proposal relates to a combination of map based and word based planning provisions
Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Additional permitted uses
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	11/08/2021
Planning Officer	Richard Pamplin

Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Saltwater Shores P/L
Other given name/s	Joe
Family name	Coco
Contact number	0420407558

Email	office@accuplan.com.au
Billing address	C/- PO Box 34, FORSTER NSW 2428

Review and submit

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes