

Suffolk Beachfront Holiday Park reclassification

Proposal Title : **Suffolk Beachfront Holiday Park reclassification**

Proposal Summary : **The planning proposal seeks to reclassify part of Lot 100 DP 1023737, which contains the Suffolk Beachfront Caravan Park, from community to operational, and discharge any interests applying to this land, to facilitate the use of this part of the site for permanent sites.**

PP Number : **PP_2016_BYRON_006_00** Dop File No : **16/09780**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.2 Coastal Protection**
 3.2 Caravan Parks and Manufactured Home Estates
 4.1 Acid Sulfate Soils
 4.3 Flood Prone Land
 4.4 Planning for Bushfire Protection
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes

Additional Information : **Recommendation.**

It is recommended that the planning proposal should proceed subject to the following;
1. Prior to the commencement of community consultation, Council is to amend the planning proposal to justify the discharge of any trusts which may apply to the land.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days;**
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013); and**
- (c) Any mapping material must meet the specifications in the current Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015).**

3. Consultation is required with the NSW Rural Fire Service (RFS) under section 56(2)(d) of the Act. The NSW RFS is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

It is also recommended that:

a. The Secretary's delegate determines that the inconsistency with s117 Directions 2.2 Coastal Protection, 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes are justified by the minor nature of this proposal, and

b. Delegation not be issued to Council as the proposal includes the discharge of interests in the land requiring the Governors approval.

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Supporting Reasons : **Supporting reasons.**
The reasons for the recommendation are as follows;
1. The proposal does not currently address the discharge of any interests.
2. The proposal is minor and does not enable further development potential on the subject land, and
3. Public consultation requirements are set out in the Local Government Act 1993

Panel Recommendation

Recommendation Date : **09-Aug-2016** Gateway Recommendation : **Passed with Conditions**
Panel Recommendation : **This is a matter of local planning significance that can appropriately dealt with by the Director Northern.**

Gateway Determination

Decision Date : **09-Aug-2016** Gateway Determination : **Passed with Conditions**
Decision made by : **Regional Director, Northern Region**
Exhibition period : **28 Days** LEP Timeframe : **9 months**
Gateway Determination :
1. Prior to the commencement of community consultation, Council is to amend the planning proposal to detail the discharge of any potential trusts which may apply to the land.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
(a) the planning proposal must be made publicly available for a minimum of 28 days;
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013); and
(c) Any mapping material must meet the specifications in the current Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015).
3. Consultation is required with the NSW Rural Fire Service (RFS) under section 56(2)(d) of the Act. The NSW RFS is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

9 August 2016