

Rezone part of Centenary Drive Car Park, Maclean, for Supermarket development

Proposal Title : **Rezone part of Centenary Drive Car Park, Maclean, for Supermarket development**

Proposal Summary : **Rezone part of the Centenary Drive Car Park, Maclean, from SP2 Infrastructure to B2 Local Centre in order to facilitate the development of a supermarket on the site.**

PP Number : **PP_2012_CLARE_003_00** Dop File No : **12/08113**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.2 Coastal Protection
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
5.1 Implementation of Regional Strategies**

Additional Information : **It is recommended that:**
1. The planning proposal is supported;
2. The planning proposal is to be exhibited for a period of 28 days;
3. The planning proposal should be completed within 12 months;
4. The Director General (or an officer of the Department nominated by the Director General) agree that the inconsistency with s117 Direction 4.3 is justified as of minor significance; while the planning proposal is consistent with all other S117 directions; and
5. Consultation be required with the Office of Environment and Heritage in relation to potential acid sulfate soils on the site.

Supporting Reasons : **The planning proposal is consistent or has justified its inconsistency with all relevant SEPPs and S117 Directions and is consistent with the MNC Regional Strategy and Council's operational strategic plan, retail strategy and approved local growth management strategy. The proposal is the result of detailed strategic planning by Council over several years.**

Panel Recommendation

Recommendation Date : **17-May-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and**
- (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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- **Office of Environment and Heritage**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to

Rezone part of Centenary Drive Car Park, Maclean, for Supermarket development

comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Neil McGaffin

Date: _____

22.5.12