

Rezoning for Caravan Park Development, River Street, Palmers Island

Proposal Title :	Rezoning for Caravan Park Development, River Street, Palmers Island		
Proposal Summary :	Proposed rezoning of land from RU1 Primary Production to RU2 Rural Landscape and E3 Environmental Management to facilitate the development of a caravan park and protection of riparian land adjacent to the Clarence River.		
PP Number :	PP_2013_CLARE_007_00	Dop File No :	11/17504

Planning Team Recommendation

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

S.117 directions :

- 1.2 Rural Zones
- 1.5 Rural Lands
- 3.2 Caravan Parks and Manufactured Home Estates
- 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 proceed as a 'minor' planning proposal.
2. A community consultation period of 28 days is necessary.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Aboriginal land Council
 - Office of Environment and Heritage
 - NSW Department of Environment & Heritage
 - NSW Department of Primary Industries - Agriculture
 - NSW Department of Primary Industries - Fisheries
 - Transport for NSW - Roads and Maritime Services
 - State Emergency Services

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

4. The Director General or his delegate agree that the inconsistencies with Section 117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 4.3 Flood Prone Lands is justified as of minor significance.
5. An Authorisation to exercise delegation to make the plan be issued to the council for this planning proposal.

Supporting Reasons : The reasons for the conditions to the Gateway Determination are as follows:

1. The inconsistencies of the proposal with the S117 Directions are of minor significance.
2. The proposed development of the land will result in a net community benefit; and
3. Council has determined that the use of the site as a caravan park is strategically justified.

Panel Recommendation

Recommendation Date : **12-Dec-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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 a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

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

- NSW Aboriginal Land Council
- Office of Environment and Heritage
- NSW Department of Primary Industries – Agriculture
- NSW Department of Primary Industries - Fisheries
- Transport for NSW – Roads and Maritime Services
- State Emergency Services

Each public authority 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.

3. Prior to community consultation, Council is to consult State Emergency Services on the flood risk management plan and flood evacuation plan.

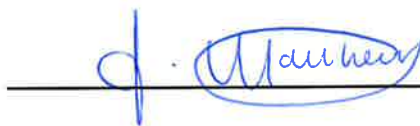
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Plan Making Delegations:

Council has not requested delegation for the making of this plan. The LEP Review Panel has recommended Council be issued with plan making delegation.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

23 /12 /13