

Clarence Valley LEP 2011 - Rezone 165 -169 Cambridge Street, South Grafton from B1 Neighbourhood Centre to R1 General Residential

Proposal Title : Clarence Valley LEP 2011 - Rezone 165 -169 Cambridge Street, South Grafton from B1 Neighbourhood Centre to R1 General Residential

Proposal Summary : The planning proposal seeks to amend the Clarence Valley LEP 2011 by rezoning land at 165-169 Cambridge Street, South Grafton from B1 Neighbourhood Centre to R1 General Residential.

This will enable the redevelopment of the site, a former plant nursery, into residential dwellings.

PP Number : PP_2015_CLARE_007_00 Dop File No : 15/11820

Planning Team Recommendation

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

S.117 directions: 1.1 Business and Industrial Zones
3.1 Residential Zones
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 be supported;
2. The Planning Proposal be exhibited for 14 days;
3. The Planning Proposal be completed within 12 months;
4. Consultation with Office of Environment and Heritage be undertaken;
5. Maps which comply with the Standard Technical Requirements for LEP Maps will be required prior to the LEP amendment being finalised.
6. That an authorisation to exercise delegation be issued to Council;
7. That the Secretary's delegate determine that the inconsistencies with s117 Direction 1.1 Business and Industrial Zones, 4.1 Acid Sulfate Soils 4.3 Flood Prone Land is justified as the matter is of minor significance.

Supporting Reasons : This Planning Proposal will facilitate the redevelopment of an abandoned plant nursery for residential purposes. It will also facilitate the efficient use of Council's existing utility services infrastructure. No significant adverse environmental, economic or social impact is considered likely due to the rezoning.

Panel Recommendation

Recommendation Date : 06-Aug-2015 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 07-Aug-2015 Gateway Determination : **Passed with Conditions**

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days LEP Timeframe : 12 months

Gateway Determination : 1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing

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LEPs (Department of Planning and Infrastructure 2013) and must be made publicly available for a minimum of 14 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 and Infrastructure 2013).

2. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the Act. The Office of Environment and Heritage 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. 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).

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:

STEPHEN MURRAY

Date:

7 August 2015