

Proposed Additional Permitted Use [Recreational Facility (Indoor)] at Argyle Street, Maclean

Proposal Title :	Proposed Additional Permitted Use [Recreational Facility (Indoor)] at Argyle Street, Maclean		
Proposal Summary :	The proposal intends to permit with consent the use of 14 Argyle Street, Maclean for an indoor recreational facility (dance studio), by amending Schedule 1 of the Clarence Valley LEP 2011 to allow this use at the site as an Additional Permitted Use. The use is prohibited in the current R3 Medium Density Residential zone.		
PP Number :	PP_2013_CLARE_005_00	Dop File No :	13/06102

Planning Team Recommendation

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

S.117 directions :

- 2.2 Coastal Protection
- 2.3 Heritage Conservation
- 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
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions

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 6 months;
4. The Director General (or an officer of the Department nominated by the Director General) agree that the planning proposal is consistent with all relevant S117 directions; and
5. An Authorisation to exercise delegation to make the plan be issued to the RPA for this planning proposal.

Supporting Reasons : The planning proposal is consistent with all S117 Directions and SEPPs and is not inconsistent with Council's or the Department's strategic planning program.

Panel Recommendation

Recommendation Date : **11-Apr-2013** 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 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 2012).

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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

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reclassifying land).

4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:

M. Selman

Printed Name:

MEH SELMAN

Date:

16/4/13