

Kyogle LEP 2012 - Amendment No 10 - Caravan Parks in RU1 & RU2 Zones

Proposal Title : **Kyogle LEP 2012 - Amendment No 10 - Caravan Parks in RU1 & RU2 Zones**

Proposal Summary : **The Planning Proposal aims to amend Kyogle LEP 2012 to permit the development (with consent) of caravan parks within the RU1 Primary Production and RU2 Rural Landscapes zones.**

PP Number : **PP_2016_KYOGL_002_00** Dop File No : **16/10276**

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
2.1 Environment Protection Zones
2.3 Heritage Conservation
2.4 Recreation Vehicle Areas
3.2 Caravan Parks and Manufactured Home Estates
3.3 Home Occupations
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
5.3 Farmland of State and Regional Significance on the NSW Far North Coast
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes**

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 6 months;**
- 4. The Planning Proposal is to be updated prior to exhibition to amend Part 5 Community Consultation to provide greater detail on the exhibition timeframe and methods (local newspaper, Council website) by which community consultation will take place;**
- 5. That the Secretary (or her delegate) agree that the inconsistencies with section 117 Directions 1.5 Rural Lands and 4.3 Flood Prone Land are of minor significance;**
- 6. That the Secretary (or her delegate) note the current inconsistency with section 117 Direction 4.4 Planning for Bushfire Protection;**
- 7. That the RPA consult with the Commissioner of the NSW Rural Fire Service in accordance with the requirements of S117 Direction 4.4 Planning for Bushfire Protection; and**
- 8. A written authorisation to exercise delegation be issued to Kyogle Shire Council in this instance.**

Supporting Reasons : **The proposal will enable certain rural owners to consider an alternate use that has the potential to boost the shire's rural tourism market. This in turn will help to diversify the local economy, particularly those sectors supported tourism. The amendment will also better align Kyogle's planning controls and the approach to caravan parks in rural areas with the adjoining LGAs.**

Panel Recommendation

Recommendation Date : **10-Aug-2016** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposal is considered to be of local significance and can be appropriately determined by the Director Regions, Northern.**

Gateway Determination

Decision Date : **11-Aug-2016** Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **6 months**

Gateway Determination : **1. Prior to undertaking community consultation, the planning proposal is to be updated to amend Part 5 Community Consultation to provide greater detail on the exhibition timeframe and manner in which community consultation will take place.**

2. 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 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).

3. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the Act. The NSW Rural Fire Service 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 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

11 August 2016