

Tweed LEP 2014 - To facilitate the erection of a dwelling on part of a lot at No. 438 Environ Road, Environ

Proposal Title :	Tweed LEP 2014 - To facilitate the erection of a dwelling on part of a lot at No. 438 Environ Road, Environ		
Proposal Summary :	The Planning Proposal seeks to amend Tweed LEP 2014 to permit a dwelling house at No. 438 Environ Road, Environ (Part of Lot 8 DP 12676).		
PP Number :	PP_2016_TWEED_002_00	Dop File No :	16/04134

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
- 4.1 Acid Sulfate Soils
- 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
- 6.3 Site Specific Provisions

Additional Information : It is **RECOMMENDED** that the Acting Director Regions, Northern, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to the Tweed Local Environmental Plan 2014 to permit the erection of a dwelling on part of Lot 8 DP 12676, Environ Road, Environ, should proceed subject to the following conditions:

1. The Planning Proposal is required to be updated prior to community consultation, including the following:
 - (a) confirm in the proposal title and throughout the document that the LEP amendment relates to 'part of Lot 8 DP 12676'.
 - (b) update Part 2 – Explanation of Provisions to include a plain English description of the intended outcomes;
 - (c) append a copy of the AHIMS search records; and
 - (d) reference the Tweed Community Action Plan.
2. 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 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 local environmental plans (Planning and Infrastructure, 2013)'.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - (a) NSW Rural Fire Service
 - (b) Office of Environment and Heritage
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

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Preparing LEPs (Department of Planning and Infrastructure 2013).

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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

16 / 3 / 2016