

Clarence Valley LEP 2011 – Rezone land at Jubilee Street Townsend to IN1 General Industrial

Proposal Title : **Clarence Valley LEP 2011 – Rezone land at Jubilee Street Townsend to IN1 General Industrial**

Proposal Summary : **The planning proposal seeks to amend Clarence Valley LEP 2011 by rezoning land at Jubilee Street, Townsend from RU2 Rural Landscape to IN1 General Industrial to enable the land to be developed for industrial purposes.**

PP Number : **PP_2015_CLARE_004_00** Dop File No : **15/10296**

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 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**
- 6.1 Approval and Referral Requirements**
- 6.3 Site Specific Provisions**

Additional Information : **It is recommended that;**

- 1. The planning proposal should proceed as a 'routine' planning proposal.**
- 2. Prior to community consultation maps which show the proposed changes to the Lots Size and Height of Buildings maps in the Clarence Valley LEP 2011 are to be prepared and placed on exhibition with the planning proposal.**
- 3. A community consultation period of 14 days is necessary.**
- 4. Council consult with NSW Office of Environment and Heritage and the NSW Roads and Maritime Services.**
- 5. Council consult with the Commissioner of the NSW Rural Fire Services in accordance with S117 Direction 4.4 Planning for Bushfire Protection**
- 6. A delegate of the Secretary agree that inconsistencies of the proposal with S117 Directions 1.2, 2.1 and 4.1 are justified in accordance with the terms of the directions.**
- 7. The planning proposal is to be completed within 9 months.**
- 8. A written authorisation to exercise delegation be issued to Clarence Valley Council for this planning proposal.**

Supporting Reasons : **The reasons for the recommendation are as follows;**

- 1. The proposal will provide addition employment lands for the Clarence Valley in a location which adjoins an existing industrial estate, is relatively unconstrained and is close to residential growth areas of Gulmarrad, James Creek, Townsend and Maclean.**
- 2. The proposal to rezone the subject land for industrial purposes is consistent with the Mid North Coast Regional Strategy and Council's local growth management strategy.**
- 3. The inconsistencies of the proposal with the S117 directions are of minor significance or are justified in accordance with the terms of the directions.**

Panel Recommendation

Recommendation Date : **10-Jul-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.**

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Gateway Determination

Decision Date : **10-Jul-2015** Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **9 months**

Gateway Determination : **1. Prior to community consultation maps which show the proposed changes to the Lot Size and Height of Buildings maps in the Clarence Valley LEP 2011 are to be prepared and placed on exhibition with the planning proposal.**

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 Environment 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 following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:

- **NSW Office of Environment and Heritage**
- **NSW Roads and Maritime Services**
- **NSW Rural Fire Service**

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.

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:

10 July 2015