

Coffs Harbour LEP 2013 - Additional Permitted Uses - Caravan Park at Bonville - Lot 1, DP 1208609.

Proposal Title : **Coffs Harbour LEP 2013 - Additional Permitted Uses - Caravan Park at Bonville - Lot 1, DP 1208609.**

Proposal Summary : **This Planning Proposal seeks to amend the Coffs Harbour LEP 2013 by including Lot 1, DP 1208609, 369 Pine Creek Way, Bonville in Schedule 1 Additional Permitted Uses for the purpose of a caravan park and including a 5 year timeframe for granting consent.**

PP Number : **PP_2016_COFFS_001_00** Dop File No : **16/09189**

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
3.2 Caravan Parks and Manufactured Home Estates
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
5.1 Implementation of Regional Strategies
6.3 Site Specific Provisions**

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

- 1. The planning proposal be supported.**
- 2. The Planning Proposal be exhibited for 14 days.**
- 3. The Secretary's delegate agree that the inconsistencies with S117 Directions 4.1 Acid Sulfate Soils, 4.3 Flood Prone Land and 6.3 Site Specific Provisions are justified as of minor significance and note the outstanding potential inconsistency with Direction 4.4 Planning for Bushfire Protection.**
- 4. Consultation with the NSW Rural Fire Service be undertaken in accordance with S117 Direction 4.4 Planning for Bushfire Protection;**
- 5 Draft LEP Maps prepared in accordance with the Department's standard technical requirements for LEP maps in relation to additional permitted uses are to be prepared prior to the legal drafting of the amendment.**
- 6. Delegation to finalise the Planning Proposal be issued to the Council.**

Supporting Reasons : **The Planning Proposal is supported as it is the most appropriate means of securing options for the future development of the caravan park with the proposed sunset clause providing an impetus for the development to proceed.**

Panel Recommendation

Recommendation Date : **15-Jul-2016** Gateway Recommendation : **Passed with Conditions**

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

Gateway Determination

Coffs Harbour LEP 2013 - Additional Permitted Uses - Caravan Park at Bonville - Lot 1, DP 1208609.

Decision Date : **15-Jul-2016** Gateway Determination : **Passed with Conditions**
Decision made by : **Regional Director, Northern Region**
Exhibition period : **14 Days** LEP Timeframe : **9 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 LEPs (Department of Planning and Infrastructure 2013) and must be made publicly available for a minimum of 14 days;

(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); and

(c) Any mapping material must meet the specifications in the current Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015).

2. 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.

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

Signature:



Printed Name:

Craig Diss

Date:

15 July 2016