

Clarence Valley LEP 2011 – Yamba Business Park Temporary Workforce Accommodation.

Proposal Title : **Clarence Valley LEP 2011 – Yamba Business Park Temporary Workforce Accommodation.**

Proposal Summary : **The planning proposal seeks to amend Clarence Valley LEP 2011 to enable Lots 3 to 9 DP 1139117, Fairtrader Drive, Yamba to be developed for the purpose of temporary workforce accommodation for a period of four (4) years from January 2017.**

PP Number : **PP_2016_CLARE_004_00** Dop File No : **16/10912**

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.1 Environment Protection Zones**
- 2.2 Coastal Protection**
- 2.3 Heritage Conservation**
- 2.4 Recreation Vehicle Areas**
- 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**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**

Additional Information : **It is recommended that the planning proposal should proceed subject to the following;**

- 1. The planning proposal proceed as a 'routine' planning proposal.**
- 2. Prior to community consultation the following site investigations are to be conducted and included with the planning proposal for community consultation;**
 - a. Preliminary site contamination assessment**
- 3. Prior to community consultation the planning proposal is to be amended to include a plain English explanation in 'Part 2 Explanation of Provisions' detailing how the draft LEP will achieve the intended outcome of the planning proposal. This plain English explanation may need to include clarification that 'workforce accommodation' is a form of 'residential accommodation' and a definition for 'workforce accommodation'.**
- 4. A community consultation period of 14 days is necessary.**
- 5. The planning proposal is to be completed within 9 months.**
- 6. The RPA is to consult with the following State agencies and organisations;**
 - a. Roads and Maritime Services;**
 - b. NSW Rural Fire Service**
- 7. A written authorisation to exercise delegation be issued to Clarence Valley Council.**
- 8. A delegate of the Secretary agree that the inconsistencies of the proposal with S117 Directions 1.1, 4.1, 4.3, and 5.1 are justified in accordance with the terms of the directions.**

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

- 1. The proposal will contribute to the provision of alternative housing choice for infrastructure project workforces which has been identified as necessary in the short term.**

2. The subject site is considered to be generally appropriate for the proposed workforce accommodation.
3. The proposal is generally consistent with the strategic planning framework and the inconsistencies are considered to be of minor significance.

Panel Recommendation

Recommendation Date : **18-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 : **18-Aug-2016**

Gateway Determination : **Passed with Conditions**

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

Exhibition period : **14 Days**

LEP Timeframe : **9 months**

Gateway

Determination :

1. Prior to community consultation the planning proposal is to be amended to include a plain English explanation in 'Part 2 Explanation of Provisions' detailing how the draft LEP will achieve the intended outcome of the planning proposal. This plain English explanation may need to include clarification that 'workforce accommodation' is a form of 'residential accommodation' and a definition for 'workforce accommodation'.
2. Prior to community consultation a preliminary site contamination assessment is to be undertaken and included with the planning proposal for community consultation.
3. 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
4. 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 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.

5. 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).

6. 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:

18/8/16