

Clarence Valley LEP 2011 – Workforce Accommodation.

Proposal Title : **Clarence Valley LEP 2011 – Workforce Accommodation.**

Proposal Summary : **The planning proposal seeks to amend Clarence Valley LEP 2011 to make 'workforce accommodation' (as a form of residential accommodation) permissible with development consent in zones R1 General Residential, R2 Low Density Residential, and R3 Medium Density Residential, and introduce a local clause to clearly define 'workforce accommodation' and detail the matters Council will consider with applications for 'workforce accommodation'.**

PP Number : **PP_2016_CLARE_001_00** Dop File No : **16/06145**

Planning Team Recommendation

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

S.117 directions: **2.2 Coastal Protection
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
3.5 Development Near Licensed Aerodromes
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
3.6 Shooting Ranges**

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 planning proposal is to be amended to correct the minor errors identified in Council's letter of 27 April 2016 and any other minor errors that Council is satisfied does not change the intent of the planning proposal.**
- 3. A community consultation period of 14 days is necessary.**
- 4. The planning proposal is to be completed within 12 months.**
- 5. The RPA is to consult with the following State agencies and organisations;**
 - a. Roads and Maritime Services;**
 - b. NSW Rural Fire Service**
- 6. A written authorisation to exercise delegation be issued to Clarence Valley Council.**
- 7. A delegate of the Secretary agree that the inconsistency of the proposal with S117 Directions 2.1, 2.3, 4.1 and 4.3 are justified in accordance with the terms of the directions.**
- 8. The Secretary's delegate notes the unresolved potential inconsistency with s117 Direction 4.4.**

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 existing residential zones are considered to be generally appropriate locations for workforce accommodation.**
- 3. The proposal is consistent with the strategic planning framework and the inconsistencies are considered to be of minor significance.**

Panel Recommendation

Clarence Valley LEP 2011 – Workforce Accommodation.

Recommendation Date :

Gateway Recommendation :

Panel Recommendation :

This planning proposal is considered of local significance and the Gateway Determination is to be issued under delegation by the Acting Director Regions, Northern. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date :

05-May-2016

Gateway Determination :

Passed with Conditions

Decision made by :

Regional Director, Northern Region

Exhibition period :

14 Days

LEP Timeframe :

9 months

Gateway

Determination :

It is recommended that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be amended to correct the minor errors identified in Council's letter of 27 April 2016 and any other minor errors that Council is satisfied does not change the intent of 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 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 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.
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:

5 May 2016