

**PLANNING PROPOSAL
SUBMITTED BY REGISTERED
PROPRIETOR KADCO2 PTY
LTD IN RELATION TO
LOT 383 DP 754944 (139
KAPUTAR ROAD, NARRABRI)**

BACKGROUND

The Narrabri Local Environmental Plan 2012 (LEP) was published on 21/12/2012. The LEP was responsible for the re-zoning of several properties which included properties fronting Kaputar Road which were rezoned from Rural Zoning (RU1) under the former LEP to Large Lot Residential (R5) under the new LEP.

The zoning changes appear to have been implemented to provide further development for large lot residential use along the Kaputar Road commencing from the intersection with Old Gunnedah Road and terminating at the Bullawa Creek conservation area.

Subsequent to the 2012 LEP, a re-zoning amendment was recommended by Council (and subsequently approved) which permitted the re-zoning of folio identifier 6/701588 (originally omitted from R5 zoning by the 2012 LEP) from RU1 to R5.

Folio identifier 6/701588 is the neighboring property to the east of the subject site.

Neighboring properties to the south and west of the subject land are also zoned R5.

The applicant was not the registered proprietor at the time submissions were being accepted in relation to the 2012 LEP and cannot comment on why a submission by the previous owner was not made.

PLANNING PROPOSAL AND THE SUBJECT LAND

This Planning Proposal relates to land located on the northern side of Kaputar Road which comprises part Lot 383/754944 – an area of approximately 16 hectares. The existing structures on the property include one existing (old) dwelling and some associated outbuildings but is otherwise used only for grazing – having formerly been used as a lucerne farm and for cattle grazing when it was part of a much bigger property which included land to the north. The subject site comprises predominantly unimproved land with scattered remnant juvenile regrowth cypress pine vegetation. An aerial view of the site is contained in **Figure.1** below.

The purpose of this Planning Proposal is to amend Narrabri Local Environmental Plan 2012 to rezone the subject site from RU1 Primary Production to an R5 Large Lot Residential zone and amend the 100-hectare minimum lot size on the minimum lot size map to a 2-hectare minimum lot size being applicable to the site. Plans depicting the location, existing and proposed zoning and minimum lot size are included in **Annexures B & C**.

The desired outcome of the subject land being re-zoned to R5 zoning would allow the development and subdivision of seven (7) two (2) hectare portions fit for residential purpose and one (1) portion with an area of approximately .57ha (being the portion on the southern side of Kaputar road (as set out in **Annexure "A"**).

The development of 7 large Lot residential portions on the subject land will create highly sought-after portions of land in a very convenient location, not only in terms of their proximity to the Narrabri township, airport and mining developments, but also convenient for council in a sense that the development requires no access easements, rights of carriageway or road construction for council to adopt maintenance of once the development

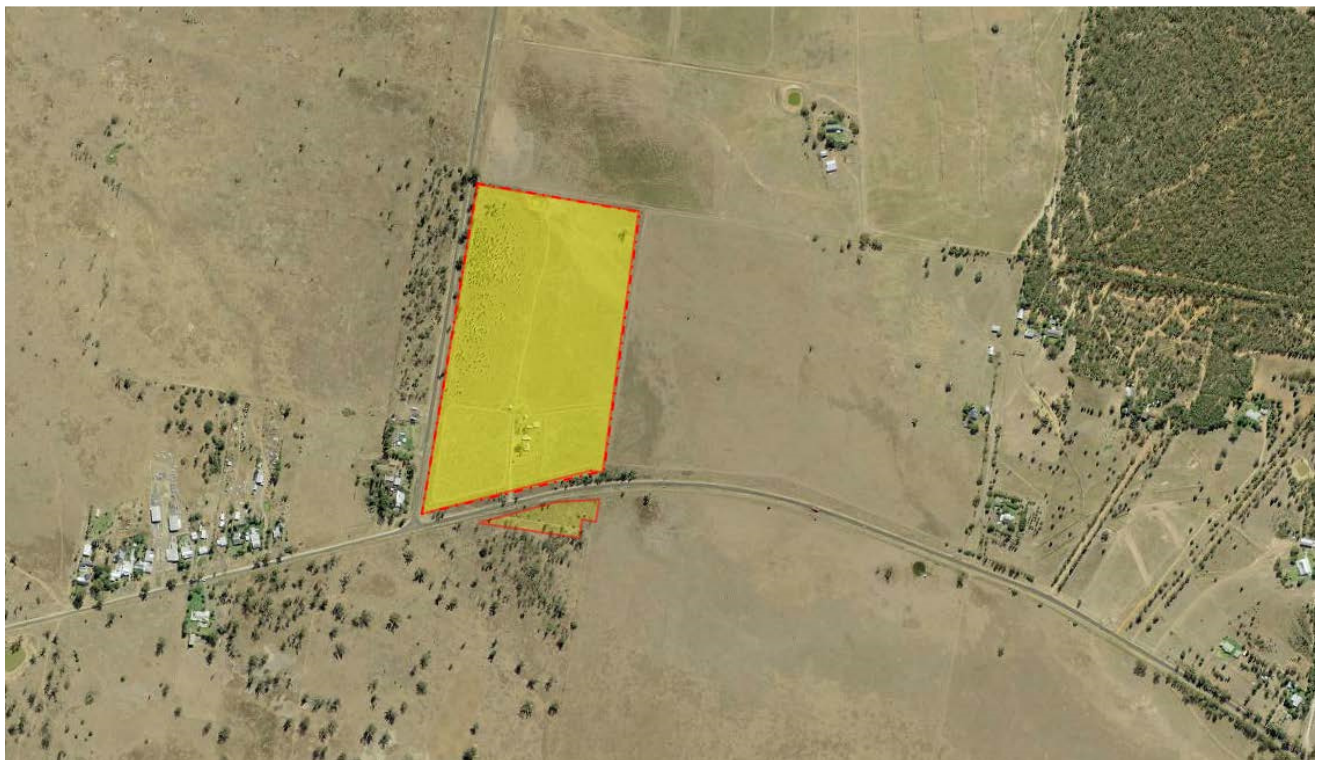
is completed which often complicate developments for eventual owners and the Council. We note that there are a significant number of residential portions of land on Kaputar Road that exist only through the existence of such access easements and Right of carriageways. The proposed development would require no complex access easements or right of carriageways with each portion having direct access from either Kaputar Road or Airport road.

The development would not require any additional roads to be constructed as it is located with existing roads on two of its axis being Kaputar road & Airport road.

With the absence of complex easements, Rights of carriageways and additional roads, the subject land has significant developmental advantage (for residential purposes) over the surrounding land which has already been zoned R5 (**see annexure "C"**). Whilst neighboring land may be able to provide some additional 2 ha allotments, the subject land provides seven (7) 2ha allotments without the need for any additional roads which would be a significant deterrent for neighboring landowners to carry out such development and for Council to approve such development.

We understand that it is a common occurrence for landowners east of the subject land to have difficulties securing groundwater for domestic purposes. The water table is often at great depth and contains increased salinity. The owner has drilled a test bore which confirms the water quantity & quality. A copy of the drillers logs is annexed hereto and marked "**D**". Also annexed hereto and marked "**C**" is a copy of NSW water groundwater map suggesting this site lies over very reliable and extremely good quality groundwater. The test bore drilled certainly confirms this is the case with salinity levels to be 226 mg/L making the land extremely attractive for reliable water access.

Fig.1 Aerial view of land subject to planning proposal (Image: Six Maps Online).



1. **OBJECTIVES OR INTENDED OUTCOMES**

The objectives/intended outcomes of this Planning Proposal are to: -

- Enable the development of additional rural residential living opportunities in close proximity to the Narrabri township and thereby to respond to the additional future demand for such development resulting from the increasing Rail development, coal mining and coal seam gas mining activities in the Shire;

- Re-zone the subject site as a reasonable and appropriate extension of land already zoned R5 Large Lot Residential and to create a R5 zoning area with no obvious omissions; and
- Contribute to the catchment population Narrabri town-ship and, thereby, provide economic and social support for commercial businesses, clubs and recreational organizations in the Narrabri town-ship.

2. EXPLANATION OF PROVISIONS

The Planning Proposal is to amend Narrabri Local Environmental Plan 2012 to rezone the subject site from RU1 Primary Production to an R5 Large Lot Residential zone and amend the 100-hectare minimum lot size on the minimum lot size map to a 2-hectare minimum lot size being applicable to the site.

Plans depicting the location, existing and proposed zoning and minimum lot size are included in annexures B & C.

3. JUSTIFICATION

Section A – Need for the Proposal

Strategic Study or Report

. We understand the department of planning has endorsed the New England North West Regional Plan 2036. Should this rezoning proposal be approved, the development would support the plan in the following ways:

- Allowing exceptional potential residential land to be utilized for residential purposes and thus assisting with the predicted 9700 additional dwellings which is forecast by the document to be required in the region.
- The land is only 16ha (approx.) in size and therefore should not be considered prime agricultural land. This classification avoids/reduces fragmentation of such “prime” land designated and utilized for agriculture which is highlighted as a desired outcome of any residential development.

The Narrabri Growth Management Strategy of 2008 generally encourages the provision of rural residential living opportunities within proximity of the Shire’s townships and to that extent the Planning Proposal is consistent with growth management planning in Narrabri Shire.

In December 2006 a Narrabri Rural Residential Study was completed by Edge Land Planning for the Department of Planning and Narrabri Shire Council. This rural residential study followed the Council’s preparation in 2001 of a settlement (rural small holdings) strategy. In combination, the Council’s applicable criteria for rural residential development can be interpreted as being as follows: -

- Location within 20kms of Narrabri and Wee Waa.
- Location close to existing services.
- The provision of a buffer between agricultural uses and rural residential dwellings.
- Adequacy of road access including dedicated roads.
- Ability to dispose of domestic effluent on site.
- Be self-sufficient and sustainable in water supply as well as capacity for dams.
- Have utility services available (electricity, communication etc.)
- Have minimal impact on existing infrastructure and cost imposition on public service providers in terms of roads, electricity, communications, and thereby

not create uneconomic demands on infrastructure and services.

- Exclusion of areas of high bushfire hazard and the inclusion of a buffer to State Forests and National Parks as applicable.
- Exclusion of forestry land, industrial land and contaminated land as relevant.
- Exclusion of land with slopes greater than 18 degrees.
- Exclusion of areas with threatened species and known critical habitats.
- Exclusion of areas with known mineral and extractive industries.
- Avoid prime crop and pasture land where possible.
- Avoid environmentally sensitive land including land subject to the 1% AEP flood event.
- Avoidance of areas with soil erosion problems and characteristics.
- Avoidance of flood prone areas and areas with high water tables.
- Avoidance of areas of Aboriginal and European heritage significance.
- Avoidance of detrimental impacts on neighboring land uses.
- Avoidance of actual and potential salinity problems.
- Assessment of dam catchments and potential locations.
- Avoidance of ribbon development along arterial roads which is not in keeping with surrounding areas.

These are a combination of explanatory and management criteria which are applicable to this Planning Proposal. The subject site is in closer proximity to the Narrabri town-ship than the other land zoned R5 north and south of Kaputar Road as shown in **Annexure B**. There has been limited but progressive take up of such large lot residential opportunities located further from Narrabri than the subject land and this is an opportunity to rezone the subject site to consolidate the existing areas of land zoned R5 Large Lot Residential and present the opportunity for such land to be subdivided and developed for such purposes in closer proximity to the Narrabri township.

Planning Proposal as best way to achieve the objectives

It is understood that the Council places emphasis on strategic, local economic development and creating diverse opportunities for housing and employment – particularly in reasonably proximity to Narrabri and other townships in the Shire. This Planning Proposal presents an avenue to achieve the objectives as expressed above in relation to the subject land

Net Community Benefit

The Planning Proposal enhances the availability and diversity of such large lot residential living / lifestyle opportunities in the context of increased population growth in the Shire.

Large lot residential development is the best use of the subject land given that it has no potential for productive agriculture and the Proposal will lead to housing opportunities which give some distinctive attraction, and which are in relatively proximity to Narrabri township which in itself is highly constrained for more development by flood liability.

The Planning Proposal also consolidated the area of land zoned Large Lot Residential on Kaputar Road in fact extends that zone and the associated rural & residential opportunities.

The subject site is in an attractive location within reasonable proximity of Narrabri township and is compatible with the landscape and visual characteristics of the surrounding area and the visible landscape travelling along Kaputar Road.

Section B – Relationship to Strategic Planning Framework

Regional Strategies

As above in part “A” justification.

Community Strategic Plan and other Local Strategic Plan

The Planning Proposal is consistent with the Narrabri Shire Council's Community Strategic Plan in that additional rural residential/large lot residential opportunities are presented for development, thereby encouraging additional population with consequent social and economic benefits to the district and Narrabri township. Local employment opportunities will be created through the construction of the subdivision and the subsequent dwellings on the lots thereby created.

Consistency with State Environmental Planning Policies (SEPP's)

The State Environmental Planning Policies (SEPP's) which apply to this Planning Proposal and the subject land are: SEPP 55 – Remediation of Land and SEPP 8 (Rural Lands). It is our understanding that nothing in the Planning Proposal contradicts the aims and provisions of the other SEPP's

SEPP 55 Clause 6 deals with "Contamination and remediation to be considered in zoning or rezoning proposal" and states that

(1) In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in sub clause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:

- (a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*

Note. *In order to satisfy itself as to paragraph (c), the planning authority may need to include certain provisions in the environmental planning instrument.*

The site has historically been used for light agricultural activities and rural living. the registered proprietor is unaware of any activities to have taken place on the site that are likely to have led to its contamination that would require its remediation for this Planning Proposal to proceed. To ensure the site is not contaminated, we have engaged South Queensland Soils to carry out a site investigation which we will provide the results of when they come to hand.

SEPP 8 (Rural Lands) contains relevant aims, principles and provisions.

The aims of this SEPP are as follows:

- (a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- (b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,
- (d) to implement measures designed to reduce land use conflicts,
- (c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

The Rural Planning Principles contained in the SEPP are as follows:

- (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,
- (b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,
- (c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,
- (d) in planning for rural lands, to balance the social, economic and environmental interests of the community,
- (e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,
- (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- (g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,
- (h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

Comments in response to the SEPP's aims and principles are:

- The subject site has very limited opportunities for current and/or potential productive and sustainable agriculture and the best economic activity, given the site's proximity to the Narrabri township, is for the large lot residential development opportunities to be created;
- There is very limited net additional infrastructure demand (virtually nil council maintained infrastructure) created by the proposals with road access on two axes of the site allowing access for each proposed lot from existing shire roads. There is also the ability with a 2-hectare minimum lot size to provide for on-site effluent disposal and for water supply to be obtained for the combination of a bore and rain water tank catchment. In the event of need, during a drought etc., town water can be provided by truck transport to the lots created as a result of this development proposal.

Consistency with s 117 Ministerial Directions for Local Plan Making

The Planning Proposal needs to be considered in relation to the local planning directions issued by the Minister under Section 117(2) of the Environmental Planning and Assessment Act 1979.

The Proposal is affected by, and requires comments to respond to potential inconsistencies in relation to Ministerial Directives 1.2, 1.5 & 4.4. These Directives are considered and commented on below:

Ministerial Direction 1.2 Rural Zones

Objectives of this Direction

- (1) to protect the agricultural production value of rural land.

The Direction 1.2 (4) Rural Zones requirements:

A planning proposal must:

- (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*
- (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).*

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

- (a) justified by a strategy which:

 - (i) gives consideration to the objectives of this direction,*
 - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*
 - (iii) is approved by the Director-General of the Department of Planning, or**
- (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or*
- (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or*

Given the size of the site and its proximity to other large lot residential zoned land, we consider that the subject site has limited potential as productive agricultural land. It is therefore considered that this Planning Proposal and rezoning of the site should be justified due to the fact that productive agricultural land will not be lost, and the Planning Proposal is of 'minor significance'.

Ministerial Direction 1.5 Rural Land

Objective of this Direction

- a) protect the agricultural production of rural land*
- b) facilitate the orderly development of rural lands for rural and related purposes*

This Direction applies when

- a) A relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or*
- b) A relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone. The direction applies to a proposal that will affect rural or environmental zoned land. The site subject to this proposal is zoned R1 Primary production accordingly this Direction is relevant to the proposal.*

This proposal will affect land zoned RU1 Primary Production and the minimum lot size of that land. This Direction is therefore applicable. Where the Directive applies the relevant planning authority must be satisfied that the proposal is compatible with the Rural Subdivision Principles specified by the SEPP Rural Lands 2008. These principles are considered and commented on below.

(a) the minimisation of rural land fragmentation,

The proposal will reduce the minimum lot size for land zoned RU1 Primary Production from 100 hectares to 2 hectares. The proposal conflicts with this principle.

(b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses,

The site subject to this proposal is surrounded (with the exception of land to the north) by land zoned R5 Large Lot Residential and the rezoning of the site for rural residential development is a logical expansion to this current land use of adjoining properties. The proposal is not anticipated to give rise to any land use conflict. It could be argued that rezoning the land would bring this land into uniformity with the majority of its neighbors.

(c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands,

The proposal will not impact any significant agricultural holdings and will allow the rural residential lot development of land in close proximity to lots previously developed for such a purpose.

(d) the consideration of the natural and physical constraints and opportunities of land,

There are no significant natural or physical constraints affecting the land.

(e) ensuring that planning for dwelling opportunities takes account of those constraints.

There are sufficient opportunities for the construction of dwellings at a number of locations across the site. In fact, it is our opinion that the entire site would be suitable for dwelling locations.

Ministerial Direction 3.1 Residential zones

Objective of this Direction

(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,

The proposal provides scope for up to seven individual housing developments which due to the proposed allotment size, proximity to town & availability of services, is likely to be very popular. The proposed size of the allotments would allow for the building of large family residences in a very convenient location. Preliminary results of soil types obtained from the water drillers log suggest that the site is perfectly suited for cement slabs with the top 6 m being topsoil red loam/sand.

(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and

This planning proposal requires no new roads to be constructed or maintained by Council post subdivision. The block is serviced by 2 existing Shire roads being Kaputar Road and the Airport Road and all accesses to the proposed lots would be serviced by these roads.

Electricity is available from Kaputar Road and the connection to electricity services would be internally managed with no significant infrastructure to be erected on public land.

Garbage services are already available much further out on Kaputar Road and Airport Road, therefore servicing these lots would be a simple extension of the already existing services.

It should also be noted that the site lies on top of very reliable groundwater. We have obtained a groundwater map from the Water NSW office, annexed hereto and marked "C" which indicates

very low salinity (less than 500 MG/L TDS) and poor yield rates between 5 and 50 L/s. The map also shows how the quality and quantity of water drastically deteriorates further out on Kaputar Road. A test bore has also been drilled on the property which confirms the information provided by the map. The test bore produced very good yields and exceptional salinity levels at 220 mg/L (less than 800mg/L is suitable for human consumption).

We understand there is also very good probability that these lots will be able to be serviced by wireless NBN from the township of Narrabri in the near future.

(c) to minimise the impact of residential development on the environment and resource lands.
As mentioned earlier in this proposal, the site is only 16 ha and therefore not large enough to support intensive agriculture. The site is also reasonably close to other residential dwellings which make it more unsuitable for intensive agriculture. We also feel that the site would be much more suited to residential development given its extremely advantageous position with regards to existing roads, existing services and proximity to Narrabri Township.

This Direction applies when

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:

- (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),*
- (b) any other zone in which significant residential development is permitted or proposed to be permitted.*

Consistency

The proposal seems compatible with the SEPP Rural Lands 2008 Subdivision Principles b, c, d & e. The proposed reduction to the minimum lot size from 100 hectares to 2 hectares is not considered compatible with Subdivision Principle a. The proposal is therefore inconsistent with this Ministerial Directive. A proposal may be supported despite an inconsistency where it is supported by one or a combination of the following:

- (6) (a) justified by a strategy which:*
 - i. gives consideration to the objectives of this direction,*
 - ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites, and*
 - (c) is of minor significance.*

The Narrabri Growth Management Strategy encourages the development of rural residential land. This proposal will increase the availability of such land. Considering the proposals proximity to a large area of rural residential zoned land the proposal should be considered to be a logical extension of an existing rural residential growth area supported by previous strategies. This rezoning and reduction of the minimum lot size should therefore considered justified as a logical expansion of a rural residential locality and one that is of minor significance to this Directive.

Ministerial Direction 4.4 Bushfire Prone Land

Objectives of this Direction

- a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- b) to encourage sound management of bush fire prone areas.*

Direction applies when

- a) This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.*

Lot 383 DP 754944 is not identified as bushfire prone land. No further comments required.

Ministerial Direction 3.5 - Development Near Licensed Aerodromes

Objectives of this direction

- a) *To ensure the effective and safe operation of aerodromes, and*
- b) *To ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and*
- c) *To ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.*

Direction applies when

- a) *This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.*

Annexed hereto and marked "E" is a map obtained from Narrabri Shire Council showing restriction zones surrounding the Narrabri airport. The site is marked on the map. You will note restriction zones affect the south-western portion of the site, however such restrictions will not affect any developments on the site as there is more than sufficient height clearance available for residential developments.

4. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal?

The site is predominantly cleared with the exception of scattered remnant vegetation of invasive cypress pine. The existence of any habitats of threatened or endangered species on-site is extremely unlikely given the sites historical light agricultural use.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is considered unlikely that any natural hazards and issues are pertinent to the Planning Proposal in terms of land slip and bushfire hazard.

How has the planning proposal adequately addressed any social and economic effects?

There are social and economic benefits of the Planning Proposal in terms of providing net additional population and large lot residential development opportunities within proximity of the Narrabri town-ship. This net additional land supply and large lot residential development opportunities responds to the anticipated increase in demand for such development resulting from the growth of the coal mining and coal seam gas production sectors in Narrabri Shire. Although the temporary accommodation villages, developed by MAC Property Services Pty Ltd in Narrabri and Boggabri provide for significant temporary accommodation for "fly in, fly out" employees. It is still anticipated that a proportion of employees in these sectors will be seeking housing on this form of development given the long-term commitments for exploration and operational phases of the coal mines and the coal seam gas facilities.

The location of such net additional large lot residential development opportunities within such a reasonably short distance to the Narrabri town center will add economic support to retail and commercial outlets in the town centre and "social support" to local schools, community facilities, clubs and recreational organisations.

The following needs for public services and infrastructure are currently evaluated as being: -

- Water supply – to be provided by rain water tanks and bore supply with town water provided from Narrabri town-ship by truck in the event of drought and need for such supply.
- Effluent disposal - to be provided on site.
- Roads – current capacity of road access to the Narrabri town centre is suggested to be adequate.
- Waste management and recycling services – this can be managed adequately through extension of the existing service that is provided further out the Kaputar & Airport Roads
- Health and education – adequate provision is available in the Narrabri Township and indeed additional population in the catchment area of these facilities will add support and economical viability for the provision of such services.
- Emergency services – the difficulties and impediments to accessibility by emergency services to the subject site from Narrabri township during significant flood events is an issue, however is much less so than other areas of R5 zoning to the south of Narrabri. Access to the Narrabri Airport will be possible during any flood event to enable evacuation. Access to the Narrabri town centre and hospital is restricted from anywhere within the surrounding town area in one in one hundred-year events

5. COMMUNITY CONSULTATION

We suggest that the Planning Proposal is to be placed on public exhibition in accordance with the requirements of any Gateway Determination. We suggest the proposal is to be classed as a relatively “low impact” proposal of local rather than being of sub-regional or regional significance and it is suggested that a public hearing is not necessary for the proposal to proceed.

The anticipated project timeline for completion of the Planning Proposal is outlined in Table 1.

Table 1 - Project Timeline (Suggested)

Task	Anticipated timeframe
Date of Gateway Determination	November 2017
Completion of required technical information, studies	No additional studies required
Any changes made to Planning Proposal resulting from technical studies and government agency consultations. Resubmit altered Planning Proposal to Gateway panel. Revised Gateway determination issued, if required.	No specific changes are anticipated.
Commencement and completion dates for public exhibition.	November - December 2017
Consultation with public authorities under Section 56 (2)(d) of the EPA Act	Not anticipated
Dates for public hearing	Not anticipated
Consideration of submissions, report from public hearing and Planning Proposal post exhibition	None likely to be required
Refer Planning Proposal to Parliamentary Counsel to obtain an Opinion	December/January 2017
Obtain Parliamentary Counsel Opinion	January 2018
Council resolve to adopt LEP	January 2018
LEP forwarded to Department of Planning & Environment for notification	February 2018

List of Annexures

A - Draft Plan of subdivision for 383/754944

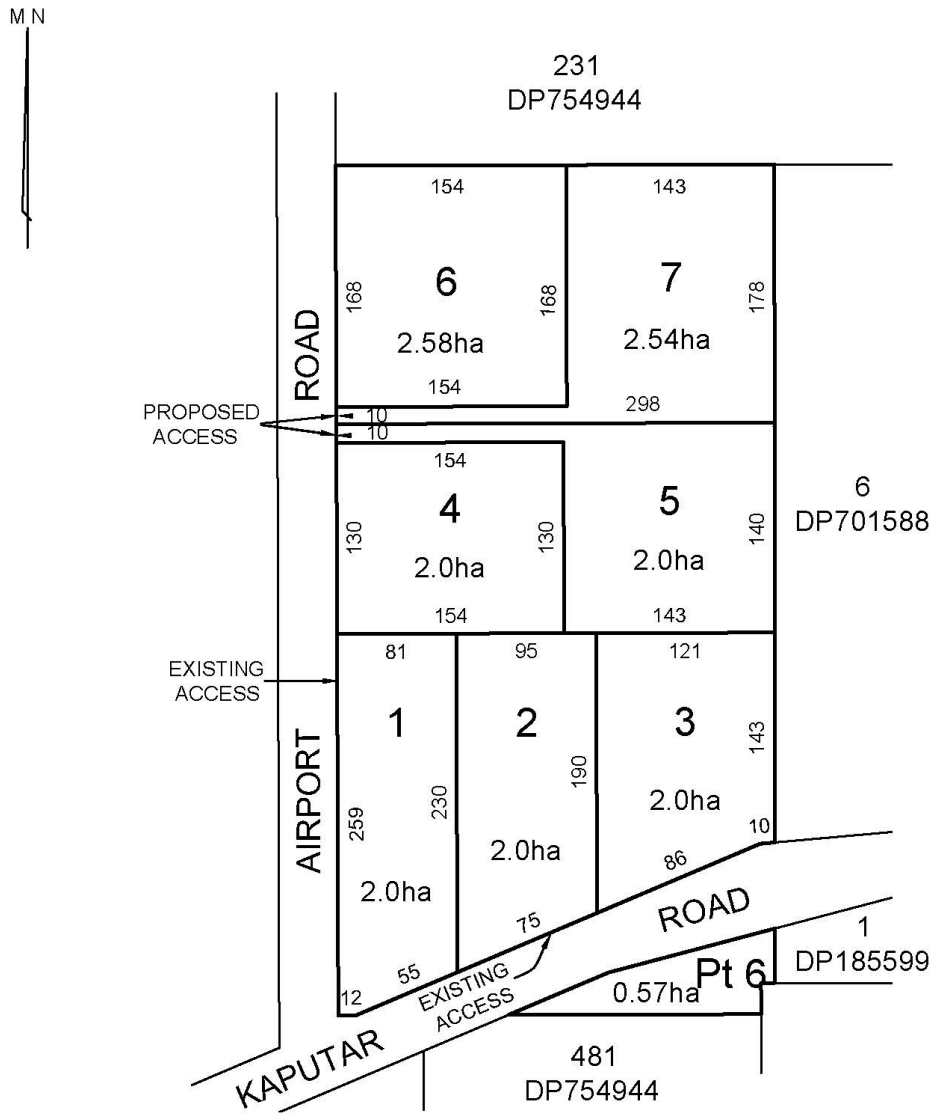
B – Zone map

C – Minimum Lot size map

D – Ground water map and legend

E – Water drillers log for test bore

F – Aerodrome height restrictions (above sea level) map

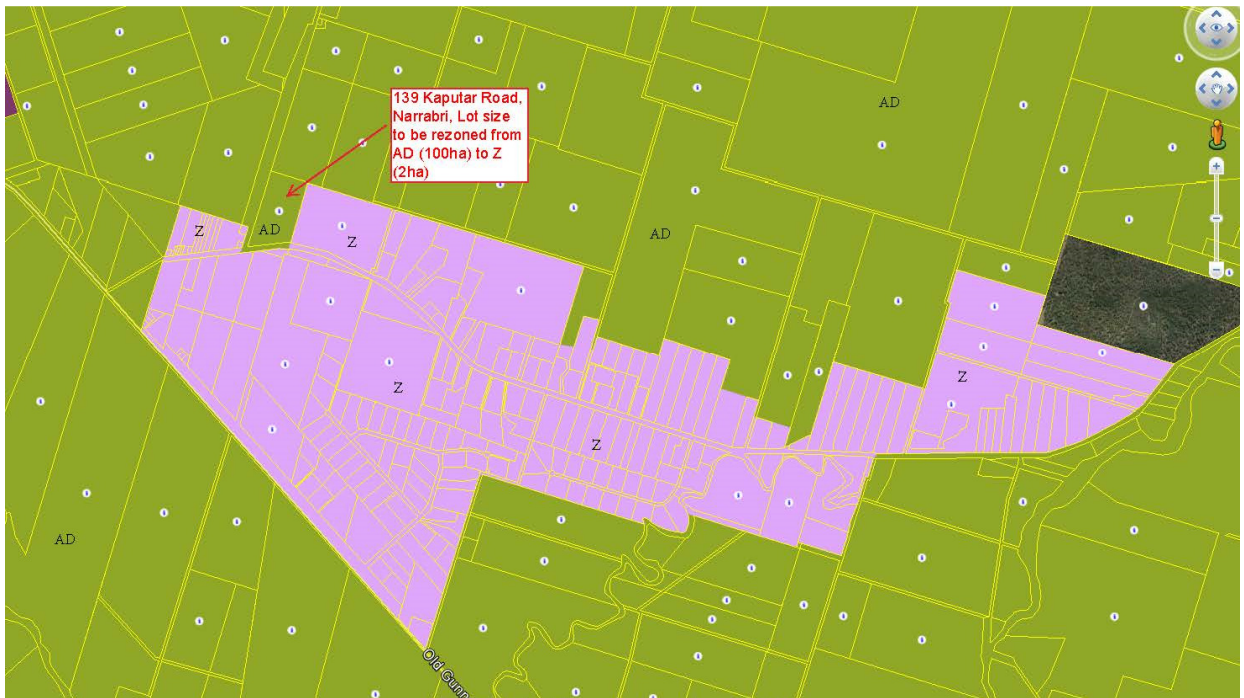


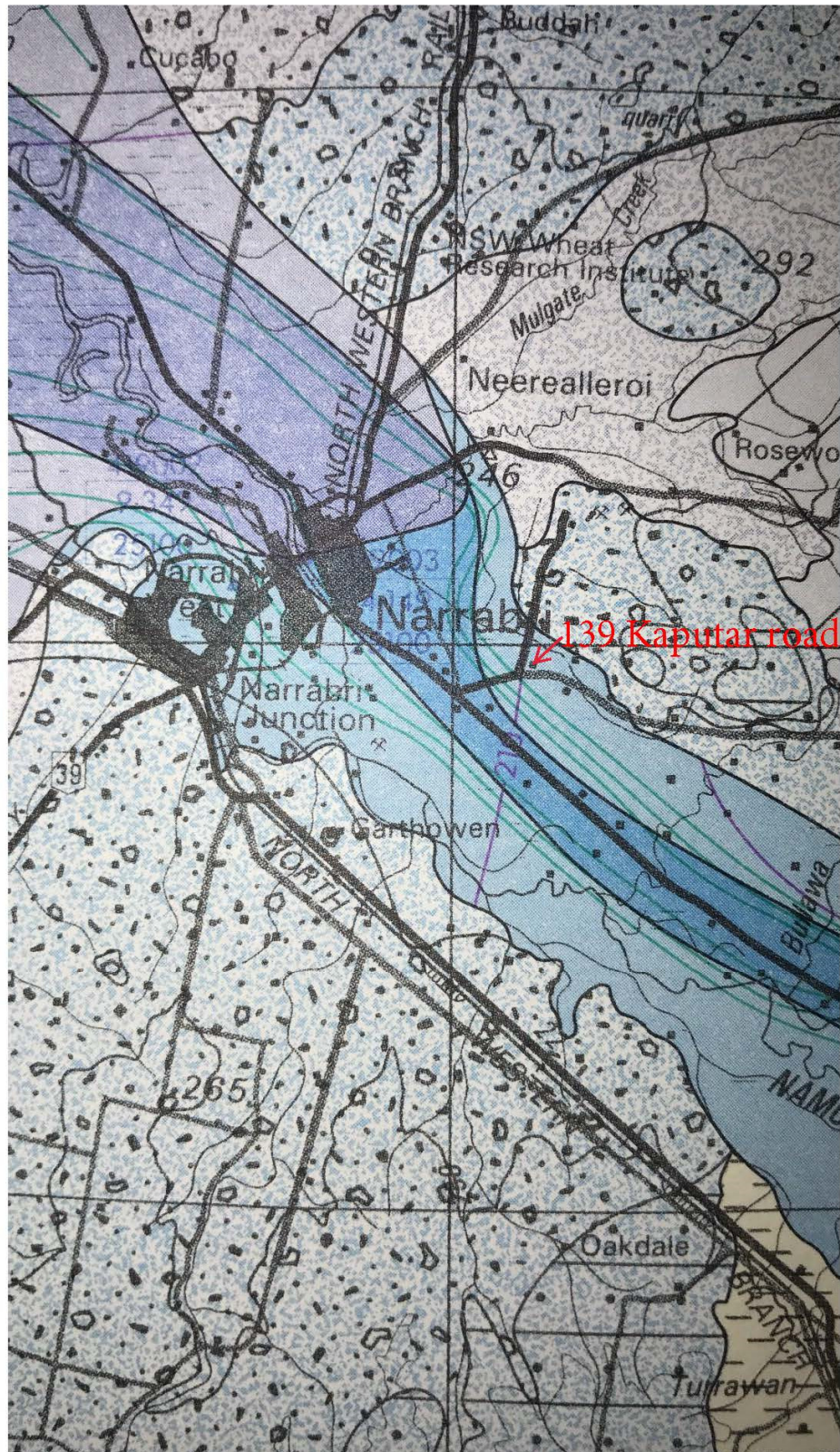
Land to be rezoned from RU1 Primary Production to R5 Large Lot Residential

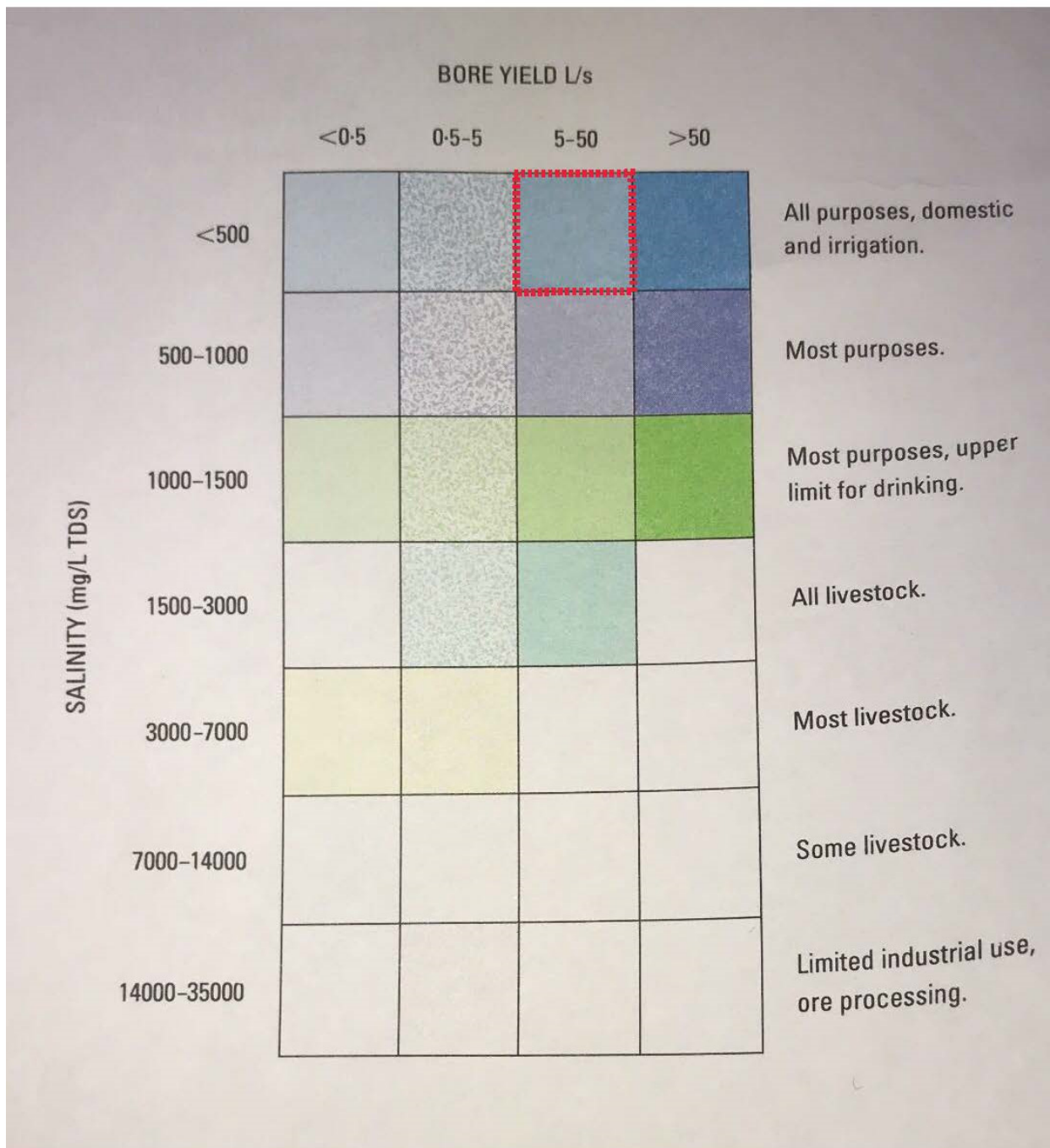


Attachment C Minimum Lot Size Map

Land to have minimum lot size reduced from 100 hectares to 2 hectares.



Annexure "D" – Ground water map & legend





Office
of Water

Form A Particulars of completed work

Page 1

Driller's Licence No: 1733		1		Work Licence No: 90WA834845		2	
Class of Licence: 4				Name of Licensee:			
Driller's Name: John Carrigan				Intended Use:			
Assistant Driller: Sam Ferrier				Completion Date: 7/07/2017			
Contractor: FB Drilling Pty Ltd				DRILLING DETAILS			
New bore <input checked="" type="checkbox"/> Replacement bore <input type="checkbox"/>				3			
Deepened <input type="checkbox"/> Enlarged <input type="checkbox"/>				From To Hole Diameter Drilling Method			
Reconditioned <input type="checkbox"/> Other (specify) <input type="checkbox"/>				(m) (m) (mm) See Code 3			
Final Depth 57.2 m				0 60 210 7			
WATER BEARING ZONES							
4							
From (m)	To (m)	Thickness (m)	S W L (m)	Estimated Yield (L/s)		Test method	D D L at end of test (m)
				Individual Aquifer	Cumulative	See Code 4	Duration Hrs min
							Salinity (Conductivity or TDS) Cond (µS/cm) TDS (mg/L)
51	57	6	12	1.3	1.3	<input checked="" type="checkbox"/> H	12 mts 2 226 ppm
CASING / LINER DETAILS							
5							
Material	OD (mm)	Wall Thickness (mm)	From (m)	To (m)	Method Fixing	Casing support method See Code 5 3	
Code 5					Code 5	Type of casing bottom See Code 5 2	
6	140	7	0	57.2	1	Centralisers installed (Yes/No) YES (indicate on sketch)	
						Sump installed (Yes/No) No From To m m	
						Pressure cemented (Yes/No) No From To m m	
						Casing Protector cemented in place	
WATER ENTRY DESIGN							
6							
General						Screen	Slot Details
Material	OD (mm)	Wall Thickness (mm)	From (m)	To (m)	Opening type	Fixing	Aperture (mm)
Code 5					See Code 6	See Code 5	Length (mm)
							Width (mm)
6	140	7	51	57	5	1	1
							Alignment See Code 6 Horizontal
GRAVEL PACK							
7							
Type	Grade	Grain size (mm)		Depth (m)		Quantity	
		From	To	From	To	Litres	m³
Rounded <input checked="" type="checkbox"/>	Graded <input checked="" type="checkbox"/>	3	5	6	43		1.5
Crushed <input type="checkbox"/>	Ungraded <input type="checkbox"/>			46	60		
Bentonite/Grout seal (Yes/No) yes				43	45		
Method of placement of Gravel Pack		See Code 7		1			
For Departmental use only:		G W					



Form A Particulars of completed work

Page 2

Work Licence No: 90WA834845

BORE DEVELOPMENT										8
Chemical used for breaking down drilling mud (Yes/No) yes					Name: Chlorine					
Method	Bailing/Surging <input type="checkbox"/>	Jetting <input type="checkbox"/>	Airlifting <input type="checkbox"/>	Backwashing <input type="checkbox"/>	Pumping <input type="checkbox"/>	Other: <input type="text"/>				
Duration	<input type="text"/> hrs	<input type="text"/> hrs	2 hrs	<input type="text"/> hrs	<input type="text"/> hrs	<input type="text"/> hrs	<input type="text"/> hrs			

DISINFECTION ON COMPLETION			9
Chemical(s) used	Quantity applied (Litres)	Method of application	
Chlorine	2	Surge with airlift	

PUMPING TESTS ON COMPLETION										10
Test type	Date	Pump intake depth (m)	Initial Water Level (SWL) (m)	Pumping rate (L/s)	Water Level at end of pumping (DDL) (m)	Duration of Test (hrs)	Recovery			
							Water level (m)	Time taken (hrs)	(mins)	
Multi stage (stepped drawdown)	Stage 1									
	Stage 2									
	Stage 3									
	Stage 4									
Single stage (constant rate)										
Height of measuring point above ground level		<input type="text"/> m	Test Method		<input type="text"/>	See Code 4				

WORK PARTLY BACKFILLED OR ABANDONED						11
Original depth of work: <input type="text"/> m		Is work partly backfilled: (Yes/No) <input type="checkbox"/>				
Is work abandoned: (Yes/No) <input type="checkbox"/>		Method of abandonment: Backfilled <input type="checkbox"/> Plugged <input type="checkbox"/> Capped <input type="checkbox"/>				
Has any casing been left in the work (Yes/No) <input type="checkbox"/>		From <input type="text"/> m		To <input type="text"/> m		
Sealing / fill type	From depth (m)	To depth (m)	Sealing / fill type	From depth (m)	To depth (m)	
See Code 11			See Code 11			

Site chosen by: Hydrogeologist <input type="checkbox"/> Geologist <input type="checkbox"/> Driller <input type="checkbox"/> Diviner <input type="checkbox"/> Client <input type="checkbox"/> Other <input type="text"/>						12
---	--	--	--	--	--	----

Lot No <input type="text"/> DP No <input type="text"/>				13
Work Location Co ordinates		Easting 771542	Northing 6640106	Zone 55
GPS: (Yes/No) yes		>> AMG/AGD <input type="checkbox"/>	or MGA/GDA <input type="checkbox"/> (See explanation)	
<p>Please mark the work site with "X" on the CLID provided map.</p> <p>Indicate also the distances in metres from two (2) adjacent boundaries, and attach the map to this Form A package.</p>				

Signatures:

Driller: **John Carrigan**

Date: **7/07/2017**

Licensee: _____

Date: _____

