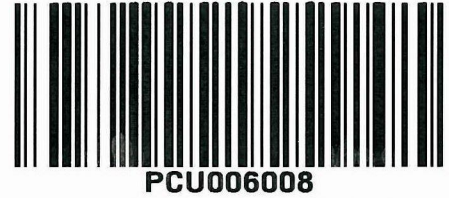


Our Ref: RZ-3/2010-087779.2010
Contact: Murray Wilson
9821 9569
ssp@liverpool.nsw.gov.au
Date: 28 May 2010



Mr Peter Goth
Regional Director, Sydney West
Department of Planning
GPO Box 5020
PARRAMATTA NSW 2124

Dear Mr Goth

**RE: SUBMISSION OF A PLANNING PROPOSAL
DRAFT LIVERPOOL LOCAL ENVIRONMENTAL PLAN (AMENDMENT NO.
10) – 7 Altair Place Hinchinbrook**

Pursuant to section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is forwarding a planning proposal for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 10) seeking gateway determination. The purpose of Draft Amendment No. 10 is to rezone a portion of existing residential land to allow multi dwelling housing as an additional use.

At its meeting on 24 May 2010, it was resolved that Council:

1. Proceeds with amending Schedule 1 of the Liverpool Local Environmental Plan 2008 to allow, with consent, multi dwelling housing at 7 Altair Place Hinchinbrook as stipulated in the attached Planning Proposal.
2. Forwards the attached Planning Proposal to the Minister for Planning seeking Gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

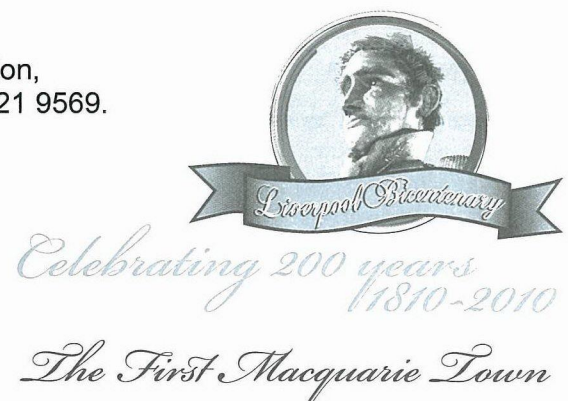
A copy of the Planning Proposal and Council report for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 10) are enclosed for your consideration and gateway determination.

Should you have any questions or require further information, please call Murray Wilson, Senior Strategic Planner on 9821 9569.

Yours sincerely



Tanya O'Brien
Manager Strategic Planning



LIVERPOOL CITY COUNCIL

CITY STRATEGY REPORT

ORDINARY MEETING

24/05/2010

ITEM NO:	STRA 04	FILE NO:	RZ-3/2010
SUBJECT:	AMENDMENT NO. 10 TO LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008 SCHEDULE 1 ADDITIONAL USES		

EXECUTIVE SUMMARY:

Council has received an application from the owner of 7 Altair Place Hinchinbrook (Lot 2122 DP 1143323) seeking an amendment to the Liverpool Local Environmental Plan 2008 to allow multi dwelling housing on the site.

No. 7 Altair Place Hinchinbrook is a 9850 sqm lot of which approximately 70% has been developed for multi dwelling housing (townhouses) under DA 373/03. The development application was assessed under the planning instrument that applied at the time, which was the Liverpool Local Environmental Plan (LEP) 1997. More recently, the landowner approached Council seeking to develop the remainder of the site (approximately 2,700sqm) for multi-dwelling housing. However the site has been zoned R2 Low Density Residential under the new Liverpool LEP 2008 which does not permit multi-dwelling housing. In order to complete the intended development, the applicant seeks to amend Schedule 1 of the Liverpool LEP 2008 to allow the additional use for multi-dwelling housing for 7 Altair Place Hinchinbrook.

The LEP requested amendment is supported as multi-dwelling housing is considered an appropriate form of development in this case as it will provide for a dwelling type that is consistent with the existing development on the site. It is considered that the alternative residential development types permissible under an R2 zone such as attached and semi-detached dwellings are not appropriate due to the size and configuration of the lot and the unavailability of street frontage to the majority of the development site.

DETAILED REPORT:

Background

In June 2003, under Liverpool Local Environmental Plan 1997, Council approved the development of 14 multi-dwelling housing units on a portion of 7 Altair Place Hinchinbrook. The landowner has since approached Council with a proposal to develop the remaining portion of the site (approximately 2,700sqm) with an additional 8 multi-dwelling housing units.

Under the Liverpool LEP 2008, the site is zoned R2 Low Density Residential. This was determined as an appropriate zone for the precinct as higher density residential zones were applied to areas with closer proximity to public transport and commercial centres. As multi-dwelling housing is not permitted in the R2 Low Density Residential zone, the development of the remaining portion of 7 Altair Place for this development type can not be supported. Under the R2 zoning residential development types that are permitted such as semi-detached and attached dwellings are not achievable due to the sites configuration of the lot and the limited length of street frontage. Multi-dwelling housing is considered an appropriate form of development in this case as it will provide for a consistent development to be completed on what is an existing site.

Council has received an application from the owner of 7 Altair Place Hinchinbrook (Lot 2122 DP 1143323) seeking an amendment to the Liverpool Local Environmental Plan 2008 to allow multi dwellings housing on the site.



Figure 1: Location Map

Site

The site is identified as 7 Altair Place Hinchinbrook and is located at the end of Pegasus Avenue and Altair Place Hinchinbrook. The total allotment size is 9850sqm within which approximately 70% has been developed for multi dwelling housing (townhouses). To the north and west, the site is predominately surrounded by attached and detached residential dwellings in addition to undeveloped vacant land which is also zoned R2 Low Density Residential. The eastern portion of the site is affected by an electricity transmission easement and is not suitable for residential development. To the south, the site is bounded by Hoxton Park Road. Access to Hoxton Park Road is prohibited due to the configuration of the road and the proximity of any potential site access to the Whitford Avenue and Hoxton Park Road intersection.

The sites northern boundary is bounded by a drive way servicing the existing town houses which can be utilised in this development. The depth of the remaining portion is approximately 21 metres with Hoxton Park Road to the rear. As the site has restricted access to Hoxton Park Road all development must face the driveway to the north. As such it is considered imperative that any development on the remaining portion must match and compliment the style of development already on the allotment.

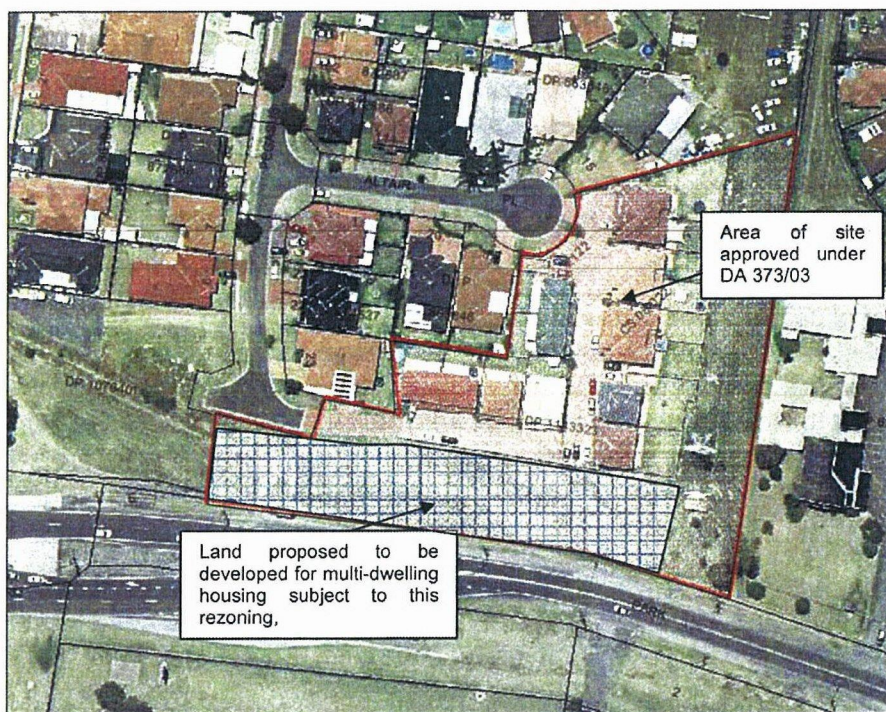


Figure 2: Aerial photo and area proposed to be developed for multi-dwelling housing

Proposed LEP Amendment

The objective of the draft plan is to permit "multi dwelling housing" as defined by Liverpool Local Environmental Plan 2008 (LLEP 2008). Under Liverpool Council's previous local environmental plan, the Liverpool LEP1997, the land was zoned 2(a) Residential which permitted 'multiple dwellings'. The existing 14 multi dwelling housing units on the site were approved under this plan.

During the formulation of the Liverpool LEP 2008, the site was zoned R2 Low Density Residential and as a result the remainder of the parcel (approximately 2,700sqm) could not be developed for the intended purpose of multi dwelling housing. Council has now received an application to add a clause to Liverpool LEP 2008 Schedule 1 *Additional uses* permit multi unit dwellings on the site.

Suggested wording to be added to Schedule 1 is outlined as follows and would be subject to legal drafting by the Department of Planning.

Schedule 1 Additional uses, Clause 17;

Use of certain land at Hinchinbrook in Zone R2 Low Density Residential

(1) This clause applies to 7 Altair place (Lot 2122 DP 1143323) in Zone R2 Low Density Residential which is north of Hoxton Park Road and east of Pegasus Road.

(2) Development for multi dwelling housing is permitted with consent.

Amending Schedule 1 to allow an additional use for multi-dwelling housing is the preferred mechanism to deliver the orderly development of multi-dwelling housing on the undeveloped portion of the subject site. Another mechanism to permit multi-dwelling housing was to rezone the site to R3 Medium Density Residential. However this was not considered appropriate as this zone should be allocated in areas serviced by adequate public transport and located in proximity to a commercial centre. Further, rezoning the site to R3 Medium Density Residential would also permit other uses deemed inappropriate in this location such as neighbourhood shops, hostels, hotel/motel accommodation and shop top housing.

In summary the additional use is supported on the basis that:

- The site is substantially developed (4800sqm of 6850sqm);
- The site has minimal depth (approx 19m);
- No access direct to Hoxton Park Road will be permissible;
- The site has limited public road frontage to gain access; and
- Permissible uses within the existing zoning and site constraints are limited.

Planning Proposal

An integral part of amending the LEP is the preparation of a Planning Proposal which stipulates the intent, benefits and impacts of the LEP amendment as well as compliance with relevant State Government growth strategies, Ministerial Directions and State Environmental Planning Policies.

The Planning Proposal is considered by the Department of Planning through the Gateway Determination. If the determination is favourable, Council, at the direction of the Department undertakes a public exhibition and government authority consultation.

A separate report considering the public exhibition and government consultation will be prepared for Council's consideration.

A copy of the Planning Proposal has been attached for reference.

Conclusion

In order to facilitate the orderly development of 7 Altair Place Hinchinbrook it is recommended that Council amend Schedule 1 of the Liverpool LEP 2008 to permit "multi dwelling housing".

The proposed LEP amendment will allow for the final stage of development on the site which currently possesses 14 multi-dwelling housing units approved under the previous planning instrument, the Liverpool LEP 1997.

It is considered that an additional use is the most appropriate way to allow multi dwelling housing on the subject site as it provides for the specific delivery of the intended land use without permitting inappropriate land uses that could occur if the site was rezoned to a higher order residential zone such as R3 Medium Density Residential.

It is therefore recommended that Council resolves to amend Liverpool LEP 2008 and forward the Planning Proposal to the Department of Planning seeking Gateway Determination with a view to publicly exhibit the proposed amendment.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

RECOMMENDATION:

That Council:-

1. Proceeds with amending Schedule 1 of the Liverpool Local Environmental Plan 2008 to allow, with consent, multi dwelling housing at 7 Altair Place Hinchinbrook as stipulated in the attached Planning Proposal.
2. Forwards the attached Planning Proposal to the Minister for Planning seeking Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

SIGNED BY:

Milan Marecic
Director
City Strategy

Attachments:

1. Planning Proposal
2. Directors Information

Attachment 1 Planning Proposal



Liverpool City Council

Planning Proposal
Lot 2122 DP 1143323

Draft Liverpool LEP 2008 Amendment No. 10

Part 1 - Objectives

The planning proposal applies to 7 Altair Place Hinchinbrook (Lot 2122 DP 1143323) (See Figure 1).

The objective of the planning proposal is to permit "multi dwelling housing" as defined by Liverpool Local Environmental Plan 2008 (LLEP 2008) on an existing multi dwelling development site (known as Lot 2122 DP 1143323).

Under Liverpool Council's previous local environmental plan (Liverpool Local Environmental Plan 1997), the land was zoned 2(a) Residential. In June 2003, under Liverpool Local Environmental plan 1997, Council approved the development of 14 multiple dwelling units on a portion of land known as 7 Altair Place Hinchinbrook (see figure 1). The landowner has since approached Council with a proposal to develop the remaining portion of the site (approximately 2,700sqm) with an additional eight (8) multi dwelling housing units.

In August 2008, Liverpool Local Environmental Plan 2008 was gazetted. The subject site was zoned R2 Low Density Residential and multi dwelling housing was not a permitted use. As multi dwelling housing is not a permitted use in the R2 Low Density Residential zone, the development of the remaining portion of 7 Altair Place for this development type cannot be achieved. Under the R2 zoning residential development that is permitted such as semi detached and attached dwellings are not achievable due to the configuration of the lot and the unavailability of street frontage. Multi dwelling housing is considered an appropriate form of development for this site as it will provide for a consistent development type for this site.

In order for the development to proceed an amendment is required to LLEP 2008 to allow multi dwelling housing on the site. Council intends to amend the LEP via an additional use clause to Schedule 1 Additional Uses to for multi dwelling housing on this site.

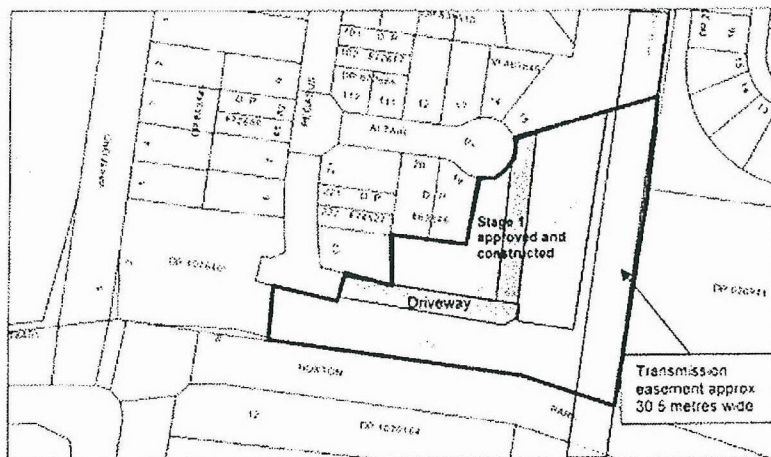


Figure 1: Shows outlined in heavy black the site (Lot 2122 DP 1143323)

Note that the amendment seeks only to add multi unit dwellings to the south western portion of this site

Council maintains that the R2 zone is appropriate in this location as the broader area is low density in nature. The R3-R4 zones which permit these forms of development would not be supported for this location due to its distance from shopping centres, existing destinations and services.

In summary the additional use is supported on the basis that:

- The site is substantially developed (4800sqm of 6850sqm)
- The site has minimal depth (approx 19m)
- No access direct to Hoxton Park Road will be permissible;
- The site has limited public road frontage to gain access;
- Permissible uses within the existing zoning and site constraints are limited.

Part 2 - Explanation of provisions

The Planning Proposal seeks to amend LLEP 2008 by including an additional use clause into Schedule 1 Additional Permitted Uses. The remainder of the site which is to be developed is shown cross hatched in Figure 2. Suggested wording for the clause to be included in Schedule 1 Additional Permitted Uses within LLEP 2008 is detailed as follows.

17 Use of certain land at Hinchinbrook in Zone R2 Low Density Residential

(1) This clause applies to 7 Altair place (Lot 2122 DP 1143323) in Zone R2 Low Density Residential which is north of Hoxton Park Road and east of Pegasus Road.

(2) Development for multi dwelling housing is permitted with consent.



Figure 2: Shows the land (cross hatched) to which this additional use clause will apply

Part 3 - Justification

A. Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

The need for the Planning Proposal has arisen from a rezoning application received on 18 March 2010 which seeks to allow, with consent, multi dwelling housing at 7 Altair Place Hinchinbrook. This parcel of land has existing multi dwelling housing, however the developer is yet to complete the final stage of development on this site.

Under LLEP 1997 multiple dwellings was a permitted use within the 2(a) Residential, however under the LLEP 2008 the site was zoned R2 Low Density Residential zone which does not allow multi dwelling housing. Subsequently the need for the amendment to the LEP is a result of the differences in permitted uses between LLEP 1997 and LLEP 2008.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The intent of the Planning Proposal is to amend LLEP 2008 to make Multi Dwelling Housing a permitted land use on a parcel of land at Hinchinbrook. It is considered that an additional use is the most appropriate way to allow multi dwelling housing on the subject site without compromising LLEP 2008. Council proposes to amend the additional use clause rather than rezoning the site to R3 Medium Density Residential as this would allow further uses that would not be suitable for the site. Council can only support the additional use of "multi dwelling housing".

3. *Will the net community benefit outweigh the cost of implementing and administering the planning proposal?*

The Planning Proposal seeks to amend LLEP 2008 by permitting multi dwelling housing on approximately 2700m² of land zoned R2 Low density residential (see Figure 2). As stated previously, the existing zoning does not permit "multi dwelling housing". As well as this, the site has limited street access and is of an irregular configuration where the controls within the LEP do not allow for a suitable development outcome.

The amendment has been proposed in order to ensure that the final stage of the existing development can proceed within the provisions of the LEP.

The community benefit from the development will ensure that a parcel of developable land does not remain vacant and allow multi dwelling development which will deliver housing choice in the area.

B. Relationship to strategic planning framework

4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The amendment to LLEP 2008 is consistent with the NSW Governments South-West Subregional Strategy as it allows the continuation of an existing multi dwelling development. The proposed development will provide for a medium density housing development adjacent to Hoxton Park Road, which is a major existing and future bus corridor.

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The Planning Proposal is consistent with Councils strategic direction. As this is the final stage of a multi dwelling housing it is an extraordinary instance. Medium density housing is generally not supported in R2 zones.

6. *Is the planning proposal consistent with the applicable state environmental planning policies?*

The Planning Proposal is consistent with State Environmental Planning Policies.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

Direction 3.1 Residential applies to this Planning Proposal

The Planning Proposal is consistent with the above Ministerial Directions

C. Environmental, social and economic impact

8. *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 draft LEP will not impact on critical habitat or threatened species, populations or ecological communities. The land to which this amendment applies has been cleared of vegetation and is zoned for a residential purpose

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

There are no other likely environmental effects as a result of this planning proposal.

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

By not amending the LEP, approximately 2000m² of serviced residential land will not be able to be developed for multi dwelling housing

It is considered that this planning proposal will not create any detrimental social or economic effects. However, there will be economic benefits if the amendment is supported as it will allow the remainder of the site to be developed which will provide much needed housing to the area.

D. State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Any future development on land would utilise existing infrastructure available to the land. Further, infrastructure authorities will have the opportunity to request further infrastructure upgrades however this is unexpected as the rezoning will result in only eight additional dwellings

12. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

In the event that Council resolves to proceed with the making of the plan Council will forward the proposal to the Department of Planning for Gateway Determination

Part 4 - Community Consultation

The Gateway Determination will specify the community consultation that must be undertaken for this Planning Proposal. Generally the Department of Planning have set a 14 day public exhibition period for planning proposals considered to be of low impact and a 28 day exhibition period for all other proposals

Attachment 2 Corporate Information**CORPORATE DETAILS**

Registered Name	Dewington Pty Ltd
Registered Address	7 Altair Place, Hinchinbrook, NSW
OFFICE HOLDERS	
Director Name	Suburb & State
John Commisso	Horsley Park, NSW
Antonio Commisso	Kenthurst, NSW

Secretary Name	Suburb & State
John Commisso	Horsley Park, NSW
Antonio Commisso	Kenthurst, NSW

Liverpool City Council

Planning Proposal
Lot 2122 DP 1143323

Draft Liverpool LEP 2008 Amendment No. 10

Part 1 - Objectives

The planning proposal applies to 7 Altair Place Hinchinbrook (Lot 2122 DP 1143323) (See Figure 1).

The objective of the planning proposal is to permit “multi dwelling housing” as defined by Liverpool Local Environmental Plan 2008 (LLEP 2008) on an existing multi dwelling development site (known as Lot 2122 DP 1143323).

Under Liverpool Council’s previous local environmental plan (Liverpool Local Environmental Plan 1997), the land was zoned 2(a) Residential. In June 2003, under Liverpool Local Environmental plan 1997, Council approved the development of 14 multiple dwelling units on a portion of land known as 7 Altair Place Hinchinbrook (see figure 1). The landowner has since approached Council with a proposal to develop the remaining portion of the site (approximately 2,700sqm) with an additional eight (8) multi dwelling housing units.

In August 2008, Liverpool Local Environmental Plan 2008 was gazetted. The subject site was zoned R2 Low Density Residential and multi dwelling housing was not a permitted use. As multi dwelling housing is not a permitted use in the R2 Low Density Residential zone, the development of the remaining portion of 7 Altair Place for this development type cannot be achieved. Under the R2 zoning residential development that is permitted such as semi detached and attached dwellings are not achievable due to the configuration of the lot and the unavailability of street frontage. Multi dwelling housing is considered an appropriate form of development for this site as it will provide for a consistent development type for this site.

In order for the development to proceed an amendment is required to LLEP 2008 to allow multi dwelling housing on the site. Council intends to amend the LEP via an additional use clause to Schedule 1 Additional Uses to for multi dwelling housing on this site.

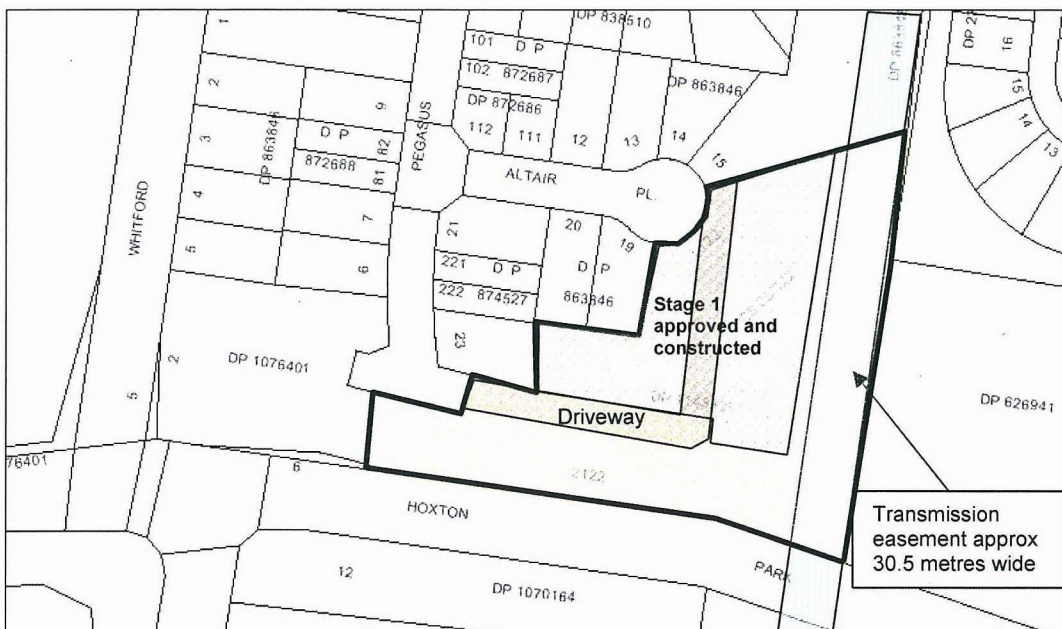


Figure 1: Shows outlined in heavy black the site (Lot 2122 DP 1143323)

Note that the amendment seeks only to add multi unit dwellings to the south western portion of this site.

Council maintains that the R2 zone is appropriate in this location as the broader area is low density in nature. The R3-R4 zones which permit these forms of development would not be supported for this location due to its distance from shopping centres, existing destinations and services.

In summary the additional use is supported on the basis that:

- The site is substantially developed (4800sqm of 6850sqm)
- The site has minimal depth (approx 19m)
- No access direct to Hoxton Park Road will be permissible;
- The site has limited public road frontage to gain access;
- Permissible uses within the existing zoning and site constraints are limited.

Part 2 - Explanation of provisions

The Planning Proposal seeks to amend LLEP 2008 by including an additional use clause into Schedule 1 Additional Permitted Uses. The remainder of the site which is to be developed is shown cross hatched in Figure 2. Suggested wording for the clause to be included in Schedule 1 Additional Permitted Uses within LLEP 2008 is detailed as follows.

17 Use of certain land at Hinchinbrook in Zone R2 Low Density Residential

(1) This clause applies to 7 Altair place (Lot 2122 DP 1143323) in Zone R2 Low Density Residential which is north of Hoxton Park Road and east of Pegasus Road.

(2) Development for multi dwelling housing is permitted with consent.

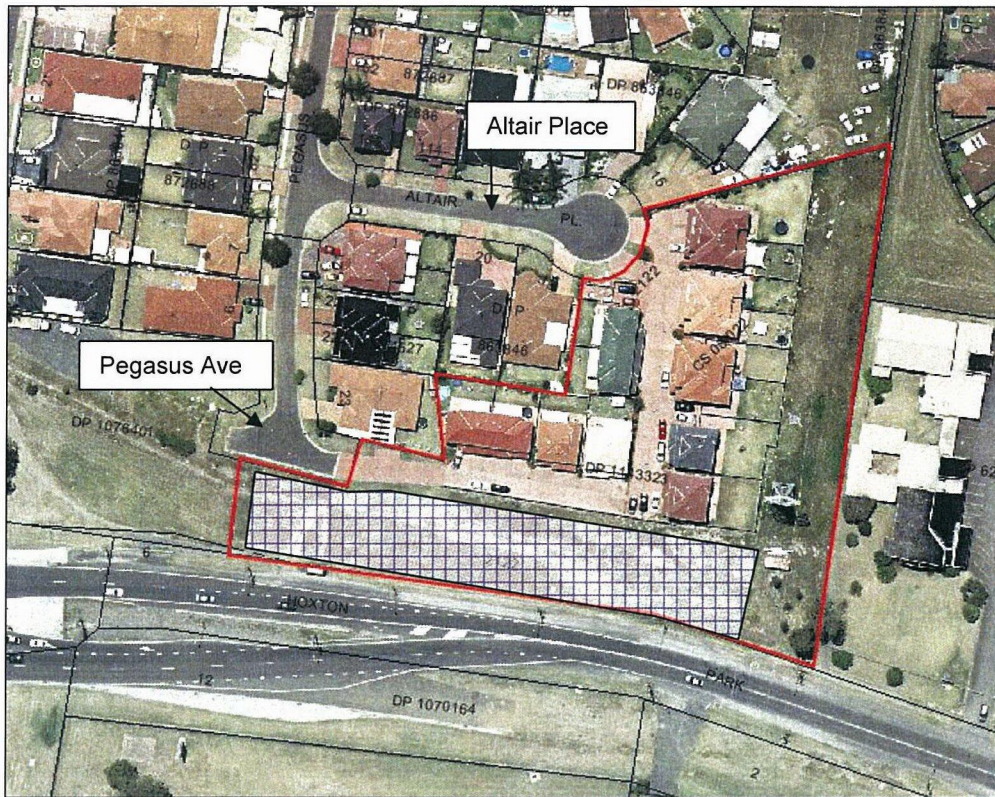


Figure 2: Shows the land (cross hatched) to which this additional use clause will apply.

Part 3 - Justification

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The need for the Planning Proposal has arisen from a rezoning application received on 18 March 2010 which seeks to allow, with consent, multi dwelling housing at 7 Altair Place Hinchinbrook. This parcel of land has existing multi dwelling housing, however the developer is yet to complete the final stage of development on this site.

Under LLEP 1997 multiple dwellings was a permitted use within the 2(a) Residential, however under the LLEP 2008 the site was zoned R2 Low Density Residential zone which does not allow multi dwelling housing. Subsequently the need for the amendment to the LEP is a result of the differences in permitted uses between LLEP 1997 and LLEP 2008.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The intent of the Planning Proposal is to amend LLEP 2008 to make Multi Dwelling Housing a permitted land use on a parcel of land at Hinchinbrook. It is considered that an additional use is the most appropriate way to allow multi dwelling housing on the subject site without compromising LLEP 2008. Council proposes to amend the additional use clause rather than rezoning the site to R3 Medium Density Residential as this would allow further uses that would not be suitable for the site. Council can only support the additional use of "multi dwelling housing".

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The Planning Proposal seeks to amend LLEP 2008 by permitting multi dwelling housing on approximately 2700m² of land zoned R2 Low density residential (see Figure 2). As stated previously, the existing zoning does not permit "multi dwelling housing". As well as this, the site has limited street access and is of an irregular configuration where the controls within the LEP do not allow for a suitable development outcome.

The amendment has been proposed in order to ensure that the final stage of the existing development can proceed within the provisions of the LEP.

The community benefit from the development will ensure that a parcel of developable land does not remain vacant and allow multi dwelling development which will deliver housing choice in the area.

B. Relationship to strategic planning framework

4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The amendment to LLEP 2008 is consistent with the NSW Governments South-West Subregional Strategy as it allows the continuation of an existing multi dwelling development. The proposed development will provide for a medium density housing development adjacent to Hoxton Park Road, which is a major existing and future bus corridor.

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The Planning Proposal is consistent with Councils strategic direction. As this is the final stage of a multi dwelling housing it is an extraordinary instance. Medium density housing is generally not supported in R2 zones.

6. *Is the planning proposal consistent with the applicable state environmental planning policies?*

The Planning Proposal is consistent with State Environmental Planning Policies.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

Direction 3.1 Residential applies to this Planning Proposal

The planning proposal is consistent with the above direction as multi dwelling housing is considered an appropriate form of residential development at this location.

The planning proposal is consistent with Direction 3.1 as it:

- encourages a variety of housing types by allowing the remainder of a multi dwelling housing site to be developed for a multi dwelling housing use;
- makes efficient use of existing infrastructure and services by allowing the site to be developed where existing infrastructure provides for the that use (multi dwelling housing; and
- minimises the need for need for further land to be used for residential purposes as the subject site would allow (with consent) a possible eight (8) units rather than leaving the remainder of the site undeveloped due to the existing site constraints.

The planning proposal is consistent with the *Metropolitan Strategy's Housing Strategy for Sydney* as it will provide a mix of housing choice as well as providing new dwellings which will add to housing to the market. The Metropolitan Strategy states that there will be a need for 640,000 new homes by 2031, this planning proposal will allow a further eight (8) units to be developed rather than leaving a large portion of the site undeveloped.

C. Environmental, social and economic impact

8. *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 draft LEP will not impact on critical habitat or threatened species, populations or ecological communities. The land to which this amendment applies has been cleared of vegetation and is zoned for a residential purpose.

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

There are no other likely environmental effects as a result of this planning proposal.

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

By not amending the LEP, approximately 2000m² of serviced residential land will not be able to be developed for multi dwelling housing.

It is considered that this planning proposal will not create any detrimental social or economic effects. However, there will be economic benefits if the amendment is supported as it will allow the remainder of the site to be developed which will provide much needed housing to the area.

D. State and Commonwealth interests

11. *Is there adequate public infrastructure for the planning proposal?*

Any future development on land would utilise existing infrastructure available to the land. Further, infrastructure authorities will have the opportunity to request further infrastructure upgrades however this is unexpected as the rezoning will result in only eight additional dwellings.

12. *What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?*

In the event that Council resolves to proceed with the making of the plan Council will forward the proposal to the Department of Planning for Gateway Determination.

Part 4 - Community Consultation

The Gateway Determination will specify the community consultation that must be undertaken for this Planning Proposal. Generally the Department of Planning have set a 14 day public exhibition period for planning proposals considered to be of low impact and a 28 day exhibition period for all other proposals.