

Planning Proposal 1/2016

Proposed Amendment to Narrabri Local Environmental Plan 2012

Alter the zoning and minimum lot size

Lot 28 DP 755475, 132 Caloola Road Boggabri
Lot 2 DP 455136, 201 Caloola Road Boggabri
Lot A DP 361385, 103 Caloola Road Boggabri
Lot 7009 DP 1050939, 69 Denman Street Boggabri

Alter the minimum lot size

Lot 1 DP 133559, 2 Boston Street Boggabri
Lot 2 DP 133559, 13839 Kamilaroi Highway Boggabri

Version 02

PART 1: INTRODUCTION AND SITE IDENTIFICATION

The growth of mining and mining related industries in the North-West has been the catalyst for increasing investment and development opportunities for both regional centres and smaller regional communities. Boggabri as a community servicing a number of mining sites has experienced such an increase in development and investment, in particular there is a perceived demand for residential accommodation to service the needs of the increasing mining workforce.

To better understand and address these developmental pressures affecting Boggabri, Council sought to undertake a review of its strategic planning direction policies. This review culminated in the preparation of the Narrabri Shire Growth Management Strategy Addendum (Boggabri Strategic Planning Review), 2015. This strategic planning document recommended areas for investigation for residential growth in Boggabri and the back zoning of Boggabri's current undeveloped industrial area in favor of a more logical industrial area.

Through its review of Strategic Planning Policies and preparation of the Growth Management Strategy Addendum Council engaged key stakeholders and undertook extensive community consultation. This engagement included holding a Strategic Planning Workshop, attended by more than 30 community and industry representatives and notification and consultation with land owners whose properties were identified as growth investigation areas.

This planning proposal is the result of the Narrabri Shire Growth Management Strategy Addendum (Boggabri Strategic Planning Review), 2015, and strategic planning investigation and community consultation. The planning proposal has been prepared to give effect the residential re-zonings recommended by the strategy addendum and amend two (2) unrelated mapping anomalies in the Boggabri minimum lot size map.

The re-zonings sought will affect Lot 28 DP 755475, Lot 2 DP 455136, Lot A DP 361385 and Lot 7009 DP 1050939. These lots are located along the southern boundary of Caloola and all except Lot 28 and Lot 7009 are zoned RU1 Primary Production. These lots were recently rezoned from RU1 Primary production to IN 1 General Industrial due to a mapping anomaly. As part of their rezoning to R1 General Residential the lots are to adopt a new minimum lot size of 550m², to support their future residential development.

Lots 1 and 2 DP 133559 are proposed to have their minimum lot size corrected to resolve a previous mapping anomaly. These lots are situated on the northern side of Caloola Road and the western side of the Kamilaroi Highway. The minimum lot size of Lot 1 was previously set at 1 hectare and for Lot 2 it was set at 2 hectares. These minimum lot sizes were inadvertently altered to 550m² when a new minimum lot size map was adopted for Boggabri. This planning proposal seeks to restore the previous 1 and 2 hectare minimum lot sizes for the land.

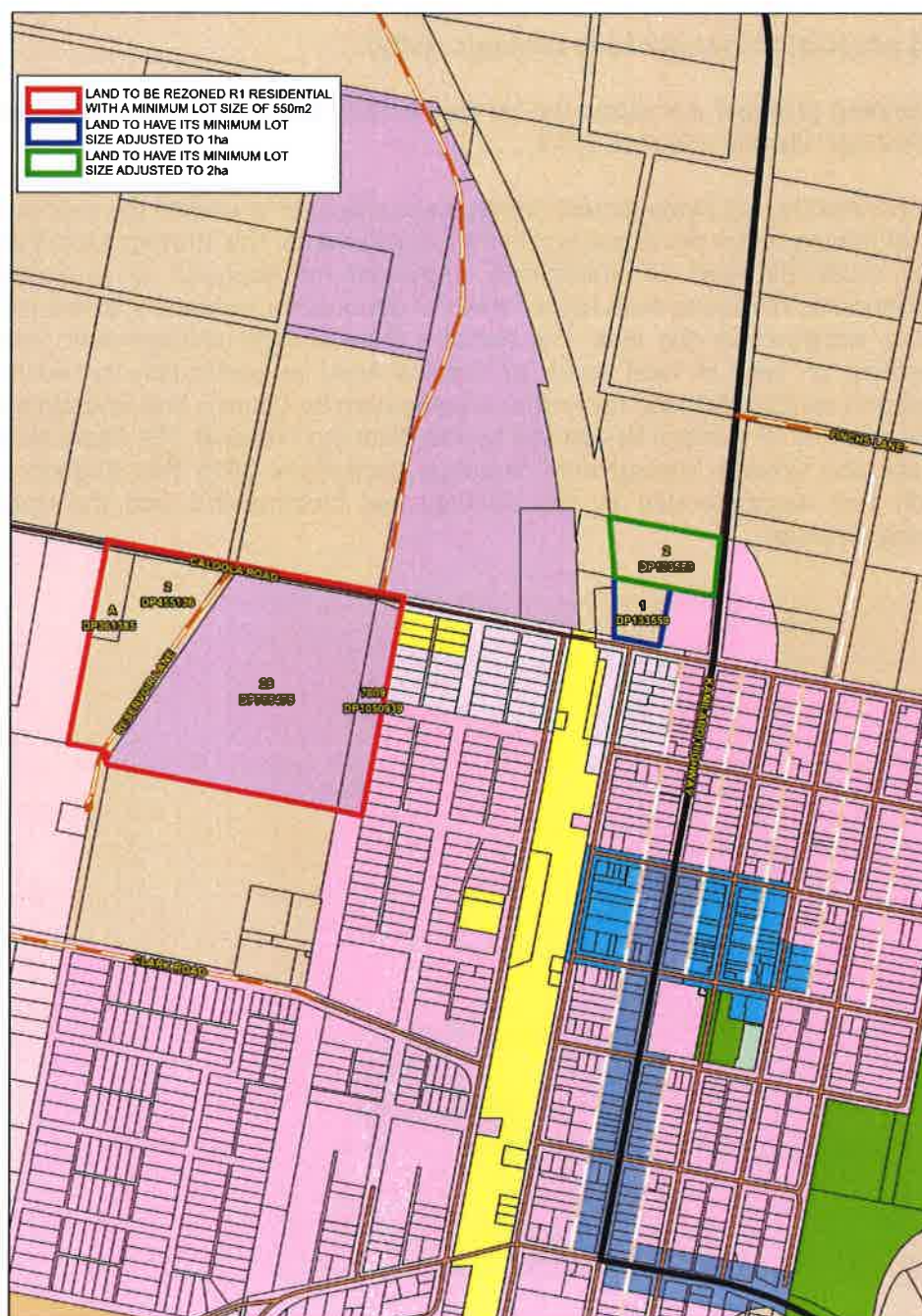
PART 2: OBJECTIVES

The objective of this planning proposal is to increase the supply of serviceable residential land available in Boggabri and correct an error in the Boggabri minimum lot size map.

PART 3: EXPLANATION OF PROVISIONS

In order to achieve the objectives it is proposed that the Narrabri Local Environmental Plan 2012 Land Zoning map be amended to reflect the following:-

- Rezone Lot 28 DP755475 and Lot 7009 DP 1050939 from land use zone IN1 General Industrial to R1 General Residential
- Rezone Lot 2 DP 455136 and Lot A DP 361385 from land use zone RU 1 Primary Production to R1 General Residential



PART 4: JUSTIFICATION

In accordance with the Department of Planning and Infrastructure's Guide to Preparing Planning Proposals, this section considers the following issues:-

- Section A: Need for proposal
- Section B: Policy Context
- Section C: Potential Environmental Social and Economic Impact
- Section D: Other Government Interests

SECTION A – NEED FOR THE PLANNING PROPOSAL

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

Components of this planning proposal are supported by the Narrabri Growth Management Strategy Addendum (Boggabri Strategic Planning Review) 2015.

This Addendum to the Narrabri Growth Management Strategy was prepared to update the strategy and account for the growth of mining sector developments in the Boggabri area. This strategy identified the provision of additional residential land as strategically important for Boggabri to capitalize on residential growth opportunities stemming from higher levels of demand for residential land driven by the influx of the mining workforce in the area. The Narrabri Shire Growth Management Strategy Addendum, 2015 identified an area of land south of Caloola Road as particularly conducive to residential development and marked this land for further investigation by Council. This investigation is the land proposed to be rezoned R1 General Residential by this Planning Proposal. The figure below is an excerpt from the Narrabri Growth Management Strategy Addendum, 2015 that illustrates the residential investigation area recommended by this strategy and incorporated into the rezoning proposed by this planning proposal.

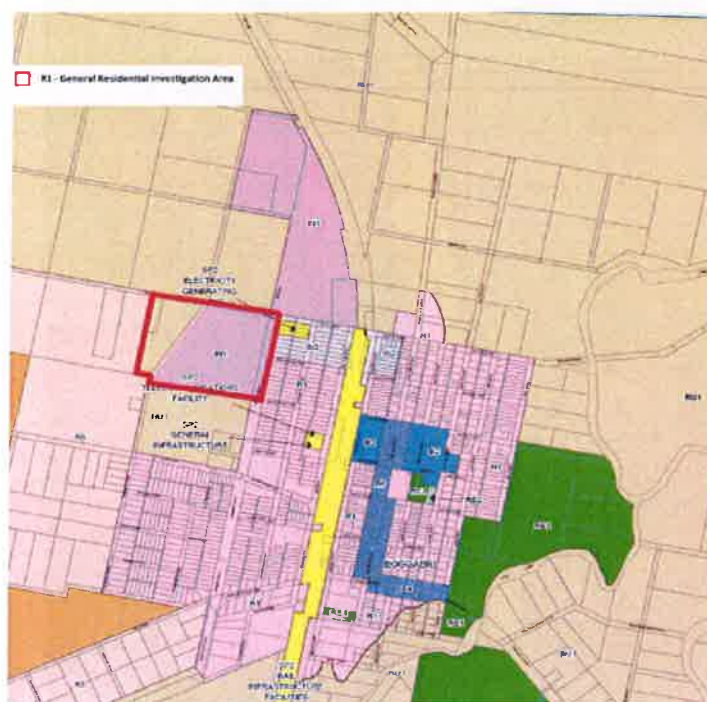


Figure 2 Proposed Boggabri R1 – General Residential Investigation Area (Narrabri Growth Management Strategy Addendum 2015)

The proposed amendments to Narrabri Local Environmental Plan 2012 involving the adjustment of the minimum lot size for Lots 1 & 2 DP 133559 are not supported by a strategic study. However, as stated above, these amendments seek to correct a mapping anomaly in the Narrabri Local Environmental Plan 2012.

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

This planning proposal is the best means to achieve the objectives and intended outcomes.

The rezoning of the land identified by this planning proposal to residential and the adjustment of the minimum lot size to enable its residential development will increase the supply of serviceable residential land. The rezoning of land is the only feasible method of increasing the supply of residential land. Similarly the amendment to the Narrabri Local Environmental Plan 2012 minimum lot size map is the only way to rectify the anomaly for the minimum lot size of Lots 1 & 2 DP 133559.

3. Is there a community benefit?

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adopted. In Some cases the Evaluation Criteria has been modified or removed to ensure the criteria is meaningful to this Planning Proposal.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?</i>	The proposal is compatible with the <i>New England North West Strategic Regional Land Use Plan 2012</i>. The proposed residential rezoning will create land with the opportunity to be developed to provide additional housing opportunities encouraged by this plan.
<i>Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?</i>	The land subject to this proposal is not within an area affected by any such strategy.
<i>Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?</i>	The planning proposal is the result of community consultation through the Boggabri Strategic Planning Workshop and is partially supported by the Narrabri Growth Management Plan Addendum, 2015. The proposal will not create a precedent or change the expectations of landowners within Boggabri or the greater shire area.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?</i>	The proposal is the result of extensive community consultation. The land identified for rezoning has been selected as the best available land for rezoning to support the types of residential development sought. Boggabri is a small town with limited numbers of re-zonings the proposal will not contribute to any cumulative impact.
<i>Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?</i>	The proposal will see land currently zoned industrial rezoned for residential purposes. This land was zoned industrial as a result of a mapping anomaly and although it's rezoning will reduce available industrial land it should be seen as the correction of a mapping error and not as the loss of employment land.
<i>Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?</i>	The planning proposal seeks to increase the supply of residential land in Boggabri. There is currently a strong demand for both residential land and short term accommodation in Boggabri. The proposal will improve the affordability and supply of land that can be developed to provide residential housing opportunities to the community's needs.
<i>Is the existing public infrastructure (roads, rail, utilities, etc.) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?</i>	The proposed residential area is in close proximity to the Boggabri CBD. The land is serviceable via the extension of existing water and sewer infrastructure located in the area, and has vehicle access via Caloola Rd.
<i>Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?</i>	The Planning Proposal will have no impact on Government infrastructure or services in the area.
<i>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</i>	The land to be affected by the proposal is a short distance from the Boggabri CBD. The proposal will have a negligible impact on distances travelled by residents, employees and suppliers.
<i>Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?</i>	The land subject to this proposal is on the outskirts of Boggabri and a short distance from the towns CBD. The land is predominately cleared for agricultural use and is unlikely to harbor any significant species of flora or fauna.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?</i>	The land to be affected by the planning proposal is on the outskirts of the Boggabri township. The proposed rezoning is congenial to adjoining land uses in the locality and the proposal is unlikely to give rise to any land use conflict.
<i>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</i>	The proposal is in the public interest, and is the outcome of public consultation undertaken through the Boggabri Strategic Planning Workshop. The proposal will create additional residential land with the opportunity for future development in a locality logical to support this type of development. Not proceeding with proposal will see the supply of residential land remain static and Boggabri miss opportunities to capitalise on residential growth through mining industry investment in the region.

SECTION 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?

Strategic Regional Land Use Policy

The *New England North West Strategic Regional Land Use Policy 2012* was prepared by the Department to give strategic direction to development in the New England North West Region and is a relevant consideration for this planning proposal.

Chapter 6 – Housing and Settlement of the *New England North West Strategic Regional Land Use Policy 2012* considers the demand for and types of housing required in the region. This Chapter identifies the following Policy Response Objectives to achieve the strategic direction identified by this document for housing growth in the region:

- Ensure adequate supply of housing to meet community needs
- Ensure a greater diversity of housing types, including smaller housing types, rental housing and temporary housing
- Improve the supply and range of affordable housing
- Build cohesive and livable communities by ensuring towns and villages are well designed, livable and provide a range of housing types

This proposal is considered to be compatible with these objectives as it seeks to provide additional serviceable residential land with the opportunity to be developed to provide additional housing to suit the needs of residents in the Boggabri locality.

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

As discussed under Section A Number 1 this proposal is consistent with the Narrabri Growth Management Strategy Addendum 2015. The land proposed to be rezoned from RU1 Primary Production and IN1 General Industrial to R1 General Residential is identified as a potential residential growth area by this strategy. This aspect of the planning proposal is therefore consistent with and supported by Council's strategic plan.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The State Environmental Planning Policies (SEPPs) that are relevant to this planning proposal are outlined below:-

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
<i>SEPP No 44 Koala Habitat Protection</i>	The land subject to this planning proposal is within a close proximity to the Boggabri Township and CBD. The land has largely cleared of any significant vegetation to facilitate use for agricultural grazing. It is highly unlikely that any core koala habitats are located on the sites.
<i>SEPP No 55 Remediation of Land</i>	The land subject to this planning proposal is vacant of any significant development and is predominately used for light agricultural grazing. This includes the land currently zoned IN1 General Industrial, this land is undeveloped and was previously zoned IN1 General Industrial as the result of a mapping anomaly. A visual inspection of the locality revealed no evidence of site contamination and it is considered highly unlikely that any site contamination requiring remediation is present on the land.
<i>SEPP (Rural Lands) 2008</i>	The SEPP (Rural Lands) 2008 applies to part of this proposal as it seeks to rezone land zoned RU1 Primary Production. It is considered that the Planning Proposal is broadly aligned with the principles and the aims of SEPP (Rural Lands) 2008. Further comment is made about the proposals compatibility with this SEPP under the relevant S 117 Directive heading.

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

Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and comments relating to its consistency with the corresponding objective.

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Y	This Directive applies where a planning proposal is prepared that affects existing or proposed business or industrial zone boundaries. This planning proposal seeks to rezone undeveloped IN1 General Industrial zoned land to R1 General Residential. Where this Direction applies a draft LEP is required to: <i>(b) retain the areas and locations of existing business and industrial zones.</i> As this proposal will rezone undeveloped industrial land it is not compatible with this Directive. Where a draft LEP is inconsistent with this Directive it may proceed if it is deemed to be of minor significance or supported by a strategy or study. It is contested that the rezoning of industrial land proposed by this planning proposal is both of minor significance and supported by a strategic study. The industrial land to be rezoned by this proposal was inadvertently zoned industrial when a previous Local Environmental Plan amendment was completed. If not for this the industrial land would currently be zoned RU1 Primary Production. Furthermore the land has not been developed for industrial use and was identified as a residential investigation area by the Narrabri Growth Management Plan, 2009 and its residential value again recognized when the Addendum to this Strategy was completed in 2015.

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.2 Rural Zones	Y	This Directive applies where a draft LEP is prepared which affects rural zoned land. This proposal seeks to rezone land currently zoned RU1 to R1 General Residential. Where this Directive applies a draft LEP must not rezone land from a rural zone to a residential, business, industrial and village or tourist zone. As this proposal seeks to rezone land from the RU1 Primary Production rural zone to R1 General Residential it is inconsistent with this Directive. Where a planning proposal is inconsistent with this Directive the inconsistency may be supported if the Director-General or their Delegate is satisfied that the Planning Proposal is justified by a strategy. As outlined above this planning proposal is a direct result of the Narrabri Growth Management Strategy Addendum 2015 and it is therefore suggested that the proposals inconsistency with this Directive can be supported by the Director General.
1.3 Mining, Petroleum Production and Extractive Industries	NA	Not applicable
1.4 Oyster Aquaculture	NA	Not applicable

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.5 Rural Lands	Y	This Directive applies where a draft LEP affects land within an existing or proposed rural or environmental zone. This proposal seeks to rezone rural land and the Directive is therefore applicable. In determining a proposals compatibility with this Directive a draft LEP must be considered against and deemed to be consistent with The Rural Planning Principles as listed in the SEPP (Rural Lands) 2008, these principles are considered and commented on below: (a) <i>the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,</i> <u>Planning Comment:</u> The proposal will have a negligible impact on the outcomes sought by this Principle. The proposal will affect small agricultural lots adjoining the Boggabri township. The land to be affected is not currently used for any significant agricultural production and it is not considered to have any potential to be used for such a purpose. The proposal will result in the loss of approximately 10 hectares of rural land. (b) <i>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,</i> <u>Planning Comment:</u> The proposal will not affect this Planning Principle. (c) <i>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,</i> <u>Planning Comment:</u> The land affected by this proposal is not considered to have any significant rural value.

s.117 Direction Title	Applies	Consistency of Planning Proposal
		(d) <i>in planning for rural lands, to balance the social, economic and environmental interests of the community,</i> <u>Planning Comment:</u> The proposal will not contribute to any adverse social, economic or environmental impacts.
		(e) <i>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,</i> <u>Planning Comment:</u> Land to be affected by this proposal is situated in close proximity to the Boggabri Township and is predominately cleared for light grazing and similar low intensity rural activities. The land is not considered to have any resource or biodiversity significance.
		(f) <i>the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,</i> <u>Planning Comment:</u> The proposal will not affect the provision of rural lifestyle lots.
		(g) <i>the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,</i> <u>Planning Comment:</u> The proposal will not affect servicing constraints or significantly alter opportunities for rural housing.
		(h) <i>ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.</i> <u>Planning Comment:</u> The New England North West Strategic Land Use Plan 2012 is the applicable regional plan for the locality. The proposals compatibility with this plan is discussed under Section B Number 4 of this proposal. The proposal is not considered to conflict with this strategy and is further supported by the Narrabri Strategic Growth Plan Addendum 2014 discussed under Section A Number 1.
2.1 Environment Protection Zones	NA	Not applicable
2.2 Coastal Protection	NA	Not applicable
2.3 Heritage Conservation	NA	Not applicable

s.117 Direction Title	Applies	Consistency of Planning Proposal
<i>2.4 Recreation Vehicle Areas</i>	NA	Not applicable
<i>3.1 Residential Zones</i>	Y	This Directive applies where a draft LEP affects an existing or proposed residential zone and is applicable to this planning proposal. For a planning proposal to be consistent with this Directive a planning authority must do the following: (4) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. <u>Planning Comment:</u> This planning proposal does not include provisions specific to this requirement however it is still considered to be broadly consistent with it. The proposal will create additional residential land for development in accordance with the above guidelines subject to Council's Local Environmental Plan and Development Control Plan requirements. It is considered that the controls applicable to the land through Council's Local Environmental Plan and Development Control Plans will ensure any future development of the site will be in accordance with this directive.

s.117 Direction Title	Applies	Consistency of Planning Proposal
<i>3.1 Residential Zones</i>		(5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. <u>Planning Comment:</u> Council policy requires new residential land to be serviced prior to any residential development. Council's development requirements will ensure the proposal is consistent with this directive requirement. <u>Summary Comment:</u> Given Council's existing planning controls which will be applicable to any future development of the land, once zoned residential, it is considered that this planning proposal is consistent with the requirements of this directive.
<i>3.2 Caravan Parks and Manufactured Home Estates</i>	NA	Not applicable
<i>3.3 Home Occupations</i>	NA	Not applicable
<i>3.4 Integrating Land Use and transport</i>	NA	Not applicable
<i>3.5 Development Near Licensed Aerodromes</i>	NA	Not applicable
<i>4.1 Acid Sulfate Soils</i>	NA	Not applicable
<i>4.2 Mine Subsidence and Unstable Land</i>	NA	Not applicable
<i>4.3 Flood Prone Land</i>	N	Not applicable
<i>4.4 Planning for Bushfire Protection</i>	NA	Not applicable
<i>5.1 Implementation of Regional Strategies</i>	NA	Not applicable
<i>5.2 Sydney Drinking Water Catchments</i>	NA	Not applicable
<i>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</i>	NA	Not applicable
<i>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</i>	NA	Not applicable
<i>5.6 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)</i>	NA	Not applicable
<i>5.9 Second Sydney Airport: Badgerys Creek</i>	NA	Not applicable
<i>6.1 Approval and Referral Requirements</i>	NA	Not applicable

s.117 Direction Title	Applies	Consistency of Planning Proposal
6.2 Reserving Land for Public Purposes	NA	Not applicable
6.3 Site Specific Provisions	NA	Not applicable
7.1 Implementation of the Metropolitan Strategy	NA	Not applicable

SECTION 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?

Council's available biodiversity information indicates that the land subject to this proposal does not contain any critical habitat, threatened species populations, ecological communities or their habitats. It is therefore Council's assertion that the proposal will have no adverse impact on any significant species or their habitat. The figure below indicates Council's biodiversity and vegetation mapping in relation to the site; this map does not identify any significant species populations within approximately 5 km of the site. The likelihood of any significant species or habits being present on the site is further reduced due to the lands proximity to the Boggabri Township and previous clearing and use for light agriculture.



Figure 3 Narrabri Shire Map indicating Location of Species and areas of native vegetation (Narrabri Shire Council GIS Mapping - Boggabri)

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

Council is unaware of any further environmental effects likely to result from the planning proposal. In establishing possible environmental implications of the proposal, Council has reviewed its land use information relevant to the site.

Copies of Council's Flood and Bushfire information are included below, and reveal the land is not subject to either constraint. No further environmental constraints likely to affect the land were identified.

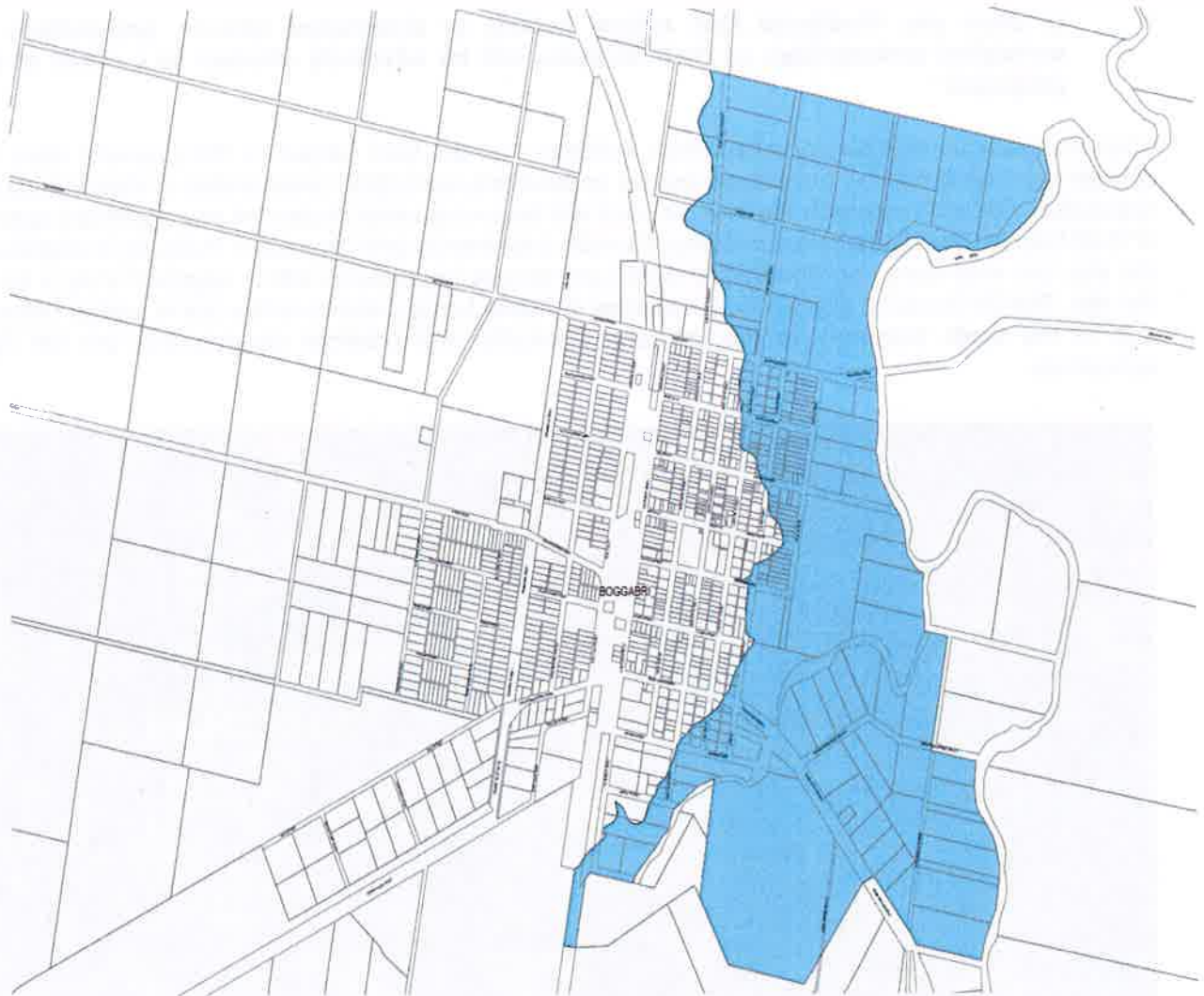


Figure 4 Flood liable land (NLEP 2012 Flood Planning Map – sheet FLD_004C - Boggabri)

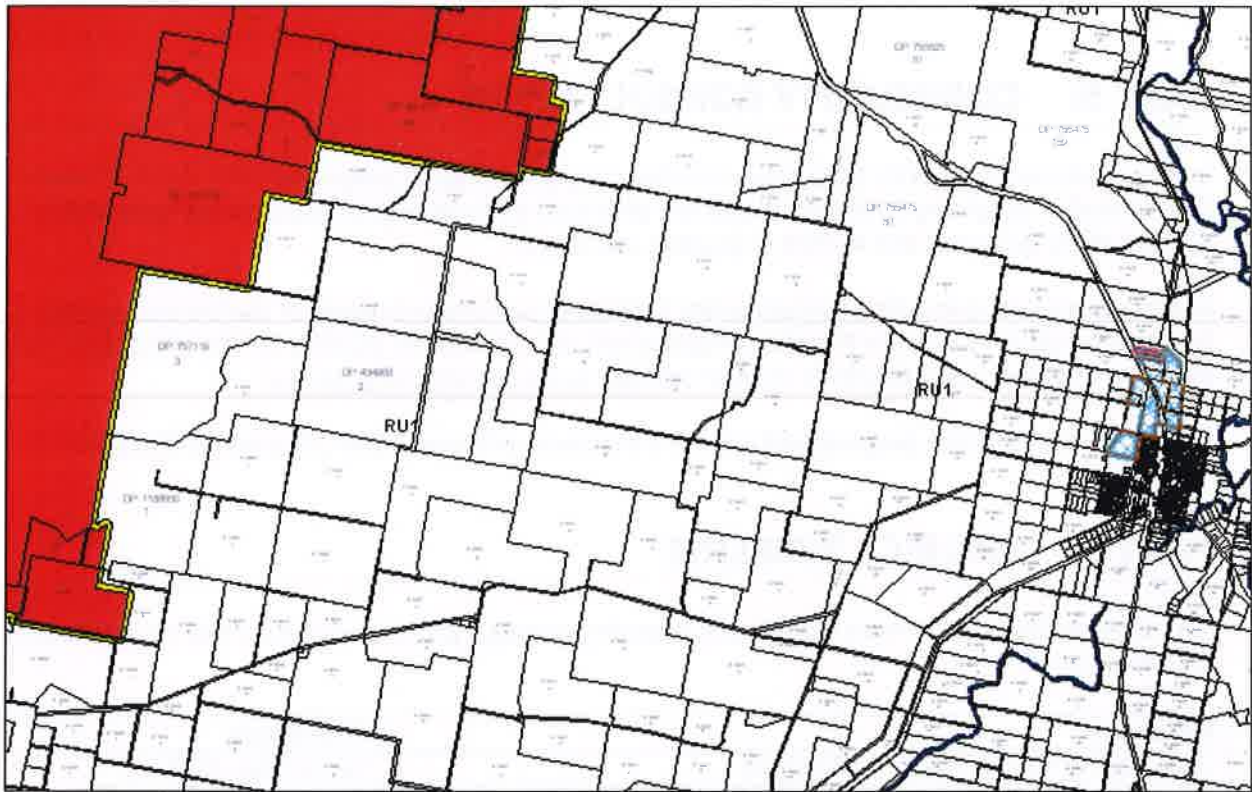


Figure 5 Bushfire Prone Land (Narrabri Shire Council GIS Mapping - Boggabri)

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

The social and economic impact of the Planning Proposal is predicted to be positive. It will allow for the release of additional land in Boggabri zoned R1 General Residential. The additional residential land will provide additional development opportunities and reduce the impact the growth of the resources sector is having on housing and land prices in Boggabri.

SECTION D – COMMONWEALTH AND STATE INTERESTS

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

Yes, the land proposed for rezoning has been chosen as a result of its proximity to existing and proposed services and infrastructure and compatibility with surrounding land uses. Sewer and water infrastructure that service the MAC miner's accommodation camp is installed adjacent the land proposed for rezoning along Caloola Road. This road also provides reasonable vehicle access to the area. Extensions to infrastructure are likely to be required at the time of any subdivision and adequate backbone infrastructure is considered to be available in the locality. The design detail of any future extension is not a consideration for the progression of this planning proposal.

12. What are the views of State and Commonwealth public authorities in accordance with the Gateway determination?

Relevant State and Commonwealth Government Agencies will be consulted in accordance with the requirements of any Gateway Determination. However, due to the minor nature of the Planning Proposal it is not anticipated that any consultation will be required.

PART 5: COMMUNITY CONSULTATION

In accordance with the NSW Department of Planning Guidelines to preparing LEP's, upon Gateway Determination adjoining landholders and any affected community organisations will be formally notified of the proposal and invited to provide comment.

In accordance with prevailing Departmental Guidelines and the provisions of the Environmental Protection Authority Act, the Planning proposal will also be notified publicly for the prescribed period in local newspapers and Council's website at <http://www.narrabri.nsw.gov.au/>

It is anticipated that the proposal will require a minimum of twenty-one (21) days notification.

PART 6: PROJECT TIMELINE

It is expected that the relevant steps in the planning proposal process will be completed as set-out in the table below:

Milestone	Timeframe
Council endorse the Planning Proposal	September 2015
Gateway Determination issued by the Department of Planning and Environment	October 2015
Public exhibition of the planning proposal and any required consultation with any public authorities	November/December 2015
Consideration of any submissions received made during public notification/consultation	January/February 2015
Refer proposal to Parliamentary Counsel and obtain Opinion	February/March 2015
Determination to make the Local Environmental Plan and notification of the Local Environmental Plan on legislation website	April 2015

Note: this project timeline has been drafted on the assumption that Council will be permitted to utilise its delegated plan making powers by the Department of Planning and Environment. Timeframes for achieving milestones may be subject to change pending issues arising during the planning proposal process.