

Planning Proposal under section 55 of the EP&A Act

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Creek 2011\Planning Proposal_s55\s55 Submission_V.docx

**Draft Local Environmental Plan 2011
(Amendment No. 17)**

Gateway Submission - s55 EP&A Act

Ccl ref: PP2011_0006

DPI ref: 12/01181

Date: May 2012



**PORT MACQUARIE
HASTINGS**

Planning Proposal status (for this copy)

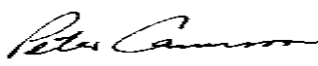
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Draft [under discussion with within] Council	1
Lodged with Council	
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Revised Gateway Determination – Alteration and Extension	
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Council reference: PP32.2011.0006
Port Macquarie-Hastings LEP 2011 (Amendment No. 17)
Department of Planning & Infrastructure reference: 12/01181

Adoption of the Planning Proposal

1. For initial Gateway determination

This Planning Proposal was endorsed for exhibition on 1 June 2011 by *Port Macquarie-Hastings Council, or the undersigned Council delegate* [delete one]:

Signed 

Name Peter Cameron

Position Manager Strategic Planning

2. For section 58 finalisation

This Planning Proposal was endorsed on by *Port Macquarie-Hastings Council, or the undersigned Council delegate* [delete one]:

Signed _____

Name _____

Position _____

Executive Summary

At Council's Ordinary Meeting of 23 November 2011, Council considered a report advising in relation to preliminary planning investigations to finalise rural residential rezoning at King Creek. The report considered Council's planning priorities for existing (un-subdivided) R5 zoned land at King Creek as nominated in the Port Macquarie Hastings Urban Growth Management Strategy 2011-31 (UGMS),

The aim of the Strategy in relation to rural residential development is to provide for coordinated rural residential development as a form of housing choice in key locations, including at King Creek.

In the case of existing *R5 Large lot residential* zoned land, Council has been advised that amendments to minimum lot sizes at King Creek may be proposed by Council, without the need to review the content of the Port Macquarie-Hastings Urban Growth Management Strategy.

This advice forms the basis for preparation of this Planning Proposal. The Planning Proposal outlines Council's initial review of lot sizes on un-subdivided land zoned R5 at King Creek and proposes an initial amendment in relation to ten (10) sites nominated as having low level constraints.

All nominated sites are partly or wholly zoned *R5 Large lot residential* and varying minimum lot sizes currently apply. Council has consulted directly with affected landowners regarding preparation of a grouped amendment coordinated by Council and meetings have been held with interested landowners to explain the key steps in the rezoning process.

Council proposes to amend the minimum lot size map series for R5 zoned areas for the ten nominated sites to permit future rural residential subdivision consistent with surrounding precinct. The ten properties in questions have been assessed as having low levels of constraint; ie R5 zone land excludes wetlands, important primary industry land and areas of environmental significance and or landscape qualities.

The proposed amendment is consistent with past planning by Council for rural residential growth in the precinct and subsequent endorsement of the Growth Strategy by the Department of Planning and Infrastructure.

The Planning Proposal outlines the necessary changes to the Port Macquarie-Hastings LEP 2011 LSZ map series. No changes to the LEP text are proposed.

A map of the affected land is shown on the Site Identification Map sheet contained in Appendix C.

Further information

Please contact **Leanne Fuller** on phone 6581 8674.

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Planning Proposal

Planning Proposal prepared under section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act, 1979). The Planning Proposal describes a proposed amendment to *Port Macquarie-Hastings Local Environmental Plan 2011*.

It will be assessed by Port Macquarie-Hastings Council, the NSW Department of Planning and Infrastructure, and (depending on the Gateway determination) used for public participation in the proposed LEP amendment.

The proposal is consistent with past planning for rural residential growth at King Creek and the outcomes described in the Planning Proposal have been adapted from a key implementation action arising from Council's adopted Port Macquarie-Hastings Urban Growth Management Strategy 2011-31 and subsequent endorsement of the Department of Planning and Infrastructure

Port Macquarie Hastings Council is the relevant Planning Authority pursuant to section 54 of the EP&A Act, 1979.

Background

Proposal

Previously, rural residential subdivision at King Creek has been on a site by site basis, funded by individual landowners, however the Department has required Council to adopt a more strategic approach to planning for rural residential development consistent with the principles of the Settlement Planning Guidelines and the Mid North Coast Regional Strategy.

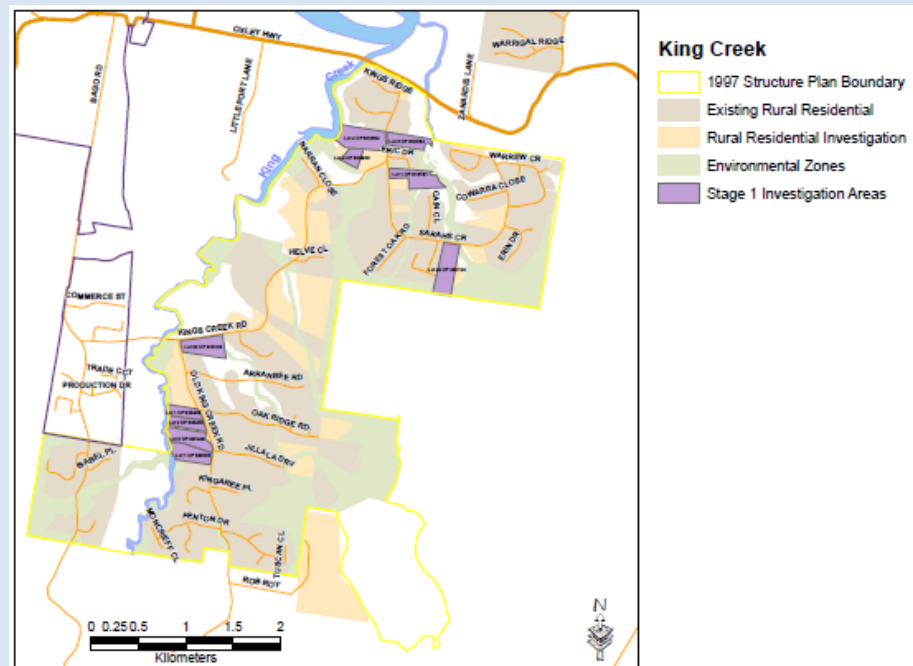
Based on this advice, the Port Macquarie-Hastings Urban Growth Management Strategy identified previously un-subdivided sites for future investigation for rural residential subdivision.

In endorsing the Strategy in May 2011, the Department of Planning and Infrastructure advised that the "*Rural Residential Investigations Areas*" are approved for future investigation but in relation to sites zoned *RU1 Primary Production*, Council will be required to seek approval to amend the Strategy prior to rezoning the land for rural residential subdivision.

For this reason, Council proposes to finalise rural residential rezoning at King Creek in two (2) stages; the first involving "a limited LEP amendment" incorporating only those investigation areas zoned *R5 Large lot residential*, which have been assessed as having the lowest levels of constraint.

It is envisaged that a further Stage 2 amendment be undertaken at a later date as part of a scheduled review of the UGMS in 2014/15.

Sites assessed as being appropriate are shown purple on the map overleaf, and listed in the table following.



Property and Landowner Details

1. Lot 2 DP625406 S N & M A Waicokacola
2. Lot 1 DP625406: G O'Shea
3. Lot 4 DP808933: Aylesbury Industries Pty Ltd
4. Lot 4 DP602384: JA Coombes, J A Callachor & R Coomb
5. Lot 3 DP602384: J & H Van Woudenberg
6. Lot 22 DP816135: RJ & YN Stokes
7. Lot 2 DP597448: J T & H Paterson
8. Lot 1 DP593025: M J & S A Doran
9. Lot 45 DP 260125: P R & J Bugden
10. Lot 1 DP816181: N A & M T Crozier

Brief history

A strategic planning framework, providing for rural residential development in the King Creek area has been in place for many years, the implementation of which is largely completed.

It is proposed to build on this existing structure, including the King Creek Environmental Study 1998, King Creek Structure Plan and Koala Plan of Management, to maintain overall character and rural lifestyle amenity at the same time providing for additional housing choice to meet the total dwelling targets nominated for the LGA in the Mid North Coast Regional Strategy.

The Investigation Area

A number of sites have been assessed as being appropriate to include in investigations for an LEP amendment. These sites are depicted in the map below and listed, with preliminary comments regarding the merits of the proposals for inclusion in investigations, in the subsequent table:

Property	Constraint Analysis
Lot 2 DP625406	• 4.14 ha • Current zoning is part <i>R5 Large Lot residential</i>, part <i>E2 Environmental conservation</i> and part <i>RU1 Primary production</i> • Current Minimum Lot Size (LSZ) is 10ha • Access off Old King Creek Road, rear frontage to King Creek waterway • Existing dwelling and ancillary buildings, setback from the main road frontage • Marginally affected by Probable Maximum Flood (PMF) • Existing Environmental protection zone (<i>E2 Environmental conservation</i>) is depicted over the riparian buffer to the King Creek waterway • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping is depicted over the northern sections of the lot. • Existing lot size may facilitate further subdivision and it is recommend the site is included any further investigation process Recommend to include R5 areas in Stage 1 investigations.
Lot 1 DP625406	• 4.01 ha • Current zoning is <i>R5 Large lot residential</i> • Current LSZ is 10ha • Access off Old King Creek Road, rear frontage to King Creek waterway • Existing dwelling and ancillary buildings located adjacent road frontage • Marginally flood affected – a small finger of land containing a drainage line is mapped as being within the Flood Planning area and, below the PMF – the existing dwelling and curtilage are located above the PMF, • Existing Environmental protection zone (<i>E2 Environmental conservation</i>) is depicted over the riparian buffer to the King Creek waterway • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping is depicted over the lot. • Existing lot size may facilitate further subdivision Recommend to include R5 areas in Stage 1 investigations.
Lot 4 DP808933	• 2.976 ha • Current zoning is <i>R5 Large lot residential</i>

	• current LSZ is 10ha • Site is currently vacant • Marginally flood affected – depicted as partially flood prone and below PMF, dwelling at or above PMF, • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping is depicted over the southern part of the lot • Existing dwelling, ancillary structures shed, driveway/s, • Private access road Note: Lots 1-5 DP 808933 share a private access way which is well located to provide future access to unconstrained areas of Lot 4 DP602384 to the north. • Suggest some potential to co-join with adjoining lots Recommend to include in Stage 1 investigations.
Lot 4 DP602384	• 11.2ha approx. • Current zoning is part <i>R5 Large lot residential</i> and part <i>RU1 Primary production</i> • Current LSZ is 1.2ha and 40ha respectively • Access off King Creek Road • Flood affected – western 50% along alignment of drainage line/ • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping over north eastern part of site, including over current dwelling location. • Existing dwelling, ancillary structures shed, driveway/s in north east, • Approx 4.6ha above PMF • Suggest some potential to co-join with adjoining lots. Recommend to include R5 areas in Stage 1 Investigations.
Lot 3 DP602384	• 5.081 ha • Current zoning is part <i>R5 Large lot residential</i> and part <i>RU1 Primary production</i> • Current LSZ is 1.2ha and 40ha respectively • Access of King Creek Road • Flood affected – eastern 50% along alignment of drainage line/ • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping over northern and eastern areas of the site, including over the existing dwelling and ancillary structures • Approx 2.7ha of flood free land of which 2.3ha is above the PMF Recommend to include R5 areas in Stage 1 Investigations.
Lot 22 DP816135	• 8.424 ha • Current zoning is part <i>R5 Large lot residential</i> and part <i>RU1 Primary production</i> • Current LSZ is 10ha and 40ha • Existing access off Old King Creek Road, secondary frontage to King Creek Road • Significantly flood affected – The greater part of the lot is

	mapped as being within the Flood Planning area and below the PMF – the existing dwelling and curtilage occupies that part of the site identified as being above the PMF, the balance being low lying and intersected by a network of drainage paths • State Significant Farmland depicted over extensive areas of the eastern drainage path • Environmental Protection zoning over sections of the eastern drainage path • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping depicted in a swathe between dwelling and <i>Flood Planning</i> area • Approx. 2.2ha above Flood Planning area, including Port Macquarie-Hastings LEP 2011 KHA mapping • Suggest limited potential within flood free areas. Recommend to include R5 areas in Stage 1 investigations. Lot 2 DP597448 • 8.031 ha • current zoning is <i>R5 Large Lot residential</i> • current LSZ 10ha • Access off Old King Creek Road, rear frontage to King Creek waterway • A drainage line extends north through the lot from the south east corner. A large dam is located at the northern extent of the channel • Existing dwelling and ancillary buildings are setback from the main road frontage towards the rear of the site • Marginally affected by Flood planning Area and PMF mapping – the existing dwelling and cartilage, although at the rear of the site, are located above the PMF, • Existing Environmental protection zone (<i>E2 Environmental conservation</i>) is depicted over the riparian buffer to the King Creek waterway • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping is depicted over the land generally south of the drainage line • Suggest existing lot size may facilitate further subdivision; 3 x 1.2ha. Recommend to include R5 areas in Stage 1 investigation. Lot 1 DP593025 • 7.076 ha • Current zoning is <i>R5 Large lot residential</i> • Current LSZ is 10ha • Access off Old King Creek Road, rear frontage to King Creek waterway • Existing dwelling and ancillary buildings are setback from the main road frontage towards the rear of the site • Existing Environmental protection zone (<i>E2 Environmental conservation</i>) is depicted over the riparian buffer to the KC waterway • Port Macquarie-Hastings LEP 2011 Koala Habitat mapping is depicted over the northern half of the lot
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Lot 45 DP 260125

- Suggest existing lot size may facilitate further subdivision; Recommend to include R5 areas in Stage 1 investigation.
- 10.15 ha
- Current zoning is part *R5 Large Lot residential*, part *RU1 Primary production* and part *E2 Environmental conservation*.
- Current LSZ is 10ha
- Existing access of Sarah's Crescent , potential access to rear sections of lot off Cadaga Ridge
- Existing dwelling and ancillary structures located midway along western boundary
- Drainage path flows north-east from the mid south to intersect with the larger drainage path on Lot 46, then flows north-east across Lot 45
- The larger drainage path is mapped as Flood affected and large parts of the north east areas are within the extent of the PMF
- Existing environmental protection zoning over southern 100m of the site provide a buffer to the adjoining Forestry Reserve
- Port Macquarie-Hastings LEP 2011 Koala Habitat mapping is depicted over a small sliver of land located along the southern half of the eastern boundary.
- State Significant Farmland is shown over the large northern eastern E2 drainage area.
- Bushfire prone land – the southern drainage path is identified as Category “1” , and surrounded by a larger swathe of Category - “Buffer”
- Suggest potential for re-subdivision utilising Cadaga Ridge to provide access to the rear portions of the site.

The King Creek Structure Plan 1997 envisaged re-subdivision of this lot and the current site conditions appear to underpin this potential. The site is relatively large and secondary access is available off Cadagi Ridge Road.

Recommend to included R5 areas in stage 1 investigation.

Lot 1 DP816181

- 7.77 ha
- Current zoning is *R5 Large Lot residential*
- Current LSZ is 10ha
- Existing dwelling, ancillary structures shed, driveway/s,
- Access off Sarah's Crescent
- Significantly flood affected – generally the eastern half of the lot is shown as below PMF and to a lesser extent as flood prone, dwelling generally at or below the PMF,
- Total land above the PMF is 2.6 Ha, total above Flood prone land mapping is 3.4
- State Significant Farmland depicted over the lower drainage flats
- Port Macquarie-Hastings LEP 2011 Koala Habitat mapping depicted over land identified as below the PMF but above the flood prone planning level,
- Constraint free area approximately 2.4ha

Location	Suggest some limited potential for subdivision and recommend to include R5 areas in Stage 1 investigation. Land included in the Planning Proposal is located in two distinct locations; five (5) sites are located in the north of the King Creek precinct and five in the south. The precinct itself is located in the Port Macquarie-Wauchope Growth corridor, less than 5kms from Wauchope. The precinct is typically rural residential in character, amenity and holding pattern. It is separated by King Creek waterway and the Oxley Highway from broader productive agricultural land to the west and north and State Forest reserve to the east and south. Included sites have access to a dedicated road and existing utilities, include water. All sites will require on site effluent disposal. The total area involved in the proposed LEP amendment is *ha.
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Part 1 – Objectives or Intended Outcomes

The objective of the proposal is to facilitate rural residential subdivision of existing R5 zoned land at King Creek via a change of minimum lot size controls.

Part 2 - Explanation of Provisions

The purpose of the Planning Proposal is to amend Port Macquarie-Hastings Local Environmental Plan 2011 by:

Revoking map sheets:-

Lot Size Map	LSZ_010C	6380_COM_LSZ_010C_020_20110614
Lot Size Map	LSZ_013B	6380_COM_LSZ_013B_020_20110125

Adopting replacement map sheets:

Lot Size Map	LSZ_011B	6380_COM_LSZ_010C_020_
Lot Size Map	LSZ_011B	6380_COM_LSZ_013B_020_

Council has prepared the above replacement map sheets and a Site Identification Map for consideration by the NSW Government Gateway Panel. The proposed amendments will involve the following changes:

- Amendment of the *Port Macquarie-Hastings Local Environmental Plan 2011 Lot Size Map Series*, in accordance with the proposed Lot Size Maps described above, which indicates a minimum lot size for subdivision of 1.2Ha for identified sites.

No change to the written instrument is proposed.

Part 3 – Justification

Section A - Need for the planning proposal.

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

The sites were collectively identified for rural residential investigation in the *Port Macquarie-Hastings Urban Growth Management Strategy 2011-31 (Note 52)*.

The sites are well located to accommodate projected requirements for rural residential land supply in the Port Macquarie-Wauchope Corridor up to 2026.

Pending release of this land, no further rural residential release areas are envisaged at King Creek pending review of Council's Urban Growth Management Strategy in 2014/15 to determine the scope of land which might be included in future Stage 2 investigations.

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

Included sites are zoned, either in whole or in part, *R5 Large lot residential*.

The Planning Proposal applies to minimum lot size controls for land zoned R5 Large lot residential. The intended effect of the proposed changes to the minimum lot size is to complement the existing subdivision pattern in the precinct. The properties in question have been assessed as having low levels of constraints and in this respect, Council proposes that assessments in relation to ecology and bushfire management be undertaken on a site by site basis at the time of future development applications for subdivision when more detailed information relating to design and layout will be available. .

There is no other statutory mechanism to give effect to the proposed future residential and light industrial uses.

Is there a net community benefit?

A net community benefit is identified. The proposal will consolidate rural residential development in an established rural residential area in accordance with strategic planning previously undertaken by Council.

The subject sites have ready accessibility to existing infrastructure, and local services and facilities. It has been the expectation of the local community that these investigation areas will be converted from rural primary production to large lot residential. The sites have access to the local road network and other broader destinations via the Oxley and Pacific Highways.

Given the limited scale of additional rural residential development there is no requirement for major upgrading of King Creek Road. The impact of the additional population will not require infrastructure works or service upgrade beyond the local precinct.

Section B - Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions contained within the Mid North Coast Regional Strategy 2006-31?

The sites have been identified for rural residential investigation and are consistent with the Settlement Planning Principles identified in the MNCRS, including being consistent with the local settlement hierarchy, maximising efficiencies in provision of infrastructure and appropriately located to enable integration of transport and community services.

Is the planning proposal consistent with Council's Community Strategic Plan and Urban Growth Management Strategy 2010 – 2031?

Council's towards 2030 Community Strategic Plan is about implementing an Integrated Planning Framework as legislated by the State Government.

The Framework puts a strong emphasis on external engagement.

The Towards 2030 Community Strategic Plan identifies the communities main priorities and aspirations for the future, including providing for population growth through public infrastructure, land use and development strategies that create connected, sustainable and accessible communities. The Planning Proposal will provide opportunities for compatible land uses, housing choice and limited population growth within an established rural residential location.

Is the planning proposal consistent with applicable state environmental planning policies?

SEPP - Rural Lands

Clause 7 of the SEPP sets out 8 "Rural Planning Principles" that must be considered in preparing any LEP amendments affecting Rural Lands.

- 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.*

The proposed rezoning is assessed against these principles as follows:

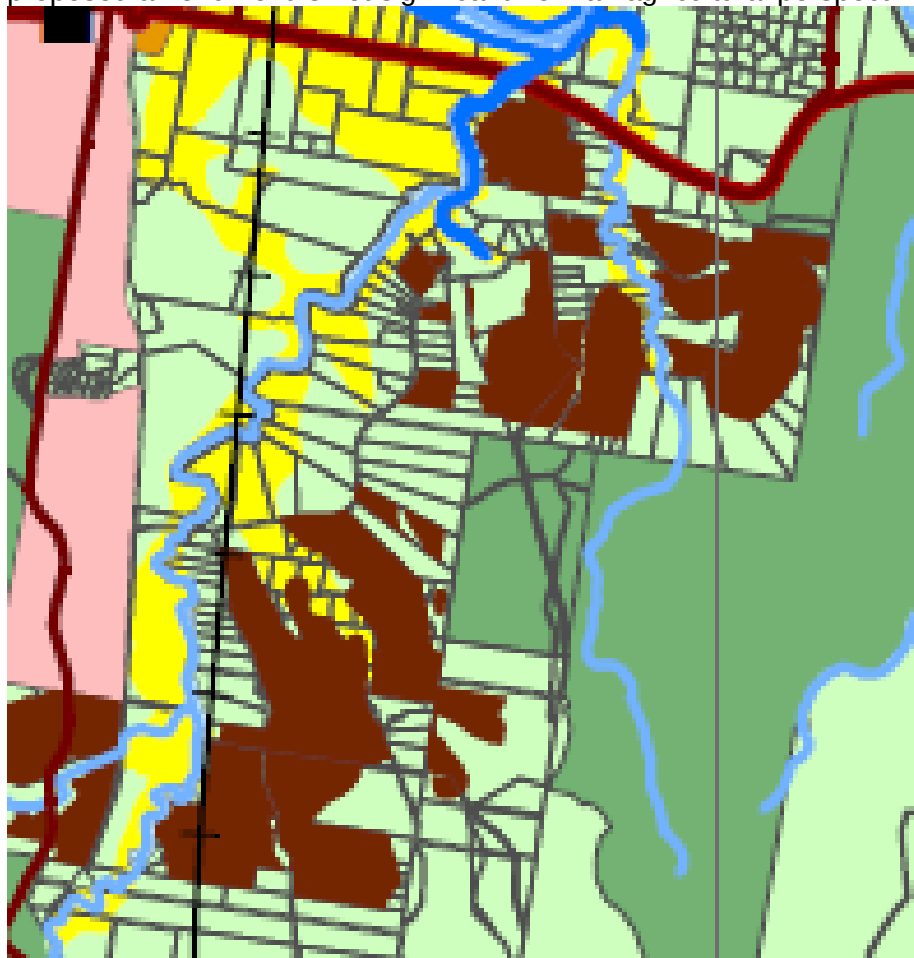
- The sites have not been identified in any planning document, including the NSW Mid North Coast Farmland Mapping Strategy as being "prime" agricultural land or of regional significance for farming activities;
- No natural resources or areas of significant biodiversity or native vegetation would be adversely impacted by the proposal;
- The site has no forestry value or forestry industry potential;
- The site is not identified as being significant, or potentially significant in terms of its agricultural value;
- The site is within an established rural residential location and is surrounded by other rural residential and non-urban land-uses;

- The proposal to apply a complimentary minimum lot size control over R5 zoned land is consistent with Department of Planning conditional endorsement of a locally adopted strategy and the Mid North Coast Regional Strategy 2009.

Mid North Coast Farmland Mapping Project

The Mid North Coast farmland mapping document has sought to map and help protect the region's most significant agricultural land. It identifies significant farmland parcels on a regional level in each of the local government areas of the Mid North Coast, including the Port Macquarie - Hastings area.

The map identifies the affected land as '*other rural land*' ie not significant farmland. The proposed amendment is not significant from an agricultural perspective, as discussed below.



Legend	
	Highway
	Main Road
	Local Road
	Railway
	Rivers
	Local Government Boundary
	State Forests
	National Parks
	Existing Urban Footprint
	Proposed Urban Areas
	Proposed Employment Lands
	Rural Residential Zone
	Regionally Significant Farmland
	Other Rural Land

Figure 3: Extract from Mid North Coast Farmland Mapping

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

The relevant section 117 directions are:

No 3.1 - Residential Zones

The objectives of this direction are:

- a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- c) to minimise the impact of residential development on the environment and resource lands.*

The additional rural residential subdivision will facilitate diversity of housing choice in an established location best suited to lower density development and where it can be efficiently serviced by existing infrastructure.

No 3.4 - Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, and subdivision and street layouts achieve the following planning objectives:

- a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- b) increasing the choice of available transport and reducing dependence on cars, and*
- c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- d) supporting the efficient and viable operation of public transport services, and*
- e) providing for the efficient movement of freight.*

Identified sites are located in close proximity to a local centre; able to be serviced by local buses and readily accessible via State and local road networks.

No. 4.4 – Planning for Bushfire Protection

Identified sites are partially affected by bushfire prone land 'buffer' and to a lesser extent 'Category 1'. Category 1 areas are negligible. Council proposes that assessments in relation to bushfire management be undertaken on a site by site basis at the time of future development applications for subdivision when more detailed information relating to design and layout will be available.

A copy of Council's Bushfire Mapping for the subject land is depicted below.



Figure 4:

Bush fire prone land map – King Creek

No. 5.1 - Implementation of Regional Strategies

The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in local and regional strategies.

The *Port Macquarie-Hastings Urban Growth Management Strategy 2011-31* envisaged limited additional rural residential development at King Creek to finalise rural residential planning for the area. The Planning Proposal is consistent with advice from the Department of Planning and Infrastructure that changes to the minimum lot size provisions for R5 zoned land is reasonable and consistent the State and Local Strategies.

No 6.1 - Approval and Referral Requirements

The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The planning proposal does not introduce any unnecessary agency approval or referral requirements.

6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The proposal does not introduce additional use provisions or allow a site-specific or particular development to be carried out.

Conclusion

Council staff believe it is appropriate to amend the minimum lot size provisions applying to nominated sites because of the acknowledgement of the site in existing endorsed strategies and Council's resolution of 23 November 2011.

Section C - Environmental, social and economic impact.

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?

No. The nominated sites have been highly modified by past land use practices and existing rural residential development. As a result existing vegetation is sparse. Council proposes that site-specific ecological issues are addressed in future development applications for subdivision when more detailed information relating to subdivision design and construction will be available.

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

Having regard for the limited scale of additional development proposed, there are unlikely to be any significant social impacts resulting from this proposal.

Section D - State and Commonwealth interests.

Is there adequate public infrastructure for the planning proposal?

Local infrastructure services including water, electricity, telecommunications and waste management services are available and accessible.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with State public authorities will occur as part of the community consultation process proposed by Council and consistent with relevant legislative requirements.

Included sites have been nominated for additional rural residential development in the *Port Macquarie Hastings Urban Growth Management Strategy* and endorsed by the Department of Planning.

Part 4 – Community Consultation

Consultation of the Planning Proposal in accordance with the Council's Public Consultation Policy is proposed. The proposed consultation strategy will include:

- Notification of 'Exhibition' details in a locally circulating newspaper,
- Preparation and display of an information brochure/sheet
- Notification in writing to adjoining landowners and relevant stakeholders, including key agency stakeholders.
- Website exhibition – Port Macquarie-Hastings Council website
www.pmhc.nsw.gov.au

The proposal is considered to be low impact and an exhibition period of 28 days is considered adequate.

Contact Details:

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Gateway Submission

Appendix A Existing Map sheets

1. Lot Size Map	LSZ_010C	6380_COM_LSZ_010C_020_20110614
2. Lot Size Map	LSZ_013B	6380_COM_LSZ_013B_020_20110620

Gateway Submission

Appendix B Map Cover Sheet

Gateway Submission

Appendix C Site Identification Map

Gateway Submission

Appendix D Replacement Map sheets:

- | | | |
|-----------------|----------|------------------------|
| 1. Lot Size Map | LSZ_010C | 6380_COM_LSZ_010C_020_ |
| 2. Lot Size Map | LSZ_013B | 6380_COM_LSZ_011B_020_ |

Appendix E

1. Council letter dated 30 April 2012
2. DP&I Letter dated 7 May 2012

Gateway Submission

Gateway Submission