

Planning and Providing Our Infrastructure

Item: 13.09

Subject: LIVEABLE NEIGHBOURHOODS - EAST PORT: SUBMISSIONS REPORT AND DRAFT LEP (AMENDMENT 33) AND DCP FOR CONSIDERATION

Presented by: Development & Environment Services, Matt Rogers

Alignment with Delivery Program

5.4.2 Review planning instruments and strategies to ensure currency and facilitate sustainable development outcomes whilst acknowledging the impact on community affordability.

RECOMMENDATION

That Council:

1. **Note the submissions received during the exhibition of the proposed changes to the local environmental plan resulting from the Liveable Neighbourhoods East Port urban regeneration framework.**
2. **Endorse the attached planning proposal revised in response to issues raised in submissions.**
3. **Forward the revised planning proposal to the Department of Planning and Environment for advice on whether a new Gateway determination is required.**
4. **On receiving the above advice or a revised Gateway determination, publicly exhibit the revised planning proposal for a minimum of 28 days and in accordance with the Gateway determination if necessary.**
5. **Endorse the attached draft development control plan provisions relating to the East Port area based provisions.**
6. **Publicly exhibit the draft development control plan concurrently with the revised planning proposal for a minimum of 28 days.**
7. **Write to all persons who made a submission thanking them for their contribution and advising them of the further public exhibition.**
8. **Write to all landowners affected by a change under the revised planning proposal advising them of the public exhibition.**
9. **Receive a further report on the results of the public exhibition of the revised planning proposal and draft development control plan.**

Executive Summary

The Liveable Neighbourhoods project is the work Council is doing to achieve the urban consolidation outcomes identified in the Mid North Coast Regional Strategy and Council's Urban Growth Management Strategy.

On 18 February 2015, Council resolved to publicly exhibit a planning proposal outlining potential changes to the local environmental plan maps resulting from the endorsed East Port Neighbourhood: Liveable Neighbourhoods urban regeneration

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framework and carry out further detailed consideration of height limits in the Windmill Hill neighbourhood as part of the planning proposal process.

The planning proposal was publicly exhibited from 24 April to 25 May 2015. Copies of the documents were made available for viewing and download from Council's PMHC Listening website. Hard copies were made available for viewing at the Port Macquarie Council office. Fourteen submissions were received.

Twelve submissions related to the specific issue of building height and density at Windmill Hill. Concerns expressed on this issue included:

- The visual impact of development on Windmill Hill, a prominent visual feature from many locations in East Port and also from North Shore.
- The potential for taller buildings to block or be overbearing on the coastal views from Pacific Drive to the north.
- Buildings being overbearing on adjacent open space.
- The potential for overshadowing on lower lying land to the west around Oxley Crescent.
- The potential for future development to block views from existing development.

Two other submissions related to proposed changes in Golf Street and Home Street.

Changes to the planning proposal have been made in response to a number of these concerns, predominantly related to building height and corresponding floor space ratio. The changes represent a balanced approach to development in the area. The proposed heights and densities meet the objectives of Council's Liveable Neighbourhoods project by encouraging higher density living and are tempered by community views expressed through the community engagement activities.

A complementary and supporting suite of development control plan provisions have also been prepared and recommended for public exhibition.

It is recommended that Council approve the revised planning proposal and draft development control plan provisions and exhibit the changes concurrently.

Discussion

The Liveable Neighbourhoods project is the work Council is doing to achieve the urban consolidation outcomes identified in the Mid North Coast Regional Strategy and Council's Urban Growth Management Strategy.

At its meeting of 18 February 2015, Council resolved as follows:

That Council:

1. *Note the submissions received during the exhibition of the East Port Neighbourhood: Liveable Neighbourhoods urban regeneration framework.*
2. *Endorse the East Port Neighbourhood: Liveable Neighbourhoods urban regeneration framework as amended following exhibition.*
3. *Forward the attached planning proposal, which is based on the Liveable Neighbourhoods framework, to the Department of Planning and Environment for a Gateway Determination, and exhibit the proposal in accordance with the determination.*

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4. *Request the Director General of the Department of Planning and Environment issue a written authorisation to Council to exercise delegation of the plan making functions under section 59 of the Environmental Planning and Assessment Act 1979.*
5. *Carry out further detailed consideration of height limits in the Windmill Hill neighbourhood as part of the planning proposal process.*

CARRIED: 8/0

FOR: *Cusato, Griffiths, Hawkins, Intemann, Levido, Roberts, Sargeant and Turner*

AGAINST: Nil

Gateway Determination and delegation

On 20 March 2015, staff sent the planning proposal to the North Coast Regional Office of the Department of Planning and Environment (the Department) requesting a Gateway Determination and delegation of plan making functions for the proposed Amendment 33 to the *Port Macquarie-Hastings Local Environmental Plan 2011*(LEP).

On 9 April 2015, staff received the Gateway Determination and written authorisation to exercise plan making delegation from the Department and is included in the revised planning proposal (Attachment 1).

Public exhibition

The planning proposal and associated supporting information were publicly exhibited from 24 April to 25 May 2015 (32 days). The community engagement activities, submissions made and proposed responses are detailed later in the Community Engagement section of this report.

Further consideration of Windmill Hill building height limits

Targeted community engagement in relation to the issue of an appropriate building height at the eastern end of Burrawan Street, Windmill Street and on Pacific Drive either side of Windmill Street was carried out during the public exhibition period and is described later in the Community Engagement section of this report.

Feedback received during the public exhibition period helped staff to identify local community preferences which range from maintenance of the current single storey dwelling heights at the east of Burrawan Street, through to full development of the area to six storeys. The predominant community preference was for an intermediate limit of around four to five storeys. Concerns expressed on this issue included:

- The visual impact of development on Windmill Hill, a prominent visual feature from many locations in East Port and also from North Shore.
- The potential for taller buildings to block or be overbearing on the coastal views from Pacific Drive to the north.
- Buildings being overbearing on adjacent open space.
- The potential for overshadowing on lower lying land to the west around Oxley Crescent.
- The potential for future development to block views from existing development.

Other issues of concern raised included:

- Maintaining consistent front setbacks on Burrawan St.

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- The traffic impacts on Windmill Street resulting from higher density development.
- Traffic noise from Pacific Drive reverberating off buildings along Windmill Street.
- The current LEP heights are wrong as they are inconsistent with the previous Town Beach DCP 46 building height controls. This matter is discussed in detail further below.

On review of the visual impact of building height in the Windmill Hill area, staff recommend the following building heights.

- A maximum building height of 14.5 metres (about four storeys) along the eastern end of Burrawan Street through to Pacific Drive and the northern side of Windmill Street. This represents an increase of 3 metres on current controls for 6 properties (2 to 10 Burrawan Street and 5 Pacific Drive).
- A maximum building height of 11.5 metres (about three storeys) on Windmill Street. This represents a decrease of 3 metres on current controls for two properties (rear of 2 and 4 Burrawan Street) with no change on the remaining nine properties in the street.
- A maximum building height of 17.5 metres (about 5 storeys) on Pacific Drive South of Windmill Street. This represents a decrease of 1.5 metres for 7 and 9 Pacific Drive.

The changes represent a balanced approach to building height in this visually sensitive and important area. The above heights meet the objectives of Council's Liveable Neighbourhoods project by encouraging higher density living and are tempered by community views expressed through the community engagement activities. The revised height on 7 and 9 Pacific Drive is considered sufficient to address overshadowing to the west and has been tested using 3D models.

The issue of view impact on existing dwellings has not been specifically addressed. While the proposed height reductions on Windmill Street and Pacific Drive will reduce the visual impact on neighbouring properties when compared to potential impacts at current allowable height limits, it will not protect the views currently enjoyed by properties within the existing three storey height areas given the existing low rise development on Pacific Drive. Such protection would require a significant reduction of building height and subsequent development potential, contrary to the objectives of the Liveable Neighbourhoods project. However, the sharing of these views is a matter that can be considered during assessment of individual development applications.

Council's transport planner was consulted on the issue of traffic impacts from density and advised the likely additional dwellings resulting from the changes would not create any traffic issues.

In response to the other concerns listed above, staff recommend the following miscellaneous planning controls to be included in Council's Development Control Plan (Attachment 2).

- A six metre setback control for 5, 7 and 9 Pacific Drive. This will:
 - reduce the impact from overbearing development on the adjacent open space
 - reduce the impact of development on the coastal views to the north.

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- A requirement to setback the uppermost storey between 2 and 10 Burrawan Street, and for 5, 7 and 9 Pacific Drive to:
 - reduce the visual impact of the building by breaking up the building shape
 - reduce the impact from overbearing development on adjacent open space by presenting a lower building facade to the street.
- Include a requirement for apartment development between Burrawan Street and Windmill Street, and the remainder of Windmill Street properties to use communal bulk waste facilities regardless of the number of dwelling units to reduce the impact from waste servicing on Windmill Street.
- Include a requirement for development between Burrawan Street and Windmill Street to address Burrawan Street. This would reduce the number of buildings on Windmill Street that might echo noise from Pacific Drive.

Council should also note that design of apartment buildings is largely subject to assessment against the State Government's *Apartment Design Guide* as required by *State Environmental Planning Policy No.65-Design Quality of Residential Apartment Development*. The Guide was recently reviewed and updated and contains many design criteria that facilitate good development outcomes.

Also during the exhibition, the heritage importance of Windmill Hill was raised, including identification of a heritage marker in the verge in front of 2 Burrawan Street and a question around its potential significance. Council's Heritage officer and Heritage Architect advised the marker is a remnant of an earlier community led initiative that is no longer supported and may be removed if necessary. The heritage values of the area are sufficiently reflected in Council's design and development of the Windmill Hill Park, including interpretive sculpture and signage.

Golf Street

A submission was received from a resident and landowner in Golf Street expressing concern at potential impacts from higher density development on the local amenity, car parking and traffic. The exhibited proposal showed the proposed 17.5 metre height along Lord Street extending across to Golf Street's western frontage.

On review, staff agree with the concern. The depth of the residential lots on Golf Street would make it difficult to achieve a reasonable density outcome. Increased density is likely to exacerbate existing parking issues in the narrow street. It is proposed to leave the height of residential properties on Golf Street at the current 11.5 metres (about 3 storeys) and reduce the floor space ratio to 1.0:1 consistent with other areas of similar potential.

Home Street

A submission was received from a resident and landowner in Home Street seeking to include 67 Home Street in the B4 Mixed Use Zone associated with Lord Street. While an increase in maximum building height is proposed for this property, no change is proposed to the current R1 General Residential Zone. Changing the zone as requested would be contrary to other zone changes proposed to reinforce Lord Street as a mixed use corridor, for example changing the zone of the properties opposite 67 Home Street from B4 Mixed Use to R1 General Residential Zone. No change is proposed as a result of this submission.

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LEP height error

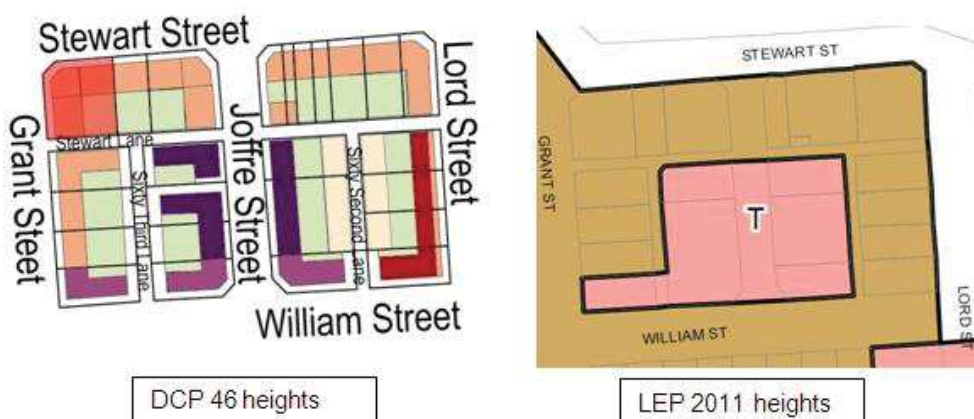
During public exhibition, Windmill Hill landowners and residents Mr and Mrs Hazenveld, expressed concern regarding the building height limits shown in the current LEP. They claim the maximum building height of four storeys along Burrawan Street was reduced to three storeys without explanation or consultation when the plan was introduced in 2011. As a result, the landowners claim the public exhibition information showing three storeys as the 'as-is' scenario was incorrect.

On investigation, the change took place with the introduction of the standardised local environmental plan. The State Government introduced a standard template for local environmental plans in 2006 which included a universal way of dealing with development standards. Prior to this, certain development standards, such as building heights and floor space ratio, were contained in Council's various development control plans.

Council prepared a new plan in accordance with the standard template, transferring the development standards broadly like-for-like as far as practicable and with a view to simplifying the LEP maps. A key difference between the controls however, was that building heights were previously measured in number of storeys, whereas the standard template used height in metres above ground level.

A formula was used as a starting point for the conversion. The resultant height was then matched to the closest fit under the standard template height categories. The numerous height limits from various DCPs were then aggregated into fewer, common building heights in metres. These heights were then mapped with changes in height shown at the lot boundaries rather than partially across lots.

While fine grain detail was lost in the process, the approach provides a clearer, more consistent outcome. The following figure shows a comparison of building heights for a section of Town Beach East. The image on the left shows five different heights from the DCP, whereas the image on the right shows the two height categories in the LEP.



The following table shows DCP heights, the calculated height in metres, the closest equivalent under the standard instrument template, the height adopted with the 2011 LEP and the proposed height with this amendment.

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Location	DCP height	Calculated translation	Closest Standard Instrument equivalent	LEP 2011	Proposed with this amendment
12-36 Burrawan Street	5 storeys	17.5 m	17.5 m	19 m	19 m
2-10 Burrawan Street	4 storeys with upper storey setback 3m from front	14.5 m	14.5 m	11 m	14.5 m (upper setback to be controlled through DCP)
Windmill Street (rear of 2 and 4 Burrawan Street)	3 storeys	11.5 m	11 m	14.5 m	11 m
5 Pacific Drive	4 storeys with upper storey setback 3m from front	14.5 m	14.5 m	11 m	14.5 m (upper setback to be controlled through DCP)
7 and 9 Pacific Drive	5 storeys	17.5 m	17.5 m	19 m	17.5 m

The draft LEP maps containing the error were publicly exhibited in accordance with the legislated requirements in 2010 and over 100 submissions were received. However, no submissions on this discrepancy were made and the error was not discovered until questioned by Mr and Mrs Hazenveld.

On review of the facts, staff agree with Mr and Mrs Hazenveld's claims. It appears that either the DCP map colours, or the legend, or both, were misinterpreted when transferring building height controls into the new LEP.

Note that the intermediate building heights recommended following further community engagement are broadly consistent with the building heights if they were to be returned to pre-2011 LEP limits. Regardless of Council's determination on the draft controls, staff recommend a further public exhibition to ensure the community is aware of the error and the steps Council has taken to rectify the matter. Staff will also write to Mr and Mrs Hazenveld explaining the situation.

A revised planning proposal reflecting the changes described above is attached. Draft development control plan provisions responding to the various miscellaneous design concerns are also attached.

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Options

Council is the 'relevant planning authority' under the *Environmental Planning and Assessment Act 1979* (the Act) with regard to making local environmental plans and development control plans.

In accordance with the Act, Council may, at any time, vary the planning proposal as a consequence of its consideration of any submission or report during community consultation or for any other reason.

After considering the submissions summarised later in this report and attached, Council may:

1. Approve the planning proposal as exhibited, or
2. Approve the planning proposal with such alterations as Council thinks fit, or
3. Decide not to proceed further.

For the reasons described earlier in this report, staff recommend that Council approves the revised planning proposal. The benefits of this option include:

- Implementing a suite of planning controls that have taken into consideration a range of community views.
- Facilitate Council's objective of achieving urban consolidation around the Port Macquarie CBD.
- Rectification of an earlier mapping error.

The risks of not approving the revised planning proposal include:

- The issue of community concern over building height impacts on Windmill Hill and in Golf Street will not be addressed.
- Achievement of Council's objective of urban consolidation will be reduced.
- The earlier mapping error will not be rectified.

Draft development control plan provisions supporting the above changes are attached. Approval is also sought from Council to publicly exhibit them concurrently with the revised planning proposal as recommended above.

Should Council decide to proceed with the revised planning proposal and draft development control plan as recommended, staff will carry out the following tasks.

- Send the revised planning proposal to the Department of Planning and Environment to see if a revised Gateway Determination is required.
- Once a response from the Department is received, publicly exhibit the revised planning proposal and draft development control plan provisions for a period of not less than 28 days and in accordance with State and Council community consultation requirements.
- Present a further report to Council on the results of the public exhibition.

Community Engagement & Internal Consultation

Community engagement for the Liveable Neighbourhoods project has been ongoing since 2012 and has included:

- A community reference group to provide feedback on successive draft recommendations during 2012 and 2013.
- Information made available on the PMHC Listening website.

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- Community engagement on the initial planning recommendations for East Port in late 2014.

At its meeting of February 2015, Council considered submissions made on the draft urban design report and recommendations for changes to the local environmental plan. Further community engagement as part of this process has been completed as described below.

On 23 April 2015, about 500 letters were sent to landowners in the East Port area advising them of the exhibition and inviting their comments. About 50 of these letters were written specifically for landowners in the Windmill Hill area advising them of Council's desire to further investigate height limits in the area.

On 24 April 2015, a public notice was published as part of the 'Council Matters' page in the Port Macquarie News and on Council's website, advertising the public exhibition and inviting public comments. The website attracted 229 unique visitors with 153 people downloading information.

The planning proposal was publicly exhibited from 24 April to 25 May 2015. Copies of the documents were made available for viewing and download from Council's PMHC Listening website. Hard copies were made available for viewing at the Port Macquarie Council office. About 20 counter, phone or email enquiries were received.

On 7 May 2015, flyers advising of the public exhibition were delivered to all letterboxes in the Windmill Hill area.

On Saturday 16 May 2015, a 'meet the planner' session was held at the public recreation area on Windmill Hill. About 20 residents attended the session.

Fourteen formal submissions were made, summarised in the table below and attached in full:

Submitter name	Issue summary (complete submissions attached)
1. David Munro (Attachment 3)	• The maximum building height of properties facing Pacific Drive at the end of Windmill Street should be reduced to three storeys. • The maximum building height for properties on the eastern end of Burrawan Street should stay at 3 storeys. • Concerned about increased density's: ○ visual impacts from the north ○ traffic impacts, including waste collection services

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	Response/ Comment: Building heights in Windmill Street are proposed to be reduced from 14.5 metres down to 11.5 metres. An 11.5 metre (three storey) height limit on Burrawan Street and Pacific Drive would reduce the desired effect of creating a 'park edge' as proposed in the endorsed Structure Plan. A small increase to four storeys on Burrawan Street is proposed, taking into consideration these concerns. Building height on 7 and 9 Pacific Drive has also been reduced slightly. To address visual impacts, several design controls are being proposed in the draft development control plan associated with these changes. See also the earlier discussion in the Windmill Hill height section of this report.
2.	Brian Johnson & Shannon Miller (Attachment 4 with additional comments at Attachment 5) • Opposed to any increase in current height limits in Windmill Hill and should decrease to single storey at 2 Burrawan Street. • Development would create a 'visual wall' when looking from Town Beach. • Increase in noise reverberation in Windmill Street. • Historical significance of the area. • Potential shadowing and loss of light for existing residences in Windmill Street. • Traffic impacts from further development.
	Response/ Comment: See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report.
3.	Eddie McEachan (Attachment 6) • Supports increased population density close to the CBD. • New development should be in keeping with recent development. • Increase density could create traffic issues. • Intermediate height option preferred, including a reduction in height of Pacific Drive properties at the top of Windmill Hill.
	Response/ Comment: Support noted. See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report.
4.	Wendy Jones (Attachment 7) • The proposal to raise the building heights of future development in the Windmill Hill area will rob the town of its unique natural beauty, iconic foreshore views and open spaces. It will be the beginning of the end of

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		what makes PM different to all other resort towns. • Traffic noise and the increase use of Pacific Drive and Burrawan St. is already a problem for residents and with the overdevelopment proposal it would become untenable as a major artery. • Building height should be preserved and maintained at the 3 story limit. • Liveable Neighbourhoods need houses for families, small lot development for older people and villa style units on these large blocks in the Eastport area, not high rises for the greedy developers.
	Response/Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report. A mix of housing types is allowed for within the East Port area ranging from high density near the beach, to medium density on key corridors and at the 'park edge', to lower density detached housing or townhouse and villa development generally between Home and Hill Streets.
5.	Bev & Colin Halls (Attachment 8)	• Substantially increasing the building heights in Golf St will increase the population and therefore increase the number of vehicles using Golf St. In our opinion this will not make Golf St more "liveable", in fact quite the reverse. • For the area to become more liveable, more amenities need to be provided e.g. BBQs on Town Beach, more seating with shade etc. • We do not believe by increasing the building height limits to medium/high density (thereby increasing population, traffic, noise etc) will make East Port a more "liveable neighbourhood".
	Response/Comment:	On review, staff agree with these concerns and have reverted to the current building height and a revised floor space ratio for Golf Street in the revised planning proposal.
6.	Ian Nettle (Attachment 9)	• Preferred building heights at Windmill Hill ○ Burrawan St – 3 storeys

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		- reducing to 2 at Pacific Drive - Windmill St – 3 storeys - Pacific Drive – 3 storeys - Council policy should not simply be a catalyst for ill conceived, over capitalized or inappropriate development proposals where an increase in the height limit is the only way a development can be made viable.
	Response/Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report. The local environmental plan changes proposed here are only one part of a broader suite of tools and activities aimed at encouraging good quality medium rise development near the Port Macquarie CBD. Other initiatives include the placemaking opportunities identified in the structure plan which will be implemented through a proposed review of local contributions planning in the Liveable Neighbourhoods areas. These opportunities include improvements to the public spaces that link the area to the coast and the CBD and may also encourage good quality development.
7.	J. Cain (Attachment 10)	Request to include 67 Home Street in the B4 Mixed Use Zone associated with Lord Street.
	Response/Comment:	The requested change would be contrary to other zone changes made to reinforce Lord Street as a mixed use corridor. For example, it is proposed to change the zone of the properties opposite 67 Home Street from B4 Mixed Use to R1 General Residential. No change proposed.
8.	Bob Emery (Attachment 11)	Concerned at current height of 7 and 9 Pacific Drive would block views and would be an eyesore from many viewpoints around Port Macquarie
	Response/Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report.
9.	Terrance Stafford (King & Campbell) on behalf of G&G Enterprise (Attachment 12)	- Supports the principles of urban consolidation. - Supports the proposed rezoning of Pacific Drive 'park edge' to R3 Medium Density Residential. - Supports maintenance of the current 19m building height for 7 and 9 Pacific Drive. - Recommends increase of all 19m building height limits to 21m to allow

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		6 storeys.
	Response/ Comment:	Support noted. See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report. The current maximum height limit of 7 and 9 Pacific Drive of 19 metres was not intended to facilitate a six storey building but to allow some flexibility in delivering a five storey building given the topography constraints. It is a continuation of the five storey limit from the earlier Flynn's Beach DCP. The proposed 17.5 metre building height makes this position clearer.
10.	Ruth Herdegen (Attachment 13)	- Supports the intermediate approach to Windmill Hill building heights, limited to five storeys. - Prefers height limits to be stated in floors rather than metres.
	Response/ Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report. The height limits being expressed in metres rather than storeys is a function of the State Government's standardised template for local environmental plans.
11.	Ian and Jody Smith (Attachment 14)	- No further increase in building height for Windmill Hill. - Concerned at increased traffic on Windmill Street.
	Response/ Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report.
12.	David Brown (Attachment 15)	- Retain current building heights Development should not dominate the landscape. - Controls should ensure consistent setbacks.
	Response/ Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report.
13.	Geoff Colling (Attachment 16)	Burrawan Street building height should be a maximum of four storeys.
	Response/ Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height section of this report.
14.	Michelle Chapman (All About Planning) on behalf of M&A Hazenveld and Stephen Vaughan (Attachment 17)	- Supports six storeys for Burrawan Street. - Mapping of building height in current LEP is incorrect and should be rectified.

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		- The mix of floor space ratio controls on Burrawan Street should be rationalised. - Various concerns over the photomontages used in community engagement.
	Response/ Comment:	See the response at submission 1 above and also the earlier discussion in the Windmill Hill height and 2011 mapping error sections of this report. In regards to the photomontages, these were used only to help the community visualise the effect of buildings at different heights. Staff have noted the concerns raised in the submissions and raised informally by other community members and will be seeking to improve their effect in future.

Planning & Policy Implications

The project is consistent with Council's strategic planning framework. The project contributes to particular outcomes sought by the Community Strategic Plan:

- The 'looking after our environment' outcome to have 'development outcomes that are ecologically sustainable and complement our natural environment' by encouraging infill and redevelopment of already zoned land, and
- The 'planning and providing our infrastructure' outcome to have 'employment and population growth that is clustered within urban centres' by encouraging higher density development close to the Port Macquarie CBD.

The project is consistent with Council's Urban Growth Management Strategy 2011-2031 as it directly responds to the planning principle for housing 'to promote urban consolidation in central, well-connected locations that provides a range of services or recreation opportunities for residents.'

The project supports Council's Economic Development Strategy performance measure of achieving population growth of 1.65% per annum by providing additional dwelling capacity in residential areas.

Financial & Economic Implications

The project is coordinated by the Strategic Land Use Planning Team as part of Council's Operational Plans for 2014-15 and 2015-16.

The completion of work in the manner outlined in this report is able to be undertaken within Council's Strategic Land Use Planning Team in consultation with other Divisions of Council.

The work is funded as a scheduled project within Council's Strategic Planning Program for 2014-15 and 2015-16.

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The work is expected to provide positive economic outcomes by ensuring that Council's planning controls remain contemporary and facilitate good development in line with market demands.

Attachments

- 1[View](#). Revised Planning Proposal
- 2[View](#). Draft Development Control Plan changes
- 3[View](#). Submission D Munro
- 4[View](#). Submission B Johnson S Miller
- 5[View](#). Submission B Johnson S Miller additional comments
- 6[View](#). Submission E McEachan
- 7[View](#). Submission W Jones
- 8[View](#). Submission B&C Halls
- 9[View](#). Submission I Nettle
- 10[View](#). Submission J Cain
- 11[View](#). Submission B Emery
- 12[View](#). Submission King & Campbell G&G Enterprise
- 13[View](#). Submission R Herdegen
- 14[View](#). Submission I&J Smith
- 15[View](#). Submission D Brown
- 16[View](#). Submission G Colling
- 17[View](#). Submission All About Planning M&A Hazenveld S Vaughan