

PLANNING PROPOSAL

REZONING LOT 1
DEPOSITED PLAN 1134973

LOCALITY OF MURRAY DOWNS

PARISH OF YELLYMONG

COUNTY OF WAKOOL



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ACN 167 268 608

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INTRODUCTION

The Wakool Shire Council at its meeting held on the 15th April 2009 adopted the Land Use Strategy Report prepared by Collie Pty Ltd, Ivey ATP, Geolyse and Groupwork as part of the Wakool Shire Local Environmental Plan Review. Council have now completed the comprehensive Local Environmental Plan for the whole of the Shire which was gazetted as Wakool Local Environmental Plan 2013.

The land is zoned RU1 Primary Production under the terms of the Wakool Local Environmental Plan 2013.

The Land Use Strategy Report as adopted by Council on the 15th April 2009 recommends that the land be utilised as a tourism area. However this recommendation was not adopted in the preparation and finalisation of the Local Environmental Plan.

This report has been prepared to support and accompany an application for a spot rezoning on the land.

In accordance with the Guide for preparing Planning Proposals prepared by the NSW Department of Planning the following information is provided.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of this proposal is to rezone the land from RU1 Primary Production to RE2 Private Recreation in order to allow the development anticipated by both the Land Use Strategy Report and the Considerations of the Environmental Matters supporting the Wakool Land Use Strategy and draft Wakool Principal Local Environmental Plan prepared for the Wakool Shire by Collie Pty Ltd on the 13th May 2010.

That latter reports concludes that the land is able to be fully serviced, that the site is able to be access from the Main Road to Swan Hill, that rezoning will provide for positive social impact by providing land in close proximity to the existing Township as well as the Swan Hill Town Centre and that development of the subject land will have positive economic benefit for the Shire through increased tourism in the Shire and utilising close proximity to Swan Hill.

Wakool Shire Council at its meeting held on 16th February 2015 resolved as follows:

“PLANNING PROPOSAL – RU1 to RE2 – MURRAY DOWNS DGM

- i. That the officer's report be received and noted.
- ii. That Council support the proposition to undertake a Planning Proposal to amend Wakool Local Environmental Plan to rezone Lot 1 in Deposited Plan 1134973 from RU1 Primary Production to RE2 Private Recreation Zone.
- iii. That the completion of the Planning Proposal be managed by Councils Deputy General Manager Development Services.
- iv. That the preparation of the Planning Proposal be at the full cost of the proponent, Mr Mark McNeill.

PART 2 – EXPLANATION OF PROVISIONS

The amendment of the Wakool Local Environmental Plan will allow the development of this land in accordance with the provisions of the Wakool Local Environmental Plan 2013 as it relates to Zone RE2 Private Recreation.

HISTORY

The land has the benefit of an ongoing Development Consent for a tourist facility comprising ten cabins and Manager's residence and subdivision – Development Application No. 32/07.

The matter was discussed at Council at its meeting on the 17th September 2014 and at that the Officers report to Council included the following:

“The site is identified in the Wakool Land Use Strategy as a tourism area based on existing acting development (DA32/07) issued to Mr McNeill for a tourist facility comprising 10 cabins and Manager's residence and a two lot subdivision of Lot 3 DP 844955.....

Due to a range of factors including the location of the site adjacent to the existing Murray Downs Marina it is the professional opinion of the writer that that the approved tourism use is an appropriate use for the site. Further it should be noted that Council has previously indicated that economic development and tourism are a primary priority for Wakool Shire. This approved development provides opportunity for the development of tourist industry in Murray Downs now or at some point in the future.”

PART 3 - JUSTIFICATION

Section A – Need for the planning proposal

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

The Wakool Shire Land Use Strategy Report of April 2009 identified the land as best use as a tourism area. This is clearly shown at Figure 15 on the Murray Downs Strategic Framework in that Report. Further the document prepared by Collie Pty Ltd of the 13th May 2010 for the Wakool Shire headed “Consideration of Environmental Matters supporting the Wakool Land Use Strategy and Draft Wakool Principal Local Environmental Plan” concludes that the land is able to be fully serviced and the site is able to be accessed from the main road to Swan Hill, that rezoning will provide for positive social impact by providing land is close proximity to the existing township as well as the Swan Hill Town Centre and that development of the subject land will have positive economic benefit for the Shire through increased tourism in the Shire and utilising the close proximity to Swan Hill.

In considering the matter the Wakool Shire Council have taken into account the following:

1. The lot size and layout within the immediate vicinity of land is not compatible with primary production.
2. Under the heading Development Opportunities in the Strategic Land Use Plan and more specifically under the Heading 3.2 – Tourist Development, the Strategic Land Use Plan recognises the benefits to the Shire at Murray Downs for tourist opportunities associated with recreation facilities. It recognises the existence of attractive river front locations, large tracks of land in proximity of the golf course and river and a proximity to a range of services in Swan Hill.

3. The Strategic Land Use Plan at Figure 15 which appears on Page 44 identifies the land as being suitable for tourism area. We would suggest equally that the land is very suitable for tourist development as identified in Item 3.2.
4. The land bounded by Murray Downs Drive, the State Highway and the Murray River which includes the subject land has already been developed for non-agricultural uses including a large scale marina.
5. The site is located where intensive existing subdivision pattern precludes the use of the land for long term agriculture.
6. It is recognised in the Consideration of Environmental Matters Supporting Wakool Land Use Strategy and Draft Wakool Principal Local Environmental Plan at Page 48 that rezoning of the subject land will reinforce the existing approvals and pattern of tourism development. The close proximity to Swan Hill City and location of the site at the Murray River makes it ideally suited for tourism uses. The shape and size of the site excludes it from being reasonably used for agricultural purposes.
7. Given the discrete nature of the land there will be no or minimal rural urban land conflicts created by the rezoning of this land.
8. Given the history of the site there will be minimal if any loss of prime crop or pasture land in the Shire by virtue of the rezoning of this land. This is reinforced by Development Consent No. 32/07, which is ongoing, to use and develop the land for a tourist facility comprising 10 cabins, a Manager's residence and subdivision into two lots.
9. The land is readily accessible to the Swan Hill City Centre and service areas with frontage to main road access to that city.
10. The discrete area surrounding the land ensures that there can be no conflict with potential future urban expansion of the land.
11. The land is located in a discrete area within a bend in the Murray River as indicated in the Strategic Land Use Plan. Although this area of land is zoned RU1 – Primary Production under the current Local Environmental Plan it is clear from inspection that the lot size and layout of the land within that discrete area is not compatible with rural land usage.

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

Although the land has the benefit of an ongoing Development Approval there are restrictions contained with the Wakool Local Environmental Plan 2013 under the current zoning RU1 specifically relating to minimum lot size which is incompatible with the proposed use of the land.

In order for the proposal to be economically viable there is a need to make provision for separate ownership of the developed lots as proposed in the current approval.

Unfortunately this is not possible under the current zoning but would be appropriate under an RE2 Private Recreation Zone.

State Environmental Planning Policy No. 36 – Manufactured Home Estates makes provision for subdivision of a manufactured home estate which would enable the development to proceed in an orderly fashion.

Hence the need to rezone the land to RE2 Private Recreation to enable the use of State Environmental Planning Policy No. 36 provisions to further develop the land.

3. Is there a net community benefit?

The report prepared by Collie Pty Ltd for the Wakool Shire Council on the 13th May 2010 at Page 48 and 49 recognises that the rezoning to a tourism use would provide a positive social impact by providing land in close proximity to the existing township of Swan Hill.

Further the Council's Planning Officer in his report to Council on 17th September 2014 indicated that it was his professional opinion that tourism use is the appropriate use for the site. He further indicates that it should be noted that Council has previously indicated that economic development and tourism are primary priorities for the Wakool Shire Council.

The development of this site for private recreation will enhance the opportunities available to comply with Council's stated preference for the development of tourism as a primary priority.

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 (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

There are no regional or sub-regional strategies in place that would affect the subject land. The proposal is consistent with the findings of the adopted Land Use Strategy Report prepared for and on behalf of the Wakool Shire Council.

THE MURRAY REGIONAL ENVIRONMENTAL PLAN NO. 2 APPLIES TO THE LAND.

The proposal is not inconsistent with the objectives of that Plan.

9. GENERAL PRINCIPLES

When this Part applies, the following must be taken into account:

- (a) the aims, objectives and planning principles of this plan,
- (b) any relevant River Management Plan,
- (c) any likely effect of the proposed plan or development on adjacent and downstream local government areas,
- (d) the cumulative impact of the proposed development on the River Murray.

(A) THE OBJECTIVES OF THIS PLAN ARE:

- (a) to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and*

The Wakool Shire Council have in the preparation of their Land Use Strategy Report and in particular in the Consideration of Environmental Matters supporting the Wakool Land Use Strategy have concluded that the site is largely protected by a levee, apart from the existing marina and that the site is not located in a bush fire risk area as identified in RFS mapping.

(b) to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and

The Wakool Shire Council have once again in the preparation of their Land Use Strategy Report and in particular in the Consideration of Environmental Matters supporting the Wakool Land Use Strategy have concluded that rezoning of the land will reinforce the existing approvals and pattern of tourism and rural residential development. The close proximity to Swan Hill and the location of the site on the Murray River makes it ideally suited for tourism uses. The shape and size of the site exclude it from being reasonably used for agricultural purposes. The current land use zone is inappropriate in this instance.

(c) to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy has concluded that the site contains no listed cultural heritage features under the heading "Biodiversity and Heritage".

(B) ANY RELEVANT RIVER MANAGEMENT PLAN

There are no relevant River Management Plans affecting the subject land.

(C) ANY LIKELY EFFECT OF THE PROPOSED PLAN OR DEVELOPMENT ON ADJACENT AND DOWNSTREAM LOCAL GOVERNMENT AREAS

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy has concluded that the rezoning of the subject land will reinforce the existing approvals and pattern with tourism and residential development. The close proximity to Swan Hill and the location of the site on the Murray River makes it ideally suited for tourism uses.

(D) THE CUMULATIVE IMPACT OF THE PROPOSED DEVELOPMENT ON THE RIVER MURRAY.

The cumulative impact of the proposed development has been taken into account by the Wakool Shire Council in preparation of the Land Use Strategy Report.

10 SPECIFIC PRINCIPLES

The land is located adjacent to the Murray River. There is direct access between the Murray River and the subject land. Hence a number of the specific principles outlined in Murray Regional Environmental Plan will not be applicable to this property.

The following have been identified as being applicable to this property and comments are attached hereto.

When this Part applies, the following must be taken into account:

Access

- **The waterway and much of the foreshore of the River Murray is a public resource. Alienation or obstruction of this resource by or for private purposes should not be supported.**

The land is freehold land with frontage to the Murray River. There is no public access to the Murray River to the land the subject of this application.

The Doctrine of Ad Medium Filum Aquae which provides for ownership to the centreline of the stream may well apply to this land.

- Development along the main channel of the River Murray should be for public purposes. Moorings in the main channel should be for the purposes of short stay occupation only.

The development will not affect the main channel of the River Murray. The land adjoins the existing Murray Downs Marina and will complement that use.

- Human and stock access to the River Murray should be managed to minimise the adverse impacts of uncontrolled access on the stability of the bank and vegetation growth.

The proposal will manage human access to the Murray River by way of the existing marina. There will be no stock access to the Murray River.

Bank disturbance

- Disturbance to the shape of the bank and riparian vegetation should be kept to a minimum in any development of riverfront land.

The foreshore building line as established in the Wakool Local Environmental Plan will be in place and there will be no disturbance to the shape of the bank or riparian vegetation.

Flooding

The land is flood free.

Land degradation

- Development should seek to avoid land degradation processes such as erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salination and soil acidity, and adverse effects on the quality of terrestrial and aquatic habitats.

The development will enhance the use of the land within the Wakool Shire Council for tourism use and is consistent with the Council's stated objectives.

Landscape

- Measures have been taken to protect and enhance the riverine landscape by maintaining native vegetation along the riverbank and adjacent land, rehabilitating degraded sites and stabilising and revegetating riverbanks with appropriate species.

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy has concluded that the land is generally flat and its development will not have any unreasonable impacts on visual amenity. Parts of the subject land are already used for tourism purposes and there are other approvals in place that are yet to be implemented.

River related uses

- Only development which has a demonstrated, essential relationship with the river Murray should be located in or on land adjacent to the River Murray. Other development should be set well back from the bank of the River Murray.

The development will be set back from the River in accordance with the foreshore building line established under the Wakool Local Environmental Plan 2011.

- Development which would intensify the use of riverside land should provide public access to the foreshore.

The land is adjacent to the Murray Downs Marina and the increased tourism which will result from the development of this land for private recreation will complement the use of the land for the Murray Downs Marina. This will result in a positive economic and environmental outcome for the Shire.

Settlement

- New or expanding settlements (including rural-residential subdivision, tourism and recreational development) should be located:

(a) on flood free land,

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy found that the site is largely protected by a levee apart from the existing marina.

(b) close to existing services and facilities, and

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy has concluded that the rezoning of the subject land will reinforce the existing approvals and patterns of tourism and rural residential development. The close proximity to Swan Hill and the location of the site on the Murray River makes it ideally suited for tourism uses. The current land use zone is inappropriate in this instance.

(c) on land that does not compromise the potential of prime crop and pasture land to produce food or fibre.

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy has concluded that the shape and size of the site exclude it from being reasonably used for agriculture purposes, further that the development of the subject land will have a positive economic benefit for the Shire through increasing tourism in the Shire and utilising the close proximity of Swan Hill.

Water quality

- All decisions affecting the use or management of riverine land should seek to reduce pollution caused by salts and nutrients entering the River Murray and otherwise improve the quality of water in the River Murray.

The land has frontage to the Murray River however any drainage works will be restricted to on site to provide for water quality treatment prior to any discharge that may occur into the river.

Wetlands

- Wetlands are a natural resource which have ecological, recreational, economic, flood storage and nutrient and pollutant filtering values.

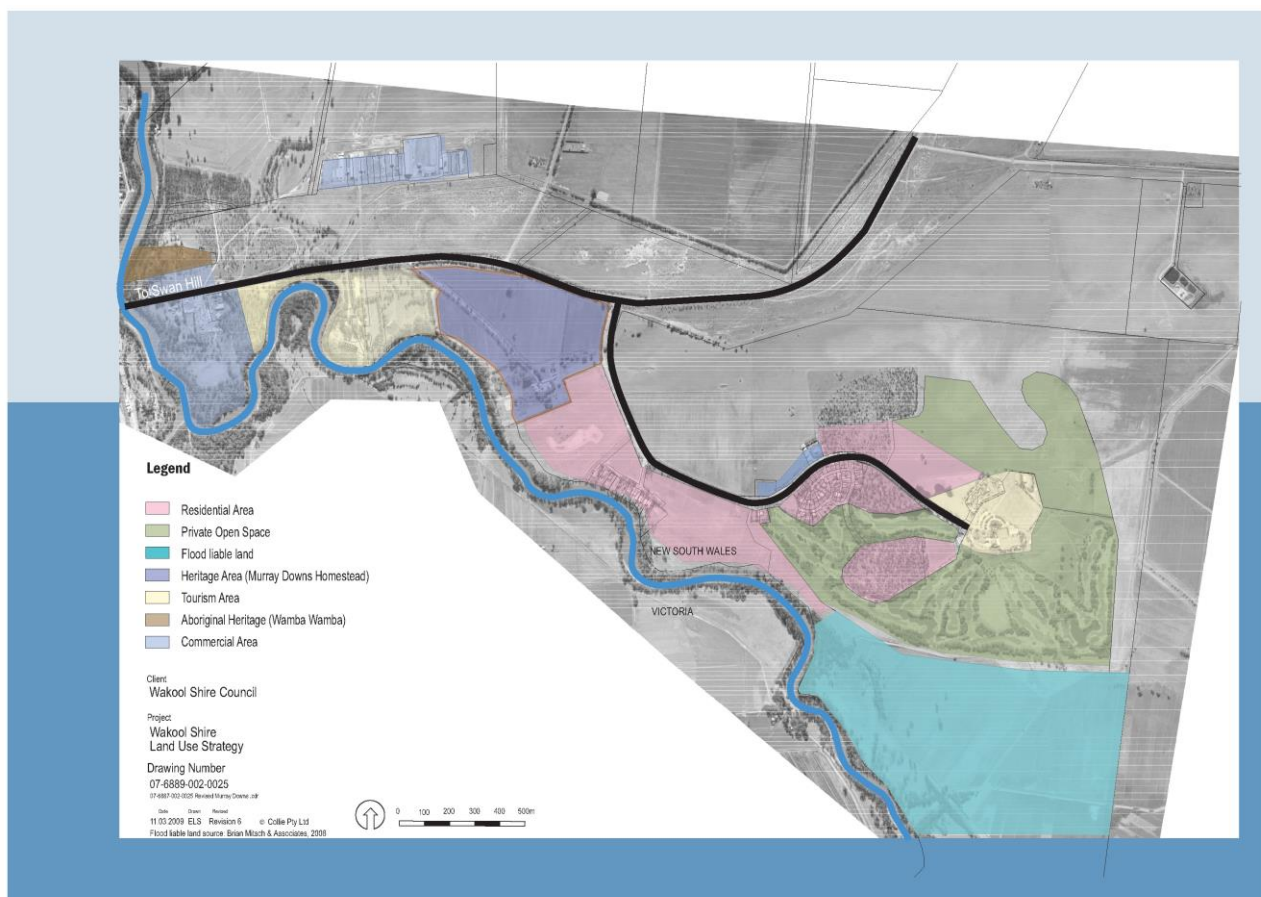
Land use and management decisions affecting wetlands should:

- (a) provide for a hydrological regime appropriate for the maintenance or restoration of the productive capacity of the wetland,
- (b) consider the potential impact of surrounding land uses and incorporate measures such as a vegetated buffer which mitigate against any adverse effects,
- (c) control human and animal access, and
- (d) conserve native plants and animals.

There are no wetlands associated with the subject land.

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

As indicated above the proposal is consistent with the Land Use Strategy Report prepared by the Wakool Shire Council. A copy of the Strategic Land Use Map (Figure 15) is shown below.



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

The proposal is not inconsistent with those State Planning Policies that apply to the area.

A Schedule of the Planning Policies is set out below with appropriate notes.

State Environmental Planning Policy No 1—Development Standards	Not inconsistent
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Not inconsistent
State Environmental Planning Policy No 6—Number of Storeys in a Building	Not inconsistent
State Environmental Planning Policy No 14—Coastal Wetlands	Not applicable
State Environmental Planning Policy No 15—Rural Landsharing Communities	Not inconsistent
State Environmental Planning Policy No 19—Bushland in Urban Areas	Not inconsistent
State Environmental Planning Policy No 21—Caravan Parks	Not inconsistent
State Environmental Planning Policy No 22—Shops and Commercial Premises	Not inconsistent

State Environmental Planning Policy No 26—Littoral Rainforests	Not	applicable
State Environmental Planning Policy No 29—Western Sydney Recreation Area	Not	applicable
State Environmental Planning Policy No 30—Intensive Agriculture	Not	applicable
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	Not	inconsistent
State Environmental Planning Policy No 33—Hazardous and Offensive Development		
State Environmental Planning Policy No 36—Manufactured Home Estates	Not	inconsistent
State Environmental Planning Policy No 39—Spit Island Bird Habitat	Not	applicable
State Environmental Planning Policy No 41—Casino Entertainment Complex	Not	applicable
State Environmental Planning Policy No 44—Koala Habitat Protection	Not	inconsistent
State Environmental Planning Policy No 47—Moore Park Showground	Not	applicable
State Environmental Planning Policy No 50—Canal Estate Development	Not	applicable
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not	applicable
State Environmental Planning Policy No 53—Metropolitan Residential Development	Not	applicable
State Environmental Planning Policy No 55—Remediation of Land	Not	inconsistent

The land is not in an investigation area as determined under the Contaminated Land Management Act of 1997 and hence the rezoning of this land is not inconsistent with State Planning Policy No. 55.

State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	Not	applicable
State Environmental Planning Policy No 60—Exempt and Complying Development	Not	inconsistent
State Environmental Planning Policy No 62—Sustainable Aquaculture	Not	inconsistent
State Environmental Planning Policy No 64—Advertising and Signage	Not	inconsistent
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.	Not	inconsistent
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Not	inconsistent
State Environmental Planning Policy No 71—Coastal Protection	Not	applicable
State Environmental Planning Policy (Affordable Rental Housing) 2009	Not	inconsistent
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not	inconsistent
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not	inconsistent
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Not	inconsistent
State Environmental Planning Policy (Infrastructure) 2007	Not	applicable
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not	inconsistent
State Environmental Planning Policy (Major Development) 2005	Not	inconsistent
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not	inconsistent
State Environmental Planning Policy (Rural Lands) 2008	Not	inconsistent

The Wakool Shire Council under the Consideration of Environmental Matters supporting the Wakool Land Use Strategy has concluded at Page 48 of that study that the current land use zone is inappropriate in this instance and that rezoning of the subject land will reinforce the existing approvals and pattern of tourism and rural residential development.

It further indicates that the land is able to be fully serviced by existing infrastructure and the site is access from the Main Road to Swan Hill. It further concludes that rezoning will provide positive social impacts by providing land in close proximity to the existing township as well the Swan Hill Town Centre.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	Not inconsistent
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable

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

The following Section 117 Directions have been identified as applying to the subject land.

1.2 Rural Zones

The Wakool Shire Council have prepared a Land Use Strategy Report which contains information required by Clause 5 of Section 117 Direction 1.2.

The document prepared by Collie Pty Ltd headed “Consideration of Environmental Matters supporting the Wakool Land Use Strategy and draft Wakool Principal Local Environmental Plan” under the heading “Site 13” which includes the subject land concludes that rezoning of the subject land will reinforce the existing approvals and pattern of tourism and residential development. The close proximity to Swan Hill and the location of the site on the Murray River makes it ideally suited for tourism uses. The shape and size of the site excluded it from being reasonable used for agricultural purposes. The current land use zone (RU1) is inappropriate in this instance.

1.5 Rural Lands

Item 6 – Consistency

The Wakool Shire Council’s Strategic Land Use Strategy has been prepared to identify potential development sites within the Shire. This Strategic Land Use Plan and associated documentation identifies this land as Site 13 as being suitable for tourism development.

2.1 Environmental Protection Zones

The proposal is consistent with the requirements of this Section 117 Direction in that the Council have in preparing the Strategic Land Use Strategy considered all of the issues relating to environment protection zones. The conclusion of the Wakool Shire Strategic Land Use Strategy is that this land is suitable for residential development.

3.1 Residential Zones – It is not proposed to use the land for residential zone.

3.2 Caravan Parks and Manufacture Home Estates – The proposal is not inconsistent with this Direction.

3.3 Home Occupations - The proposal is not inconsistent with this Direction.

- 4.3 Flood Prone Lands – The land having been protected by the construction of the flood levee system is flood protected and hence the proposal is not inconsistent with this Direction.
- 4.4 Planning for Bushfire Protection

Building lines have been established 40 metres from the high bank of the Murray River. No buildings will be allowed to be constructed within that foreshore building line area.

The plan attached to the Land Use Strategy Report at Figure 15 shows the location of the property. The recommendation is that the land be zoned for tourism area.

As a consequence there would be sufficient land available to provide asset protection zones within the development of the site. The Wakool Land Use Strategy Report and the Consideration of Environmental Matters supporting that report conclude that development of the subject land will have positive economic benefits for the Shire through increasing tourism in the Shire and utilising its close proximity to Swan Hill. It further concludes that the current land use zone is inappropriate.

- 6.1 Approval and Referral Requirements – The proposal is not inconsistent with this Direction.
- 6.3 Site Specific Provisions - The proposal is not inconsistent with this Direction.

Section C – Environmental, social and economic impact.

- 8. **Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There will not be any significant impact on endangered flora or fauna.

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



The proposed development site is able to be connected to the required essential services.

Council has recognised the demand for tourism in the Wakool Shire and has indicated that economic development and tourism are primary priority for the Wakool Shire.

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

The Land Use Strategy Report has considered the site in conjunction with the whole of the Murray Down environs and has recommended that this site be zoned for residential purposes.

The purpose of preparing the Land Use Strategy Report was specifically to assist:

- In preparing a new Shire wide Local Environmental Plan.
- Providing the community with a degree of certainty for the location of various land uses in the future.
- Maintaining agricultural land not required for urban expansion.
- Protecting the riverine environment from use and development detrimental to it.
- Separating incompatible land uses.
- Reducing development speculation.
- Considering tourist development proposals and
- Discouraging development on flood prone land.

Haven taken all of those issues into account the Land Use Strategy Report has concluded that the current zoned area is insufficient to accommodate tourism growth within the Murray Downs area. Additional zoned land for private recreation will be required.

The proposed rezoning of this land under the current Local Environmental Plan will put into effect the recommendations of the Land Use Strategy Report.

Section D – State and Commonwealth interests.

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

The Wakool Shire's investigation has indicated that the proposed development site is able to be connected to the required essential services including but not limited to Council's filtered and raw water reticulation systems, Council's sewer reticulation system, telephone, electricity and gas.

Under the amended local plan making arrangements with State Government there has been established a gateway process wherein proposals submitted by Council to the Department of Planning early in the project to give an early indication of viability of the proposal.

Under this gateway process the Department have indicated that the benefits will include:

- Meeting the Government's target of a 50% overall reduction in time taken to produce Local Environmental Plans.
- Providing clear and publicly available justification for each Plan at an early stage.
- Ensuring vital State, or Agency input is sort at an early stage.
- Replacing the current one (one size fits all) system under which LEP's large and small are subject to the same rigid approval steps with one that better tailors assessment of a proposal to its complexity.
- Improving links between the two long term strategic planning documents such as regional strategies and metropolitan strategies.

Under this system the proposal is to be submitted to the Department at an early stage. The Minister or her delegate will then determine whether the planning process is to proceed. This is a check point to ensure the proposal is justified before final studies are carried out.

Under the gateway process the Minister or her delegate will determine what consultation process is to take place at the time.

It is proposed that subject to the proposed development meeting the gateway process that consultation with the relevant authorities as identified in that process will be consulted immediately we have notification of that requirement.

PART 4 – COMMUNITY CONSULTATION

The consultation/exhibition process shall be administered by the Wakool Shire Council with a 28 day period deemed to be suitable.

The Wakool Council requests that the Department give the Council delegation to finalise the Local Environmental Plan.

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