

Table 6: Consistency to Relevant s117 Ministerial Directions

s117 Ministerial Direction	Relevance / Consistency
3. Housing, Infrastructure and Urban Development: 3.1 Residential Zones	The site is currently zoned for and is developed with low density residential dwellings. The proposed amendment to the Holroyd LEP 2013 is to enable high density residential development will increase the number of dwellings on the Site. The development concept is for a mix of 1, 2 and 3 bedroom apartments within the development. The Site is services by utility infrastructure and is in proximity to public transport (rail and bus) modes. The development concept provides for a bicycle parking/storage area in the basement. The increase in local population may increase trade to the local centre (Toongabbie centre).
3. Housing, Infrastructure and Urban Development: 3.4 Integrating Land Use and Transport	The proposed development concept provides space for bicycle parking within the basement area. The Site is located within walking distance of bus services (stops), train station and Toongabbie local centre. There are footpaths linking the site to these key points.
4. Hazard and Risk: 4.3 Flood Prone Land	The Site backs onto Girraween Park which separates the Site from Greystanes Creek (located on the north-western boundary of the Park). There is a vegetation corridor between the Greystanes creek channel and Girraween Park. The southern portion of the Site is affected by a 1% Annual Exceedance Probability (AEP) storm event and associated with the nearby Greystanes Creek drainage flow. Structures within the affected area would be subject to floor level controls. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process.
7. Metropolitan Planning: 7.1 Implementation of A Plan for Growing Sydney	The Planning Proposal is consistent with and supports goals and directions of the "<i>Plan for Growing Sydney</i>" metropolitan strategy.

2.3.3 Section C - Environmental, Social and Economic Impact

Q: 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 Planning Proposal does not affect any critical habitats, populations or ecological communities. The Site is located in a developed urban area where no such populations or communities are known to exist.

The Site is adjacent to the Girraween Park. This Park consists managed grass sports fields, pathways, children's play area, picnic facilities and supporting amenities, and as such is regularly disturbed through use and management (mowing etc). There are some stands of trees and shrubs around the perimeter of the Park and associated with the picnic facility area. Therefore the natural environmental values of the Park, in terms of protected flora and fauna, are limited although the Park does provide habitat to some species and provides social benefits.

The north-western perimeter of the Park is bound by Greystanes Creek. This channel is bound on both sides with shrub and tree vegetation and contains some weeds.

No changes or significant impacts are anticipated to the Park including the natural environment from the Proposal.

The development will require the removal of trees within the Site.

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

Traffic and Parking

The development concept provides for basement car parking and basement bicycle parking to each building that will be accessed directly from Toongabbie Road. No alternative or second access way, such as the construction of a lane, is proposed.

The development would result in increased traffic movements on local roads, however these will not be significant and would have a low impact on traffic flow on Toongabbie Road. Also the Site is within walking distance of public transport and retail services of the Toongabbie local centre.

Sufficient resident and visitor parking are to be provided on-site in accordance with Councils Development Control Plan. As such, there should be little impact to on-street parking availability due to the development.

Detailed design of the building and access points as part of any future Development Application would confirm on-site vehicle movements, parking arrangements and allocation, access to Toongabbie Road and internal pedestrian movement areas.

Amenity – Built Form

The Site backs onto Girraween Park. This Park will provide an attractive outlook for some residents of the proposed development.

Vegetation planting, as currently provided and as proposed under the Girraween Park Plan of Management (PoM) around the Park perimeter, vegetation up to 2.5m when mature, would mitigate the visual impact of the buildings as viewed from the Park. Furthermore, the proposed development is no larger than other proposed residential flat buildings (per those development applications approved or under assessment) in the area including on Octavia Street that backs onto the Park.

As viewed from Toongabbie Road, the buildings will be of similar height to other proposed development (Development Applications lodged or approved) and future development to the north in the Toongabbie Local centre including along Toongabbie Road. However, the proposed FSR at 1:1 is lower than that to the immediate north (being 1.2:1) and with the 15m height may allow for variation and reduced 'bulk' of appearance compared to other 4-storey residential developments to the north. The appearance of the building's will also be tempered by the vegetation of Girraween Park and its carparks, separation between the proposed and existing buildings and the width of Toongabbie Road.

Other amenity related considerations are addressed under the Social effects below.

Contamination

Contamination is assessed as of low risk given the current residential use of the Site. However, contamination may be present in the soil due to historic uses or as within the existing houses (eg building materials containing asbestos). This can be addressed as part of subsequent investigations and documentation associated with the Development Application process.

Noise

As Toongabbie Road is listed as a Classified Road, an acoustic report will be required as part of any future Development Application process.

There may be noise impacts during the construction phase of the development affecting amenity and enjoyment of the Park. However, this would be a short term impact during the construction phase, mainly affecting weekday Park users. There may also be noise impacts to residents of the constructed building associated with sporting and other uses of the Park especially on weekends. This noise impact may be mitigated through vegetation screening, acoustic treatments to the building and/or building design. The need for such mitigations can be assessed and, if needed, incorporated into the design activity as part of any future development application process.

Flooding

Part of the Site, being that of 71 and 73 Toongabbie Road, is affected by a 1% Annual Exceedance Probability (AEP) and flood level controls would be required for any structure at this location. This requirement would be addressed and contained within documentation as part of any future Development Application process.

The Girraween Park PoM identifies issues with drainage within the Park along its boundaries and particular to the south-eastern boundary area. These drainage issues are associated with low-lying and uneven ground that causes water ponding. These drainage issues will need to be considered during any future Development application process. The proposed vegetation plantings in the Park, as recommended in the PoM and as supporting the development, may assist in partially redressing the drainage issue.

Q: Has the planning proposal adequately addressed any social and economic effects?

Yes.

Social Effects

The social impacts of the proposed residential flat buildings will be related to the increased local population (about 250 additional people). In particular, the negative impacts will include the additional traffic generated and the support services required by that population, as well as the change to the streetscape, noise considerations and the short term disruption during construction.

The development proposal notes communal resident open space around and between the buildings of the Site. The Site is in proximity to the services within the Toongabbie local centre and accessibility by private or public transport to services in Parramatta and the region.

There will also be several positive social outcomes, with increased street activity (pedestrian and vehicular traffic), passive surveillance, use of the local centre and the increase in residential dwellings that will be provided across the Site.

The potential impacts of the development in relation to Girraween Park are outlined below.

Amenity – Girraween Park

The Site is adjacent to Girraween Park. The Park consists of sports fields, picnic facilities, amenity block and children's playground. In particular the children's playground is located close to the shared boundary between the Park and the Site.

The operation of and use of the Park is addressed in the Girraween Park Plan of Management (PoM). The PoM identifies a number of issues to be rectified and improvements to be made in the short to longer term. These works, as relevant to the proposed development, are as follows:

- Vegetation planting to buffer residences from playing field activities.
- Relocate and expand the children's playground to adjoin the existing picnic area. To expand and upgrade the picnic area and facilities.
- Upgrade sports field lighting.
- Construct new and potentially larger amenities block adjacent to the current location.
- Improve pedestrian access from Toongabbie Road through the existing car park.

Other amenity considerations identified by assessment of the proposal in relation to Girraween Park were:

- Overshadowing and privacy for park users. There would be minimal overshadowing of the Park by the buildings. Privacy from lower level residents would be achieved from existing and proposed vegetation plantings. Some visibility of the Park by residents is a positive attribute by providing passive surveillance.
- Privacy and noise associated with the children playground and picnic area. Visibility of these areas from the residences will provide passive surveillance of those areas. Vegetation plating and building design could mitigate the sense of size to a child. The current location of the children playground will cause issues during building construction (noise, dust, general disturbance) and reduced visual amenity. However, the relocation of the children playground to be adjacent to the picnic area will reduce these impacts and provide additional space between the uses.
- Building design may be used to address lighting impacts (from or into the buildings).
- Any need for ball screening may be achieved by vegetation plantings, potential fencing and building design.

Early delivery of the works proposed in the Girraween Park PoM would redress a number of the issues and considerations identified in the assessment of the amenity and social impacts relating to the Park and the proposed development including to:

- Provide community facilities for the increased local population.
- Achieve improved community outcomes in particular the early relocation of the children's playground to a location separated from the development site and more appropriately adjacent to the (upgraded) picnic area.

Economic Effects

The construction of the buildings would provide short term employment opportunities and economic benefit through materials purchases.

There is expected to be an ongoing economic benefit for the Toongabbie Local Centre, associated with the increased local population and their use of those retail services. The proposed development does not nominate any retail, commercial or other ongoing employment or retail activities.

Council will consider the expansion of the section 94 contributions area for the Toongabbie catchment area such that the development would contribute to open space, recreation, community faculties and road upgrades. The existing Section 94 Development Contributions Plan 2013 Works Schedule lists

works for Girraween Park in two stages – the early delivery of these works may be required to redress some impacts of the proposed development.

2.3.4 Section D - State and Commonwealth interests

Q: Is there adequate public infrastructure for the planning proposal?

Yes.

The Planning Proposal Request states the Site has access to existing utility services, which is consistent with the current residential use (development) of the Site. No upgrades are identified as required at this stage. The current capacity and demand associated with the redevelopment could be confirmed as part of detailed designs and investigations to support any future Development Application.

Traffic impacts to the local road network are assessed by the proponent and Council as able to be supported with the existing infrastructure.

The site is adjacent to public parkland supporting passive and active recreational activities.

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

No consultation has been carried on the Planning Proposal and it is not envisaged that the proposal will be of concern to State and Commonwealth authorities. However, all relevant authorities identified in the Gateway Determination will be consulted.

2.4 Part 4 Mapping

Relevant maps are contained within this document (Figures 8-11) and at Appendix D.

2.5 Part 5 Community Consultation

It is proposed to publicly exhibit the planning proposal for a period of twenty eight days or as specified in the Gateway Determination.

Exhibition material will contain a copy of the Planning Proposal and relevant maps supported by a written notice that describes the objectives and intended outcomes of the proposal, the land to which the proposal applies and an indicative time frame for finalisation of the planning proposal. Consultation will not occur until receipt of the 'Gateway Determination'.

The proposed consultation methodology will include, but not limited to:

- Forwarding a copy of the planning proposal and the Gateway Determination to State and Commonwealth public authorities identified in the Gateway Determination;
- Giving notice of the public exhibition in the main local newspaper circulating in the Holroyd LGA;
- Notifying exhibition of the Planning Proposal on Council's web site, libraries and customer service counters including copies of all relevant documentation;
- Notifying all affected property owners and adjoining property owners of matters where there is a proposed change in zoning or density; and
- Circulating copies of the exhibition material within Council.

2.6 Part 6 Project Timeline

Table 7 provides an indicative timeline for progression of the Planning Proposal.

Table 7: Indicative Planning Proposal timeline

Milestone	Timeframe
1. Estimated date Council considers the Planning Proposal and formally requests Gateway Determination.	January 2016
2. Estimated date Gateway Determination is issued.	March 2016
3. Estimated commencement date of public exhibition period, nominated as 28 days.	April 2016
4. Estimated timeframe for consideration of submissions.	May - June 2016
5. Date reported to Council.	July 2016
6. Estimated date LEP amendments are gazetted.	September 2016

Appendix List

- A. Proponent Planning Proposal Request
- B. Council Report 8 December 2015 and Council resolution.
- C. Consistency with Strategic Plans
- D. LEP Maps with proposed amended controls for the Site

APPENDIX C – Consistency with Strategic Plans

Consistency with “A Plan for Growing Sydney” Goals and Directions

Goal 1: A competitive economy with world-class services and transport			
Direction		Relevant	Comment
1.1	Grow a more internationally competitive Sydney CBD	No	The site is not within the Sydney CBD
1.2	Grow Greater Parramatta – Sydney’s second CBD	No	The site is not within the Greater Parramatta city area. The scale of the development is not sufficiently large to have a significant impact on Greater Parramatta city.
1.3	Establish a new Priority Growth Area – Greater Parramatta to the Olympic Peninsula	No	The Site is not within this Priority Growth Area.
1.4	Transform the productivity of Western Sydney through growth and investment	No	The proposed development is not sufficiently large to have a significant impact on Western Sydney.
1.5	Enhance capacity at Sydney’s gateways and freight networks	No	The Site is not within the key gateways or freight networks of Sydney.
1.6	Expand the Global Economic Corridor	No	The site is not within the Global Economic Corridor
1.7	Grow strategic centres – providing more jobs closer to home	No	Toongabbie is not identified as a strategic centre, and the redevelopment will provide jobs only during construction.
1.8	Enhance linkages to regional NSW	No	Not applicable. The Development Concept does not include a transport connection component.
1.9	Support priority economic sectors	Yes	The redevelopment does not relate to or support a priority economic sector.
1.10	Plan for education and health services to meet Sydney’s growing needs.	No	The proposed redevelopment does not assist in the planning or delivery of education or health services.
1.11	Deliver infrastructure	Yes	The proposal will have an impact on the provision and delivery of enhanced social infrastructure within Girraween Park.

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles			
Direction		Relevant	Comment
2.1	Accelerate housing supply across Sydney	Yes	The proposed redevelopment will increase the number of dwellings on the Site as an intense (dense) development and so contribute to meeting housing targets.
2.2	Accelerate urban renewal across Sydney – providing homes closer to jobs	Yes	The Site is in proximity to an existing local centre (Toongabbie town centre) and public transport options to access services and employment. The redevelopment will increase the number of dwellings on the Site. The Site adjacent to existing Parkland supporting a range of recreational activities.
2.3	Improve housing choice to suit different needs and lifestyles	Yes	The Planning proposal seeks to increase the density of housing on the site (to high density residential). The redevelopment proposal is to provide a mix of 1, 2 and 3 bedroom apartments which will suit a variety of dwelling requirements by residents. The Site is in proximity to a local centre and a range of transport modes.
2.4	Deliver timely and well planned greenfield precincts and housing	No	The site is not a greenfield precinct.

Goal 3: A great place to live with communities that are strong, healthy and well connected			
Direction		Relevant	Comment
3.1	Revitalise existing suburbs	Yes	The redevelopment will provide new and increased number of dwellings within an established suburb and in proximity to the Toongabbie local centre. The Site is in proximity to public transport modes (bus and train) and active transport pathways. The site is connected to utility services – any potential need to upgrade those services would be expected to be assessed and considered as part of any future development application process. Girraween Park is located adjacent to the site.
3.2	Create a network of interlinked, multipurpose open and green spaces across Sydney	Yes	The intended use does not include public space. Resident-only (private) communal open space is proposed. No changes are proposed to the adjacent open space (Park). However, improvements to Girraween Park as proposed in the Park Plan of Management, may be progressed earlier than identified in that Plan to meet the needs of the increased local population, improve community outcomes and redress minor issues raised by the proposed development.
3.3	Create healthy built environments	Yes	The proposed development concept provides space for bicycle parking within the basement area. The Site is located within walking distance of bus services (stops), train station and Toongabbie local centre. The development concept provides areas of communal open space around each building.
3.4	Promote Sydney's heritage, arts and culture	No	The proposal does not include a heritage, arts or culture component.

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

Direction		Relevant	Comment
4.1	Protect our natural environment and biodiversity	No	The site is not located within or in proximity to significant natural environmental values. No changes are proposed to the adjacent open space (Girraween Park and Greystanes Creek corridor) by the development.
4.2	Build Sydney's resilience to natural hazards	Yes	The southern portion of the Site is affected by a 1% Annual Exceedance Probability (AEP) storm event and associated with the nearby Greystanes Creek drainage flow. Structures within the affected area would be subject to floor level controls. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process.
4.3	Manage the impacts of the development on the environment	Yes	Details of the building design, construction activities management and measures to incorporate ecologically sustainable development principles will be identified at any future Development Application process.

Consistency with applicable State Environmental Planning Policies

Relevant State Environmental Planning Policies	Consistent	Comment
State Environmental Planning Policy No 1 – Development Standards	N/A	N/A
State Environmental Planning Policy No 14 - Coastal Wetlands	N/A	N/A
State Environmental Planning Policy No 15 -Rural Land sharing Communities	N/A	N/A
State Environmental Planning Policy No 19 -Bushland in Urban Areas	N/A	N/A
State Environmental Planning Policy No 21- Caravan Parks	N/A	N/A
State Environmental Planning Policy No 26 -Littoral Rainforests	N/A	N/A
State Environmental Planning Policy No 29 -Western Sydney Recreation Area	N/A	N/A
State Environmental Planning Policy No 30 -Intensive Agriculture	N/A	N/A
State Environmental Planning Policy No 32 -Urban Consolidation (Redevelopment of Urban Land)	Yes	This SEPP is to ensure redevelopment of appropriate sites for housing including higher density housing, located near employment and supporting infrastructure. The Site of this proposal meets those criteria.
State Environmental Planning Policy No 33 -Hazardous and Offensive Development	N/A	N/A
State Environmental Planning Policy No 36 -Manufactured Home Estates	N/A	N/A
State Environmental Planning Policy No 39 - Spit Island Bird Habitat	N/A	N/A
State Environmental Planning Policy No 44 -Koala Habitat Protection	N/A	N/A
State Environmental Planning Policy No 47 -Moore Park Showground	N/A	N/A
State Environmental Planning Policy No 50 -Canal Estate Development	N/A	N/A
State Environmental Planning Policy No 52 -Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	N/A
State Environmental Planning Policy No 55 -Remediation of Land	YES	The potential for site contamination is considered low and unlikely given current and historical use of the site for residential uses.

State Environmental Planning Policy No 59 -Central Western Sydney Regional Open Space and Residential	N/A	N/A
State Environmental Planning Policy No 62 -Sustainable Aquaculture	N/A	N/A
State Environmental Planning Policy No 64 -Advertising and Signage	N/A	N/A
State Environmental Planning Policy No 65 -Design Quality of Residential Flat Development	YES	The redevelopment of the site for residential dwellings (apartments) will be subject to this SEPP. Detailed design of the buildings and apartments as part of any future development application process would need to demonstrate consistency with and application of this SEPP.
State Environmental Planning Policy No 70 -Affordable Housing (Revised Schemes)	N/A	N/A
State Environmental Planning Policy No 71 -Coastal Protection	N/A	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A	N/A
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	YES	The redevelopment of the site for residential dwellings (apartments) will be subject to this SEPP. Detailed design of the buildings and apartments as part of any future development application process would need to demonstrate consistency with and application of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	N/A
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A	N/A
State Environmental Planning Policy (Infrastructure) 2007	YES	The proposed development will increase the number of traffic movements on road networks. The increased traffic will be cumulative to any other traffic increases. The overall increase in traffic may require works to road infrastructure to support this additional demand.
State Environmental Planning Policy (Kosciuszko National Park—Alpine	N/A	N/A

Resorts) 2007		
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	N/A
State Environmental Planning Policy (Major Development) 2005	N/A	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	N/A
State Environmental Planning Policy (Rural Lands) 2008	N/A	N/A
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	N/A	N/A
State Environmental Planning Policy (State and Regional Development) 2011	Yes	The proposed development may be determined to constitute regional development, for referral to a JRPP. This will relate to the scale of the redevelopment, as outlined in any future development application process and associated documentation.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A	N/A
State Environmental Planning Policy (Temporary Structures) 2007	N/A	N/A
State Environmental Planning Policy (Urban Renewal) 2010	N/A	N/A
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	N/A
Deemed State Environmental Planning Policy – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	YES	There are no elements of this planning proposal that would affect the application of this SEPP.
Deemed State Environmental Planning Policy – Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment	N/A	N/A

Consistency with applicable Ministerial Directions (s117 directions)

Section 117 Direction	Consistent	Comment
1. Employment and resources		
1.1 Business and Industrial Zones	N/A	N/A
1.2 Rural Zones	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A
1.4 Oyster Aquaculture	N/A	N/A
1.5 Rural Lands	N/A	N/A
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	N/A
2.2 Coastal Protection	N/A	N/A
2.3 Heritage Conservation	N/A	N/A
2.4 Recreation Vehicle Areas	N/A	N/A
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The site is currently zoned for and is developed with low density residential dwellings. The proposed amendment to the Holroyd LEP 2013 is to enable high density residential development will increase the number of dwellings on the Site. The development concept is for a mix of 1, 2 and 3 bedroom apartments within the development. The Site is serviced by utility infrastructure and is in proximity to public transport (rail and bus) modes. The development concept provides for a bicycle parking/storage area in the basement. The increase in local population may increase trade to the local centre (Toongabbie centre).
3.2 Caravan Parks and Manufactured Home Estates	N/A	N/A
3.3 Home Occupations	N/A	N/A
3.4 Integrating Land Use and Transport	YES	The proposed development concept provides space for bicycle parking within the basement area.

		The Site is located within walking distance of bus services (stops), train station and Toongabbie local centre. There are footpaths linking the site to these key points.
3.5 Development Near Licensed Aerodromes	N/A	N/A
3.6 Shooting Ranges	N/A	N/A
4. Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	N/A
4.2 Mine Subsidence and Unstable Land	N/A	N/A
4.3 Flood Prone Land	Yes	The Site backs onto Girraween Park which separates the Site from Greystanes Creek (located on the north-western boundary of the Park). There is a vegetation corridor between the Greystanes creek channel and Girraween Park. The southern portion of the Site is affected by a 1% Annual Exceedance Probability (AEP) storm event and associated with the nearby Greystanes Creek drainage flow. Structures within the affected area would be subject to floor level controls. Application of those flood controls would be required as part of the detailed design and confirmed as part of the assessment of any future development application process.
4.4 Planning for Bushfire Protection	N/A	N/A
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	N/A
5.2 Sydney Drinking Water Catchments	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A

5.9 North West Rail Link Corridor Strategy	N/A	N/A
6. Local Plan Making		
6.1 Approval and Referral Requirements	N/A	N/A
6.2 Reserving Land for Public Purposes	N/A	N/A
6.3 Site Specific Provisions	N/A	N/A
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	Yes	The Planning Proposal is consistent with the aims, objectives and strategies of the Plan.

APPENDIX D – LEP Maps with proposed amended controls for the Site

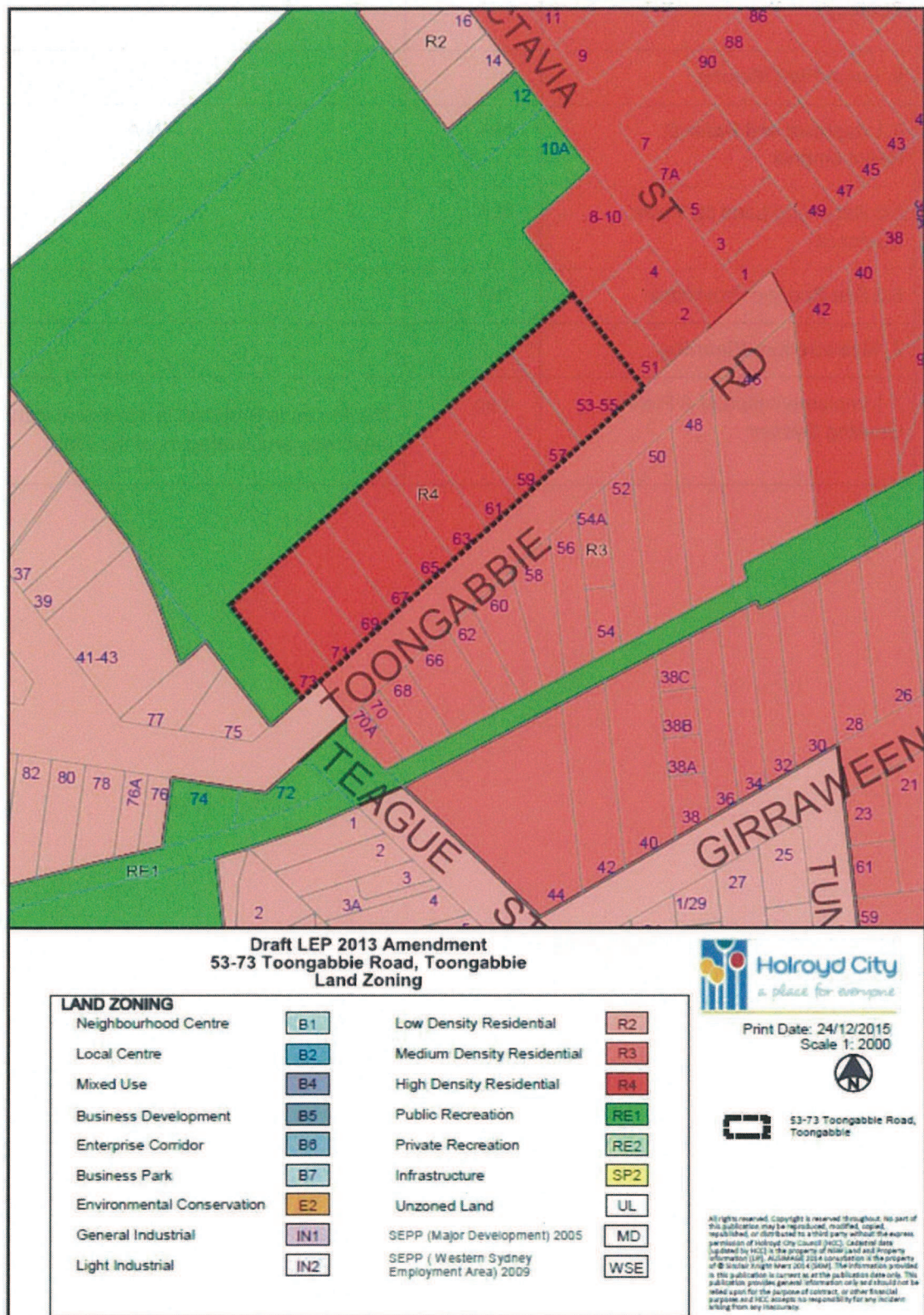


Figure 13: LEP map - Proposed Amendment - Land Zoning Map

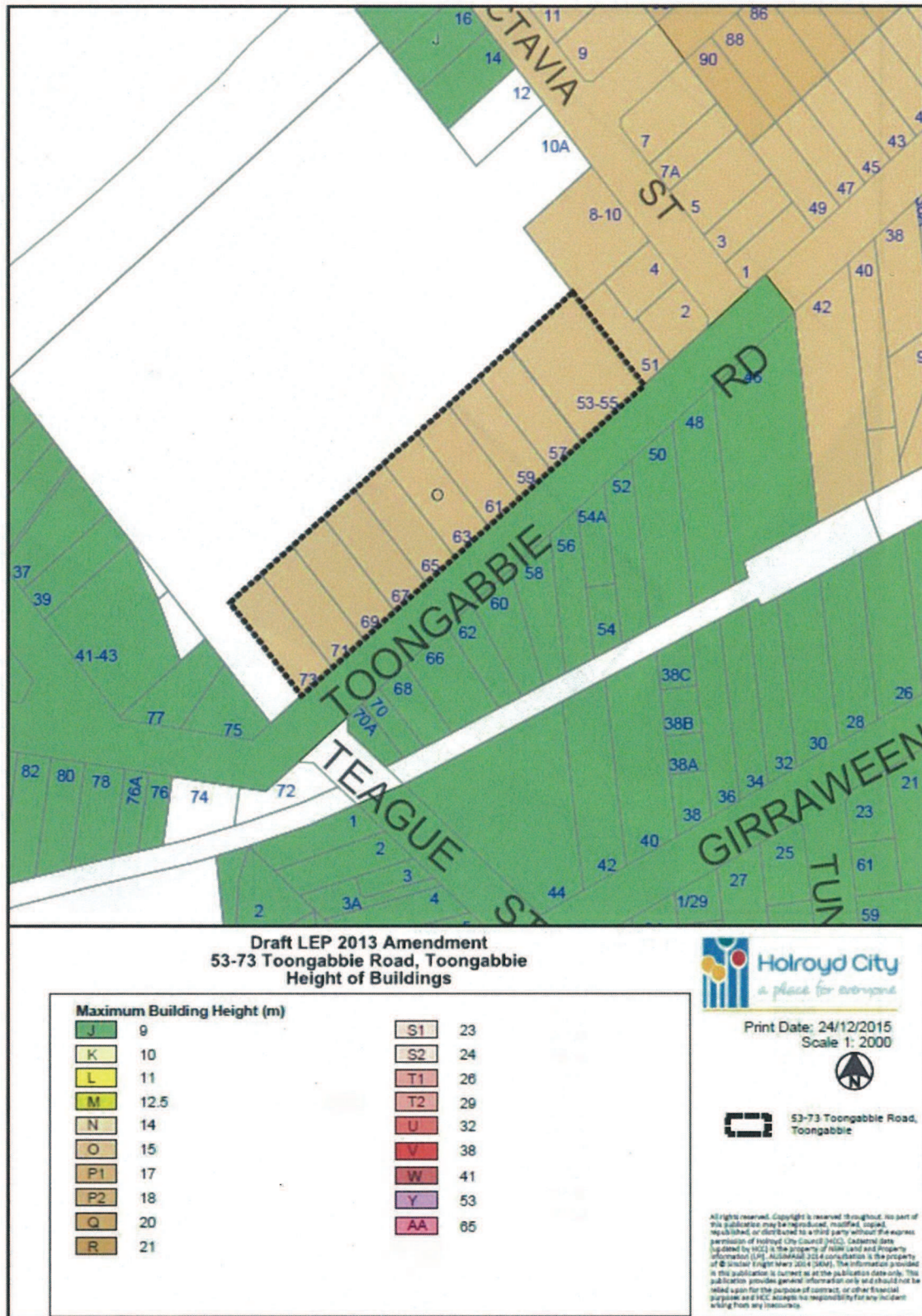


Figure 14: LEP map - Proposed Amendment – Maximum Height of Building Map

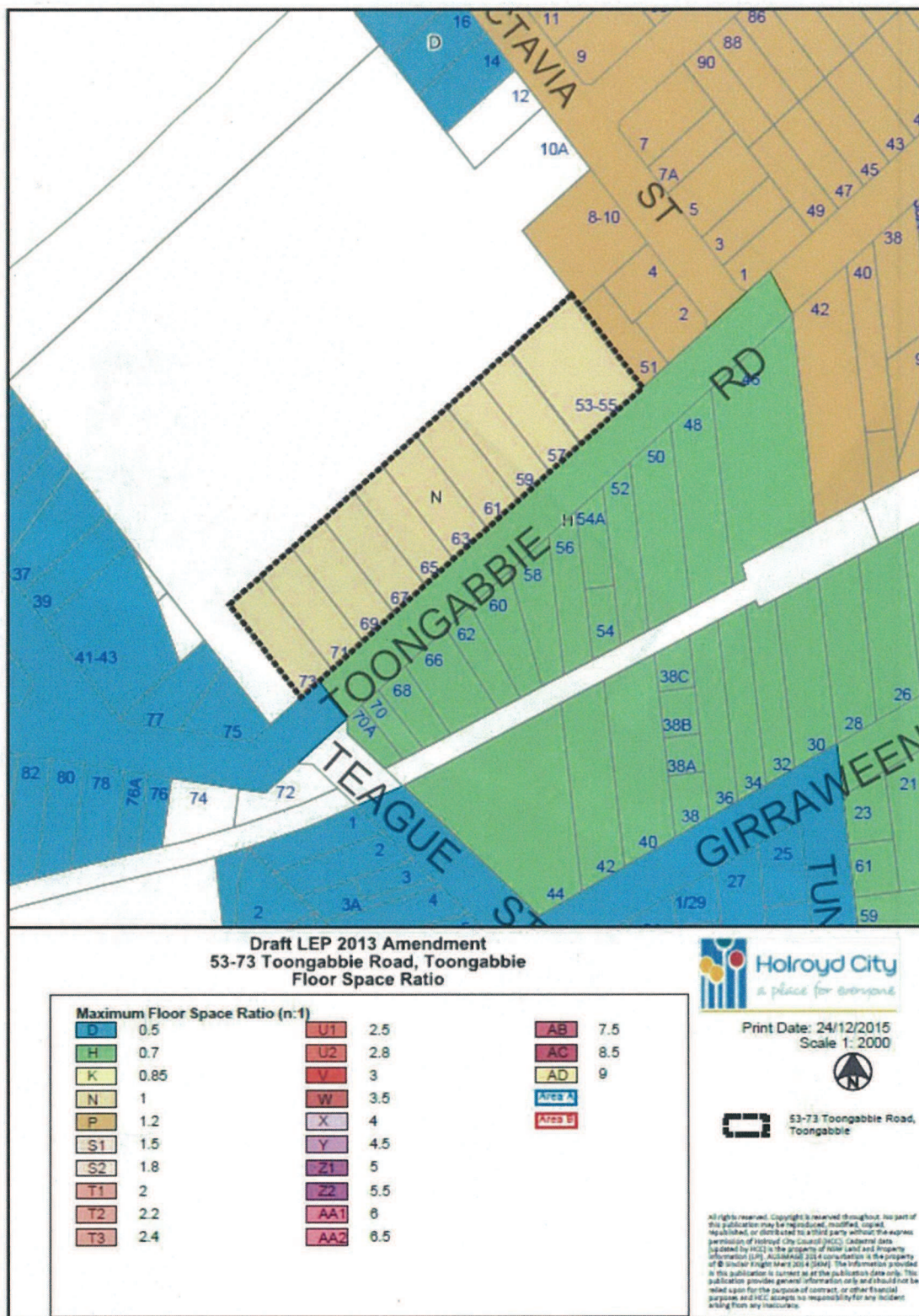


Figure 15: LEP map - Proposed Amendment – Floor Space Ratio Map

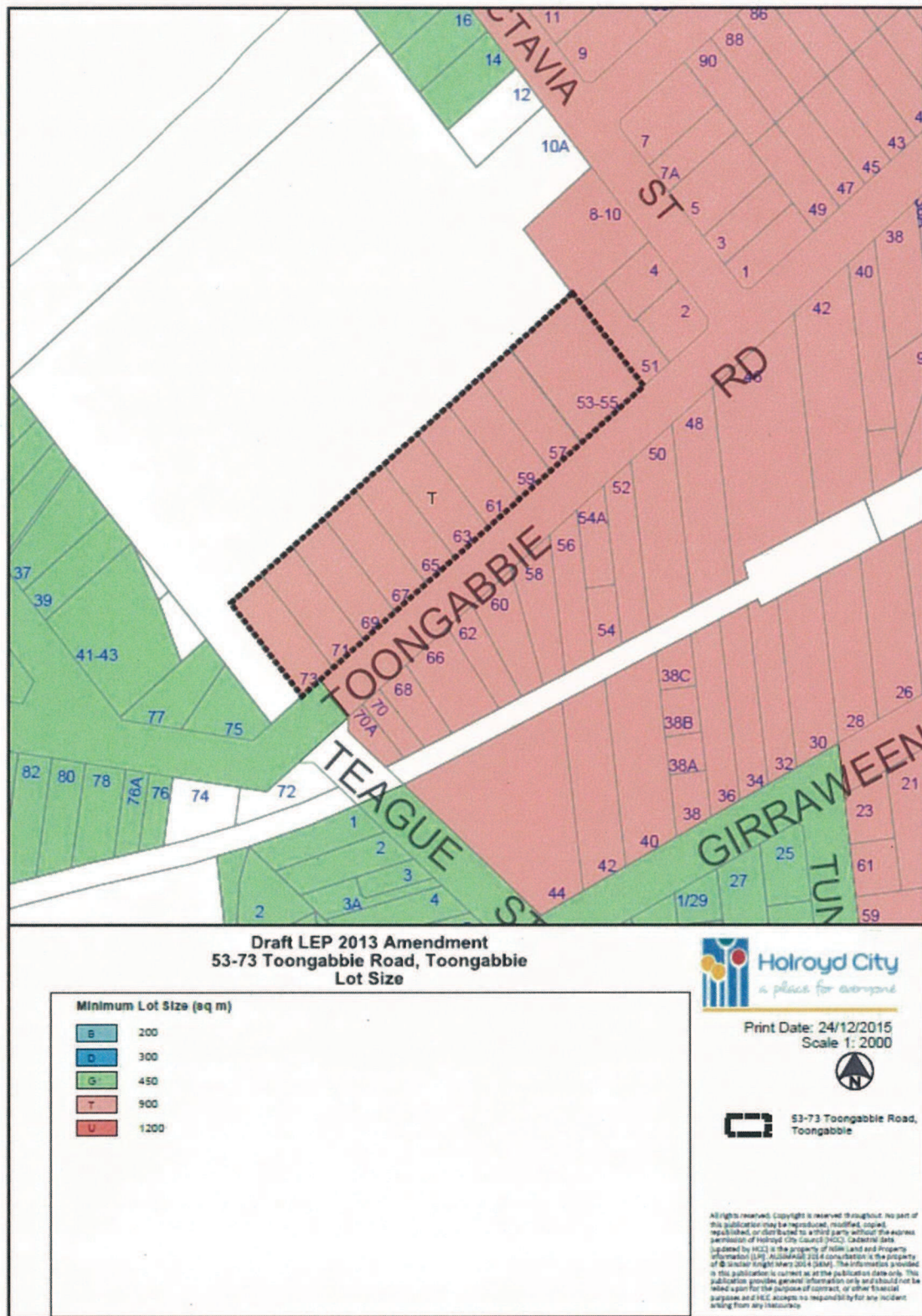


Figure 16: LEP Map - Proposed Amendment - Minimum Lot Size