
BLACKTOWN CITY COUNCIL

PLANNING PROPOSAL

LEP Amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Elara Estate Marsden Park

INTRODUCTION

We received a request from GLN Planning on behalf of the Stockland Development to prepare a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the “Growth Centres SEPP”). It applies to six parcels of land in the Marsden Park Precinct (MPP) in the North West Growth Centre (NWGC).

The aim of the Planning Proposal is to alter zone boundaries of various lots in approved subdivisions within Stockland’s Precinct 1. These approvals relied on the “zone boundary flexibility” provision in clause 5.3 of Appendix 12 under the Growth Centres SEPP.

The zoning amendments will also require amendments to other relevant SEPP maps. These planning controls will be updated and applied in connection with the specified zoning such as Height of Buildings, Floor Space Ratio and Dwelling Density. The Land Reservation Acquisition Map will also require updating to ensure consistency with the relevant land use zonings including RE1 Public Recreation and SP2 Infrastructure – Local Drainage.

Site Identification

The request relates to land on the western side of Richmond Road, north of the intersection with Garfield Road West. It relates to Precinct 1 of Stockland’s ‘Elara’ development. It includes the following properties:

- Lot 3 DP 1191653 1190 Richmond Road Marsden Park
- Lot 4 DP 1191653 1178 Richmond Road Marsden Park
- Lot 6 DP 235714 Richmond Road Marsden Park
- Lot 113 DP 1190510 Richmond Road Marsden Park

The location of where the sites are generally located is shown in the Location Map in **Figure 1**.

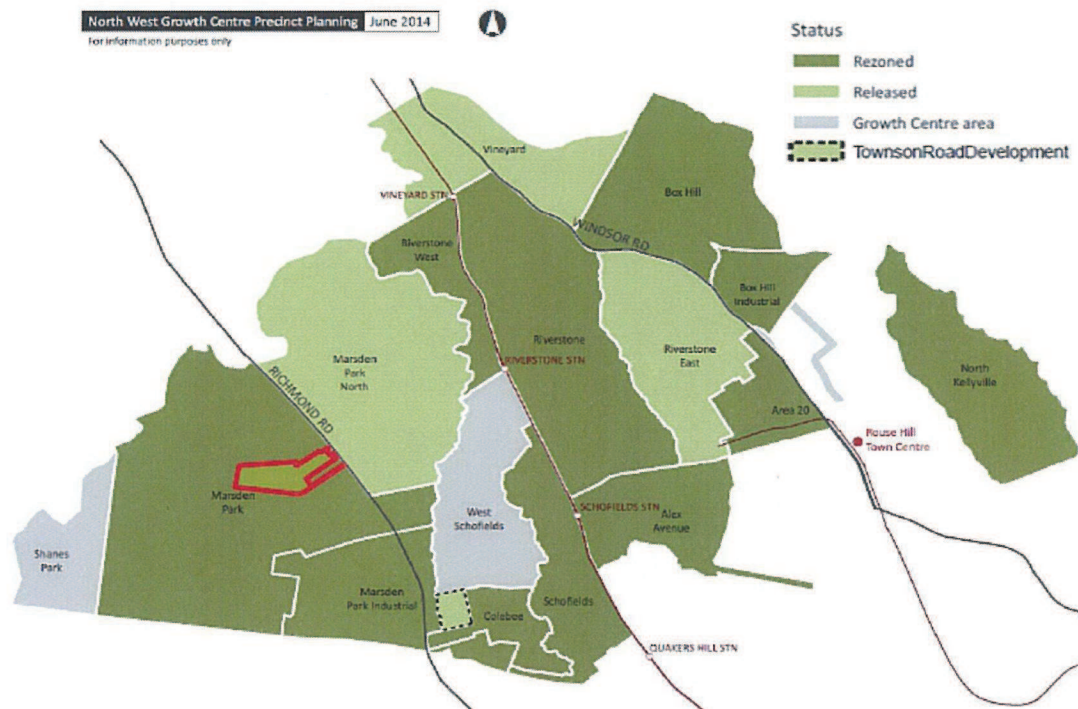


Figure 1: Location Map

Surrounding Areas

Until recently, the surrounding area was comprised of grazing land uses, agricultural uses, market gardens and rural residential living. The character of the Marsden Park Precinct is changing following the urban rezoning of the Precinct. Construction works for new urban developments have commenced.

The key features of the locality surrounding Stockland's 'Elara' development include:

- The north-east boundary of Stockland's Precinct 1 is bordered by Richmond Road. Richmond Road is in the process of being upgraded from two lanes to a divided four lane road with the potential for six lanes in the future.
- A new signalised intersection is being construction along Richmond Road which will serve as the main access point to the estate along the future Elara Boulevard.
- On the eastern side of Richmond Road is the Marsden Park North Precinct. This precinct was released for precinct planning under the NSW Government's Precinct Acceleration Protocol in June 2014. This area is generally comprised of rural land holdings currently.
- Abutting the northern boundary of Precinct 1 is Stockland's Precinct 2, 3 and 4. This area has been approved for bulk earthworks under DA-14-1948.
- Abutting the western and southern boundaries of the site is open grazing paddocks and other agricultural uses.
- A development application for residential subdivision has been lodged over Lot 7, DP 235714, 1148 Richmond Road. This proposed development is located to the south of Lot 6 and will be accessed through Stockland's Precinct 1 road network.

Development Applications

Various DAs have been approved by Council within Precinct 1 of Stockland's 'Elara' residential development. The relevant applications have been listed below. Stocklands has entered into a Voluntary Planning Agreement (VPA) to provide necessary infrastructure to support the housing growth within the MPP

Development Application No.	Description	Date approved
DA-13-1945	Bulk earthworks – Precinct 1	24/3/14
DA-13-2051	Subdivision - Stages 1 to 4 and 11	Part 1 – 28/5/14 Part 2 – 20/1/15
DA-13-2519	Subdivision - Stages 5 to 10	Part 1 – 10/7/14 Part 2 – 15/5/15
DA-14-2325	Playing Fields	2/9/15
DA-14-2311	Subdivision – Stage 12	15/9/15
DA-14-2557	Subdivision – Stage 13 and 14	2/7/15
DA-15-746	Integrated Housing DA (52 dwellings)	18/2/16

While subdivision of the Elara site has generally proceeded in accordance with the gazetted Land Zoning Map, some of the approvals rely on the “zone boundary flexibility” provision under clause 5.3 of Appendix 12 in the Growth Centres SEPP. This provision enables a more logical and appropriate development of the site where the development would be compatible with the planning objectives and land uses for the adjoining zone. The use of this clause is limited to specified distances as outlined within clause 5.3.

The proposed amendments to the NWGC Land Zoning Maps merely align the zone boundaries with the approved subdivision plans. The proposed amendments are to avoid confusion for developers, builders and purchasers of future house lots being subject to a land use zone that is inconsistent with the intended residential use of the lot.

Current Planning Controls

The main environmental planning instrument applying to the subject site is the Growth Centres SEPP, 2006. The Marsden Park Precinct was rezoned from rural land uses to urban land uses on 4 October 2013 under this SEPP. The subject site is currently zoned under Appendix 12 for various urban purposes listed below and as shown within **Figure 2**:

- R2 Low Density Residential
- R3 Medium Density Residential
- B2 Local Centre
- SP2 Infrastructure (Local Drainage)
- RE1 Public Recreation

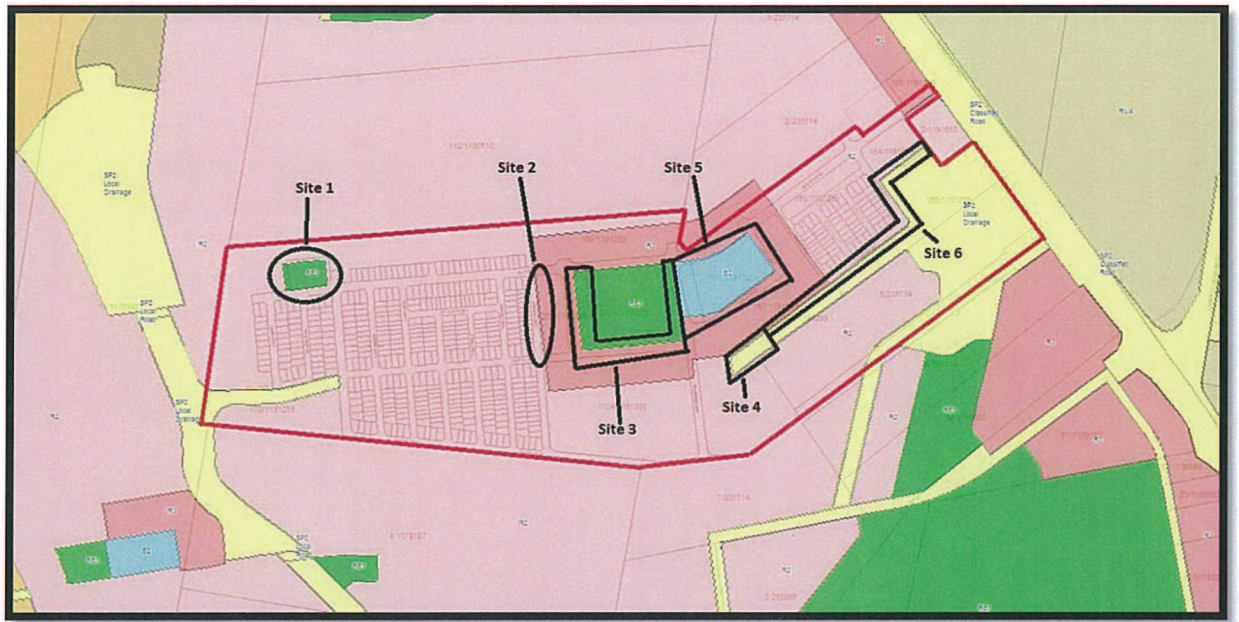


Figure 2: Current zoning of the land

Other relevant SEPP Maps are as follows:

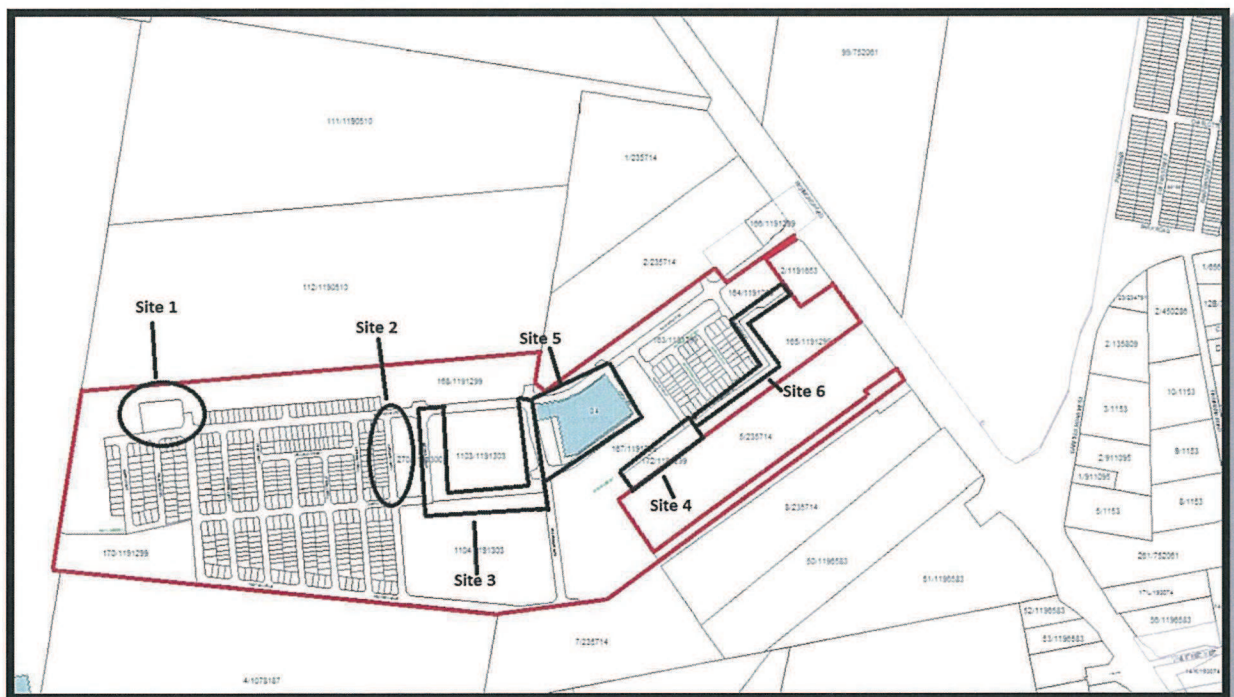


Figure 3: Maximum Floor Space Ratio Map Light Blue = 0.4:1

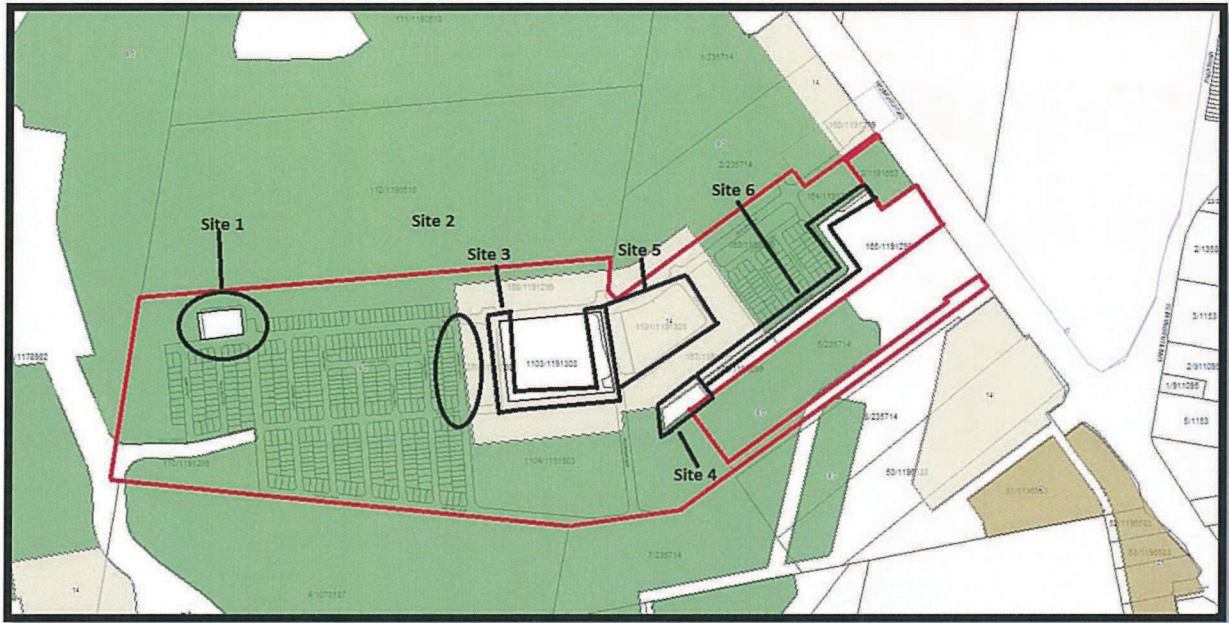


Figure 4: Maximum Height of Building Map Green = 9 m Beige=14 m

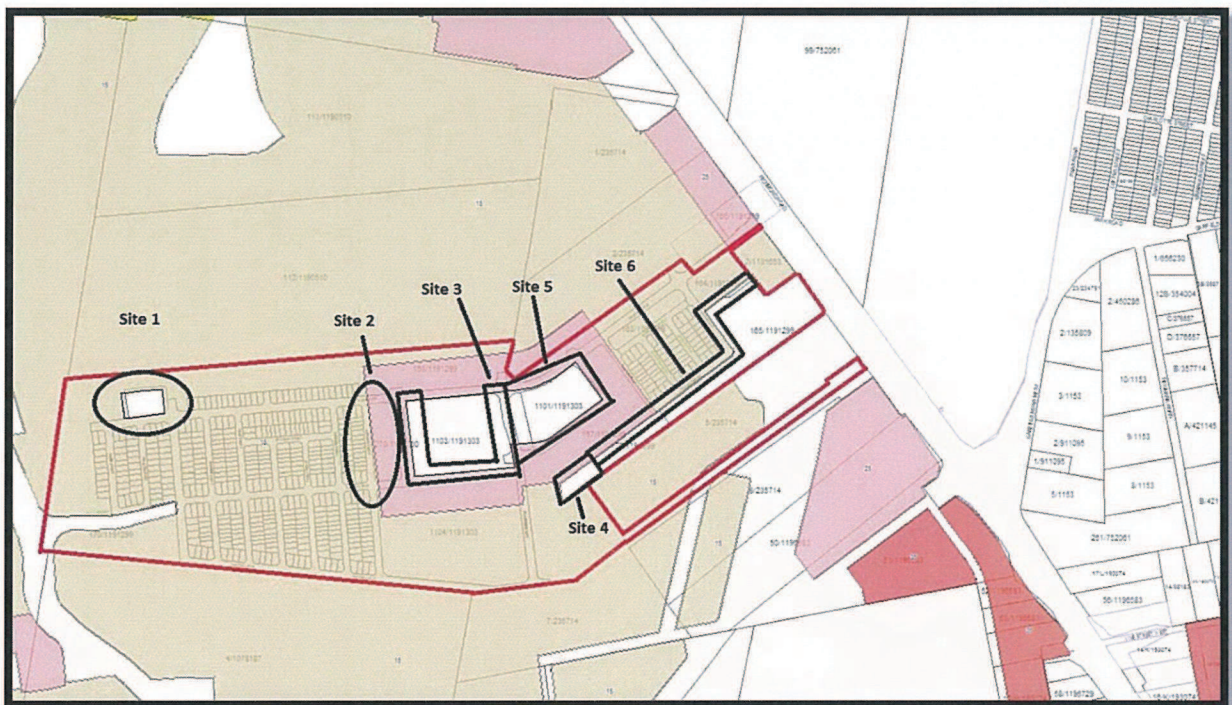


Figure 5: Minimum Residential Density Map

Beige = 15 dwellings per hectare Light Pink = 25 dwellings per hectare

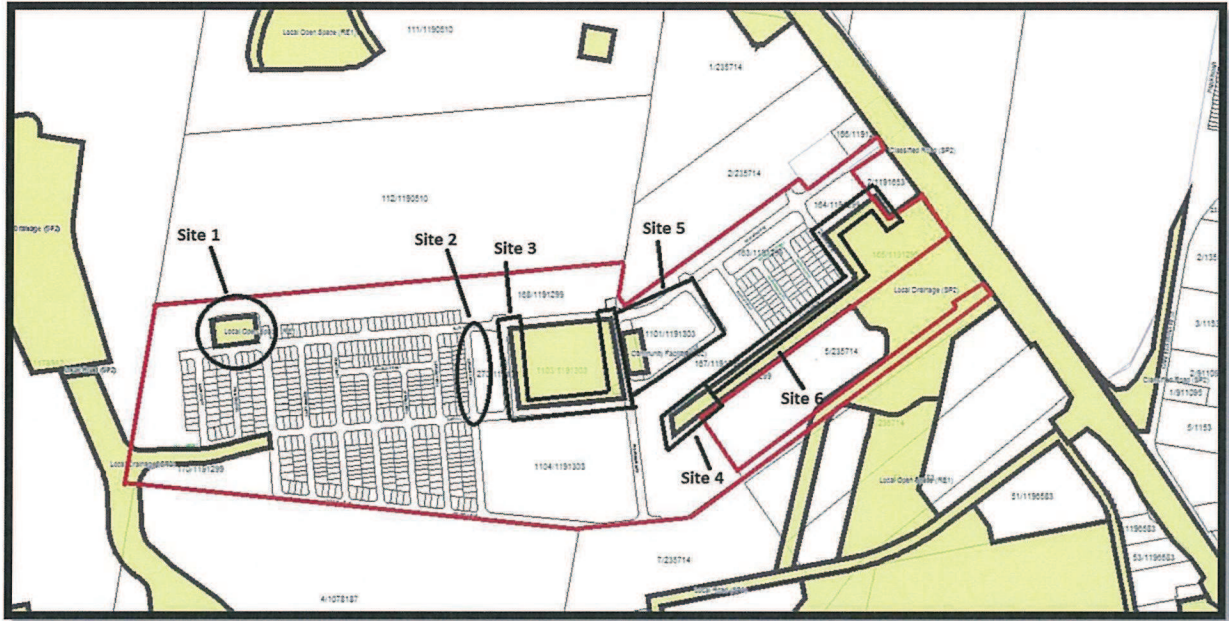


Figure 6: Land Reservation Acquisition Map

Proposed Changes to Maps

Site 1 – Small Park zoned RE1

Lot 113 DP 1190510 Richmond Road Marsden Park

The location of the local park is to be adjusted to fit within the approved lot boundary shown in red (Lot 1054 in DA-13-2519). The area of the RE1 Public Recreation is 5,645m². This will increase to 6,297m², a difference of 652 m² after the adjustments are made. This amendment will result in the residential lots being wholly zoned R2 Low Density Residential.



Figure 7: Site 1 Lot 113 DP 1190510 Richmond Road Marsden Park

Other changes SEPP Maps

The following changes are required to other SEPP Maps:

- Alter the Land Reservation Acquisition Map (LRA) to match extent of RE1 zoned land shown in red.
- Adjust the Height of Building (HOB) and Residential Density (RDN) Map so that it does not extend into land shown land zoned RE1.
- Increase and adjust the Height of Building (HOB – 9 M) and Residential Density (RDN – 15 dw/ha) Map so that covers all lots subdivided for residential purposes.

Site 2 – Medium Density Lot

Lot 113 DP 1190510 Richmond Road Marsden Park

This lot has a thin triangular shaped strip of land zoned R2 Low Density Residential along the western boundary (Refer to Figure 8). The amendment will rezone this R2 zoned area to R3 Medium Density Residential. The area is approximately 640 m².

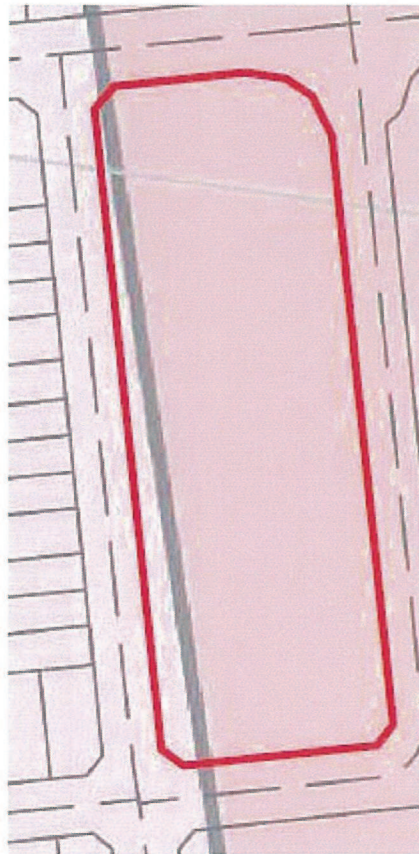


Figure 8: Site 2 Lot 113 DP 1190510 Richmond Road Marsden Park

Other changes SEPP Maps

The following changes are required to other SEPP Maps:

- The land to be zoned R3 will have HOB of 14 m.
- The land to be zoned R3 will have RDN of 25 dw/ ha.

Site 3 – Playing Fields

Lot 113 DP 1190510 and Lot 6 DP 235714 Richmond Road Marsden Park

The approved location of the playing fields requires adjustment to fit the approved lot (Refer to Figure 9). Currently, the RE1 zoned area is 4.3 ha. After the amendment, the amount of RE1 land will be 4.8 ha. This represents an increase of 5000 m².

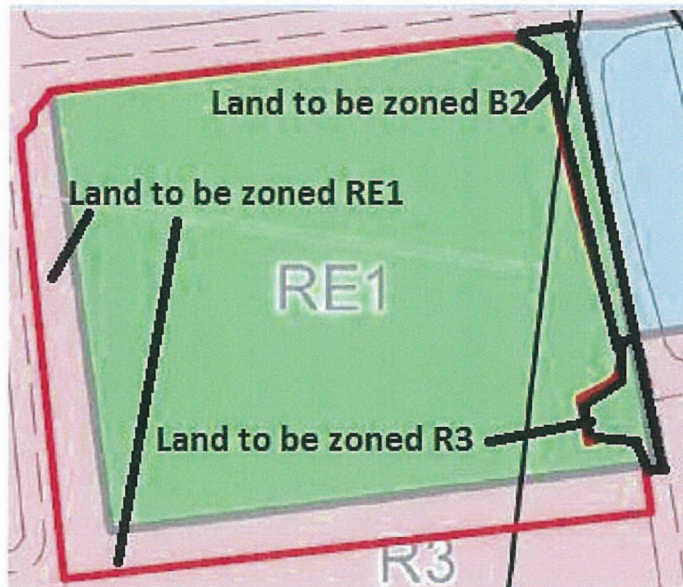


Figure 9: Site 3 Lot 113 DP 1190510 Richmond Road Marsden Park

Other Changes to SEPP Maps

The following changes are required to other SEPP Maps:

- Alter the LRA to match extent of RE1 zoned land.
- Remove HOB and RDN Map from land to be zoned RE1.
- Include HOB and RDN Map in land zoned from RE1 to R3.
- The land that is to be zoned B2 will have HOB of 14 m and FSR will be 0.4:1. The land to be zoned R3 will have HOB of 14 and RDN of 25 dw/ha.

Site 4 – Drainage Amendment 1

Lot 6 DP 235714 Richmond Road Marsden Park and Lot 4 DP 1191653, 1178 Richmond Road Marsden Park

After the design of Basin 5 and Channel 6, 0.85 ha was not required for drainage purposes (See DA-13-2051). The excess land (approximately 4062 m²) was approved for low density residential development in (Stage 12, DA-14-2311). The zoning should reflect the intent of the residential land use. Refer to Figure 10 which shows the extent of land which will be rezoned from SP2 Drainage to R2 Low Density Residential and RE1 to B2 and R3.

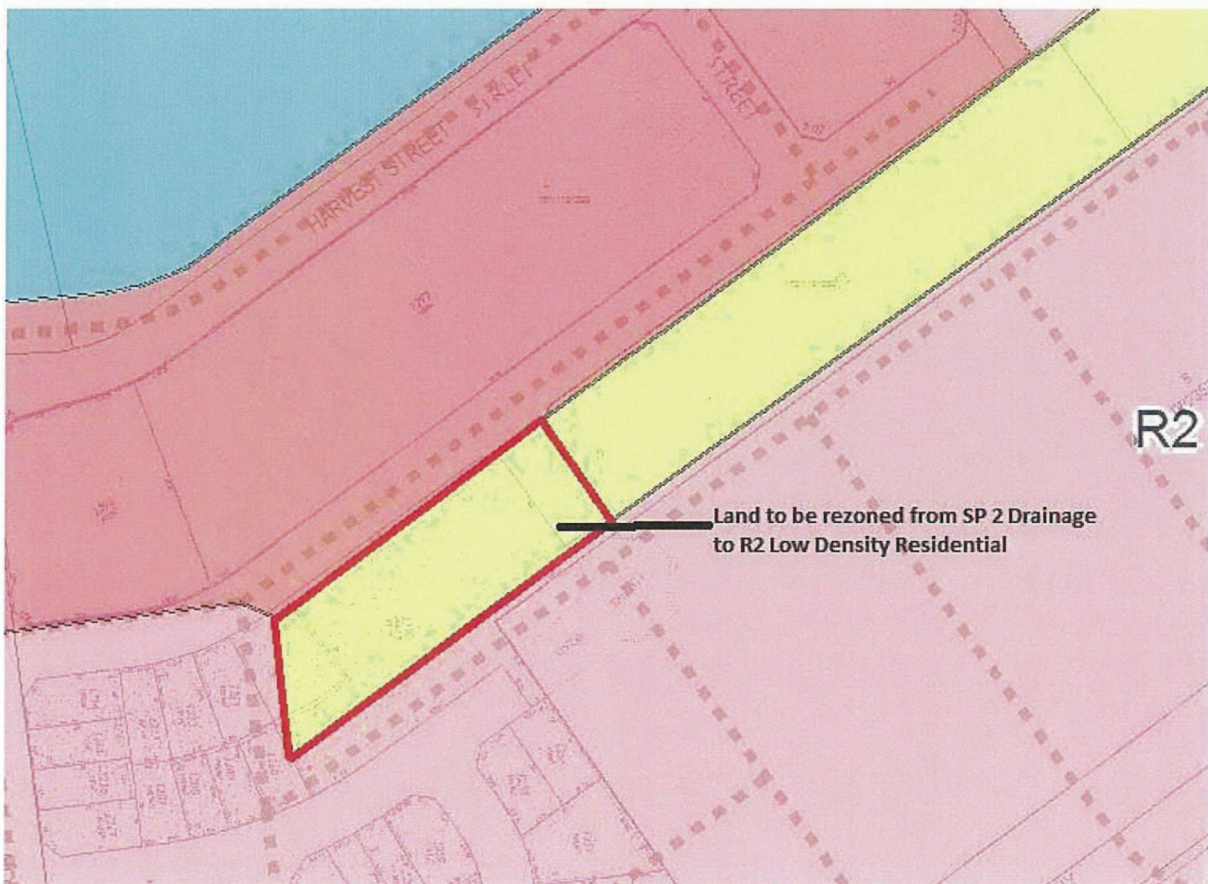


Figure 10: Site 4 Lot 113 DP 1190510 Richmond Road Marsden Park

Other Changes to SEPP Maps

The following changes are required to other SEPP Maps:

- Alter the LRA to match extent of SP2 Drainage land.
- Adjust HOB and RDN as it applies to the R3 land.

Site 5 - Commercial Lot

Lot 6 DP 235714 Richmond Road and Lots 3 and 4 DP 1191653, 1178 and 1190 Richmond Road Marsden Park

This lot has a small area of R3 Medium Density Residential along the south-western corner and in the north-eastern corner of the lot. This amendment will rezone this area (approximately 1361 m²) of R3 Medium Density Residential to B2 Local Business. Refer to Figure 11 for the Existing zone with new property boundaries for Site 5.

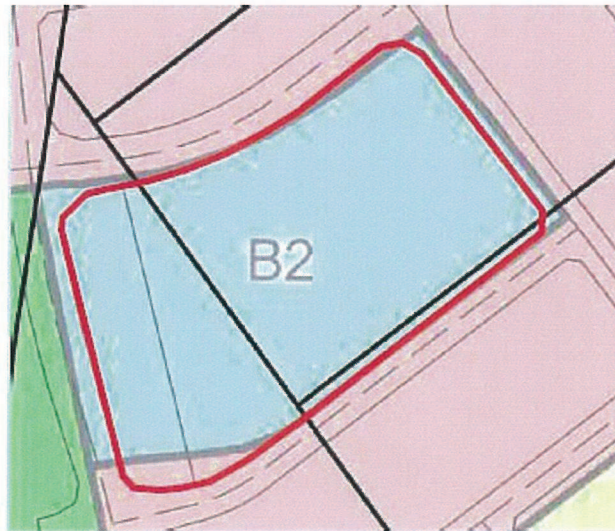


Figure 11: Site 5 Lot 6 DP 235714 Richmond Road Marsden Park and Lots 3 and 4 DP 1191653, 1178 and 1190 Richmond Road Marsden Park

Other Changes to SEPP Maps

The following changes are required to other SEPP Maps:

- Remove RDN controls as it applies to the R3 land accordingly.
- Apply the FSR 0:4:1 over the B2 zoned area to ensure it is consistent with the current property boundary.
- HOB remains the same as the same height controls applies to B2 as it does to R3.

Site 6 - Drainage Amendment 2

Lots 3 and 4 DP 1191653, 1178 and 1190 Richmond Road Marsden Park

This drainage lot includes a narrow strip of R3 Medium Density Residential and R2 Low Density Residential zoned land along the western boundary of the site. The purpose of this amendment is to rezone the lot wholly SP2 - Infrastructure (Local Drainage) as shown in Figure 12. This will result in the alignment of the land use zone and the drainage allotment approved under DA-13-2051. There is a small sliver of land on the north eastern boundary which will be rezoned from SP2 Drainage to R2 Low Density Residential. The next increase in SP2 Drainage is minimal.

The nominated lot area for Basin 5 and Channel 6 is consistent with the executed VPA between Council and Stocklands.

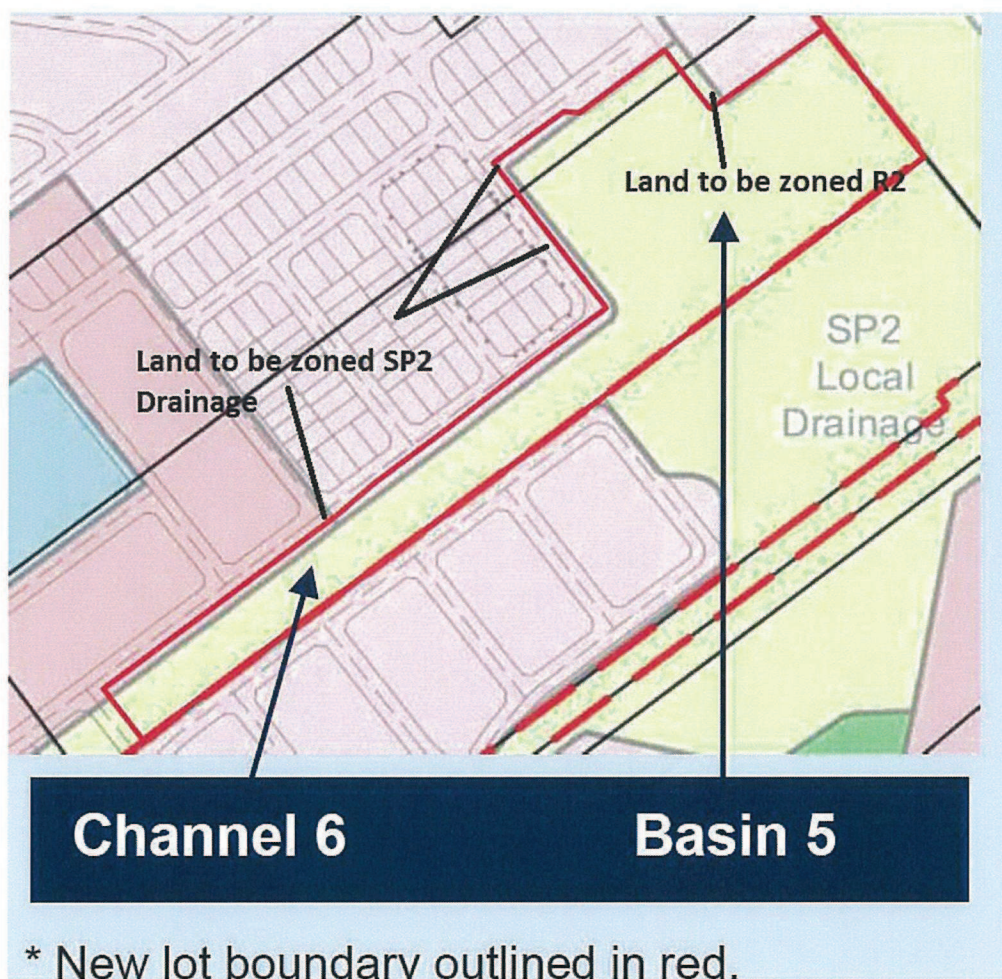


Figure 12: Lots 3 and 4 DP 1191653, 1178 and 1190 Richmond Road Marsden Park

Other Changes to SEPP Maps

The following changes are required to other SEPP Maps:

- The LRA will be extended along the north western part of the lot and reduced on the eastern part of the lot in accordance with the new lot boundaries.
- The HOB map and RDN map should be modified to reflect the change to the LZN Map. This would require removal of the density and height controls from the land to be zoned SP2

THE PLANNING PROPOSAL

PART 1 – Objectives and Intended Outcomes

Objectives

The objective of this Planning Proposal is to correct zoning anomalies on the subject site. The anomalies have occurred as a result of development that has been previously approved using the provisions of clause 5.2 of Appendix 12 of the Growth Centres SEPP (the 'development near zone boundaries' clause).

It is proposed to modify the boundaries of zones in the NWGC Land Zoning Map in the Growth Centres SEPP so that they align with the approved and future property boundaries. The changes to the Land Zoning Map also will require updates to other Growth Centres SEPP maps. The intended outcomes of the Planning Proposal will ensure consistency between property boundaries and applicable zoning and planning controls under the Growth Centres SEPP.

PART 2 – Explanation of Provisions

The explanation of provisions provides a detailed statement of how the objective or intended outcomes are to be achieved through amending the Growth Centres SEPP.

The only changes required are to various SEPP maps. These include:

- i. Draft Land Zoning Map – identifies proposed land uses zones.
- ii. Draft Height of Buildings Map – identifies proposed maximum building height limits.
- iii. Draft Land Reservation Acquisition Map – identifies land proposed for acquisition by a public authority.
- iv. Draft Residential Density Map – identifies proposed minimum residential density controls.

PART 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the result of any strategic study or report. The amendment to the SEPP is required as a result of adjustments to the size and configuration of lots intended to be used for a specific purpose. The lots were approved by using the 'development near zone boundaries' clause 5.3 of Appendix 12 in the Growth Centres SEPP. This provision facilitates a more logical and appropriate development of the site where the development would be compatible with the planning objectives and land uses for the adjoining zone. The use of this clause is limited to specified distances as outlined within clause 5.3.

The development of the subject site is generally in accordance with the gazetted Land Zoning Map. However, following the detailed design of the Precinct, it resulted in some irregularities between the land use zoning and future property boundaries. While these irregularities are approved under clause 5.3, this Planning Proposal is to resolve these anomalies and inconsistencies in zoning and other related SEPP Map controls.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives. Amendments to the SEPP Maps can only be achieved via the LEP Planning Proposal process.

Section B – Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The Planning Proposal is consistent with the aims and actions contained within the A Plan for Growing Sydney. This is discussed below.

A Plan for Growing Sydney 2014

A Plan for Growing Sydney 2014 identifies Growth Centres in the North West and South West of Sydney as sites for future housing and employment. A Structure Plan shows future planning and development in the NWGC. The Planning Proposal is consistent with the Structure Plan in respect of land in the Marsden Park Precinct.

- Direction 2.4 – Deliver timely and well planned greenfield precincts and housing

Action 2.4.1 Deliver greenfield housing supply in the north west and south west growth centres is a key action this Planning Proposal. It states the Government will continue rezoning land in the North West and South West Growth Centres to maintain a steady supply of greenfield sites for development.

West Central Subregion

The Marsden Park Precinct is located in the West Central Subregion under the A Plan for Growing Sydney. The Subregion consists of six local government areas: The Hills, Blacktown, Parramatta, Holroyd, Auburn and Bankstown. The NWGC is the focus for new land releases over the next 25 years. Rezoning of the Townson Road Precinct is consistent with the following Priorities:

- Accelerate housing supply, choice and affordability and build great places to live

It is a goal to plan for continued delivery of housing in the NWGC with planning focused on infrastructure delivery when needed, housing choice, affordability and sustainability.

The Planning Proposal will provide a variety of housing in the NWGC with supporting infrastructure.

4. Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

The Planning Proposal is consistent with Council's Community Strategic Plan as discussed below.

Blacktown Community Strategic Plan

The Planning Proposal is consistent with the *Blacktown City 2025 Community Strategic Plan*. The Proposal meets the following key strategies:

- i. Strategy 1: A Creative, Friendly and Inclusive City by providing additional public open space for use by future residents and surrounding localities and ensuring adequate pedestrian and cycle links to access public open space.
- ii. Strategy 5: Urban Living and Infrastructure by providing land available for housing lots to assist in meeting the increasing housing demands.
- iii. Strategy 6: Clean Green Spaces and Places by providing public open space.

5. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

A review of State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised below. This Planning Proposal does not propose provisions that will contradict or hinder the application of these SEPPs.

CONSISTENCY WITH RELEVANT EPIs

	SEPP 55 Remediation of Land	SEPP (Sydney Region Growth Centres) 2006
Site 1 – Small Park zoned RE1 Lot 113 DP 1190510 Richmond Road Marsden Park	The matter was addressed during the rezoning of the Marsden Park Precinct and the DA stage for the site.	Complies Refer to Section B on pp 14
Site 2 – Medium Density Lot Lot 113 DP 1190510 Richmond Road Marsden Park	The matter was addressed during the rezoning of the Marsden Park Precinct and the DA stage for the site.	Complies Refer to Section B on pp 14
Site 3 – Playing Fields Lot 113 DP 1190510 and Lot 6 DP 235714 Richmond Road Marsden Park	The matter was addressed during the rezoning of the Marsden Park Precinct and the DA stage for the site.	Complies Refer to Section B on pp 14
Site 4 – Drainage Amendment 1 Lot 6 DP 235714 Richmond Road Marsden Park and Lot 4 DP 1191653, 1178 Richmond Road Marsden Park	The matter was addressed during the rezoning of the Marsden Park Precinct and the DA stage for the site.	Complies Refer to Section B on pp 14
Site 5 – Commercial Lot Lot 6 DP 235714 Richmond Road and Lots 3 and 4 DP 1191653, 1178 and 1190 Richmond Road Marsden Park	The matter was addressed during the rezoning of the Marsden Park Precinct and the DA stage for the site.	Complies Refer to Section B on pp 14
Site 6 – Drainage Amendment 2 Lots 3 and 4 DP 1191653, 1178 and 1190 Richmond Road Marsden Park	The matter was addressed during the rezoning of the Marsden Park Precinct and the DA stage for the site.	Complies Refer to Section B on pp 14

6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 117 Ministerial Directions (under Section 117(2) of the *Environmental Planning and Assessment Act 1979*) provide local planning directions and are to be considered when rezoning land. The proposed amendment is consistent with most of the Section 117 Directions issued by the Minister for Planning and Infrastructure. The planning proposal is inconsistent with some of the directions but only to a minor degree.

The following table outlines the consistency of the Planning Proposal to relevant Section 117 directions:

Section 117 Direction	Consistency of Planning Proposal					
	Site 1– Small Park zoned RE1	Site 2– Medium Density Lot	Site 3 – Playing Fields	Site 4– Drainage Amendment 1	Site 5 - Commercial Lot	Site 6 - Drainage Amendment 2
1. Employment and Resources						
1.1 Business and Industrial Zones	No change to business or industrial zones.	Business and industrial zones are not affected.	Business and industrial zones are not affected.	No change to business or industrial zones	There is an increase in land zoned for commercial purposes. Complies	No change to business or industrial zones
1.2 Rural Zones	The Planning Proposal does not rezone any rural land. Complies					
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable					
1.4 Oyster Aquaculture	Not applicable					
1.5 Rural Lands	The Planning Proposal does not rezone any rural or environmental protection zone. Complies					
2. Environment and Heritage						
2.1 Environment Protection Zones	The Planning Proposal does not rezone any environmental protection zones.					
2.2 Coastal Protection	Not applicable					
2.3 Heritage Conservation	There are no European heritage items affected by the Planning Proposal.					
2.4 Recreation Vehicle Areas	Not applicable					

3. Housing, Infrastructure and Urban Development	Site 1 Small Park zoned RE1	Site 2 Medium Density Lot	Site 3 Playing Fields	Site 4 Drainage Amendment 1	Site 5 Commercial Lot	Site 6 Drainage Amendment 2
3.1 Residential Zones	This amendment results in a minor reduction (652 m²) in land for residential development. As the reduction is minor, the inconsistency with the Direction is justified.	Under the proposed R3 zone under the Growth Centres SEPP, more forms of accommodation are permissible. The area is approximately 640 m².	This amendment results in a minor reduction (5000 m²) in land for residential development. As the reduction is minor, the inconsistency with the Direction is justified.	The land (approximately 4062 m²) proposed to be zoned R2 zone under the Growth Centres SEPP permits various forms of accommodation. This can meet the existing and future market demand.	This amendment results in a minor reduction (1531 m²) in land for residential development. As the reduction is minor, the inconsistency with the Direction is justified.	These amendments results in a minor reduction in land for residential development. As the reduction is minor, the inconsistency with the Direction is justified.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable					
3.3 Home Occupations	Not applicable					
3.4 Integrated Land Use and transport	This direction ensures that housing and jobs are easily accessible through a variety of means including walking, cycling and public transport, reliance on private vehicle use is minimised, and that development. Public transport is limited but this will improve once the area and adjacent precincts start to develop. Any inconsistency is only likely to be short term whilst the area changes from rural land uses to urban land uses.					
3.5 Development Near Licensed Aerodromes	Not applicable					
3.6 Shooting Ranges	Not applicable					
4. Hazard and Risk						
4.1 Acid Sulphate Soils	The site is not known to be affected by acid sulphate soils. The Acid Sulphate Soils Risk Map shows that the land does not have acid sulphate soils. The Planning Proposal is consistent with this Direction.					
4.2 Mine Subsidence and Unstable Land	The site is not known to be affected by unstable land.					
4.3 Flood Prone Land	No alteration in drainage land	No alteration in drainage land	No alteration in drainage land	Minor adjustment to drainage land to match DA approval	No alteration in drainage land	Minor adjustment to drainage land to match DA approval
4.4 Planning for Bushfire Protection	The land is has not been identified as bushfire prone under Council's Bushfire Prone Map.					

5. Regional Planning	
5.1 Implementation of Regional Strategies	The Planning Proposal complies with the aims and objectives of the Plan for Growing Sydney 2014 and West Central Subregion.
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008
5.7 Central Coast	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable

	Site 1 – Small Park zoned RE1	Site 2– Medium Density Lot	Site 3 – Playing Fields	Site 4 – Drainage Amendment 1	Site 5 – Commercial Lot	Site 6 – Drainage Amendment 2
6. Local Plan Making						
6.1 Approval and Referral Requirements	The Planning Proposal will not require provisions for concurrence from any public authority.					
6.2 Reserving Land for Public Purposes	The Planning Proposal creates land for public ownership through the creation of land for open space.	Not applicable	The Planning Proposal creates land for public ownership through the creation of land for open space and drainage purposes. The Planning Proposal is consistent with this direction.	The Planning Proposal creates land for public ownership through the creation of land for drainage purposes.	Not applicable	The Planning Proposal creates land for public ownership through the creation of land for drainage purposes.
6.3 Site Specific Provisions	Not applicable					
7. Metropolitan Planning						
7.1 A Plan for Growing Sydney	The Proposal complies with the aims, objectives and provisions of the <i>A Plan for Growing Sydney 2014</i> .					

Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that Critical Habitat or Threatened Species populations or ecological communities or their habitats, will be adversely affected as a result of the proposal?

It is not likely that any critical habitats, threatened species populations or ecological communities or their habitats will be adversely affected as a result of the proposal.

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

Likely environmental impacts were considered as part of the preparation of the Planning Proposal and the rezoning of the Marsden Park Precinct. The drainage designs were undertaken as part of the development assessment. It has resulted in a reduction in land required for drainage purposes. No adverse impacts are foreseen.

10. Has the Planning Proposal adequately addressed any social and economic effects?

No adverse social or economic effects foresee as a result of the proposed amendments. The changes are to address irregularities between the land use zoning, associated planning control and future property boundaries.

This will have a positive social and economic outcome as it will remove the potential confusion for future owners of the individual house lots that may be caused by the misalignment of zone and property boundaries.

Section D – State and Commonwealth Interests

11. Is there adequate public infrastructure for the Planning Proposal?

There is adequate public infrastructure. The provision of infrastructure was addressed in the rezoning of the Marsden Park Precinct. The Planning Proposal merely addresses mapping anomalies in the Growth Centres SEPP. One of the aims of the Planning Proposal is to implement drainage infrastructure strategies agreed to by the Council.

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

Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination.

Part 4 – Mapping

If the Department of Planning provides a supportive Gateway Determination, the Planning Proposal will be accompanied by the following relevant draft SEPP Maps:

- i. Draft Zoning Map
- ii. Draft Height of Buildings Map
- iii. Draft Land Reservation Acquisition Map
- iv. Draft Residential Density Map

Part 5 - Community Consultation

The Planning Proposal is considered to be 'low impact' for the following reasons:

- It is consistent with the pattern of surrounding land use zones and/or land uses
- It is consistent with the strategic planning framework
- It presents no issues with regard to infrastructure servicing
- It is not a principal LEP
- It does not reclassify public land.

Part 6 – Time Line

The following time line is proposed. It is based on Council's best estimation on how long this Planning Proposal will take to be finalised. It is also based on the premise that there will be no significant delays in state government consultation, the production of SEPP Maps and GIS data by Council, or that any objection received can be addressed without the need for independent peer review.

Milestone	Timeframe
Commencement date	10 February 2016
Anticipated time frame for the completion of required technical information	March / April 2016
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway Determination)	May 2016
Commencement of public exhibition	May 2016
Completion of public exhibition	June 2016
Time frame for consideration of a proposal post exhibition	September 2016
Date of submission to the Department to finalise the SEPP Amendment	October 2016
Anticipated date RPA will forward to the Department for notification	December 2016