

PLANNING PROPOSAL

REZONING

262 MARY'S BAY ROAD
EUROKA

MR A IRVING

December 2016



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This planning proposal and impacts assessment has been undertaken with skill, care and diligence by the staff of GEM Planning Project Pty Ltd. This assessment is based on information provided by the client, third party sources and investigations by GEM Planning Projects Pty Ltd. Independent verification of the documents relied upon has not been undertaken.

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Geraldine Haigh

GEM Planning Projects Pty Ltd

Date: ...21 Dec 2016..... Ref: 0038 IRV



1. INTRODUCTION

Proposal: Rezone land from RU1 Primary Production to R5 Large Lot Residential

Property Details:
262 Marys Bay Road,
Euroka
Lot 101 DP 778496
30.151 Ha

Applicant & Owner: Mr Alex Irving

2. SUBJECT SITE

The subject land is located at 262 Marys Bay Road, Euroka, approximately 4 km due west of the Kempsey CBD. The area is characterized by rural and rural residential holdings.

This planning proposal is generally consistent with the Kempsey Shire Rural Residential Land Release Strategy (dated December 2014) which identifies this portion of land for potential rural residential land supply.

The subject land has a total area of 30.15 ha with sealed road frontage to Marys Bay Road to the East. There is an existing weatherboard dwelling and ancillary farm structures, dams and former dairy building at the frontage with Mary's Bay Road. The land is used for cattle grazing and prior to that as a dairy farm.

The site has frontage to the Macleay River and rises to a low level ridge to levels above the 1 in 100 year flood level and the nominated Flood Planning Level. The land sits along an east west ridge with small gullies draining toward adjoining lands north and south. The western frontage with the Macleay River comprise steep slopes down to a band of retained vegetation along a poorly defined alluvial terrace.



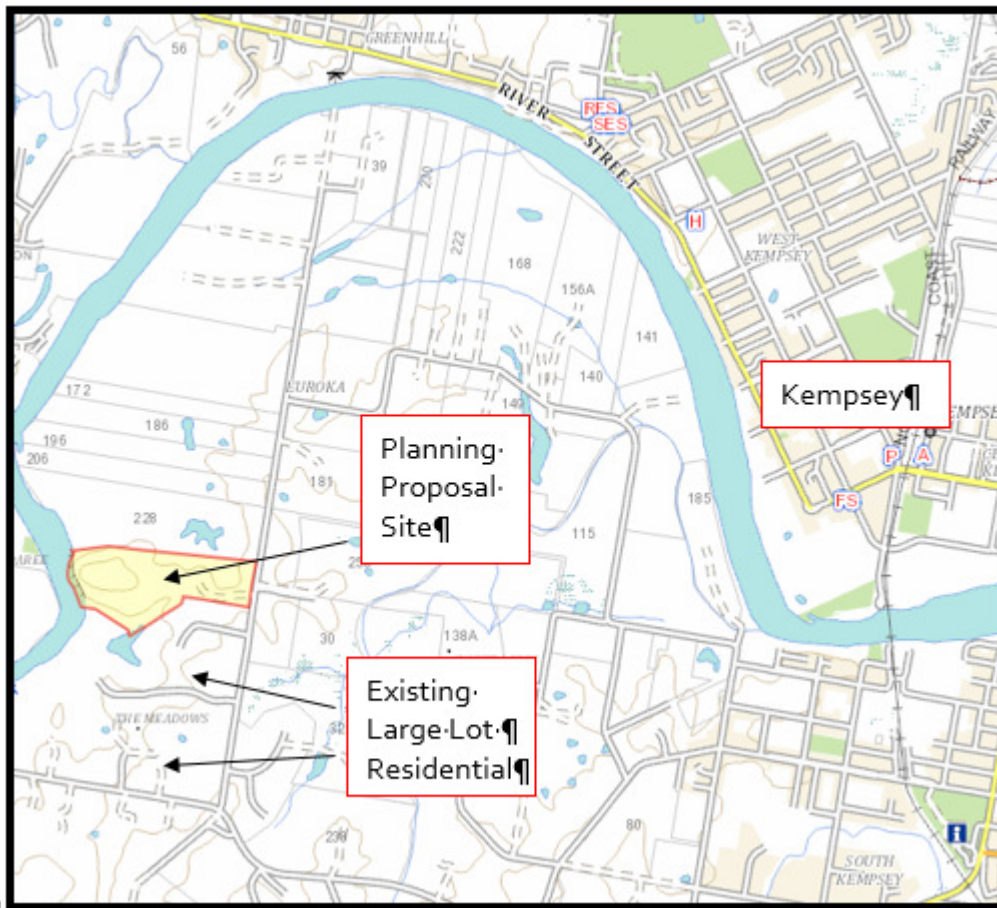


Figure 1 Site Plan



Figure 2 Aerial of Planning Proposal Site

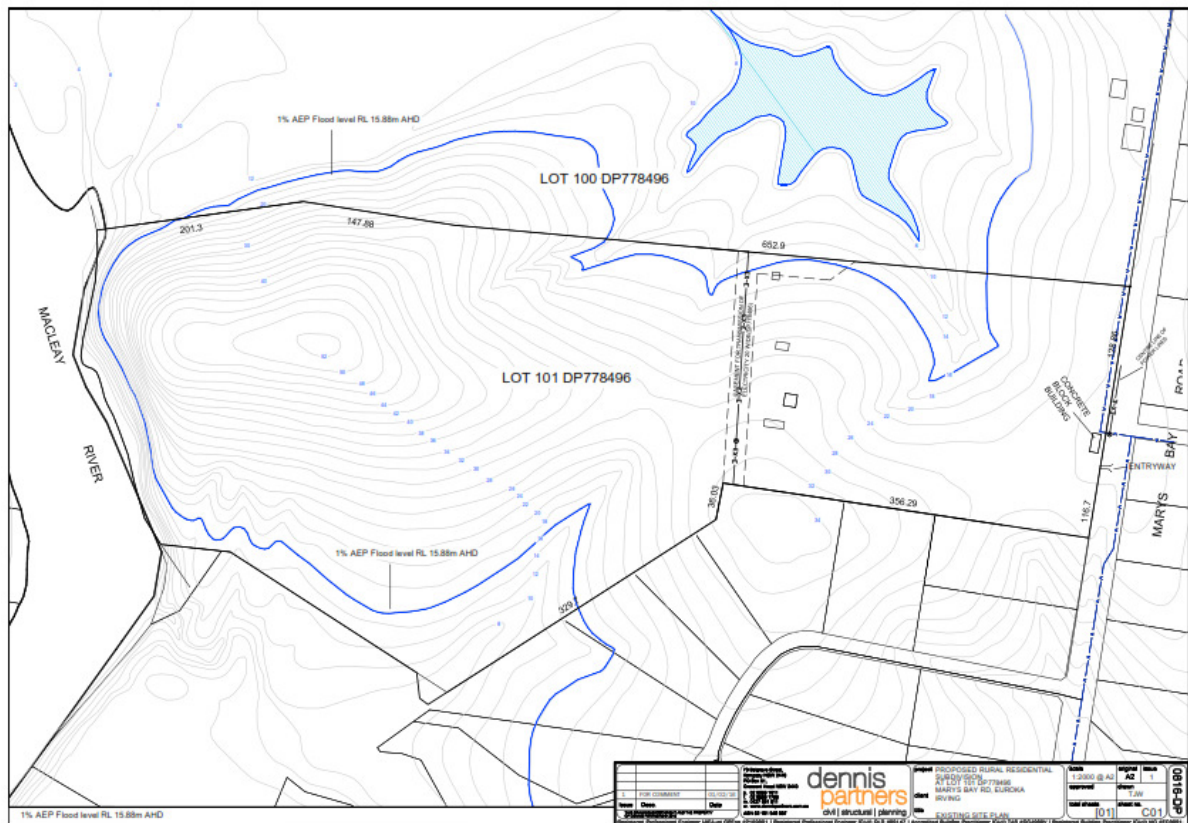


Figure 33 Survey detail of Planning Proposal Site

Pursuant to the provisions of Kempsey Local Environmental Plan 2013 the subject land is presently zoned RU1 Primary Production. A Planning Proposal is necessary to rezone the land to R5 Large Lot Residential in accordance with the adopted Rural Residential Land Release Strategy.

The rezoning would facilitate subdivision of the land, potentially into approximately 20 x 1 ha allotments each with flood free area for a residence. A concept plan demonstrating the intended outcome for the subject land is provided at **Appendix A**.

3. PLANNING PROPOSAL

3.1 PART 1: Objectives or Intended Outcomes

To rezone land at Marys Bay Road, Euroka for Rural Residential purposes.

The intended outcome is large lot residential subdivision utilising the flood free areas of the land for dwelling sites, retention of scattered trees and ensuring appropriate bushfire hazard management and water quality controls are achievable on steeper sections of the site.

3.2 PART 2: Explanation of Provisions

The desired future use of the site would be best served by the application of the R5 Large Lot Residential zone to Lot 101 DP 778496, being No. 262 Marys Bay Road, Euroka.

An amendment to the Kempsey Local Environmental Plan 2013 is required to achieve the Large Lot Residential zoning over the identified portion of land.

The R5 Large Lot Residential zone is expressed in the Kempsey Local Environmental Plan 2013 as follows:

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations.

3 Permitted with consent

Dual occupancies (attached); Dwelling houses; Extensive agriculture; Farm stay accommodation; Group homes; Home industries; Horticulture; Neighbourhood shops; Roads; Roadside stalls; Viticulture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Car parks; Caravan parks; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail



outlets; Industrial training facilities; Industries; Information and education facilities; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies

The proposed zone provisions would enable the owners of the land to proceed with their vision for the land, subject to Kempsey Council's consideration of a suitable development application for subdivision.

The identified zoning for the Planning Proposal site as R5 is consistent with the zoning of land immediately to the south and east along Euroka Road towards Dondingalong Road. The LEP maps relating to the land south & east of this site indicates a minimum lot size of 1ha and the same control is to proposed to be applied to the subject site by way of an amendment to the Lot Size Map – Sheets 11 & 11A.

3.3 PART 3: Justification

The Planning Proposal seeks to rezone land at Euroka to allow large lot residential development, consistent with the character of the area immediately South of the site.

Small portions of the site are subject to flooding as illustrated by the Survey Plan in Figure 3 above. The eastern edge of the land is mapped under the Regional Farmland Mapping and this is addressed in detail elsewhere in the Planning Proposal.

Identified ecological constraints are manageable and the land is already serviced by reticulated water supply, sealed public road frontage, electricity and telecommunication services. The proposal will provide additional housing stock for the area. The land proposed for future dwelling sites is above the flood level and each lot has suitable area for building envelopes having regard to bushfire asset protection zones, protection of identified koala food trees and on site waste water disposal.

Section A: Need for the Planning Proposal

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

Yes - The Planning Proposal is generally consistent with the Kempsey Local Growth Management Strategy (LGMS) Rural Residential Component and the North Coast Regional Plan 2036.

The strategic study "Shire of Kempsey Background report for Rural Residential Land Use Strategy directly informed the adopted LGMS.



Section B: Relationship to Strategic Planning Framework

3.3.2 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

a. Does the proposal have strategic merit and

- *Is consistent with a relevant local strategy endorsed by the Director –General or*
- *Is consistent with the relevant regional strategy or Metropolitan Plan or*
- *Can it otherwise demonstrate strategic merit, giving consideration to the relevant section 117 Directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc.).*

(i) Local Strategy

Rezoning of Lot 101 DP 778496, being No. 262 Marys Bay Road, Euroka is generally consistent with the Kempsey Shire Rural Residential Land Release Strategy (Rural Res Strategy) and includes a small expansion of the area proposed for zoning as explained above. The merits of S117 Directions are addressed in the planning proposal.

The purpose of the Kempsey Local Growth Management Strategy (LGMS) is to meet Council's obligations to manage population and housing growth, consistent with relevant regional policies.

Kempsey Shire Rural Residential Land Release Strategy dated December 2014 identified the majority of this site for rural residential use and within Stage 1 implementation phase Kempsey Local Growth Management Strategy – Rural Residential Component.

With respect to Euroka, the strategy identified the subject area as having good accessibility, strong market demand, moderate infrastructure availability. The constraints of the area were also identified as bushfire, koala habitat and flooding (in some locations). These constraints have been reviewed in detail by experts and addressed within this planning proposal.

Map 13 within the Strategy identifies the subject site and is the only one identified under the Euroka Release area and would yield approximately 23 x 1ha lots.



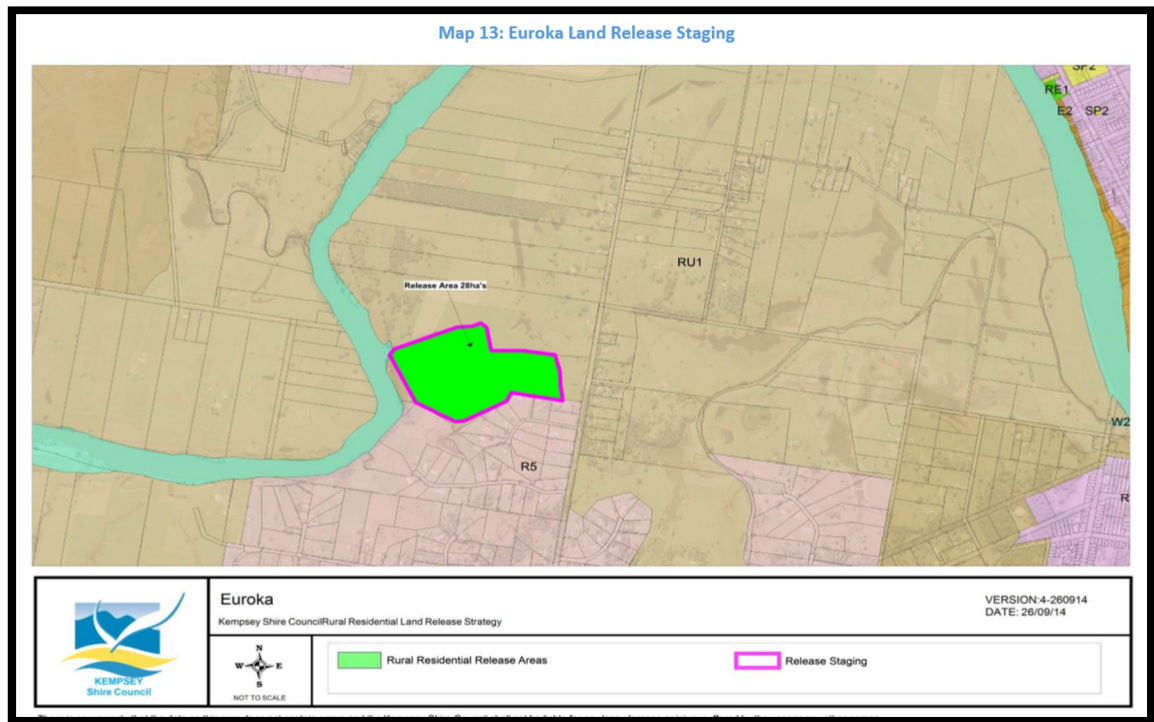


Figure 3: Extract Kempsey LGMS Map 15

3.3.3 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Planning Proposal is generally consistent with the area identified in Figure 13 of the Kempsey Local Growth Management Strategy with exception of a small area fronting Marys Bay road currently mapped under the Regionally Significant Farmland mapping and by default excluded from the land release strategy mapping. Since publishing the Local Growth Management Strategy, the North Coast Regional Plan 2036 has been released and includes specific Interim Variation Criteria to address this type of situation.

Issues relevant to the preparation of this Planning Proposals include:

- Access
- Bushfire
- Class 5 Acid Sulphate Soils
- Cultural Heritage
- Unknown Koala Habitat
- Flood Prone Land
- On Site Waste Water Management
- Stormwater Management
- Potential for conflict with adjoining agricultural uses

A concept layout for the site addressing the constraints identified above and demonstrating an acceptable outcome is provided at **Appendix A**.

Copies of the site-specific assessment reports relating to Bushfire, Acid Sulphate Soils testing, Koala Habitat and On Site Waste Water management are provided at **Appendix B**.

Access

The number of access points onto Mary's Bay Road is limited to one only as indicated on the concept subdivision plan at **Appendix A**. The existing Mary's Bay Road frontage comprises a 20m wide road reserve and 6m wide bitumen sealed pavement with road side swale drainage. Given the low traffic volumes in the locality it is not anticipated that a turning lane would be required at the proposed entrance to the subdivision. However, should the detail at development application stage demonstrate otherwise, there is ample room within the existing 20m road reserve width and suitable road side grades to achieve a short turning lane(s).

The internal access road crosses the upper extent of a gully proximate to concepts Lots 1, 20 & 21. Preliminary engineering investigations indicate minor earthworks and culvert placement under this section of road is feasible and would achieve flood free access for the proposed subdivision. Details to be provided with a future development application for the land.

Bushfire

The bushfire hazard assessment guided the position of the possible dwelling envelopes such that they have been positioned a minimum 12m from the side boundaries and a minimum 37m from the hazard at the west. These distances will ensure all dwellings can be built to the requirements of BAL 29.

Cultural Heritage

An AHIMS search for the locality reveals a recorded site to the north of the site. A copy of the search result is provided at **Appendix B**. It is anticipated that consultation with the Local Aboriginal Communities associated with the locality would be required as part of the Gateway process.

Unknown Koala Habitat

Ecological field survey (SAT assessment, nighttime spotlight searches visual and tree scat & scratch inspections) and Koala Habitat assessment has been undertaken by Mr Terrence Evans. The report provides an assessment of preferred koala habitat in accordance with SEPP 44 and the Kempsey Comprehensive Koala Plan of Management Vol.1, identifying the allotment as containing a patchwork of preferred koala habitat it is poorly served by recognisable koala habitat corridors.

The report states that *"The viability of the preferred koala habitat on Lot 101 to support a viable koala population is thus likely to be compromised due to its small size, highly disturbed nature and its isolation."*

Thorough searching of over 70 trees in accordance with the SAT methodology (Phillips & Callaghan 1995) failed to find any evidence of Koala scats or Koala usage of the site.



In accordance with T J Evan's recommendations the proposed internal road has been located to avoid as many trees as possible. The subdivision concept plan at **Appendix A** demonstrates all koala food trees can be avoided subject to careful design details.

Possible building sites, marked as (B.E) on the subdivision layout demonstrate that a reasonable building envelope (20m x 30m) is achievable on each lot as well as examples of suitable on site waste water disposal areas incorporating a 100% reserve area.

In addition, mechanisms such as a S88B restriction on the title can be applied as part of any development approval for subdivision of the land to ensure the long term protection of identified Koala Food Trees within each allotment.

Flood prone land on fringes

The topography of the land is such that there are four (4) gullies draining the ridge to the low lying grazing lands to the north and the existing dam to the south. Sections of these gullies and the lowest edges of the site are identified as being within the 1% AEP level RL 15.88m AHD. As demonstrated on the subdivision concept each 1 ha lot has ample area of flood free land served by the internal road. The road level at the vicinity of proposed Lots 1, 21 & 20 would be required to be designed above the flood planning level required by Council together with associated road drainage.

That part of the land affected by the 1% flood is not subject to floodway flows, rather the land is impacted as flood fringe adjacent flood storage areas provided by low land grazing creek flats adjacent the property.

Onsite Waste Water Management

The Onsite Sewage Management Assessment by *Midcoast Building and Environmental* recommends options for wastewater treatment and disposal systems and in particular specifies disposal area requirements for land greater than 10% slope.

Stormwater

Each lot is 1 ha in area or greater and has sufficient dimensions to accommodate stormwater capture, re-use and release within the site boundaries. Road stormwater will be conveyed by way of grass dish drains/swales and detailed engineering design will determine where (if any) road drainage easements might be needed through the lots. Taking into account the large lot sizes proposed, further stormwater detail is not considered necessary for the planning proposal.

Potential for conflict with adjoining agricultural uses

DPI buffers

The department of Primary Industry Guidelines for buffers to agriculture recommend a 50m buffer from grazing lands to residences. The character of the site is such that flood fringe lands, steeper slopes and distance from the centre spine road all combine to create a minimum 50 m buffer and larger physical separation distance from building envelopes to adjacent farmland to the north. An assessment of potential conflicting land use (LUCRA) from the *Living & Working in Rural Areas Handbook* 2009 has been undertaken and is provided at **Appendix C**.



Farmland Mapping

In addition, a small section of the land directly fronting Marys Bay Road, is mapped as Regionally Significant Farmland. The character of the mapped land and the context of the planning proposal has been considered against the original Soil Landscapes Decision making Criteria for Regionally Significant Farmland from the *Mid North Coast Farmland Mapping Project 2008* supported by Agricultural Viability Assessment including detailed soils assessment.

Important Farmland Interim Variation Criteria

The recently commenced North Coast Regional Plan 2036 has identified that some land currently mapped as State and Regionally Significant Farmland may be suitable for uses other than farmland and sets out interim variation criteria that can be used to assess the suitability of land for continued rural land use or for conversion to other uses.

Completion of these assessments demonstrates that inclusion of less than 2.5ha of land in the planning proposal would not impact agricultural productivity of the area. The isolated strip of mapped farmland surrounded by rural residential lifestyle lots on all but one side, if retained in the RU1 zone would be meaningless and result in an anomalous situation.

Appendix C provide an assessment of the Planning Proposal in relation to:

- Soil Landscapes Decision making Criteria for Regionally Significant Farmland, Mid North Coast Farmland Mapping Project 2008
- Assessment of Potential Conflicting Land Use from the Living & Working in Rural Areas Handbook 2009, Department of Primary Industries, Northern Rivers CMA & Southern Cross University
- Interim Variation Criteria under the North Coast Regional Plan 2036, NSW Planning & Environment.

(ii) Regional Strategy

North Coast Regional Plan 2036

The Planning Proposal is consistent with the North Coast Regional Plan 2036 as it provides for new housing for the expanding population and proposes new rural-residential development within proximity of an existing settlement.

The identified area is consistent with Goal 4 of the Plan as it supports '*great housing choice and lifestyle options*' and is consistent with Direction 24 of the plan delivering *well planned rural residential housing*.

Consideration of the *Important Farmland Interim Variation Criteria* demonstrates that this proposal meets that criteria and is a perfect example of isolated pieces of mapped farmland not capable of supporting sustainable agricultural production.



3.3.4 Is the planning proposal the best means of achieving the objectives or intended outcomes?

Yes – there is no other mechanism available to achieve the objective of large lot residential development on the land. Council has not indicated a timeframe for a shire wide rezoning to reflect the recommendations of the Strategy and will in the interim consider site specific Planning Proposals consistent with the LGM Strategy.

(iii) 117 Directions

Of the current Section 117 Directions the following are directly relevant to the proposal and/or the subject land and require specific comment.

117 Direction No. 1.2 Rural Zones
117 Direction No. 1.5 Rural Lands
117 Direction No. 2.1 Environment Protection Zones
117 Directive No. 2.2 Coastal Protection
117 Direction No. 3.1 Residential Zones
117 Direction No. 3.4 Integrating Land Use and Transport
117 Direction No. 4.1 Acid Sulphate Soils
117 Direction No. 4.3 Flood Prone Lands
117 Direction No. 4.3 Planning for Bushfire Protection
117 Direction No. 5.1 Implementation of Regional Strategies
117 Direction No. 6.1 Approval and Referral Requirements
117 Direction No. 6.3 Site Specific Provisions

The table at **Appendix D** provides a summary of the relevant S117 directions and where relevant justifies any inconsistencies.

b. Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following:

- The natural environment (including known significant environmental values, resources or hazards) and
- The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and
- The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure.

Yes - The *natural environment* of the site is limited due to a long history of cattle grazing. The flood free area subject to this planning proposal contains a dwelling house, former dairy buildings and a range of aging farm sheds and structures.



The vegetation predominantly consists of derived grassland with clumps of mature trees and revegetating riverbank at the western edge. Adjacent holdings include existing dams which this property drains to.

A Koala Habitat Assessment has been undertaken including investigation of potential Koala habitat and statutory assessment of flora and fauna on the site. The report by Mr T J Evans dated 20 September 2015 is provided as part of the Planning Proposal documentation.

The Koala Habitat Assessment findings were that the allotment contains a relatively small area of primary preferred koala habitat (PPKH) consisting of heavily disturbed mature forest elements but also includes a small area of structurally intact 'regrowth' forest on slopes in the far south west corner of the allotment.

The area indicated a primary preferred koala habitat has been thoroughly searched for the presence of koalas using a number of standard survey techniques however, at the time of the survey there was no evidence found of the presence of koalas on the site. Considering the past history of the site and the degree of development around it, this is likely to be a permanent situation.

Infrastructure:

The site is already serviced by sealed public road, electricity & telecommunications. Tank supply for future dwellings is identified as the preferred option. Reticulated water supply mains are available at the Mary's Bay road frontage with the potential to serve some of the future allotments closer to the front, subject to suitable water pressures.

Flooding:

The majority of Planning Proposal area is flood free with some outer edges subject to fringe flooding. All future lots have flood free dwelling sites and surrounds.

Road network capacity

Examination of Marys Bay Road network reveals that the current standard of construction and road network capacity appears adequate for the likely additional traffic generation from a future likely 23 rural residential allotments. A single access point has been identified and shown on the concept plans at **Appendix B**.

The existing Mary's Bay Road frontage comprises a 20m wide road reserve and 6m wide bitumen sealed pavement with road side swale drainage. Given the low traffic volumes in the locality it is not anticipate that a turning lane would be required at the proposed entrance to the subdivision. However, should the detail at development application stage demonstrate otherwise, there is ample room within the existing 20m road reserve width and suitable road side grades to achieve a short turning lane.

On site waste water capacity

On site soil sampling and assessment has been undertaken to ensure that any resultant 1 ha allotments would have capacity to dispose of treated wastewater on site, subject to the specific recommendations of the report.



The assessment provides a range of treatment and disposal options that would work for the lots, including those with steeper sections of land.

3.3.5 Is the planning proposal consistent with council's local strategy or other local strategic plans?

Generally, as explained above.

3.3.6 Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes - The proposal is consistent with or justifiable as inconsistent with the relevant State Environmental Planning Policies. Refer to **Appendix E** for details.

Section C: Environmental, Social and Economic Impact

3.3.7 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 subject land has been used for cattle grazing and is mostly cleared, comprising heavily modified forest vegetation and 'rough pasture' grassy communities.

The Koala Habitat Assessment was undertaken by Mr T J Evans (dated September 2015) conclude :

"The study site and property overall has evidently been subject to a significant disturbance history, which has seen the majority of the site and property cleared at some time. The site and much of the study area has subsequently been regularly maintained via slashing, effectively preventing regeneration and reducing habitat support values. Despite this, a number of mostly wide ranging threatened fauna species were considered to potentially occur to various degrees on the property, and three Coastal Floodplain EECs are present.

Overall, due to the current and future management of the site and property; ecology of the subject species; habitat limitations of the site; lack of any substantial impact on the EECs; and that all the subject species would depend on habitat well beyond the site/study area (and property) for their viability: the proposal is not considered likely to result in impacts of sufficient order of magnitude to place a local viable population or EEC at risk of extinction."

The final concept layout provided at Appendix A demonstrates that full Koala Food tree retention is feasible as part of a subsequent development application.

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



Access, Transport & Traffic	Access & traffic can be satisfactorily addressed with any subsequent development proposal.
Public Domain	No public domain issues have been identified at this juncture. Protection of bank vegetation adjacent the Macleay River frontage has been identified in the Planning Proposal.
Utilities	The site has benefit of existing utilities and preliminary investigations indicate there is capacity to extend/increase relevant services. The proposal has been assessed on the basis of tank supply for each allotment. It is noted that the front of the site has access to existing reticulated water mains but may not have sufficient pressure to allow connection to future allotments.
Waste (Garbage Service)	The locality is within Council's waste removal service area and any resultant development would be incorporated into that service.
Heritage & Archaeology	AHIMS search indicates recorded sites some distance away to the north. Consultation with the Local Aboriginal Land Council is recommended.
Soils / Acid Sulphate Soils	The land subject to the planning proposal is mapped as Class 5 ASS. Site specific soils testing is provided at Appendix C.
Air & Microclimate	The change of zoning to allow large lot residential is unlikely to create air or microclimate impacts.
Flora & Fauna	No Koala Food Tree removal has been shown to be necessary for future subdivision and would achieve approximately 23 lots. S88 instrument protecting identified KFTs can also be applied at subdivision stage. Koala Habitat Assessment was undertaken Mr T J Evans (report dated September 2015).
Noise & Vibration	There will be an increase in population as a result of the change of zoning. However, the noise generated from construction and occupation of approximately 20 additional rural residential homes occupancies would be reasonable in the locality and consistent with adjoining land uses..
Natural Hazards Including:	
Bushfire	Bushfire hazard has been assessed and provision for building envelopes and APZ can be achieved.
Flooding	Flooding is a consideration for the fringes of the site. The flood level has been used to ensure each allotment is substantially flood free and contains an appropriate dwelling site. Flood free access can be achieved as part of detailed engineering design of the internal road.
Slip and Subsidence	No identified subsidence issues. Steep slopes have been identified on parts of the site and are addressed as part of the building envelopes assessment.

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



A positive economic benefit is anticipated both in the short term, during construction and longer term, with respect to the local economy and social vibrancy. The residents of the future lots and dwellings are likely to utilise the schools, shops and other services available in nearby Kempsey.

The social benefits providing additional local housing stock is considered positive both locally & regionally. The style of housing being large lot rural-residential properties satisfies the need for additional housing whilst limiting pressure of existing infrastructure such as mains sewage and reticulated water supply.

Section D: State and Commonwealth Interests

3.3.10 Is there adequate public infrastructure for the planning proposal?

Public infrastructure is in place as part of the existing rural lifestyle area.

3.3.11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

This section is completed following consultation with the State and Commonwealth authorities should the Director General determine to proceed with the Planning Proposal and identifies which authorities are to be consulted with.



3.4 Part 4: Mapping

3.4.1 The land subject to the planning proposal



Figure 6 Lot 101 DP 778456 No 262 Marys Bay Rd Euroka

3.4.2 Current land use zone

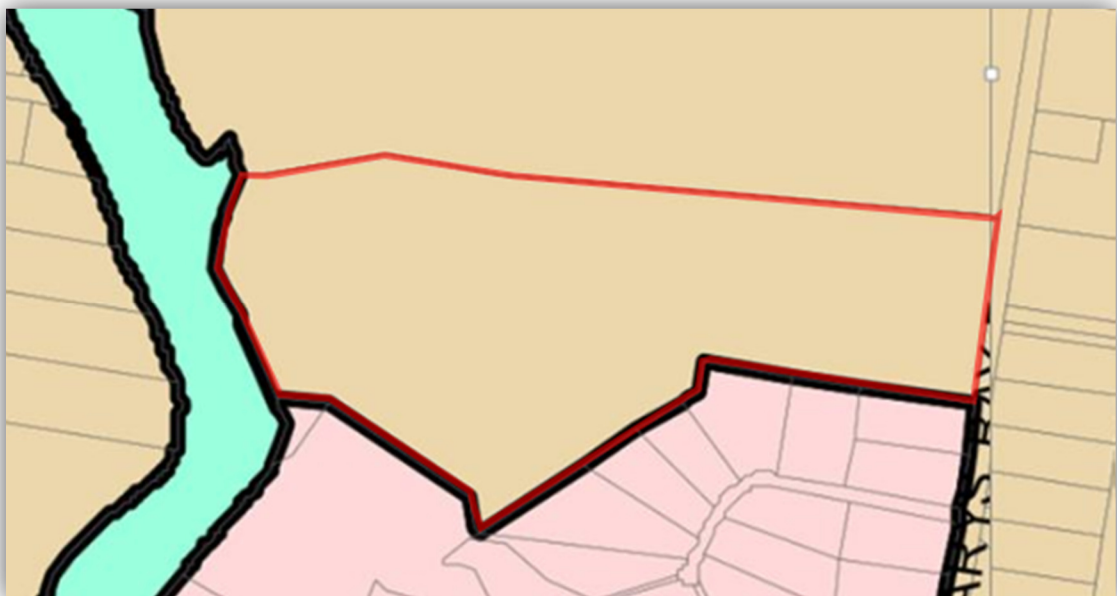


Figure 7 RU1 Primary Production

3.4.3 Current development standards

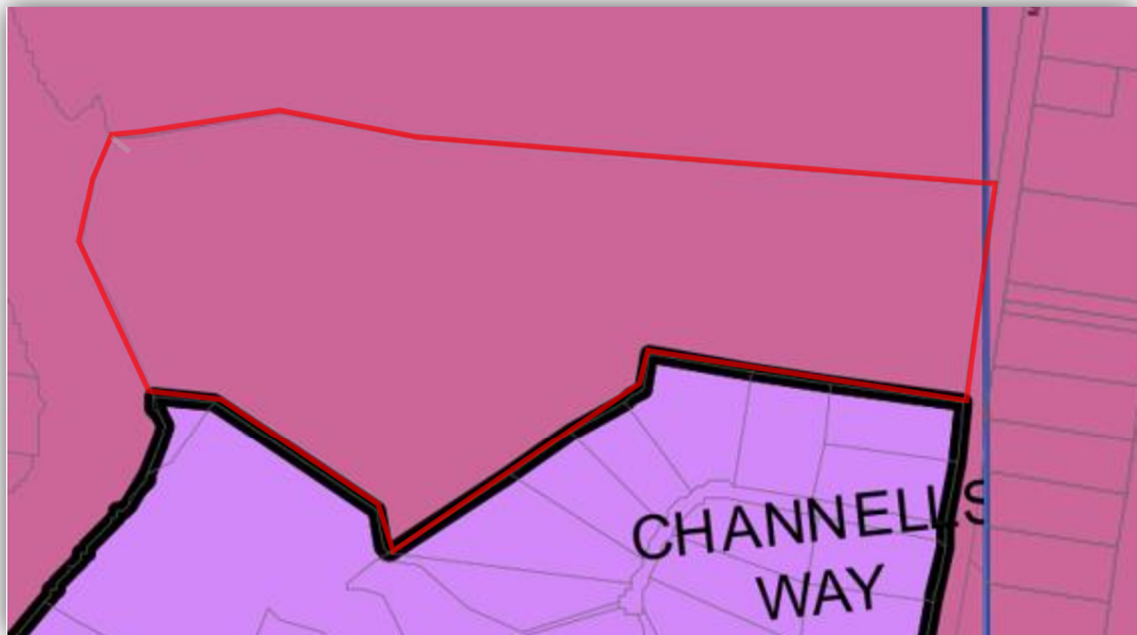


Figure 8 40ha minimum lot size for subdivision and dwellings

3.4.4 Suggested alternative zone(s)

The planning proposal is to apply the R5 Large Lot Residential to the whole of the site. Justification of this is provided in the sections above and supported by the material in the Appendices.

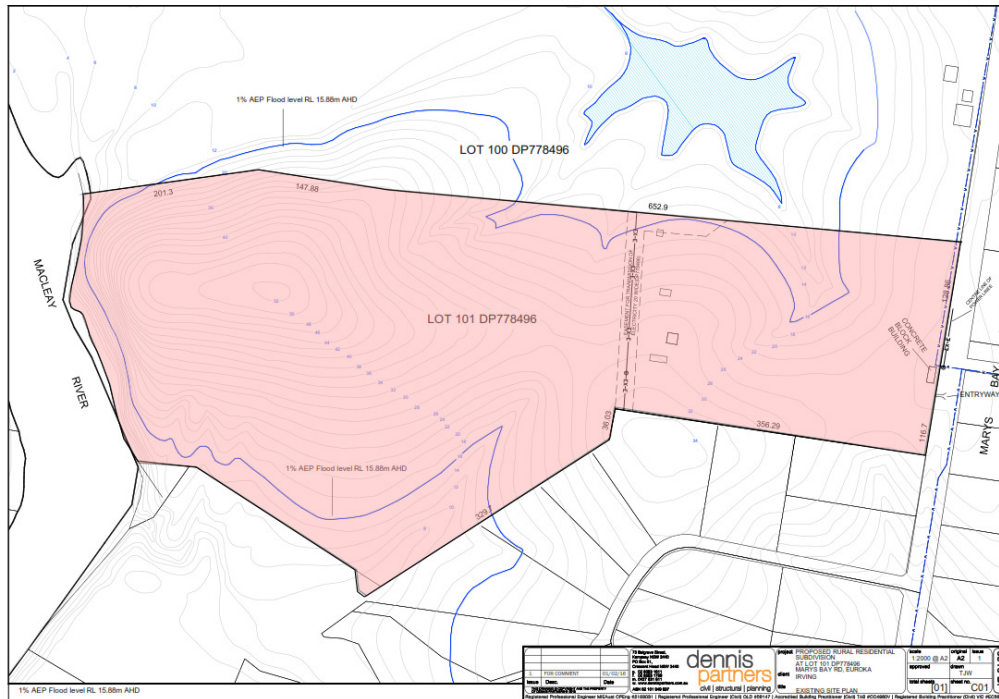


Figure 9 Suggested Alternative Zone

3.4.5 Suggested alternative minimum lot size – Y1 1ha

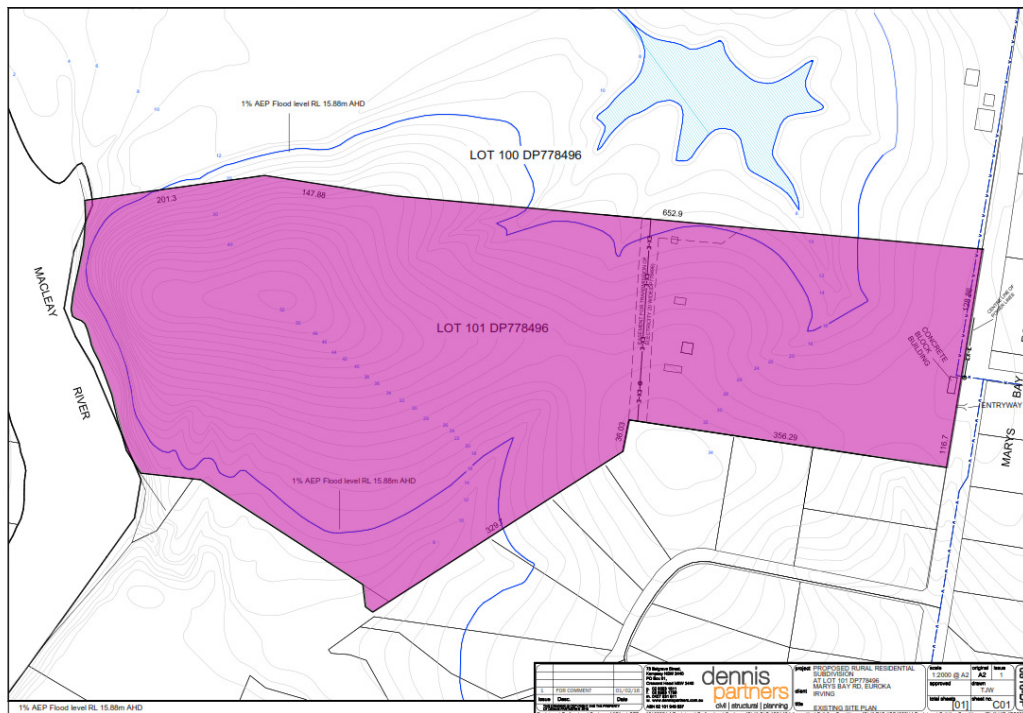


Figure 10 Suggested Alternative Minimum Lot Size – Y1 1ha



3.5 PART 5: Community Consultation

Community Consultation will be undertaken in accordance with any conditions specified in the Gateway Determination and Kempsey Shire Council's Rezoning Policy & Procedure 1.1.9, Section 3 Public Notification and Consultation.

3.6 Part 6: Project Timeline

The project is to be completed in accordance with the preliminary timeline below:

LEP Amendment Steps	Estimated Timing	Project
Submit Planning Proposal to DP& E		
Receive Gateway Determination		
Preparation of additional studies/planning proposal inclusions *		
Authority consultation pre exhibition		
Preparation of materials for public exhibition & authority consultation		
Review and consideration of submissions		
Council report preparation		
Public submission report and draft LEP amendment to Council for adoption		
Submission to the department to finalise the LEP		

* If required ^ If delegated

Yours faithfully



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