

**Amendment to Hawkesbury LEP 2012 - Minimum Lot Size Map to enable subdivision at
1059A Grose Vale Rd, Kurrajong**

Proposal Title :	Amendment to Hawkesbury LEP 2012 - Minimum Lot Size Map to enable subdivision at 1059A Grose Vale Rd, Kurrajong		
Proposal Summary :	To amend Hawkesbury LEP 2012 to reduce the minimum lot size from 4ha to a minimum 4000sqm lot size at 1059A Grose Vale Rd, Kurrajong through amendment of the applicable Lot Size Map or through use of Schedule 1 Additional Permitted Uses.		
PP Number :	PP_2016_HAWKE_001_00	Dop File No :	14/20307

Proposal Details

Date Planning Proposal Received :	01-Apr-2016	LGA covered :	Hawkesbury
Region :	Metro(Parra)	RPA :	Hawkesbury City Council
State Electorate :	LONDONDERRY	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	1059A Grose Vale Rd		
Suburb :	Kurrajong	City :	NSW
		Postcode :	2758
Land Parcel :	Lot 2 DP 270237		

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes

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MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	0	No. of Dwellings (where relevant) :	6
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department's Lobbyist Contact Register has been checked on 11 April 2016 and there are no records of contact with lobbyists in relation to this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Metropolitan Region (Parramatta) has not met with any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal.**

POLITICAL DONATIONS DISCLOSURE STATEMENT

Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.

"The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

- A formal request to the Minister, a council or the Secretary to initiate the making of an environmental planning instrument..."

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Secretary is required to disclose all reportable political donations (if any).

The Department has not received any disclosure statements for this Planning Proposal.

Supporting notes

Internal Supporting Notes :

SITE LOCATION AND DESCRIPTION

The 4ha subject site is located on the edge of Kurrajong village, with part of the eastern boundary running along Grose Vale Rd. The remaining boundaries are bordered by rural land and residential development.

The site comprises a single lot as part of a seven lot community title subdivision. The six remaining community title lots border Grose Vale Rd on the south-eastern part of the site. The six lots are sized between 700-800sqm each and are developed for single dwellings.

The site has a number of environmental constraints, including a riparian area along the western boundary, slope areas and patches of significant vegetation. A large portion of the site has a slope between 10-15% with some slope greater than 15%. The Hawkesbury Residential Land Strategy recommends against urban development on slopes greater than

15% (Fig. 11 - planning proposal).

LAND USE

The subject site is zoned RU4 Primary Production Small Lots with a minimum lot size of 4ha and is bordered by R2 Low Density Residential to the north and east and RU4 land to the south and west. The site contains no dwellings and has been used for light grazing for a number of years. A small dam is located on the north-eastern section of the site. Due to the proximity of the site to Kurrajong village and residential land it is considered unsuitable for sustainable primary industry.

PRE-GATEWAY

Hawkesbury Council refused the planning proposal on 29 April 2014. The planning proposal was originally submitted as a Pre-Gateway application on 18 June 2014. The Department forwarded the proposal to Council for comments. Council's comments supporting their refusal of the proposal were received on 7 October 2014, as follows:

1. the number of local residents objecting to the development of the land;
2. concern that development of the site may set a precedent for development of other Community Title allotments;
3. matters that would normally be addressed at the development application stage, such as proximity of the access road to adjoining residences; and
4. uncertainty among the Councillors in the interpretation of the Hawkesbury Residential Land Strategy.

Prior to Council's refusal, the Council planners' report recommended that the proposal be forwarded to the Department for a Gateway determination and considered that the proposal was consistent with the Hawkesbury Residential Land Strategy and the broader strategic planning framework (though it should be noted that the Council report recommended that subdivision of the site be limited to six lots).

On 29 May 2015 the Joint Regional Planning Panel - Sydney West unanimously endorsed amending the lot size map to permit a minimum 4000sqm lot size on the site and noted that the proposal is consistent with Council's Residential Land Strategy, generally consistent with the (then) Metropolitan Strategy and its applicable S117 directions, is proximal to Kurrajong village and has the majority of residential services available (other than sewerage) (Tab K).

The Panel also noted that the site is constrained by steep slopes and ecologically significant vegetation, and as a result these constraints need to be carefully evaluated and assessed in order to determine an appropriate restriction in lot yield.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The objective of the proposal is to allow the land to be subdivided into residential lots of 4,000sqm to support rural residential housing. The intended outcome is to facilitate a development application to subdivide the land into 9 lots.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The proposed outcome is intended to be achieved by amending Hawkesbury Local Environmental Plan 2012 Lot Size Map Sheet LSZ_008A to fix the minimum lot size for the land at 4,000sqm.

The planning proposal contains two options for the minimum lot size map, as shown on pages 15-16, being either:

1. A minimum lot size of 4,000sqm across the site (Fig. 19); or
2. A split minimum lot size of 1ha and 4,000sqm (Fig. 19A).

The split minimum lot size map was added to the planning proposal after the Joint Regional Planning Panel approved the proposal to proceed to Gateway. The proponent suggests that using a split lot size approach is a potential way to protect the significant vegetation situated on the north-western boundary of the site from any development.

It is also proposed that a Restricted Lot Yield Map be introduced, setting the maximum yield for the subject site at 9 lots. The inclusion of a lot yield map approach was used for Hawkesbury Local Environmental Plan 2012 (Amendment No 4), which was notified in January 2016, and cl. 4.1G 'Restriction on the number of lots created by subdivision of certain land', which refers to the lot yield map, was added to Hawkesbury LEP 2012.

The proponent has verbally suggested removing the restricted lot yield map and allowing the number of lots to be decided at development application stage. Given the environmental constraints of the site and Council's use of the Lot Yield Map for Amendment 4, it is considered appropriate to identify the number of lots as part of the amendment process.

The Council assessment of the site and the Wastewater Treatment study have been carried out based on the subdivision concept plans that use the non-split lot map approach only. It is considered that the non-split lot map is the most appropriate way forward in this case.

GATEWAY

The Gateway package includes the planning proposal and all attachments, including the preliminary bushfire and wastewater reports.

The Department's Sydney Region West team met with the proponent and consultant on 29 February 2016 to discuss the potential use of a variable minimum lot size and/or no restriction on lot yield on the site.

Since the meeting the planning proposal has undergone minor changes, as follows:

1. the inclusion of a potential alternative access route by way of an existing private road (Fig. 18A and text), subject to construction upgrade and dedication; and
2. the inclusion of a potential alternative minimum lot size map using split lot sizes to protect the ecologically significant vegetation from fragmentation (Fig. 19A and text).

These changes are considered to be of minor significance and do not warrant referral to the JRPP for approval prior to Gateway determination.

The date for receipt of the Gateway application has been updated from the original receipt date of 12 February 2016 to 1 April 2016 to reflect the date of receipt for the amended planning proposal.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.2 Rural Zones

1.3 Mining, Petroleum Production and Extractive Industries

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.4 Planning for Bushfire Protection

Is the Director General's agreement required? No

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SREP No. 20 - Hawkesbury–Nepean River (No. 2 - 1997)

e) List any other
matters that need to
be considered :

Have inconsistencies with items a), b) and d) being adequately justified? Yes

If No, explain :

DIRECTION 1.2 – Rural zones

The proposal is considered to be inconsistent with this direction as it contains provisions that will increase the permissible density of land within a rural zone (other than an existing town or village). As the purpose of the proposal is to facilitate a subdivision of only 9 lots, the land is not currently being used for intensive agriculture, the land is within 1km of Kurrajong village and much of the surrounding land is residential on smaller lots, it is considered that the inconsistency is of minor significance.

RECOMMENDATION: The Secretary's delegate can be satisfied that the inconsistency is of minor significance.

DIRECTION 1.3 – Mining, petroleum production and extractive industries

Consistency with this Direction must be established via consultation with NSW Industry and Investment. The determination will dictate the terms of this consultation.

DIRECTION 3.4 – Integrating land use and transport

Direction 3.4 does not strictly apply, as the proposal relates only to rural land. However, as the intent of the proposal is to facilitate residential development, the objectives of the Direction have been addressed.

The proposal is considered to be consistent with this direction and it seeks to provide a small quantity of rural residential housing within 1km of Kurrajong village, which is serviced by public transport.

DIRECTION 4.1 – Acid sulfate soils

This Direction does apply to the planning proposal as it will affect land having a probability of containing acid sulfate soils, as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning. The land is identified as Class 5 on Council's Acid Sulfate Soils map, being the least constrained class of acid sulfate soils. The existing Clause 6.1 Acid Sulfate Soils in Hawkesbury LEP 2012 provides adequate controls to address this matter.

The proposal is considered to be consistent with this direction as the intensification of residential land use is minor. The existing cl. 6.1 'Acid sulphate soils' in Hawkesbury LEP 2012 also provides adequate controls to address this matter.

DIRECTION 4.4 – Planning for bushfire protection

This Direction does apply to the planning proposal as it will affect land identified as Category 1 vegetation on the Hawkesbury Bushfire Prone Land Map. A preliminary bushfire investigation has been carried out and concluded that the majority of the site would be more accurately classified as Category 2, being cleared grassland.

RECOMMENDATION: The Secretary can be satisfied that the requirements of the Direction will be met. A condition will be included in the Gateway determination that consultation should be undertaken with the Rural Fire Service prior to exhibition in accordance with the Direction.

SEPP No. 55 – Remediation of Land

The land has been used for limited grazing in the past and therefore carries a low risk

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of soil and groundwater contamination. The applicant has said that there is no evidence that any activities have occurred on the land which would give rise to contamination. Clause 6 of SEPP 55 requires that Council carry out an investigative study if contamination is suspected. Council has stated that any investigation could be carried out following the issue of the Gateway determination. It is considered that, due to the minor risk of contamination, an investigative study is not required, and there are adequate protections at the development application stage.

SREP No 9 – Extractive Industry (No 2 – 1995)

The subject land is not in the vicinity of land described in Schedules 1, 2 or 5 of SREP 9, so it is unlikely that it contains extractive material of regional significance.

Should a Gateway determination be issued, it is likely that it will require consultation with the NSW Department of Industry - Energy & Resources in order to establish that no extractive materials will be sterilised by the proposal's progression.

SREP No. 20 – Hawkesbury-Nepean River (No 2 – 1997)

The aim of SREP No. 20 is to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. Part 2 of SREP 20 provides general planning considerations, specific planning policies and recommended strategies.

It is considered that the proposal, given its small scale, can be achieved without any significant adverse impact on the Hawkesbury River Catchment.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Sufficient mapping has been provided, including aerial photographs, current and proposed lot size map, current zoning map and extracts from acid sulfate and terrestrial biodiversity maps.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Consultation will be carried out in accordance with the requirements of the Gateway determination.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **September 2012**

Comments in relation to Principal LEP : **Hawkesbury Local Environmental Plan 2012 commenced on 21 September 2012.**

Assessment Criteria

Need for planning proposal : The land is located approximately 450m from Kurrajong village and satisfies the necessary criteria for rural village expansion, as identified by the Hawkesbury Residential Land Strategy 2011: Part VII: Rural Villages. The land is not suitable for viable commercial agriculture due to the close proximity to residential development and has been used for light grazing only for many years.

Consistency with strategic planning framework : **A PLAN FOR GROWING SYDNEY**
The proposal is generally consistent with the objectives of A Plan for Growing Sydney 2015, which applies in a broader, regional context. The proposal will serve as a minor expansion of an existing rural neighbourhood centre, and will provide land for residential development.

DRAFT NORTH WEST SUBREGIONAL STRATEGY

The proposal is broadly consistent with the objectives of the draft North West Subregional Strategy. It will provide housing growth in an existing centre, and will assist Hawkesbury City Council in meeting its housing growth target under the Strategy. The proposal will also help deliver the objectives of the Hawkesbury Residential Land Strategy, which is informed by the draft North West Subregional Strategy.

HAWKESBURY RESIDENTIAL LAND STRATEGY

The Hawkesbury Residential Land Strategy notes a number of impacts associated with rural residential development, and establishes criteria that proposals should meet in order to be considered. These criteria are detailed below.

1. The capacity for on-site effluent disposal.

A preliminary wastewater study has concluded that on-site effluent disposal is achievable, however the report to Council recommended that subdivision be limited to six lots due to the impact of site constraints on effluent disposal.

2. Location within 1km of existing villages.

The subject site is within 1km of Kurrajong village centre.

3. Ability to address environmental constraints and have minimal environmental impact.

The proposal addresses environmental issues so as to minimise environmental impact.

4. Ability for development to occur within the infrastructure capacity of the village.

The amendment is unlikely to have a significant impact on Kurrajong's existing infrastructure and utilises existing services (except sewerage).

It is considered that the proposal meets these criteria if the lot yield is restricted to 6 lots.

Environmental social economic impacts :

ENVIRONMENTAL

The site slopes away from Grose Vale Road, with an elevation of 177m AHD at the road and 144m AHD at the furthest point. The Terrestrial Biodiversity Map in Fig. 22 of the planning proposal shows an area of 'Significant Vegetation' on western and southern parts of the site and a section of 'Connectivity Between Significant Vegetation' joining the southern area of the site to vegetation on adjoining lots. The riparian vegetation includes Turpentine Iron Margin Forest, a component of Sydney Turpentine Ironbark Forest, which is a critically endangered ecological community under the Threatened Species Conservation Act 1995.

Away from the riparian zone and significant vegetation, the site is predominantly cleared grassland. There is a small dam and watercourse within the north-eastern area of the site.

The land is currently used for low-intensity livestock grazing. It is zoned RU4 Primary Production Small Lots under Hawkesbury Local Environmental Plan 2012, and the proposal is consistent with the objectives of this zone. Adjacent land towards Kurrajong

village is zoned R2 Low Density Residential, and the proposed subdivision pattern is a logical extension of the development pattern towards the village.

Grose Vale Road is served by public transport (buses), and Kurrajong has local village services such as a post office and shops. Kurrajong Public School is 200m from the site. All services can be provided to the site, with the exception of sewerage.

Further discussion of the environmental component of the site and the effects of potential development, specifically slope constraints and on-site effluent disposal, can be found in the 'On-Site Wastewater Treatment and Disposal' section below.

LOT YIELD/SUBDIVISION LAYOUT

Prior to the pre-Gateway application, the planning proposal was presented to Council with a proposed maximum 9-lot yield restriction and concept plans for 6 or 7-lot subdivisions. The proponent requested that Council proceed with the proposal on the basis of a minimum lot size of 4000sqm and a maximum lot yield of 7 lots for the land. The Council planner's report of 29 April 2014 supported the proposal, with the following recommendation (page 33):

'Whilst the land has potential for the development of rural residential allotments, for the reasons of slope constraints, which contribute to increased potential adverse impacts on Critically Endangered Ecological Community from on-site waste water disposal, etc., it is recommended that the proposal be limited to six potential allotments.'

Following Council's refusal to support the proposal, the proponent removed the concept plans for 6 or 7 lots. The planning proposal, as reviewed by the Joint Regional Planning Panel, contained the 9-lot Concept Subdivision Layout (Fig. 17, p. 12). The planning proposals states:

'It is submitted that there are no planning or environmental reasons to reduce the number of lots proposed from 9 to 6, and the Council reports contain no reasons to support the reduction in lot yield.'

ON-SITE WASTEWATER TREATMENT & DISPOSAL

The recommendation to develop the site for only 6 lots (Council Report 29 April 2014) is based on Council's concerns around slope and the difficulty this poses for effective treatment and disposal of effluent, and the potential adverse impacts on Critically Endangered Ecological Community from on-site waste water disposal.

No minimum subdivision lot size is specified for the land under Hawkesbury Local Environmental Plan 2012. The proposed 4,000sqm lot size is guided by Part D - Section 1.18 of Hawkesbury Development Control Plan which states that a minimum area of 4000sqm is required for onsite effluent disposal for residential development.

The 'Site Constraints to On-Site Wastewater Treatment & Disposal' report, prepared by Toby Fiander & Associates, concludes that 'there is sufficient suitable land available on each block of the indicative subdivision [of 9 lots] for adequate disposal.' The Council Report does not question the conclusion that adequate land area is available for on-site effluent disposal, instead the Report is concerned about the slope constraints and significant vegetation on the site.

The Terrestrial Biodiversity Map in Fig. 22 of the planning proposal shows an area of 'Significant Vegetation' on the western and southern parts of the site and a section of 'Connectivity Between Significant Vegetation' joining the southern area of the site to vegetation on adjoining lots. The Wastewater report does not include any mention or analysis of the affect of effluent on the significant vegetation or connectivity corridor on the site.

The planning proposal states that 'the area identified as connectivity between significant vegetation is slashed pasture with no trees. There is also no native ground cover or shrub

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layer, as shown in Figure 23'. According to the 'Corridors and Connectivity' provided by the Office of Environment and Heritage, there are two types of corridor: 'Linear', where the vegetation is continuous, and 'Stepping stones'. Stepping stones are identified as 'isolated patches of vegetation, single trees, or wetlands or farm dams. The patches become a corridor when the distance between them is small enough for some species to be able to move from one patch to the next. Even single paddock trees are valuable and can act as stepping stones or provide habitat for some species.' It is therefore possible that the connective corridor identified by the Terrestrial Biodiversity map may still operate as a viable corridor, despite the stated slashing of the land.

As the Wastewater report is brief and does not address any potential affects on vegetation, and no flora and fauna study has been provided to examine whether the connectivity corridor is still viable, it is recommended that Council's concerns are upheld and a lot yield of six lots is recommended for the site.

This approach is consistent with the recommendations of the JRPP which advised determination of an appropriate lot yield restriction following consideration of steep slopes and ecologically significant vegetation.

SOCIAL AND ECONOMIC

The proposal is likely to have a minor social and economic impact on Kurrajong and the surrounding area. As the site is within 1km of Kurrajong village, the development will contribute to the expansion and viability of an existing village with access to existing infrastructure and services (except sewerage).

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	Nil
Public Authority Consultation - 56(2)(d) :	Hawkesbury - Nepean Catchment Management Authority Office of Environment and Heritage NSW Rural Fire Service Transport for NSW - Roads and Maritime Services Telstra Other		
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :	The proposal suggests consultation with the agencies listed below. In addition, the proposal recommends a community consultation period of 28 days. - Endeavour Energy - Greater Sydney Local Land Services (former Hawkesbury-Nepean Catchment Management Authority) - NSW Office of Environment and Heritage - NSW Rural Fire Service - NSW Trade & Investment (for mining) - Roads and Maritime Services - Telstra		
Resubmission - s56(2)(b) :	No		
If Yes, reasons :			
Identify any additional studies, if required. :			

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If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - 1059 Grose Vale Road Kurrajong_Revision 2 June 2014.pdf	Proposal	Yes
Council report 25 Feb 14.pdf	Proposal	Yes
Council Report 29 April 14.pdf	Proposal	Yes
Council Letter of Refusal 6 May 2014.pdf	Proposal	Yes
Preliminary Wastewater Report - 1059A Grose Vale Road Kurrajong.pdf	Proposal	Yes
Preliminary Bushfire Report - 1059A Grose Vale Road Kurrajong.pdf	Proposal	Yes
JRPP Panel Endorsement Report to proceed to Gateway - 29 May 2015.pdf	Proposal	Yes
Letters appointing JRPP as Relevant Planning Authority.pdf	Proposal	Yes
Gradient map and 9-lot subdivision layout.pdf	Drawing	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones**
 1.3 Mining, Petroleum Production and Extractive Industries
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 4.4 Planning for Bushfire Protection

Additional Information : **Gateway Determination**

Planning proposal (Department Ref: PP_2016_HAWKE_001_00): to amend the Lot Size Map to enable subdivision at 1059A Grose Vale Rd, Kurrajong.

I, the Acting Executive Director, Regions, at the Department of Planning, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the Environmental Planning & Assessment Act 1979 (the Act) that an amendment to Hawkesbury Local Environmental Plan 2012 to amend the Lot Size Map at 1059A Grose Vale Rd, Kurrajong should proceed subject to the following conditions:

1. The reduction in lot size is to be achieved through implementation of the proposed Lot Size Map (Fig. 16 of the planning proposal), with a reduction in lot size to 4,000 sqm. A Lot Yield Map, as per Clause 4.1G of Hawkesbury LEP 2012, should accompany the Lot Size Map, restricting the lot yield on the site to 6 lots.

2. Consultation with the Deputy Secretary of the Department of Industry - Resources and Energy should occur as per the requirements of S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries. The Relevant Planning Authority is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

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3. Consultation with the Commissioner of the NSW Rural Fire Service should occur as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. The Relevant Planning Authority is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

4. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

5. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:

- Endeavour Energy
- Greater Sydney Local Land Services (former Hawkesbury-Nepean Catchment Management Authority)
- NSW Office of Environment and Heritage
- NSW Rural Fire Service
- Department of Industry - Resources & Energy
- Roads and Maritime Services
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the Plan is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons : The planning proposal has strategic merit, and, being minor in scale, is unlikely to result in any adverse environmental impacts.

Signature:



Printed Name:

DERRYN JOHN

Date:

4 MAY 2016

