

Draft North West Subregional Strategy

The Metropolitan Plan has been developed to set the framework targets for 10 Metropolitan subregions to provide for major growth in housing and employment.

The North West subregional planning strategy, which covers, inter alia, the LGA of Hawkesbury sets the broad direction for additional dwelling and employment growth.

This Strategy is split up into a number of sub-regional strategies including the North West Subregional Strategy which provides for the Hawkesbury LGA to accommodate an additional 5,000 dwellings to 2036.

The draft subregional strategy acknowledges that the Hawkesbury LGA is largely constrained by the Hawkesbury Nepean flood plain, with limited capacity for additional growth to the south of the Hawkesbury River due to the risk of flooding.

The draft subregional strategy identifies and assumes that the majority of future housing growth within the LGA will need to occur on land located predominantly to the north of the River, in association with existing local centres. This Planning Policy is consistent with this objective and is consistent with the further detailed investigation carried out by Council through its Residential Land Strategy.

Local Planning Controls and Policies

Hawkesbury Local Environmental Plan 2012.

Hawkesbury LEP 2012 is the current LEP applying to the site and the Hawkesbury LGA. The land is zoned RU1 – Primary Production and the Lot Size Map within the LEP provides that subdivided lots are to have a minimum area of 10ha.

To alter the minimum lot size provisions requires an alteration of the Lot Size Map for the land through the Planning Proposal process. Through discussions with Council staff it was believed that altering the Lot Size Map would be a better approach to these types of spot proposals than would be altering zone maps. However it deemed to be the better way to approach this proposal then the zone map could be altered to an appropriate zone. The Lot Size Map would still need to be altered however.

Hawkesbury Residential Lands Strategy 2010.

Council adopted the Strategy to guide it in future development of zoned residential lands and lands in proximity of zoned residential lands. The Strategy identifies that existing centres only have the potential to accommodate approximately 600 of the total 5,000 – 6,000 required new dwellings for the LGA as identified in the North Western Sub Regional Strategy. The remaining 5,400 dwellings need to be provided from greenfield sites, infill development and incremental development around existing towns and villages.

The Residential Lands strategy included a recommendation as follows:

The Hawkesbury Residential Development Model focuses on future residential development in urban areas and key centres. However, the importance of maintaining the viability of existing rural villages is recognised. As such, the Hawkesbury Residential Land Strategy has developed a strategy for large lot residential or rural residential development to focus around existing rural villages.

The future development of rural villages is recommended to:

- _ Be low density and large lot residential dwellings, which focus on proximity to villages and services and facilities; and*
- _ Minimise impacts on agricultural land, protect scenic landscape and natural areas, and occur within servicing limits or constraints.*

Additionally development within and adjacent to rural villages must:

- _ Be able to have onsite sewerage disposal;*
- _ Cluster around or on the periphery of villages;*
- _ Cluster around villages with services that meet existing neighbourhood criteria services as a minimum (within a 1km radius);*
- _ Address environmental constraints and with minimal environmental impacts; and*
- _ Only occur within the capacity of the rural village.*

The proposal has been designed and the site is located to meet the above requirements.

Hawkesbury Employment Lands Strategy 2008.

The Employment Lands Strategy identifies Kurrajong as having a local neighbourhood commercial centre. The Strategy makes the following recommendations in respect of what should happen with Kurrajong.

Villages and neighbourhood centres such as Kurrajong, Kurmond, Pitt Town, Bligh Park, Wilberforce and McGraths Hill should be supported by allowing additional residential intensification in their immediate

vicinity where environmental constraints allow. This might require an accompanying increase in business and retail development capacity.⁶

The proposal is consistent with the recommendations for Kurrajong.

Community Strategic Plan 2013-2032

The Hawkesbury Community Strategic Plan 2013-2032 is based on five themes:

- Looking after people and place
- Caring for our environment
- Linking the Hawkesbury
- Supporting business and local jobs
- Shaping our future together

Each theme contains a number of Directions, Strategies, Goals and Measures.

There is no specific strategy relating to subdivision around villages and the Planning Proposal is not inconsistent with any of the broad themes within the Strategic Plan. Of relevance is that the Planning Proposal is consistent with the "looking after people and place" directions statement in that:

- It offers future residents a choice of housing options that are appropriate in the context of the site and overall qualities of the Hawkesbury.
- Any population increase resulting from the Planning Proposal will have appropriate infrastructure provision and will accord with relevant rural, environmental and heritage characteristics of the Hawkesbury.
- It will provide for appropriate development and promote physical and community infrastructure on both sides of the Hawkesbury River.

Of further relevance is that the Planning Proposal is consistent with the strategy contained in the Community Plan that identifies community needs (additional housing opportunities), establishes an appropriate benchmark and ensures that required services and facilities are available and can be delivered.

⁶ Hawkesbury Employment Lands Strategy, 2008, p113.

Our City Our Future - Rural Rezoning Policy 1998

This policy was adopted in 1998 and has somewhat been superseded by more current policies of Council. However the provisions of the policy are indicated below with comments on each.

1.0 Purpose of the Policy

1. That the following principles be adopted for consideration of rural rezonings to allow smaller lot subdivision :

a. Fragmentation of land is to be minimised;

The land is within an area identified within Council's subsequent Residential Land Strategy as having urban potential. Fragmentation of this land is envisaged by this subsequent strategy.

b. Consolidation within and on land contiguous with existing towns and villages be preferred over smaller lot subdivision away from existing towns and villages;

The proposal is consistent with this principle.

c. No subdivision along main roads and any subdivision to be effectively screened from minor roads;

Whilst the site fronts a main road all access will be via another road. Existing vegetation will screen the subdivision from view from Bells Line of Road.

d. No subdivision along ridgelines or escarpments;

The site is not on a ridgeline or in an escarpment area.

e. Where on site effluent disposal is proposed, lots are to have an area of at least 1 (one) hectare unless the effectiveness of a smaller area can be demonstrated by geotechnical investigation;

Each lot is greater than 1ha. There has been an effluent disposal assessment which concludes that the size of lots proposed and other criteria is met such that the lots are suitable for effluent disposal.

f. The existing proportion of tree coverage on any site is to be retained or enhanced;

The subdivision does not propose removal of vegetation. Bushfire asset protection zones and effluent disposal can take place without the need for clearing of vegetation.

g. Any rezoning proposals are to require the preparation of Environmental Studies and Section 94 Contributions Plans at the applicant's expense.

The rezoning process has altered since this policy of Council. The Gateway Process will dictate whether further studies are required.

h. Community title be encouraged for rural subdivision as a means of conserving environmental features, maintaining agricultural land and arranging for the maintenance of access roads and other capital improvements.

The Planning Proposal is put to Council on the basis of a Community Title subdivision.

2. Prepare a draft local environmental plan to alter minimum requirements to average requirements with an absolute minimum requirement sufficient to contain on site effluent disposal. A clause is to be added to Hawkesbury Local Environmental Plan 1989, prohibiting any further subdivision of the residue lot if all subdivision entitlement is exhausted.

These controls can be imposed and are a matter for Council when considering support of the Planning Proposal.

3. As a means of encouraging the retention of large holdings, a concessional lot entitlement of up to 50% of the existing legal entitlement be considered under State Environmental Planning Policy No 1 where a land holding has an area in excess of 40 (forty) hectares and where the subdivision will maximise the area of a single residue lot through the provision of small rural residential lots.

Such subdivision proposals are to comply with the principles of this document with a clause to be added to Hawkesbury Local Environmental Plan 1989, prohibiting any further subdivision of the residue lot if all subdivision entitlement is exhausted.

Not applicable as land is less than 40ha.

4. Vineyard - In accordance with previous resolutions and resident representations urban development with appropriate services should be supported.

Not applicable.

**Matters to be addressed in a planning proposal
Justification Statement (s 55(1) of the Act)**

The Planning Proposal has been prepared in accordance with the NSW Department of Planning and Infrastructure *A Guide to Preparing Local Environmental Plans* (October 2012). The Proposal is structured in the following parts:

1. Objectives or Intended Outcomes;
2. Explanation of Provisions;
3. Justification;
 - a) Need for the Planning Proposal;
 - b) Relationship to Strategic Planning Framework;
 - c) Environmental, Social & Economic Impact;
 - d) State and Commonwealth Interests;
4. Mapping;
5. Community Consultation;
6. Project Timeline.

Part 1 - Objectives or Intended Outcomes

The proposed local environmental plan would alter the Lot Size Map as it applies to the land. It is presumed that there will be provisions contained within the draft plan that would limit the number of lots to generally coincide with the planning proposal and that no further subdivision of this land would be permissible once the actual number of lots have been assessed as appropriate.

The proposal, albeit in a small way, would assist in meeting the demand for additional housing supply and housing choices within the requirement for an additional 5-6,000 houses by 2031.

Part 2 - Explanation of Provisions

It is envisaged that the draft local environmental plan would include provisions relating to suitable dwelling location, vegetation management, bushfire asset protection zones, access and effluent disposal.

Part 3 - Justification***Section A - Need for the planning proposal.***

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

Council's Residential Land Strategy 2010 and the North West Sub-Region Strategy indicate the goal of providing further 5-6,000 dwellings within the Hawkesbury LGA by 2031.

The proposal is the result of an indication within the Residential Lands Strategy adopted by Council in 2010 that required a vibrant future for small villages including the development around their perimeters commensurate with appropriate access and facilities. The site is on the fringe of the Kurrajong Village and is considered to be within an area to be considered for development in accordance with Council's Strategy.

Additionally the Planning Proposal is a result of the landowner's request for Council to consider further development of the site as being consistent with land within the Kurrajong Village.

The use of the LEP Gateway determination process will assist in an incremental way, the achievements of the strategic objectives of the Sub-Regional Strategy and Hawkesbury Residential Land Strategy.

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

The current Lot Size Map does not allow for subdivision in the manner proposed. A planning proposal and subsequent local environmental plan is the most appropriate and easiest way to bring about development of the subject land to be consistent with Council's Residential Lands Strategy. The subject site is in an obvious location to expand the village of Kurrajong whilst at the same time recognizing environmental features of the site.

The alternative to altering the Lot Size Map would be to actually rezone the site to a "best fit" zone within the standard instrument list of zones such as R5 Large Lot Residential or RU5 Village. It is considered that neither of these zones (or any other zone) would be appropriate unless coming from a detailed study of a broader area. In the meantime the existing zone objectives are still appropriate and will ensure an adequate fit of the subdivision and adequate control of development.

Changing the Lot Size Map is easier, efficient and can be done in a timely manner whilst maintaining the philosophy of the Standard Instrument LEP. Even if the zone is changed, the Lot Size Map will also need to be altered.

The Planning Proposal is a key means of achieving the State and Regional objectives and strategic outcomes within the Hawkesbury LGA, specifically the housing targets set by Council's Residential Land Strategy and the North-West Subregional Strategy. Whilst there are some large lot yield proposals currently with Council and the Department of Planning the total proposed yield to 2031 can only be addressed if smaller proposals such as this are included alongside larger proposals. In this way there will be a variety of housing choices brought to the market and smaller landholders are seen to be part of the process and an integral component of local communities.

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 Metropolitan Plan for Sydney 2036

The Sydney Metropolitan Strategy – City of Cities: A Plan for Sydney's Future (the Metro Strategy) was released in 2005 to support growth while balancing social and environmental impacts over 25 years. The Metro Strategy has now been updated and integrated with the Metropolitan Transport Plan towards greater sustainability, affordability, liveability and equity for generations to come.

The below table provides assessment of the Planning Proposal against the relevant objectives and actions of the Metropolitan Plan for Sydney 2036.

Actions	Response
Objective B1 = to focus activity in accessible centres.	The proposal provides for a small extension to the north of the Kurrajong Village and is in easy walking distance of the shops and

Action B1.1 – plan for centres to grow and change over time. Action B1.3 – aim to locate 80% of all new housing within walking catchments of existing and planned centres of all sizes with good public transport. B3.1 Plan for new centres in existing urban areas and greenfield release areas.	facilities of the village. The proposal assists in carrying out this action. The site is within walking distance of the village shops and bus route to the larger centres of Richmond and Windsor. The site is on the edge of an existing urban centre and a logical one for large lot residential and/or rural residential lots as proposed.
Objective D1 – to ensure an adequate supply of land and sites for residential development. Action D1.1 – locate at least 70% of new housing within existing urban areas and up to 30% in new release area. D1.2 - reflect new subregional housing targets in Subregional Strategies and Local Environmental Plans, and monitor their achievement. Objective D2 – to produce housing that suits expected future needs. Action D2.1 – ensure local planning controls include more low rise medium density housing in and around smaller local centres. D3.1 Explore incentives to deliver moderately priced	The proposal is for large lot residential and/or rural residential development. There is a demand for this type of development which is in short supply within the Hawkesbury LGA. The site is on the fringe of the Kurrajong village area and assists in carrying out this action. The proposal is consistent with development envisaged by Council's Residential Land Strategy. The proposal will assist in the sub regional strategy of providing for an additional 5-6,000 house sites by 2031. There is an expectation within the rural village areas of the Hawkesbury LGA that additional housing opportunities will occur commensurate with projected growth. The proposal does not achieve this action. Kurrajong is not currently provided with adequate water and sewer services to provide for low rise medium density housing. The proposal will assist in meeting demand for rural/residential and large lot residential

rental and purchase housing across all subregions.	housing that, like all other housing types, is in short supply within the Hawkesbury LGA.
Objective F1 – to contain Sydney's urban footprint.	The proposal is on the edge of a local village centre and envisaged by Council's Residential Strategy as being within an area for limited growth.
Objective F2 - to maintain and protect agricultural activities and resource lands	The site has a small portion that is suitable for some limited grazing activities however are not suitable for any meaningful agricultural use.
Objective G5 – to achieve sustainable water use.	Water sensitive design can be incorporated into future dwelling applications put to Council.
Objective G6 - to protect Sydney's unique diversity of plants and animals.	Whilst the site contains significant vegetation the flora/fauna study for the site concludes that development generally as proposed is appropriate.
Objective H3 – to provide healthy, safe and inclusive places based on active transport. Action H3.1 – design and plan for healthy, safe, accessible and inclusive places.	There is limited transport within the rural village areas of the Hawkesbury LGA. However this site is within walking distances to the local village shopping centre and bus route that provides access to larger centres.

Draft North West Subregional Strategy

The Draft North West Subregional Strategy identifies and assumes that the majority of future housing growth within the LGA will need to occur on land located predominantly to the north of the River in association with existing local centres. Whilst not specifically mentioned in the sub regional strategy Kurrajong Village would fall within such a local centre.

The proposal is consistent, albeit in a small way, with the objective of a further 5-6,000 dwellings within the Hawkesbury LGA by 2031.

The Metropolitan Plan for Sydney 2036 can be viewed at <http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney/PreviousMetropolitanstrategies.aspx>

The Subregional Strategy can be viewed at <http://www.shop.nsw.gov.au/pubdetails.jsp?publication=7957>

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

The Planning Proposal is considered consistent with the following plans of Council:

- Residential Land Strategy 2010;
- Community Strategic Plan 2013-2032;

Residential Land Strategy 2010

Council's Residential Land Strategy identifies that existing zoned land within the Hawkesbury only have the potential to accommodate approximately 600 of the total 5,000 – 6,000 required new dwellings to 2031.

Additionally the Strategy requires a vibrant future for small villages including the development around their perimeters commensurate with appropriate access and facilities. The site is on the fringe of the Kurmond Village and is considered to be within an area to be considered for development in accordance with Council's Strategy.

The Hawkesbury Residential Land Strategy can be viewed on Council's website www.hawkesbury.nsw.gov.au.

Community Strategic Plan 2013-2032

As mentioned earlier the Community Strategic Plan contains a number of themes which contains a number of Directions, Strategies, Goals and Measures.

There is no specific strategy relating to subdivision around villages and the Planning Proposal is not inconsistent with any of the broad themes within the Strategic Plan.

The Hawkesbury Community Strategic Plan 2013 - 2032 can be viewed on Council's website www.hawkesbury.nsw.gov.au.

Our City Our Future – Rural Subdivision Policy 1998

This Policy has largely been superseded by later Council policies. The proposal is consistent with the general philosophies within this policy or is justifiably inconsistent given that the site is within an area now identified as having urban potential.

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

Yes, the proposal is consistent with the following state policies:

SEPP 9 – Extractive Industry	The site is not identified as having a resource nor will its subdivision interfere with resource extraction identified within the SEPP.
SEPP 44 – Koala Habitat	There is no significant koala habitat on the site and no evidence of koala animals.
SEPP 55 – Remediation of Land	There is no past use of the land that would require a remediation plan being implemented.
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal does not include provisions that contradict or hinder the application of the SEPP.
SREP 20 Hawkesbury Nepean River	The proposal is not inconsistent with the strategies contained within SREP 20.

State Environmental Planning Policies and Sydney Regional Environmental Plans can be viewed at <http://www.legislation.nsw.gov.au/maintop/scanact/inforce/NO/NE/0> by clicking on "S" within the "Browse in Force" "EPs" section.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Minister for Planning and Infrastructure, under section 117(2) of the EP&A Act issues directions that local councils must follow when preparing planning proposals for new local environmental plans. The directions cover the following broad categories:

- a. employment and resources
- b. environment and heritage
- c. housing, infrastructure and urban development
- d. hazard and risk
- e. regional planning
- f. local plan making.

The following section provides an assessment of the planning proposal against applicable Section 117 directions. A full copy of the directions can be viewed at

<http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=dOkLhSFp9eo%3d&tabid=248&language=en-AU>

Direction	Consistency	Comments
1.2 Rural Zones	Yes	The proposal is considered to be of minor significance only in terms of impact on the available rural zones and rural/agricultural lands. The site has not been used for any form of rural/agricultural use for many years and is currently required to be mechanically slashed to keep grass and weed infestation at bay. Due to the location of the site adjacent to St Gregory's Church and the site's vegetation and topography the site is not conducive to productive agricultural use. As the proposal is for only ten housing lots, provides a community benefit and is considered to be of minor significance the proposal does not warrant the preparation of a

		specific rural study particularly noting Council's Residential Strategy that identified sites such as this for village expansion.
3.1 Residential Zones	Yes	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. Subdivision of the land would allow for a variety of lot sizes and housing opportunities, enable connection to existing services and would be of appropriate environmental impact.
3.4 Integrated Land Use and Transport	Yes	The proposed rezoning will have no impact on transport. Kurrajong is served by a local bus route and the proposal is of minor significance only. It is therefore considered that the proposal does not warrant the preparation of a specific study in accordance with this Direction.
4.1 Acid Sulfate Soils	Yes	The land is within that broad area in the locality covered by class 5 soil on Council's Acid Sulfate Soils Map within LEP 2012. The proposal is consistent with the Direction in that: • No works are proposed with the subdivision or subsequent dwellings that would require an assessment of soils. • The draft LEP is of minor significance.
4.4 Planning for Bushfire	Yes	A bushfire report in accordance with <i>Planning for Bushfire</i>

Protection		<i>Protection</i> has been prepared and indicates that matters of bushfire protection can be adequately incorporated into the subdivision including asset protection zones and management of vegetation.
6.1 Approval and Referral Requirements	Yes	The proposal is of minor local significance. There is no reason why any further development of the site would require consultation or referral procedures to be incorporated into the LEP. The proposal is therefore consistent with this Direction.
6.3 Site Specific Provisions	Yes	The proposal would maintain the existing zone within LEP 2012 but alter the Lot Size Map to accord generally with the subdivision proposal which would provide for a maximum lot yield. Additionally there is no need for any specific development standards to be incorporated into the LEP. The proposal therefore is able to satisfy this Direction. The planning proposal will not provide any unnecessary restrictive site specific planning controls.
7.1 Implementation of the Metro Strategy	Yes	Kurrajong Village is not mentioned within the Metropolitan Strategy and has no hierarchical status. It is not contained within the north-west growth centre. The proposal is of minor significance and reflects an appropriate low-scale development adjacent to an existing village and which is consistent with Council's Residential Strategy. The proposal is not inconsistent with the Metro Strategy and therefore complies with this Direction.

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Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological habitats, will be adversely affected as a result of the proposal?

The site is cleared where residential development would take place. Notwithstanding this a flora/fauna assessment has been undertaken which indicates that the subdivision can take place in accordance with the proposed lot layout.

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

The following possible (but not probable) environmental effects are identified.

Water Quality

The proposal would rely on on-site disposal of effluent for each dwelling (existing and proposed). It is anticipated that appropriate on-site disposal systems can be designed for the site in accordance with the wastewater report that accompanies this application.

Bushfire Prone Land

The bushfire assessment report indicates that each lot is capable of containing appropriate asset protection zones.

Traffic and Access

The site fronts Bells Line of Road but no new accesses to this road are proposed with new house sites having frontage to Masons Lane and a new internal access road. A formal traffic study has not been done however it is believed that traffic generated from the proposal is capable of being

adequately contained on the local road system. Some improvement to Masons Lane may be required.

Site Contamination

The site is classified as class 5 within Council's Acid Sulfate Soils Map within LEP 2012. The site has been used for low-key grazing activities in the past. It is unlikely that there will be any contamination issues arising from this past use.

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

The land has been much disturbed over the years through past farming practices. It is considered unlikely that there are items of European or aboriginal cultural heritage on site.

There are not any identified negative social or economic effects arising from this proposal. Positive outcomes are identified in terms of assisting local commercial and retail outlets and assisting in maintaining local primary school student numbers from the population increase resulting from additional dwellings.

Whilst on the one hand the proposal would reduce agricultural land it is probable that no meaningful agricultural uses can take place given the site's slope and vegetation characteristics.

Section D – State and Commonwealth interests

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

The proposal for fifteen housing lots will not require the provision of additional public infrastructure. Electricity and telephone is available to the site. Reticulated water goes past the site's frontage. Whilst it is assumed that water would be available from Sydney Water if there was a supply difficulty then this would not be a bar to the subdivision occurring as the majority of nearby lots rely on water catchment rather than the reticulated supply.

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

Consultation has not occurred at this stage. It is anticipated that consultation will be undertaken with the following public authorities:

- Office of Environment and Heritage.
- Roads and Maritime Services.
- Rural Fire Service.
- Department of Trade & Investment – Mineral Resources Branch.

Part 4 - Mapping

Attached to this report are the following maps:

- Aerial photo with the subject land outlined.
- Map of current zone for the locality with subject land outlined.
- An altered Lot Size Map indicating the lot size minimum requirement relating to the site.

The site and locality generally around the site is within a 10m building height limit as shown on Council's LEP Building Height Map.

The site is also shown on Council's LEP Biodiversity Map as being partly within a Significant Vegetation Area, partly within an area of Connectivity between Significant Vegetation Areas, and partly clear of constraint. The Planning Proposal does not propose any alteration of this map and any subsequent subdivision of the land should work within this map constraint and provide appropriate mitigation measures.

Part 5 – Community consultation

This is a matter for Council and the Department of Planning. It is envisaged that the proposal would be advertised in a local newspaper and that adjoining owners would be notified. A period of 14 days is considered sufficient community consultation for this planning proposal and would seem to be consistent with the Department of Planning & Industries "A guide to preparing local environmental plans".

Part 6 – Project Timeline

Project Phase	Indicative Timeline
1. Anticipated commencement date	12 weeks from date of referral to DP&I for Gateway determination
2. Completion of technical information prior to government agency consultation	6 weeks
3. Government agency consultation	4 weeks
4. Preparation of written advice to the adjoining/affected property owners, public notice in a local newspaper, and exhibition material	3 weeks
5. Public consultation period	2 weeks
6. Consideration of submissions and a report on the matter to Council	10 weeks
7. Advice to the Department, the applicant and submission authors of Council's resolution	2 weeks
8. Request to PC to prepare a draft LEP under Section 59(1) of the Act with a copy of the request to DP & I	2 weeks
9. Finalisation of the content of the draft LEP by PC in consultation with Council and issuing of legal opinion on the draft plan	6 weeks
10. Request to the Department for online notification of the LEP	2 weeks

Conclusion

The subject site is on the periphery of the Kurrajong village and is a site that has available low density urban infrastructure and is suitable for large lot residential subdivision as proposed.

The proposal would allow a reasonable low density housing use of the site and also provide a reasonable transition between the village and larger existing rural/residential lots generally to the north of the site on the other side of Bells Line of Road.

Importantly the proposal is consistent with Council's adopted Residential Land Strategy as it provides larger residential lots on the edge of an existing urban area commensurate with available services. It is also consistent with the Metropolitan Strategy and Draft North Western Subregional Strategy in that it will assist in a small way of creating the target of 5-6,000 dwellings to 2031.

There will be a net community benefit in that the proposal (and subsequent residential use) will assist in maintaining local village commercial and retail uses.

Additionally there is a multiplier effect associated with expenditure from subsequent access and dwelling construction which will be of benefit to the local community. This is manifest in the boost particularly to the local Kurrajong community with added catchment for the local retail sector, provision of jobs, use of transport, and the strengthening of the general economic and social wellbeing of the local community. It is also noteworthy that the local public school needs more children to keep up their class numbers.

There are no identified negative community impacts arising from the proposal.

It is believed that the planning proposal satisfies the requirements of the Department of Planning & Infrastructure for a Gateway Determination by the LEP Review Panel.