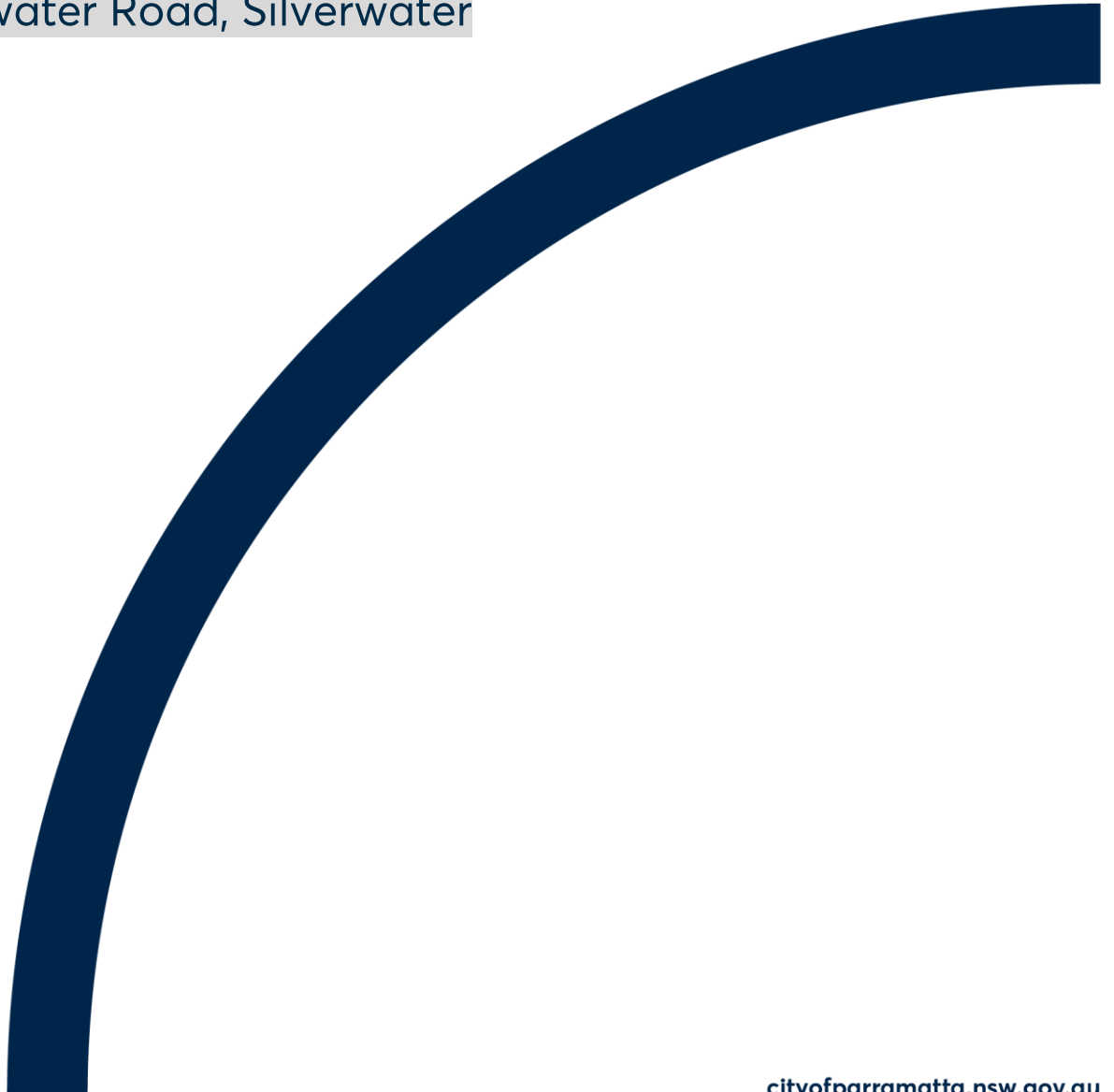




**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

108 Silverwater Road, Silverwater





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PARRAMATTA**

PLANNING PROPOSAL

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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Precise Planning	28 February 2019

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of planning proposal

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Auburn Local Environmental Plan 2010*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

On 26 September 2018, Council received a Planning Proposal application relating to land at 108 Silverwater Road, Silverwater. The subject site was previously located within the former Auburn Local Government Area (LGA), however following Council amalgamations in 2016, the site is currently located within the City of Parramatta LGA.

The subject site is located at the corner of Silverwater Road and Egerton Street at Silverwater. At the time of construction, the building erected on the subject site formed part of a larger industrial complex comprising a suite of buildings, bounded by Silverwater Road, Egerton Road, Vore Street and Fariola Street and collectively known as Nos 108-120 Silverwater Road, Silverwater. The parent lot has since been subdivided including 108 Silverwater Road as a separate lot.

Two attached buildings are located on the subject site at 108 Silverwater Road, Silverwater. The buildings were built in the 1970s to accommodate warehousing in one building (1,495m² floor area) and ancillary office uses in the other (2,100m² floor area).

The warehouse building is currently being utilised as a place of public worship (PPW) with the office building used for offices ancillary to the PPW. However, this ancillary function is limited to only a small proportion of the building with the rest of the building currently under utilised. The office building is 3 storeys with a centrally located atrium. It is serviced with a lift and has a main entrance independent of the PPW building. The office building occupies the corner of Silverwater Road and Egerton Street.

The site and surrounding lands are currently zoned IN1 General Industrial (refer to **Figure 3**), under Auburn LEP 2010. It is noted that the Land Use Table for the IN1 zone permits business premises (eg. banks, post offices, hairdressers etc.), but prohibits office premises.

As noted, there are two existing buildings on the subject; one is currently used as a place of public worship (PPW) and the other for ancillary office use (currently mostly vacant). Under the current zoning, the office building may only be used as office premises ancillary to a primary use, and has resulted in the building remaining under utilised for most of the past 10 years.

The site is shown in **Figure 1** and **Figure 2** below.

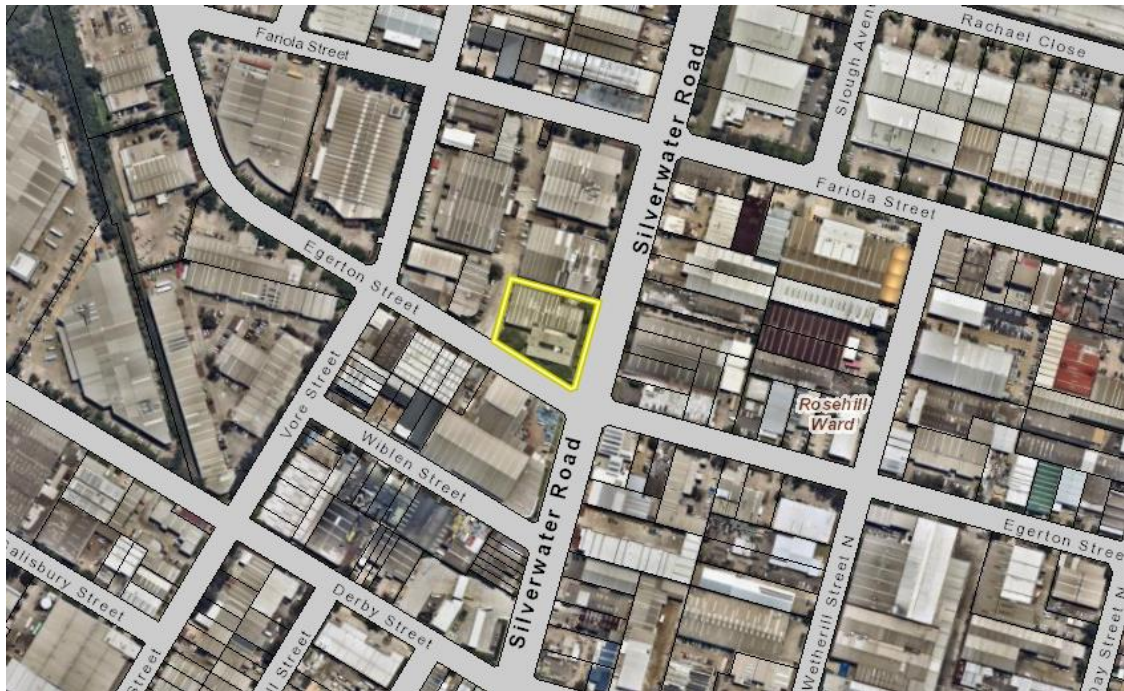


Figure 1 – Site at 108 Silverwater Road, Silverwater subject to the planning proposal



Figure 2: Aerial view (warehouse/PPW to the north and office building to the south)

Under *Auburn Local Environmental Plan 2010*, the site:

- is zoned IN1 General Industrial;

An extract of the above map is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to permit office premises as a standalone use for the premises known as unit 11 No.108-120 Silverwater Road, Silverwater by inserting **office premises** into Schedule 1 of Auburn Local Environmental Plan 2010 as an **Additional Permitted Use** (limited to the office space of the existing office building area of 2,100m² only).

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Auburn Local Environment Plan 2010* (Auburn LEP 2010) in relation to the zoning controls.

In order to achieve the desired objectives the following amendments to the *Auburn LEP 2010* would need to be made:

1. Amend Schedule 1 of the *Auburn Local Environment Plan 2010* (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the office space of the existing office building area of 2,100m² only).

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

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

The Planning Proposal is not the result of any strategic study or report. As noted, there are two existing buildings on the subject; one is currently used as a place of public worship (PPW) and the other for ancillary office use (currently mostly vacant). Under the current zoning, the office building may only be used as office premises ancillary to a primary use, and has resulted in the building remaining under utilised for most of the past 10 years. Therefore, the land owner initiated Planning Proposal seeks to insert 'office premises' as an additional permitted use (limited to the existing office building up to 2,100m² only).

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

The other option is to rezone the land to a business zoning. However this could create an undesirable precedent for the Silverwater Industrial precinct and the broader area by allowing other retail and commercial uses which are not considered appropriate in the location. As the Planning proposal is occupying an existing purpose built office building, it is critical that this Planning Proposal is isolated to this site only and is not replicated on surrounding sites. Further, it is not considered that the proposal will undermine or pre-empt any future strategic planning for Silverwater. Therefore, allowing 'office premises' as an additional permitted use (limited to the existing office building up to 2,100m² only) is the best means of achieving the objectives or intended outcomes.

3.2. Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions which are each contains Potential Indicator and, generally, a suite of objective/s with each objective

supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	The subject site is located within the GPOP Economic Corridor. Allowing additional permitted use of office premises will ensure that the site continues to provide employment uses which is consistent with the objective of the Economic Corridor.
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	<p>The site is located close to the Greater Parramatta area. The existing office building is currently used as ancillary office use and currently mostly vacant. The economic analysis conducted indicates that the Planning Proposal will generate approximately 113 workers compared to 14 workers currently.</p> <p>Allowing additional permitted use of office premises will ensure that the site continues to provide employment uses and also provides a higher number of jobs which is consistent with the objective of Greater Parramatta is stronger and better connected.</p>
	O22: Investment and business activity in centres	The site is located within the GPOP Economic Corridor and will be retained for employment purposes.
	O23: Industrial and urban services land is planned, retained and managed	<p>The subject site is located in Silverwater Industrial Precinct, a part of the "review and manage" area, which includes managing "uses to allow sites to transition to higher-order employment activities (such as business parks) and seek appropriate controls to maximise business and employment outcome".</p> <p>In accordance with the Greater Sydney Commission, the term 'urban services' refers to "industrial use that enable the city to develop and its businesses and residents to operate. Support the activities of local populations and businesses. Include concrete batching, waste recycling and transfer, printing, motor vehicle repairs, contraction depots, and</p>

		<p>utilities (electricity, water, gas supply)".</p> <p>The CCDP identifies Silverwater as a major location for industrial and 'urban service' land within the Plan area. The CCDP highlights the pressures for industrial and urban services land to be converted to residential or retail uses.</p> <p>Although the proposed additional permitted use of office premises will not result in providing an urban service as defined by the Greater Sydney Commission, however the proposal would facilitate an office-based industry, and fully utilise an existing propose built office building. It is considered that the Planning Proposal is not inconsistent with the broader Metropolitan and District planning framework.</p>
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Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities which are each supported Action. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP C7: Growing a stronger and more competitive Greater Parramatta <ul style="list-style-type: none"> A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy 	<p>The subject site is located within the GPOP Economic Corridor. Allowing additional permitted use of office premises will ensure that the site continues to provide employment uses which is consistent with the objective of the Economic Corridor.</p>
Jobs and skills for the city O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	PP C8: Delivering a more connected and competitive GPOP Economic Corridor	<p>The site is located close to the Greater Parramatta area. The existing office building is currently used as ancillary office use and currently mostly vacant. The economic analysis conducted indicates that the Planning Proposal will generate approximately 113</p>

		<p>workers compare to 14 workers currently.</p> <p>Allowing additional permitted use of office premises will ensure that the site continues to provide employment uses and also provides a higher number of jobs which is consistent with the objective of Greater Parramatta is stronger and better connected.</p>
<p>O23: Industrial and urban services land is planned, retained and managed</p>	<p>PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</p> <ul style="list-style-type: none"> • A49: Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government area 	<p>The subject site is located in Silverwater Industrial Precinct, a part of the “review and manage” area, which includes managing <i>“uses to allow sites to transition to higher-order employment activities (such as business parks) and seek appropriate controls to maximise business and employment outcome”</i>.</p> <p>In accordance with the Greater Sydney Commission, the term ‘urban services’ refers to <i>“industrial use that enable the city to develop and its businesses and residents to operate. Support the activities of local populations and businesses. Include concrete batching, waste recycling and transfer, printing, motor vehicle repairs, contraction depots, and utilities (electricity, water, gas supply)”</i>.</p> <p>The CCDP identifies Silverwater as a major location for industrial and ‘urban service’ land within the Plan area. The CCDP highlights the pressures for industrial and urban services land to be converted to residential or retail uses.</p> <p>Although the proposed additional permitted use of office premises will not result in providing an urban service as defined by the Greater Sydney Commission, however the proposal would facilitate an office-based industry, and fully utilise an existing propose built office building. It is considered that the Planning Proposal is not inconsistent with the broader Metropolitan and District planning framework.</p>

3.2.2. Is the planning proposal consistent with the local council’s Community Strategic Plan or other local strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Auburn Employment Lands Strategy

The former Auburn Council adopted an Employment Lands Strategy (ELS) in 2015 to guide the long term future of employment lands within the Auburn local government area. The Silverwater Industrial Area, being 152.82 ha. The ELS states that “*the Silverwater Industrial Area is a significant industrial estate, containing a mix of old and new one and two storey office/warehouse developments*”.

The Silverwater Industrial Area is also identified as one of the Inner/Central West region's prime industrial areas. Located close to the M4, Silverwater provides employment in manufacturing and wholesale trades as well as ancillary clerical and administrative employment, technicians, and trades employment.

There are two existing buildings on the subject; one is currently used as a place of public worship (PPW) and the other for ancillary office use (currently mostly vacant). Under the current zoning, the office building may only be used as office premises ancillary to a primary use, and has resulted in the building remaining under utilised for most of the past 10 years.

The ELS identifies Silverwater as being competitively well placed in the market, and it identifies that there is a growing tendency for more office-based industries, which are potentially restricted by existing planning controls.

Within the broader IN1 zone, the ELS recommends the Silverwater precinct to remain as IN1 General Industrial and for it to adopt a flexible approach to considering a range of employment or industrial uses that may have different access and floorspace requirements, e.g. office-type floorspace, more high-tech industries, loading and circulation requirements.

The ELS recommends Silverwater's industrial area maintain its status as a major employment area even if the nature of the employment changes over time. Although the ELS seeks to adopt a flexible approach to allowing a range of uses, its intention was not to compromise the precincts core role in providing employment in manufacturing and wholesale trades. It is considered that limiting the office uses to the existing office building (2,100m² floor area) on the site will have negligible impact on the overall intent of the ELS within the Silverwater Industrial Area as the proposed use would occupy an existing purpose built office building.

The ELS states that a degree of flexibility is recommended in accepting office-based or more high-tech industries in Silverwater to maintain the levels of activity the precinct currently enjoys. However, it is considered that this relates to employment uses that requires a higher proportion of office uses associated with an industrial function as opposed to the stand-alone office uses proposed by the Planning Proposal. However, given that the proposed office uses will be restricted to an existing office building that is currently no longer used/required by the PPW, and the minimal traffic impact that would arise by this use, this proposal is considered acceptable.

Employment lands should be managed to ensure that an adequate supply of appropriated zoned land is provided to service current and future needs. It is also important to facilitate the optimisation of use of the existing building stock to bolster economic activity and support greater local employment opportunities by being able to accommodate additional businesses. However, it is critical that this Planning Proposal is isolated to this site only and is not replicated on surrounding sites. Further, it is not considered that the proposal will undermine or pre-empt any future strategic planning for Silverwater should the proposal proceed.

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

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	Not relevant to proposed amendment.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	Not relevant to proposed amendment.
SEPP 33 – Hazardous and Offensive Development	N/A	Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	✓	There is no proposed works as a part of this Planning Proposal.
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment.
SEPP No 65 Design Quality of Residential Flat Development	N/A	Not relevant to proposed amendment.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	N/A	Not relevant to proposed amendment.
SEPP (Exempt and Complying Development Codes) 2008	✓	The Planning Proposal will not preclude the application of the SEPP for future development.
SEPP (Infrastructure) 2007	✓	The Planning Proposal will not preclude the application of the SEPP for future development.

Sydney Regional Environmental Plan No 18– Public Transport Corridors	N/A	Not relevant to proposed amendment.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.
SEPP (Urban Renewal) 2010	N/A	N/A

3.2.4. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

The following directions are considered relevant to the subject Planning Proposal

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	<p>The site and surrounding lands are currently zoned IN1 General Industrial (refer to Figure 2), under Auburn LEP 2010. It is noted that the Land Use Table for the IN1 zone permits business premises (eg. banks, post offices, hairdressers etc.), but prohibits office premises.</p> <p>This Planning Proposal seeks to amend Schedule 1 of the Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office building up to 2,100m² only). The economic analysis conducted indicates that the Planning Proposal will generate approximately 113 workers compare to 14 workers currently.</p> <p>The Planning Proposal will enable continued use of the site for employment uses. Further, it is not considered that the Planning Proposal will undermine or pre-empt any future strategic planning for Silverwater.</p>	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	N/A	N/A

3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	N/A	N/A
Direction 3.4 - Integrating Land Use and Transport	N/A	N/A
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	N/A	N/A
Direction 4.3 - Flood Prone Land	The subject site is located within the PMF (Probable Maximum Flood) of Upper Parramatta River. However, the Planning Proposal is only seeking to insert 'office premises' as an additional permitted use (limited to the existing office building up to 2,100m ² only). The proposal is occupying the existing office building, and therefore the proposal will not affect the application of this direction.	Yes
5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	<p>The planning proposal seeks to amend Schedule 1 of the <i>Auburn Local Environment Plan 2010</i> (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the office space of the existing office building area of 2,100m² only).</p> <p>As the Planning proposal is occupying an existing purpose built office building, it is critical that this Planning Proposal is isolated to this site only and is not replicated on surrounding sites. No other site specific provisions are proposed.</p>	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	<p>The Greater Sydney Region Plan – A Metropolis of Three Cities (GSRP Plan) and the Central City District Plan (CCDP) envisages that redevelopment within the corridor between Parramatta and Sydney Olympic Park (GPOP) will result in new industries, consequently creating a greater potential of demand for more office-type floorspace in the Silverwater area.</p> <p>In relation to the future of industrial land within the GPOP corridor, the GSRP Plan seeks to promote the development of “<i>Essential Urban Service, Advanced Technology and Knowledge Sectors in Camellia, Rydalmere, Silverwater and Auburn</i>”. In accordance with the Greater Sydney Commission, the term 'urban services' refers to “<i>industrial use that enable the city to develop and its businesses and residents to operate. Support the activities of local populations and businesses. Include concrete batching, waste recycling and transfer, printing, motor vehicle repairs, contraction depots, and utilities (electricity, water, gas supply)</i>”.</p> <p>The CCDP identifies Silverwater as a major location for industrial and 'urban service' land within the Plan area. The CCDP highlights the pressures for industrial and urban services land to be converted to residential or retail uses.</p>	Yes

	Although the proposed additional permitted use of office premises will not result in providing an urban service as defined by the Greater Sydney Commission, however the proposal would facilitate an office-based industry, and fully utilise an existing propose built office building. It is considered that the Planning Proposal is not inconsistent with the broader Metropolitan and District planning framework.	
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3.3. Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1. 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?

The site is not affected by critical habitat or threatened species, populations or ecological communities, or their habitats. Further, the Planning Proposal is seeking enable an additional use within an existing building of the site.

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

This Planning Proposal seeks to amend Schedule 1 of the Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office building up to 2,100m² only). The proposal is occupying the existing office building, and therefore there will not have any additional environmental effects.

Transport and Accessibility Assessment

A Traffic and Parking Assessment has been prepared by Parking and Traffic Consultants (PTC.). The report estimates that 2,100m² GFA of office space will generate 34 trips per hour during the peak periods. The report indicates that the proposed office use will generate significantly less peak hour traffic than other permitted uses in the existing zoning applying to the site (e.g. hardware and building supply stores or restaurants).

In addition, the report noted that land uses such as hardware and building supply stores, light industries, depots, freight transport facilities and warehouses typically rely on heavy vehicles accessing the site compared to office uses which are predominantly served by light vehicles. The report concludes that an additional 34 trips to the network is anticipated to have only minor impact to the surrounding road network.

In accordance with the Auburn Development Control Plan 2010, the parking requirements for ancillary office spaces and independent office premises are the same (1 space per 20m² GFA). As such, it is anticipated that there will be no additional parking demand generated by the Planning Proposal.

3.3.3. How has the planning proposal adequately addressed any social and economic effects?

An Economic Impact Study has been prepared by Leyshon Consulting. The report reviewed the surrounding sites by undertaking a high-level survey in order to establish whether any existing buildings have a similar potential for converting an existing building to office premises. The report indicates that only one other building of the fourteen reviewed had

some potential to sustain a precedent argument in the event that this Planning Proposal proceeds. However, this building is wholly enclosed and completely configured differently to the office building and warehouse on the subject site (i.e. the office space is wholly contained within the same building as the bulky goods retailing and the car park). The report also indicates that the majority of existing building stock in the precinct would require significant renovation or new construction in order to accommodate any independent office premises use. As a result, it would be highly unlikely that a developer would deliberately design new or renovate a premise to take advantage of a potential precedent. The report concludes that support for the current proposal would be unlikely to result in an adverse precedent for the future uses of the buildings reviewed.

3.4. Section D – State and Commonwealth Interests

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

The Proposal does not intend to facilitate any new development, rather the Planning Proposal will facilitate an additional permitted use within the existing building. It is considered that the proposal will be served by the existing infrastructure.

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

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section illustrates the *Auburn LEP 2010* controls which apply to the site.



Figure 3 – Existing zoning extracted from Auburn LEP 2010 Land Zoning Map



Figure 4 – Existing FSR extracted from Auburn LEP 2010 Land Zoning Map



Figure 5 – Existing height extracted from Auburn LEP 2010 Land Zoning Map

Figure 3 above illustrates the current IN1 General Industrial Zone. **Figure 4** above illustrates the current FSR of 1:1. **Figure 5** above illustrates that the site has no height control. No changes to the zoning, height, and FSR controls are proposed as a part of this Planning Proposal. The proposal is seeking to insert 'office premises' as an additional permitted use within the office space of the existing office building area of 2,100m² only.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	18 June 2019
Report to Council on the assessment of the PP	8 July 2019
Referral to Minister for review of Gateway determination	July 2019
Date of issue of the Gateway determination	September 2019
Date of issue or revised Gateway determination (if relevant)	-
Commencement and completion dates for public exhibition period	October - November 2019
Commencement and completion dates for government agency notification	October - November 2019
Consideration of submissions	November 2019
Consideration of planning proposal post exhibition and associated report to Council	December 2019
Submission to the Department to finalise the LEP	December 2019
Notification of instrument	January 2020

Appendix 1 – Locality Map

Appendix 2 – Deposited Plan

Appendix 3 – Background Economic Report

by Leyshon Consultin

Appendix 4 – Traffic Impact Assessment

by ptc.

Appendix 5 – Precedent Potential Review

by Precise Planning