

Planning Proposal

Detached Dual Occupancies and Secondary Dwellings

Ref: LEP014/16





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Planning Proposal

Local Government Area:	Hawkesbury City Council
Name of Planning Proposal:	Detached Dual Occupancies and Secondary Dwellings
Land affected by Planning Proposal:	All land zoned RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, RU5 Rural Village, E3 Environmental Management and E4 Environmental Living within the Hawkesbury Local Government Area (LGA)

Part 1 - Objectives or Intended Outcomes

The objective and intended outcome of this planning proposal is to amend the *Hawkesbury Local Environmental Plan 2012* (LEP 2012) to:

- a) permit with development consent *dual occupancies (detached)* and *secondary dwellings* within the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, RU5 Rural Village, E3 Environmental Management and E4 Environmental Living zones
- b) insert a local provision restricting the development of *dual occupancies (detached)* within the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, RU5 Rural Village, E3 Environmental Management and E4 Environmental Living zones to land with an area of not less than 4 hectares.

Part 2 - Explanation of the Provisions

The objective and intended outcome of this planning proposal will be achieved by:

- a) inserting *dual occupancies (detached)* and *secondary dwellings* in Part 3 Permitted with consent of the Land Use Table for the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, RU5 Rural Village, E3 Environmental Management and E4 Environmental Living zones
- b) inserting the following provision in LEP 2012, preferably in Clause 5.4, relating to *dual occupancy (detached)* development:

Dual occupancy (detached)

- a) *If development for the purposes of dual occupancy (detached) is permitted in the RU1, RU2, RU4, RU5, E3 and E4 zones the development shall not be located on a lot smaller than 4 hectares.*
- b) *Development consent must not be granted for the erection of more than 2 dwellings on a lot to which this clause applies.*
- c) *Development consent must not be granted for the subdivision of a dual occupancy on a lot to which this clause applies.*

Part 3 - Justification

Section A – Need for the planning proposal

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

This planning proposal is as a result of a Notion of Motion considered by Council on 31 May 2016, whereby Council resolved:

"That:

1. *The Acting General Manager expedite a request for a review of the Gateway Determination for the "Hawkesbury Local Environmental Plan 2012 General Amendments" planning proposal (Department Ref: PP_2015_HAWKE_007-00 (15/12048) and Council Ref: LEP003/15) in relation to the Council resolution of the Ordinary Meeting, 9 December 2014 and include in that request all the relevant information to the NSW Department of Planning and Environment on detached dual occupancy in rural zones within the Hawkesbury LGA. This will include:*
 - a) *the report and resolution of 9 December 2014*
 - b) *the letter dated 21 August 2015 from Ms Maree Abood on behalf of the Chairman of Hawkesbury Nepean Floodplain Taskforce*
 - c) *the letter dated 19 February 2016 from the Department of Planning and Environment to Hawkesbury City Council.*
2. *Should the review required by point 1 above not be determined by 31 July 2016, a planning proposal be prepared as resolved by Council on 9 December 2014, amending the Hawkesbury Local Environmental Plan 2012 to permit Detached Dual Occupancy and Secondary Dwellings in all rural zones and E3 and E4 Environmental Zones and it be forwarded to the Department of Planning and Environment to obtain a Gateway Determination.*
3. *Council staff pursue the action required by point 2 above as a priority planning proposal and be completed and forwarded to the Department of Planning and Environment no later than Monday, 22 August 2016."*

This planning proposal is in response resolutions 2 and 3.

The Council report, notice of motion, and resolutions of 9 December 2014 and 31 May 2016 are provided in Attachments 1 and 2 of this planning proposal.

Section B - Relationship to Strategic Planning Framework

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

The planning proposal seeks to change the permissibility of *dual occupancies (detached)* and *secondary dwellings*. It is considered that the proposed amendment to the Land Use Table, i.e. the primary section within LEP 2012 dealing with permitted or prohibited development, is the best, most efficient and effective method of achieving the desired outcome of the planning proposal.

As Council also wishes to restrict, by way of size of land, the circumstances in which *dual occupancies (detached)* can be developed, it is considered appropriate that an additional provision be inserted into LEP 2012 to supplement the above mentioned Land Use Table amendments.

No other approach to amending the LEP that achieves the same or superior efficiency and effectiveness has been identified.

3. **Is the planning proposal consistent with the objectives and actions contained with the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

A Plan for Growing Sydney

A Plan for Growing Sydney was released in December 2014 and is the NSW Government's 20 year plan for the Sydney Metropolitan Area (SMA). It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

A Plan for Growing Sydney contains the following Vision for Sydney:

A strong global city, a great place to live.

The Vision is supported by following four goals and three principles:

- Goal 1:** A competitive economy with world-class services and transport
- Goal 2:** A city of housing choice with homes that meet our needs and lifestyles
- Goal 3:** A great place to live with communities that are strong, healthy and well connected
- Goal 4:** A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.
- Principle 1:** Increasing housing choice around all centres through urban renewal in established areas
- Principle 2:** Stronger economic development in strategic centres and transport gateways
- Principle 3:** Connecting centres with a networked transport system

A Plan for Growing Sydney divides the Sydney into six subregions: Central; West Central; West; North; South West; and South. The Hawkesbury LGA is in the West subregion with the Penrith and Blue Mountains LGAs.

It is considered that amendments proposed by this planning proposal will not hinder the attainment of these goals and principles.

It is noted that in Action 4.2.2 of *A Plan for Growing Sydney* the NSW government is to complete and implement the Hawkesbury – Nepean valley floodplain management review and, that as part of this, councils will be required to undertake an evacuation capacity assessment that considers regional and cumulative issues, as necessary, prior to rezoning land in the Hawkesbury – Nepean Valley.

The Hawkesbury – Nepean valley floodplain management review is yet to be completed and therefore it is proposed that this planning proposal be referred to the Hawkesbury – Nepean Flood Management Taskforce and NSW State Emergency Service for consideration.

By way of initial comment, in terms of the potential for additional development and evacuation capacity impacts, LEP 2012 currently permits two dwellings as a dual occupancy (attached) in the rural zones and the E3 Environmental Management and E4 Environmental Living zones. The proposed amendment to LEP 2012 seeks to permit an alternative style or arrangement of these two dwellings by way of a dual occupancy (detached) or secondary dwelling whilst not increasing the overall dwelling yield that is currently permitted. The proposed amendment will allow flexibility in the location of building areas and, where appropriate, it would provide land owners with the opportunity to locate an additional dwelling on higher land than otherwise would be the case if they were restricted to extending an existing dwelling.



A Plan for Growing Sydney can be viewed at
<http://www.planning.nsw.gov.au/~media/Files/DPE/Plans-and-policies/a-plan-for-growing-sydney-2014-12.ashx>

Draft North – West Sub-Regional Strategy

The Draft North West Subregional Planning Strategy (the Strategy) was released by the State government in December 2007. The Strategy covers the LGAs of The Hills, Blacktown, Blue Mountains, Hawkesbury and Penrith and sets broad directions for additional dwelling and employment growth.

The Strategy has targets for the North West of 140,000 additional dwellings and 130,000 new jobs by 2031. The Strategy sets targets for the Hawkesbury of an additional 5,000 dwellings and 3,000 jobs by 2031.

The Strategy's Key Directions are:

- plan to meet employment and housing capacity targets
- develop Penrith as a Regional City
- strengthen the role of centres
- improve access to, from and within the subregion
- protect rural and resource lands
- promote the environmental and scenic qualities of the region
- improve access to open space and recreation opportunities.

The Strategy was never finalised and is currently under review.

It is considered that amendments proposed by this planning proposal are not inconsistent with the key directions of the Strategy.

The Strategy contains a number of actions to guide planning within the region. The actions of primary relevance to this planning proposal, and a corresponding response, are as follows:

Action C1.3.1 North West councils to plan for sufficient zoned land to accommodate their local government area housing target in their Principal LEPs.

The planning proposal will assist Council in achieving its target of an additional 5,000 dwellings.

Action C2.1.2 Councils to provide in their LEPs zoned capacity for a significant majority of new dwellings to be located in strategic and local centres.

and

Action C2.1.3 North West councils to ensure location of new dwellings improves the subregion's performance against the target for State Plan Priority E5.

The Hawkesbury Residential Land Strategy envisages that the majority of new dwellings in the LGA will be located in or adjacent to the centres of Windsor, Richmond, North Richmond, Wilberforce and Glossodia. The additional dwellings that may be created by this planning proposal would be in addition to the dwellings located in or adjacent to these centres.

Action E5.3.1 Councils are to plan for land affected by flooding in accordance with the Government's Flood Prone Land Policy.

The planning proposal's consistency with the *Flood Prone Land Policy*, the principles of the *Floodplain Development Manual 2005* and Council's *Hawkesbury Floodplain Risk Management Study and Plan* is discussed in Section 6 of this planning proposal.

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

The *Hawkesbury Community Strategic Plan* (HCSP) is a high level plan that outlines the key community aspirations and sets the essential direction for future Council activities and decision making.

The HCSP is divided into five themes and incorporates the NSW Division of Local Government's (DLG) social, economic, environmental and governance strategic principles.

The themes are:

- Looking after People and Place
- Caring for Our Environment
- Linking the Hawkesbury
- Supporting Business & Local Jobs
- Shaping our Future Together.

Each of the five themes are supported with a vision statement, directions, strategies, goals and measures, to assist Council and the community to achieve its objectives. The Directions provide a further expansion of the intent of each of the Vision Statements. Strategies identify how Council aims to deliver what the community has requested. The Goals identify targets that must be achieved in order to reach the Vision. Measures outline key performance guidelines that will identify if Council is on the right track.

It is considered that the proposed amendments to LEP 2012 are consistent Direction 2 of the Looking After People and Place theme being to *Offer residents a choice of housing options that meets their needs whilst being sympathetic to the qualities of the Hawkesbury.*

The HCSP can be viewed at

http://www.hawkesbury.nsw.gov.au/data/assets/pdf_file/0020/57521/Community-Strategic-Plan-2013-2032.pdf

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

It is considered that there are no provisions within this planning proposal that would hinder the application of the following SEPPs:

State Environmental Planning Policy No. 21 - Caravan Parks
State Environmental Planning Policy No. 30 - Intensive Agriculture
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development
State Environmental Planning Policy No. 50 - Canal Estate Development
State Environmental Planning Policy No. 62 - Sustainable Aquaculture
State Environmental Planning Policy No. 64 - Advertising and Signage
State Environmental Planning Policy No. 65 - Design of Residential Flat Development
State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Integration and Repeals) 2016
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2004
State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (State Significant Precincts) 2005
State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River (No 2—1997)

More specifically, with respect to the SEPPs listed below, the following comments are made:

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

The proposed amendments do not affect the operation of Clause 6.4 Terrestrial biodiversity of LEP 2012 which serves to maintain terrestrial biodiversity by protecting native fauna and flora, protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

State Environmental Planning Policy No. 44 - Koala Habitat Protection

The proposed amendments do not affect the operation of Clause 6.4 Terrestrial biodiversity of LEP 2012 which serves to maintain terrestrial biodiversity by protecting native fauna and flora, protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

State Environmental Planning Policy No. 55 - Remediation of Land

Given the broad spatial application of the proposed amendments a preliminary investigation, carried out in accordance with the Contaminated Land Planning Guidelines, has not been undertaken and it is considered that undertaking such an assessment would be unreasonable and impracticable.

The amendments proposed by this planning proposal will not hinder the application of this SEPP at development application stage.

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2 - 1995)

It is considered that the amendments proposed by the planning proposal will not result in development that will restrict the obtaining of deposits of extractive material from land described in Division 1, 4, 6, 7, 8 or 9 of Schedule 1 of this Plan. Notwithstanding, it is proposed that the planning proposal be forwarded to the Environment Protection Authority and NSW Department of Industry, Skills and Regional Development for comment as part of consultation with relevant public authorities

State Environmental Planning Policies and Sydney Regional Environmental Plans can be viewed at <http://www.legislation.nsw.gov.au/maintop/scanact/inforce/NONE/0> by clicking on "S" within the "Browse in Force" "EPIs" section.

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

The Minister for Planning, under section 117(2) of the *Environmental Planning and Assessment Act 1979* 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.

An assessment of the planning proposal against relevant Section 117 directions is provided below. A full copy of the directions can be viewed at <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/Policy-Directions-for-Plan-Making>



1.2 *Rural Zones*

The overall objective of this direction is to protect the agricultural production value of rural land. The amendments proposed by this planning proposal are considered to be of minor significance with respect to this direction as the proposed amendments do not seek to rezone rural land or propose provisions that will increase the permissible density of land within a rural zone.

Making dual occupancy (detached) and secondary dwellings permissible development within rural zones will allow property owners more choice in housing style on properties which are currently restricted to the construction of dual occupancies (attached). The adoption of these land uses will not increase permissible densities as dual occupancies (attached) are currently permitted with consent in rural areas and the proposed amendments will not increase the number of houses permitted on rural land.

1.3 *Mining, Petroleum Production and Extractive Industries*

It is proposed that the planning proposal be forwarded to the NSW Department of Industry, Skills and Regional Development for comment as part of consultation with relevant public authorities.

1.4 *Oyster Aquaculture*

Due to the significant distance between the Hawkesbury LGA and downstream Priority Oyster Aquaculture Areas or oyster aquaculture activities outside of such areas it is considered that the amendments proposed by this planning proposal will not adversely oyster aquaculture

2. *Environment and Heritage*

2.1 *Environment Protection Zones*

The planning proposal is consistent with the objectives of this direction which seeks to facilitate the protection and conservation of environmentally sensitive areas. The proposed amendments will not reduce environmental protection standards. Allowing dual occupancies (detached) and secondary dwellings in E3 Environmental Management and E4 Environmental Living zones will provide alternatives for housing types on land which currently permits dual occupancies (attached). The adoption of these land uses will not increase the number of dwellings permitted in these zones and provide Council with the opportunity to consider alternative housing options which may result in less disturbance to native vegetation in instances where the land is physically constrained.

2.3 *Heritage Conservation*

The proposed amendments to LEP 2012 will not affect the existing heritage conservation provisions of LEP 2012.

3. *Housing, Infrastructure and Urban Development*

3.5 *Development Near Licensed Aerodromes*

This direction is not applicable to the Hawkesbury LGA as RAAF Base Richmond is not a licensed aerodrome.

Notwithstanding this, it is proposed that the planning proposal be referred to the Department of Defence for comment as part of consultation with public authorities



3.6 *Shooting Ranges*

Known licensed shooting ranges in the Hawkesbury LGA are:

- Phoenix Pistol Club -Scheyville National Park, 217 Scheyville Road, Scheyville NSW 2756
- Kurrajong Pistol Club, 1550A Bells Line of Road Kurrajong Heights NSW 2758.

Due to their relative isolation from adjoining properties, it is considered that the amendments proposed by this planning proposal will not adversely impact upon the operation of these clubs or public safety and amenity.

4. *Hazard and Risk*

4.1 *Acid Sulfate Soils*

This planning proposal does not propose any amendments to Clause 6.1 Acid sulfate soils of LEP 2012.

Given the broad spatial nature of this planning proposal an acid sulphate soils study has not been undertaken and it is considered that undertaking such an assessment would be unreasonable and impracticable.

4.2 *Mine Subsidence and Unstable Land*

No Mine Subsidence Districts have been proclaimed within the Hawkesbury LGA.

Council has development guidelines for certain parts of Kurrajong Heights (including some land zoned E4 Environmental Living) due to the potential for development to cause erosion and sedimentation in the short term and possible instability and drainage problems in the longer term.

The proposed amendments to LEP 2012 will not affect the application of these guidelines and it is considered that consideration of these guidelines can be appropriately dealt with at Development Application stage.

4.3 *Flood Prone Land*

The objectives of this direction are:

- a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

Sub-clauses (4) to (8) of this direction set out particular requirements for planning proposals.

However, sub-clause (9) of this direction states that a planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:

- a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or
- b) the provisions of the planning proposal that are inconsistent are of minor significance.



Council adopted the Hawkesbury Floodplain Risk Management Study and Plan on 11 December 2012. The Floodplain Risk Management Plan (FRMP) component of this document outlines a suite of actions in relation to flood education and resilience, emergency management, advice to consent authorities, land use planning, voluntary house raising/purchase, flood mitigation works, and flood modelling. A copy of the FRMP is included in this planning proposal as Attachment 3.

The amendments proposed by this planning proposal will not hinder the implementation of FRMP.

Furthermore the proposed amendments do not alter Council's current flood related development controls found in LEP 2012, the Hawkesbury Development Control Plan 2002, or Council's Development of Flood Liable Land Policy (Version 1), adopted 31 July 2012.

Finally, as emergency management and flood evacuation are significant issues in the Hawkesbury it is proposed that the planning proposal be forwarded to the NSW State Emergency Service and Hawkesbury – Nepean Flood Management Taskforce for comment as part of consultation with relevant public authorities.

4.4 Planning for Bushfire Protection

It is proposed that the planning proposal be forwarded to the NSW Rural Fire Service for comment as part of consultation with relevant public authorities.

5. Regional Planning

5.10 Implementation of Regional Plans

The planning proposal's consistency with A Plan for Growing Sydney has been discussed section 3 of this planning proposal.

Section C - Environmental, Social & Economic Impact

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

It is considered that the proposed amendments to LEP 2012 will not adversely impact on any critical habitat or threatened species, populations or ecological communities, or their habitats.

The proposed amendments do not affect the operation of Clause 6.4 Terrestrial biodiversity of LEP 2012 which serves to maintain terrestrial biodiversity by protecting native fauna and flora, protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats. The proposed amendments not affect the operation of Section 5A of the Environmental Planning and Assessment Act 1979.

Removal of vegetation to for the purposes of a dwelling is generally discouraged where the development could be located in an existing cleared area. Depending on the specific nature of a site, such a cleared area could be within the vicinity of an existing dwelling or some distance from the existing dwelling. The proposed amendments will allow flexibility in the location of additional dwellings and provide the opportunity to locate additional dwellings outside of existing vegetated areas.

Notwithstanding the above commentary it is proposed that the planning proposal be forward to the Office of Environment and Heritage and the Department of Industry, Skills and Regional Development for comment as part of the public authority consultation stage of the planning proposal process.

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

The proposed amendments to LEP 2012 will allow greater flexibility in the location of additional dwellings and it would provide land owners with the opportunity to locate such dwellings and, where applicable, any associated onsite wastewater treatment system, on land that is further removed from surrounding properties, environmentally sensitive areas, ground or surface waters, significant vegetation, and flood liable land than otherwise would be the case if they were restricted to extending an existing dwelling.

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

The proposed additional *permitted with consent* land uses are considered to be consistent and compatible with the current suite of permitted land uses within the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, RU5 Rural Village, E3 Environmental Management and E4 Environmental Living zones.

The proposed amendments to LEP 2012 will allow for a greater range of housing options for the purposes of providing extended family accommodation and this can produce social benefits for the relevant family members.

The proposed amendments to LEP 2012 will allow for a greater range of housing options for the purposes of providing rental accommodation and this can result in positive economic effects for land owners and renters.

Secondary positive economic effects are expected in the building industry and local retail and commercial centres as a result of the proposed amendments due to the potential for an increase in residential development and population.

Section D - State and Commonwealth interests

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

LEP 2012 currently permits two dwellings on a single parcel of land by way of a *dual occupancy (attached)* in the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, RU5 Rural Village, E3 Environmental Management and E4 Environmental Living zones. The proposed amendments to LEP 2012 seek to permit an alternative style or arrangement of these two dwellings by way of permitting a *dual occupancy (detached)* or a *secondary dwelling* whilst not increasing the overall dwelling yield that is currently permitted. Hence, it is expected that the proposed amendments will not significantly increase demand for public infrastructure such as roads and transport, sewer, community facilities, open space, stormwater and drainage beyond that which is currently envisaged by LEP 2012.

Notwithstanding this, if the amendments to LEP 2012 proceed it is expected that Council will consider the need for a development contributions plan or similar mechanism to fund any required upgrades to local and district level public infrastructure, in particular the road network west of the Hawkesbury River.

Part 11 of this planning proposal identifies a number of public authorities that are nominated for consultation. It is anticipated these public authorities will be considered the impact of the proposed amendments to LEP 2012 on infrastructure and service they provide and advise Council accordingly.

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

Consultation with public authorities is proposed to occur after a Gateway determination.

It is envisaged that the following public authorities will be consulted.

Office of Environment and Heritage
Sydney Water
NSW Road and Maritime Service
Transport for NSW
NSW Rural Fire Service
Department of Industry, Skills and Regional Development
Environment Protection Authority
Greater Sydney Local Land Services
NSW State Emergency Service
Department of Defence
Endeavour Energy
Hawkesbury – Nepean Floodplain Management Taskforce

Part 4 - Mapping

No map changes to LEP 2012 are proposed by this planning proposal.

Part 5 - Community Consultation

The Department of Planning and Environment's A guide to preparing local environmental plans outlines the consultation required for different types of planning proposals with the guideline stating that the exhibition period for this type of proposal should be 28 days. It is therefore proposed that the planning proposal be publicly exhibited for a minimum of 28 days.

Part 6 - Project Timeline

The following table provides an indicative timeline for the planning proposal for DP&E's consideration.

Project Phase	Indicative time target
1. Project Commencement	Date of gateway determination received by Council
2. Completion of technical information prior to government agency consultation	4 weeks
3. Government agency consultation	6 weeks
4. Preparation of public notice and exhibition material	3 weeks
5. Public consultation period	4 weeks
6. Consideration of submissions and a report to Council	12 weeks
7. Submission to DP & E that draft LEP be prepared and made	8 weeks

List of Attachments

1. Council Notice of Motion and Resolution, 31 May 2016
2. Council Report and Resolution, 9 December 2014
3. Hawkesbury Flood Risk Management Plan, adopted 11 December 2012