



Ku-ring-gai Council

PLANNING PROPOSAL

To amend the Ku-ring-gai Local Environmental Plan 2015 to include additional heritage items

March 2015

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INTRODUCTION

This Planning Proposal has been prepared to amend the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) by including the following properties as a local heritage items in Schedule 5 of the KLEP 2015 and on the accompanying Heritage Maps.

- 51 Warrangi Street, Turramurra (Lot 1 DP 580008);
- 4 - 6 Neringah Avenue South, Wahroonga (Part of Lot 1 DP1199937);
- 88 Fox Valley Road, Wahroonga (Lot 15 DP 568694);
- 12 Bobbin Head Road, Pymble (Lot 1 DP 200728); and
- 6 Caithness Street, Killara (Lot 6 DP 14824).

This planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and NSW Department of Planning and Infrastructure (DP&I) "A guide to preparing planning proposals"(October 2012).

Council will request the plan-making delegation under Section 23 of the Environmental Planning and Assessment Act 1979 for this planning proposal.

Background

Ku-ring-gai Council at its meeting held on 26 November 2013 resolved to remove a number of potential heritage items (including the above five properties) from the Heritage Map and Schedule 5 of the then draft KLEP 2013, and defer them for further investigation and re-exhibition.

Ku-ring-gai Council engaged the services of a Heritage Consultant, Clive Lucas Stapleton & Partners Pty Ltd, to conduct an independent detailed assessment of the heritage significance of the deferred properties. The report by Clive Lucas, Stapleton & Partners is included at Appendix A.

A report detailing the assessment of heritage significance of the subject properties was reported to the Council Meeting of 25 November 2014. The report recommended that the following properties be listed in the KLEP 2015 as heritage items of local significance.

- 51 Warrangi Street Turramurra (Lot 1 DP580008)
- 4-6 Neringah Avenue South, Wahroonga (Lot 55 and 56 DP2666)
- 88 Fox Valley Road, Wahroonga (Lot 15 DP568694)
- 12 Bobbin Head Road, Pymble (Lot 1 DP200728)

- 6 Caithness Street, Killara (Lot 6 DP14824)

Ku-ring-gai Council resolved that a planning proposal was to be prepared to include the above five properties in Schedule 5 of the KLEP 2015 and on the associated Heritage Map, as heritage items with local significance. The Council resolution is included at Appendix B.

Site Description and Existing Planning Controls

- **51 Warrangi Street Turramurra (Lot 1 DP580008)**

The site is located on the eastern side of Warrangi Street, Turramurra, between Berrilee Street and the northern portion of Warrangi Street. The property contains a two storey brick house with clay tile hipped roof in the Georgian Revival style, that has undergone alterations and additions.

The site is zoned R2 Low Density Residential under the KLEP 2015.

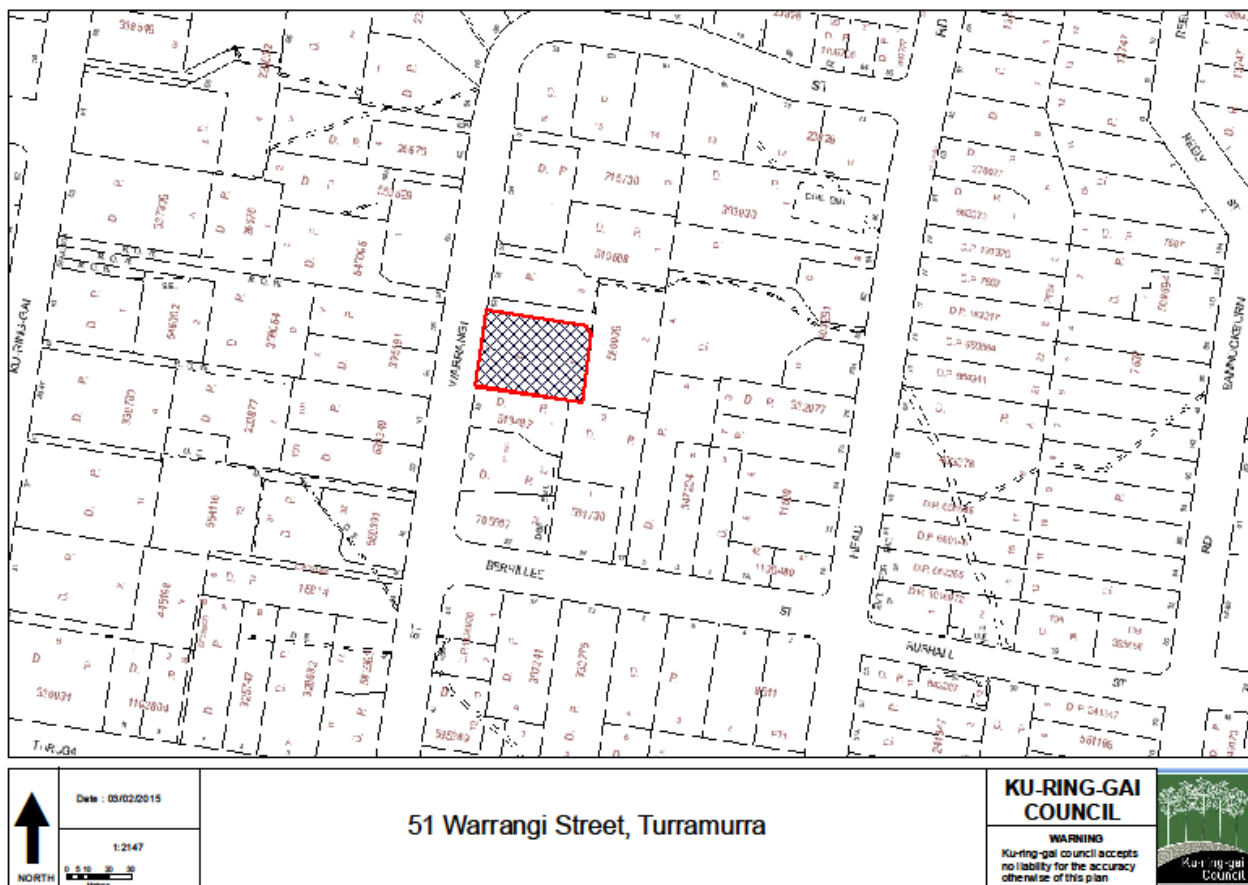


Figure 1: Property Information Map (source: Dekho)



Figure 2: Property Photos (Source: Clive Lucas, Stapleton and Partners Report 25 June 2014)



Figure 3: Aerial Photo (Source: Dekho)

- **4-6 Neringah Avenue South, Wahroonga (Part of Lot 1 DP1199937)**

The site was formerly known as Lot 55 and 56 DP2666, and has since been amalgamated. The site is located on the western side of Neringah Avenue South, Wahroonga, between Warwilla Avenue and the Pacific Highway. The property contains a two storey Arts and Crafts/Old English style house, which has been substantially modified as part of its use as a health facility since 1940.

The site is zoned R4 High Density Residential under the KLEP 2015.

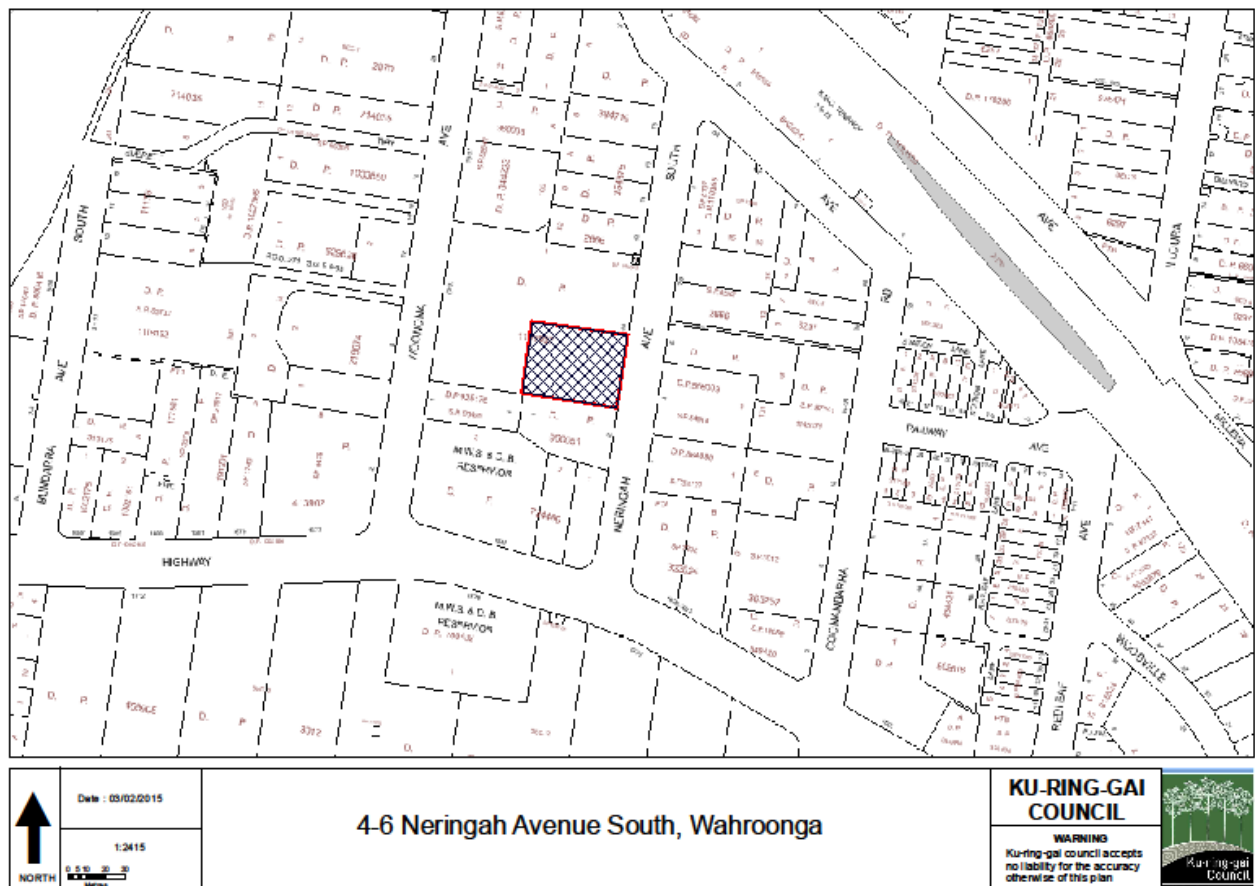


Figure 4: Property Information Map (Source: Dekho)



Figure 5: Property Photos (Source: Clive Lucas, Stapleton and Partners Report June 2014)

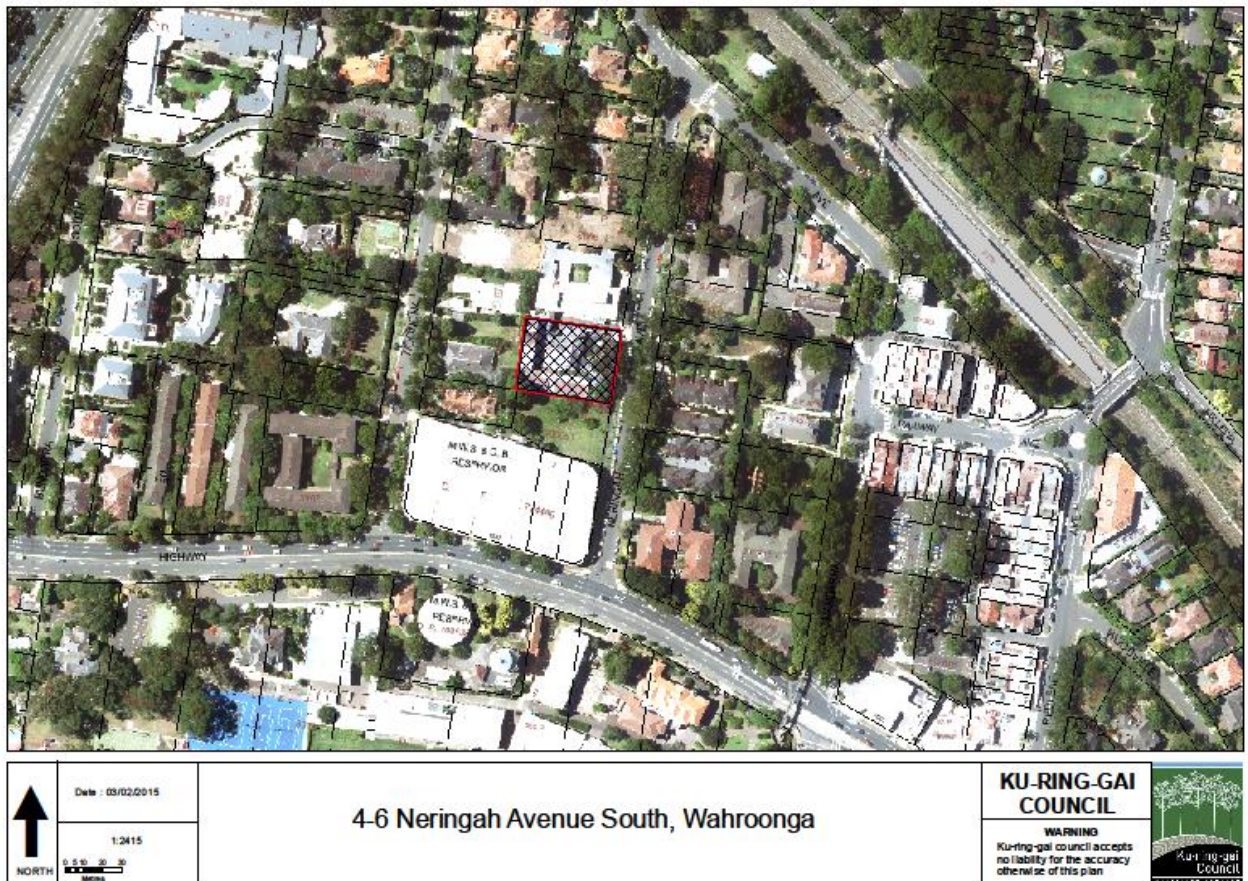


Figure 6: Aerial Photo (Source: Dekho)

- **88 Fox Valley Road, Wahroonga (Lot 1 DP 200728)**

The site is located on the south-west corner of Fox Valley Road, Wahroonga, with the junction of Lucinda Avenue. The site has frontage to both Fox Valley Road and Lucinda Avenue. The property contains a single storey Craftsman bungalow.

The site is zoned R2 Low Density Residential under the KLEP 2015.

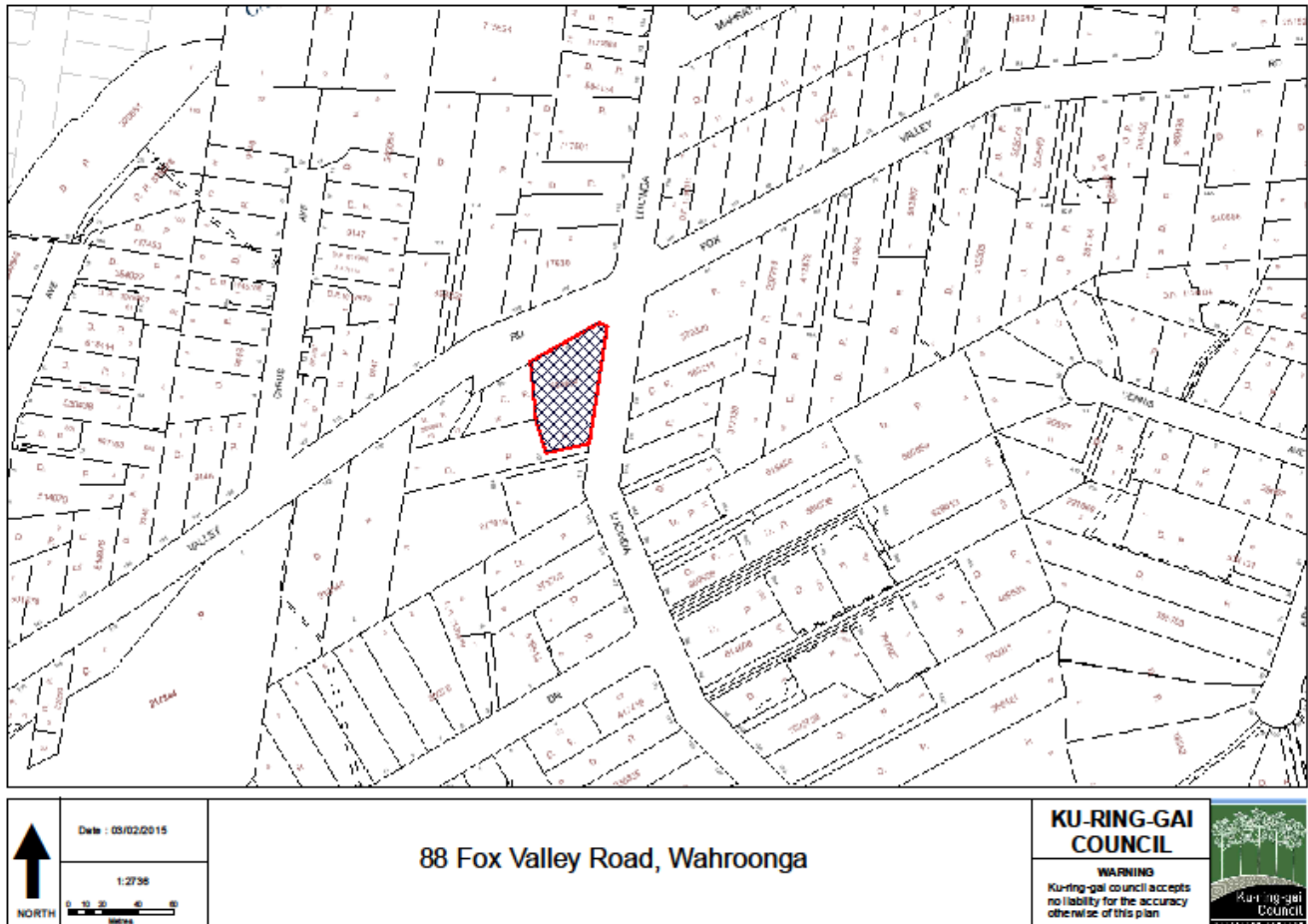


Figure 7: Property Information Map (Source: Dekho)



Figure 8: Property Photos (Source: Clive Lucas, Stapleton and Partners Report June 2014)



Figure 9: Aerial Photo (Source:Dekho)

- **12 Bobbin Head Road, Pymble (Lot 1 DP200728)**

The site is located on the western side of Bobbin Head Road, Pymble, between the Pacific Highway and Selwyn Street. The property contains an Arts and Craft style bungalow.

The site is zoned R2 Low Density Residential under the KLEP 2015.

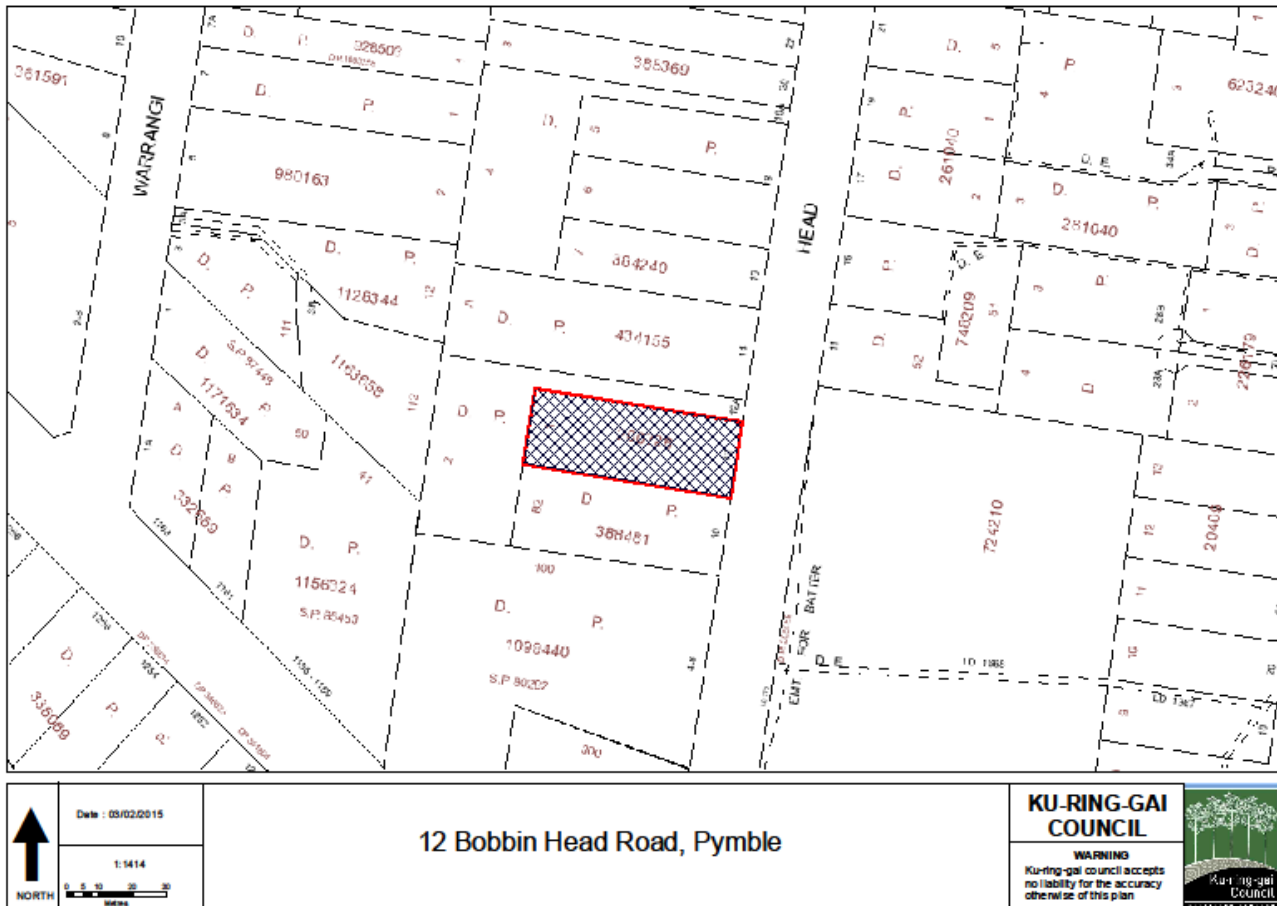


Figure 10: Property Information Map (Source: Dekho)



Figure 11: Property Photos (Source: Clive Lucas, Stapleton and Partners Report June 2014)



Figure 12: Aerial Photo (Source: Dekho)

- **6 Caithness Street, Killara (Lot 6 DP14824)**

The site is located on the western side of Caithness Street, between Marian Street and the cul-de-sac end of Caithness Street. The property contains a single storey painted brick house with double hipped, terracotta tiled roof, in the Colonial Revival style.

Council at its meeting held on 2 February 2015 resolved to place an interim heritage order under Section 25 of the NSW Heritage Act 1977 for the property known as Irrawang, 6 Caithness Street Killara (Lot 6 DP14824) to enable a full and proper evaluation of heritage issues and prevent any harm to the site in the interim. The Interim Heritage Order was published in the NSW Government Gazette on 6 February 2015. (Appendix F).

The site is currently zoned R4 High Density Residential under the KLEP 2015. The site is subject to a separate planning proposal to rezone the site and adjoining properties to R2 Low Density Residential. A Gateway determination has been issued and the planning proposal was exhibited from 7 November 2014 to 5 December 2014. A report on the consideration of submissions is yet to be reported to Council.

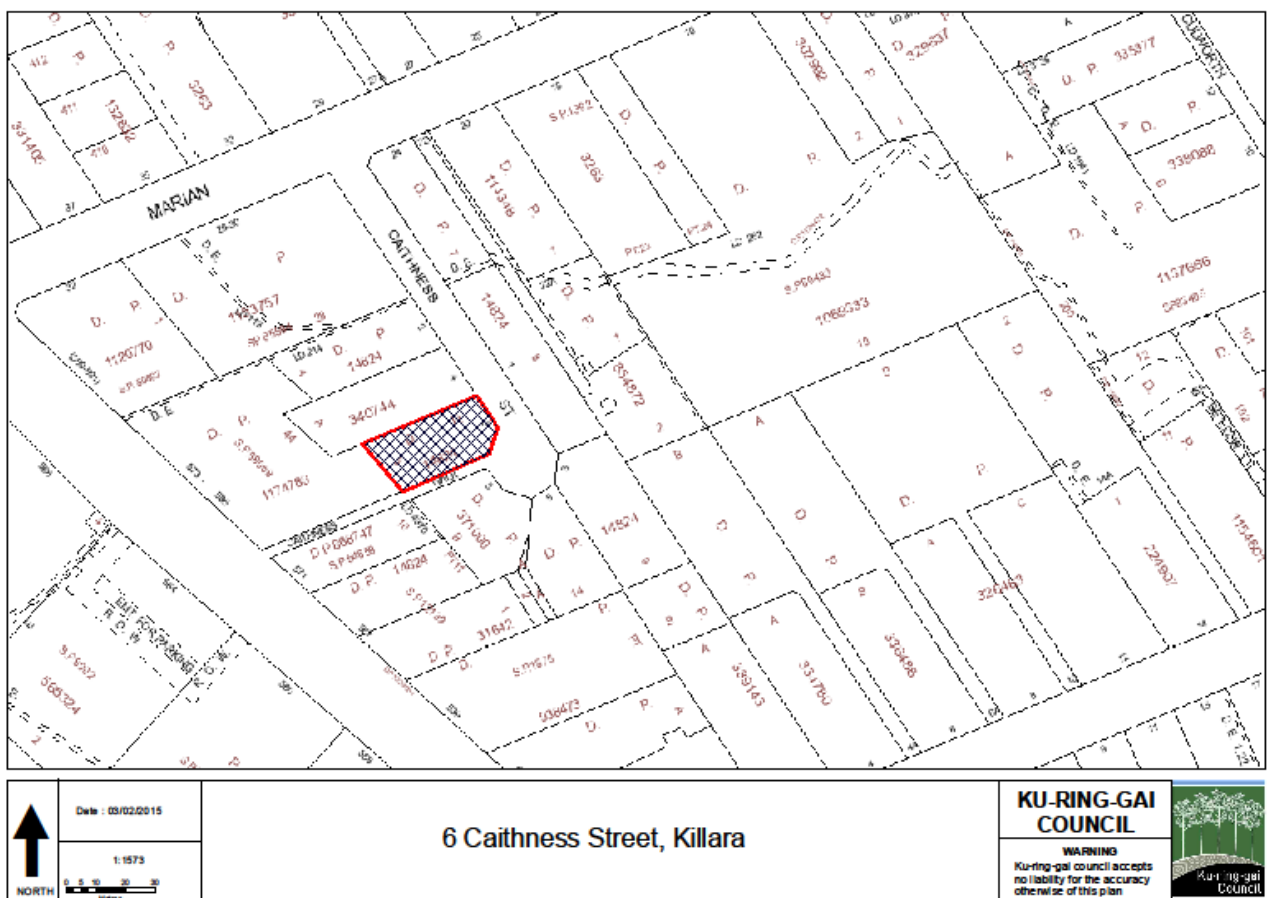


Figure 13: Property Information Map (Source: Dekho)



Figure 14: Property Photos (Source: Clive Lucas, Stapleton and Partners Report June 2014)



Figure 15: Aerial Photo (Source: Dekho)

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

A statement of the objectives and intended outcomes of the proposed instrument

Objectives

The objective of this planning proposal is to conserve the cultural and environmental heritage of Ku-ring-gai by including the following properties as local heritage items in Schedule 5 of the KLEP 2015 and on the accompanying heritage maps.

- 51 Warrangi Street, Turramurra (Lot 1 DP580008)
- 4-6 Neringah Avenue South, Wahroonga, (Part of Lot 1 DP1199937)
- 88 Fox Valley Road, Wahroonga (Lot 15 DP568694)
- 12 Bobbin Head Road, Pymble (Lot 1 DP200728)
- 6 Caithness Street, Killara (Lot 6 DP14824)

PART 2 – EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument

The objective of the planning proposal will be achieved by amending Schedule 5 Environmental Heritage as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No
Turramurra	Andover, dwelling house	51 Warrangi Street	Lot 1 DP 580008	Local	I812
Wahroonga	Neringah (former residence)	4 -6 Neringah Avenue South	Part of Lot 1 DP1199937	Local	I962
Wahroonga	Dwelling house	88 Fox Valley Road	Lot 15 DP 568694	Local	I924
Pymble	Heatherbrae, dwelling house	12 Bobbin Head Road	Lot 1 DP 200728	Local	I514
Killara	Irrawang, dwelling house	6 Caithness Street	Lot 6 DP 14824	Local	I261

The objective of the planning proposal will also be achieved by amending the following maps:

- Ku-ring-gai Local Environment Plan 2015 – Heritage Map – Sheet HER_014
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_002
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_001

The maps will be amended by colouring the subject properties so as to indicate a Heritage Item – General. Refer to Appendix C for the proposed amended Heritage Map Sheets.

PART 3 - JUSTIFICATION

The justification for those objectives, outcomes and the process for their implementation

A. Need for the planning proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

Yes. The subject properties were identified as potential heritage items in the background studies undertaken for the preparation of the KLEP 2015.

In considering the public submissions arising from the statutory exhibition of the then draft KLEP 2013, Ku-ring-gai Council resolved on 26th November 2013, to defer the subject properties for further detailed heritage assessment.

Ku-ring-gai Council engaged the services of a Heritage Consultant, Clive Lucas, Stapleton and Partners, to conduct an independent and detailed assessment of the heritage significance of the subject properties.

The report by Clive Lucas, Stapleton and Partners recommended that the subject properties be listed in the KLEP 2015 as heritage items of local significance. Refer to Appendix A for the Heritage Report and Appendix D for the Heritage Inventory Sheets.

A summary of recommendations for each of the five properties is outlined below:

51 Warrangi Street, Turramurra

*“It is recommended that Andover, 51 Warrangi Street, Turramurra **should** be listed as a local heritage item for the following reasons:*

- is significant as a Georgian Revival house designed by noted Sydney architect William Rae Laurie in 1936, that appears to be relatively intact (albeit with later additions), located on its original allotment with a generous garden front possibly containing remnant landscape features and mature trees*

4 – 6 Neringah Avenue South, Wahroonga

*“It is recommended that Neringah, 4 – 6 Neringah Avenue South, Wahroonga (the former residence) **should** be listed as a local heritage item for the following reasons:*

- it is rare being the family home of Andrew Reid, the sole owner of James Hardie Industries, a company that built their name on the production of asbestos fibre cement, for whom the*

house was constructed in imported asbestos fibre cement, presumably as a demonstration for the use of the relatively new product on the market.

- for being an early (c.1912), surviving example of a house constructed of imported asbestos fibre cement, built by the company that has become internationally renowned for the product.*
- for its high research potential to provide further understanding of the early manufacture, importation and use of this important construction product, asbestos fibre cement.*
- associated with Andrew Reid, the sole owner of James Hardie Industries and the founder of a dynasty controlling the company for a period of 85 years, over three generations. James Hardie Industries was one of the first companies to import and then manufacture asbestos fibre cement for building construction and the company name is known internationally for the production of fibre.*
- an example of a Federation house in the Arts and Crafts style, the house is not particularly significant and has undergone a number of alterations and additions as part of its use as a health facility since 1940 and is no longer intact.*

88 Fox Valley Road, Wahroonga

*“It is recommended that The Eyrie, 88 Fox Valley Road, Wahroonga **should** be listed as a local heritage item for the following reasons:*

- it is highly significant as a mostly intact, early (c.1912) bungalow built in the Craftsman style, with many original architectural features and details that define the style, including its low spreading roof form, deep verandah, wide eaves with exposed rafters, prominent gable verge, ‘eyelid’ dormer, sandstone base, verandah columns and chimneys and wall hung shingles.*
- located on a portion of its original allotment, the place retains elements of its original garden setting including the carriage loop and mature tree plantings.*
- it is historically linked to William Lewis Park located opposite on Fox Valley Road, being land gifted to Ku ring gai Council by and named for the original owners of the property.*

12 Bobbin Head Road, Pymble

*“It is recommended that Heatherbrae, 12 Bobbin Head Road, Pymble, **should** be listed as a local heritage item for the following reasons:*

- as a fairly intact Arts and Crafts house (albeit with later sympathetic additions) constructed c.1914, that is still located on a substantial portion of its early garden*

setting and retains early landscape elements including a carriage drive and mature palm tree in the centre island, which is considered rear in the locality.

- *for retaining elements of an early subdivision pattern associated with a period of land use on Bobbin Head Road no longer surviving i.e. farmlets and orchards*
- *for being representative of the early 1890's subdivision of Bobbin Head Road and the second phase of residential development in the early 1900s with the construction of substantial dwellings on the 1890s farmlets and orchard lands.*

6 Caithness Street, Killara

*"It is recommended that Irrawang, 6 Caithness Street, Killara **should** be listed as a local heritage item for the following reasons:*

- *as a potentially rare surviving residential bungalow designed by noted and prolific early 20th century architect Donald Epslin, of the firm Epslin & Mould, of which much of his residential work has since been demolished or greatly altered.*
- *for being an example of a 1929 Colonial Revival bungalow designed by a noted Sydney architect that appears relatively intact externally (and potentially internally intact), that is still located on its original allotment and part of a group of early 20th century houses located in a picturesque cul-de-sac, Caithness Street.*
- *for being representative of the later subdivision and residential development of the Killara Golf Course locality and associations with former president and life member of the Killara Golf Club, Tom Keith Smith, the original owner for whom the house was built."*

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The subject properties have been assessed as contributing to the cultural and environmental heritage of Ku-ring-gai. The planning proposal to include the subject properties as heritage items within Schedule 5 of the KLEP 2015 is the best means of achieving the objective to conserve the cultural and environmental heritage of Ku-ring-gai.

B. Relationship to strategic planning framework

Q3. 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 applicable strategy within the strategic planning framework is the recently released Sydney Metropolitan Strategy, “A plan for growing Sydney” (December 2014), which applies to the Sydney Metropolitan Area. The planning proposal is assessed against the relevant goals contained within the metro strategy below:

Goal 3 – A great place to live with communities that are strong, healthy and well connected

The planning proposal will not adversely impact on the directions and actions identified in the metro strategy to achieve a great place to live with communities that are strong, healthy and connected. The planning proposal is consistent with Direction 3.4 : *Promote Sydney’s heritage, arts and culture* and Action 3.4.4 : *Identify and re-use heritage sites, including private sector re-use through the priority precincts program.*

Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

The planning proposal will not adversely impact on the directions and actions identified in the metro strategy to achieve a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Sydney’s Subregions

The metropolitan strategy has identified 6 subregions within the Sydney Metropolitan Area. Ku-ring-gai is located within the North subregion. Subregional plans are yet to be finalised for the subregions, however the metropolitan strategy has identified priorities for the north subregion. The planning proposal is assessed against these priorities below:

A competitive economy

The planning proposal will not adversely impact on the identified priorities to achieve a competitive economy within the north subregion.

Accelerate housing supply, choice and affordability and build great places to live

The planning proposal will not adversely impact on the identified priorities to achieve accelerated housing supply, choice and affordability within the north subregion.

Protect the natural environment and promote sustainability and resilience

The planning proposal will not adversely impact on the identified priorities to achieve protection of the natural environment and promotion of sustainability and resilience within the north subregion.

Accordingly, the planning proposal is consistent with the objectives and actions of the Sydney Metropolitan Strategy, “A plan for growing Sydney”.

Q4. Is the planning proposal consistent *with a council’s local strategy or other local strategic plan*?

The Ku-ring-gai Community Strategic Plan is called “Our Community. Our Future. Community Strategy 2030”. The planning proposal to include the subject properties as heritage items of local significance within the KLEP 2015 is consistent with the following objectives within the community strategic plan:

P1.1 Ku-ring-gai’s unique visual character and identity is maintained

P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai

P5.1 Ku-ring-gai’s heritage is protected, promoted and responsibly managed

The planning proposal is also consistent with the following aims at Clause 1.2 of the KLEP 2015:

(a) to guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai

(f) to recognise, protect and conserve Ku-ring-gai’s indigenous and non-indigenous cultural heritage

The planning proposal seeks to conserve the cultural and environmental heritage of Ku-ring-gai by listing the subject properties as heritage items of local significance within Schedule 5 of the KLEP 2015, and in doing so will ensure the character and identity of the local government area is maintained.

Q5. Is the planning proposal consistent *with applicable State Environmental Planning Policies (SEPPs)*?

The following table identified the applicable SEPP’s and comments on the consistency of the planning proposal with these policies.

SEPP	Comment
SEPP 55 – Remediation of Land	Consistent. The planning proposal will not result in any works that would result in the disturbance of land.
SEPP Infrastructure 2007	The planning proposal is not inconsistent with the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal is not inconsistent with the SEPP.

Deemed SEPP (formerly REP)	
Sydney REP (Sydney Harbour Catchment) 2005	The planning proposal will not adversely impact on the harbour or catchment. The planning proposal is not inconsistent with the Deemed SEPP.

No State Environmental Planning Policy applying to the land restricts or prevents the listing of heritage items.

Q6. *Is the planning proposal consistent with applicable Ministerial Directions (section 117 Directions)?*

Yes. The planning proposal is consistent with the applicable Ministerial Directions (s.117 directions). The table below identifies the applicable directions, and comments on the consistency of the planning proposal with those directions.

Compliance with applicable section 117 Directions

Directions under section 117	Objectives	Consistency
2. ENVIRONMENT AND HERITAGE		
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance.	Consistent The objective of the planning proposal is to conserve the cultural and environmental heritage of Ku-ring-gai by including the subject properties as local heritage items within Schedule 5 of the KLEP 2015.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	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	Consistent The Planning Proposal relates to existing dwellings, and in this regard will not adversely impact on housing choice, infrastructure or the environment.

Directions under section 117	Objectives	Consistency
	environment and resource lands.	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent The planning proposal only identifies the subject properties as local heritage items, and not state heritage items.
7. METROPOLITAN PLANNING		
7.1 Implementation of A Plan for Growing Sydney	The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	Consistent. The planning proposal is consistent with the NSW Government's "A Plan for Growing Sydney"(December 2014). Refer to detailed assessment under Q3 above.

C. Environmental, social and economic impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. The planning proposal to list the subject sites as heritage items within the KLEP 2015 will not result in any adverse impacts to critical habitat, threatened species, populations, ecological communities or their habitats.

Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No. The planning proposal to list the subject sites as heritage items within the KLEP 2015 will not result in any adverse environmental effects.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Social Effects

The planning proposal has positive social effects in recognising the local cultural and environmental heritage significance of the sites. The heritage listing of these sites will assist in providing a link between past, present and future generations.

The planning proposal will not adversely impact on existing social infrastructure, such as schools and hospitals.

Economic Effects

The heritage listing will not prevent future development of the sites. Appropriate development can be identified within the heritage management document required by Clause 5.10 (5) of the KLEP 2015.

Studies have found that heritage listing properties has marginal impacts on house prices, and in several instances, the effect of heritage listing is positive. Deodhar (2004) study established that heritage listed houses within Ku-ring-gai enjoy a price premium compared to unlisted houses. The premium reflects the combined value that the market places on their heritage character, their architectural style elements and their statutory listing status.

It is not expected that the heritage listing of the subject properties will result in adverse economic effects.

D. State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not generate the need for additional public infrastructure.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

As the planning proposal relates to the listing of heritage items of local significance within the KLEP 2015, the Heritage Division of the Office of Environment and Heritage (OEH) has been consulted prior to the submission of the planning proposal for Gateway determination, as per the Council resolution of 25 November 2014:

“C. That, In order to facilitate a more timely Gateway Determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the Planning Proposal is to be submitted regardless.”

A letter was sent on 3 February 2015 requesting comments on the planning proposal from the OEH.

Comments were received from the OEH on 2 March 2015. The Heritage Division of the OEH raises no objections to the listing of the proposed five items because they have had the appropriate assessment undertaken and have been determined as being of heritage significance. A copy of the submission from the OEH is included as Appendix E.

Council will undertake to consult with any other agencies as nominated by the Department of Planning and Environment as part of the issuing of a Gateway.

PART 4 - MAPPING

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

The planning proposal to include subject properties as local heritage items in Schedule 5 of the KLEP 2015 will require amendments to the following heritage maps:

- Ku-ring-gai Local Environment Plan 2015 – Heritage Map – Sheet HER_014
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_002
- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_001

The proposed amendments to the Heritage Map Sheets are extracted below and each property is circled for ease of identification. The proposed amended Heritage Map Sheets are included at Appendix C.

- **51 Warrangi Street, Turramurra (Lot 1 DP 580008)**

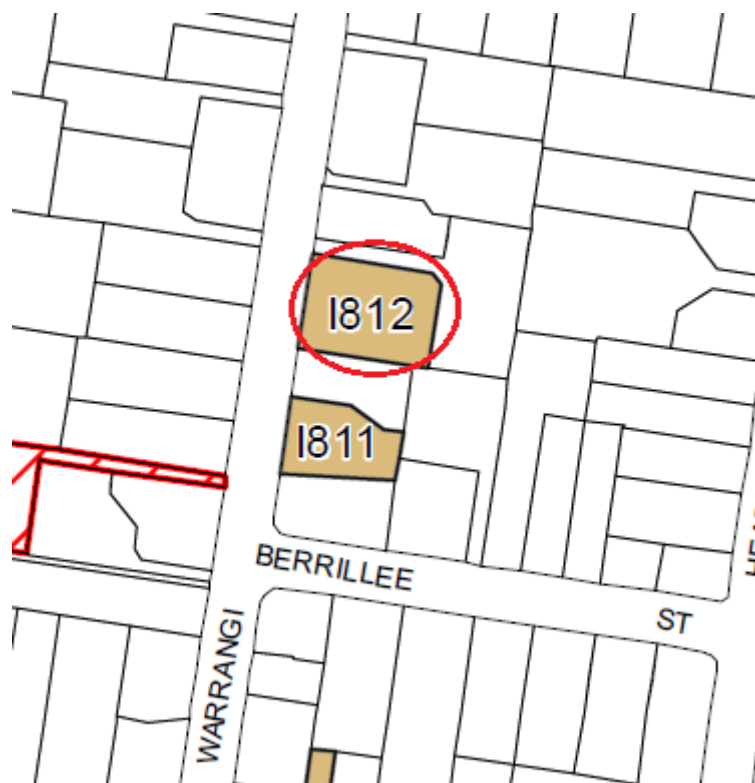


Figure 16: 51 Warrangi Street, Turramurra – Item I812.

Extract from Heritage Map Sheet HER_007

- 4 -6 Neringah Avenue South, Wahroonga (Lot 55 and 56 DP 2666)

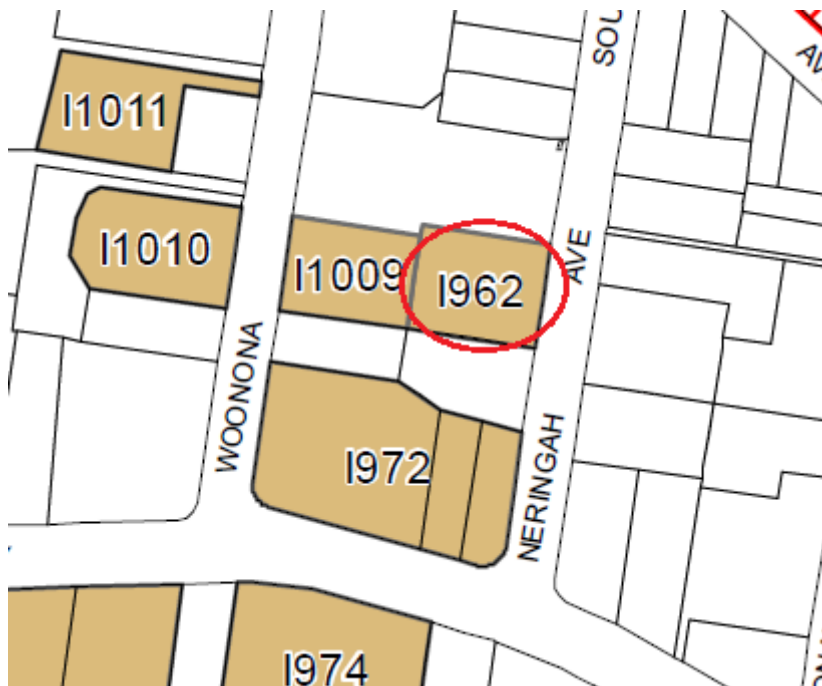


Figure 17: 4 – 6 Neringah Avenue South, Wahroonga – Item I962.

Extract from Heritage Map Sheet HER_001

- 88 Fox Valley Road, Wahroonga (Lot 15 DP 568694)

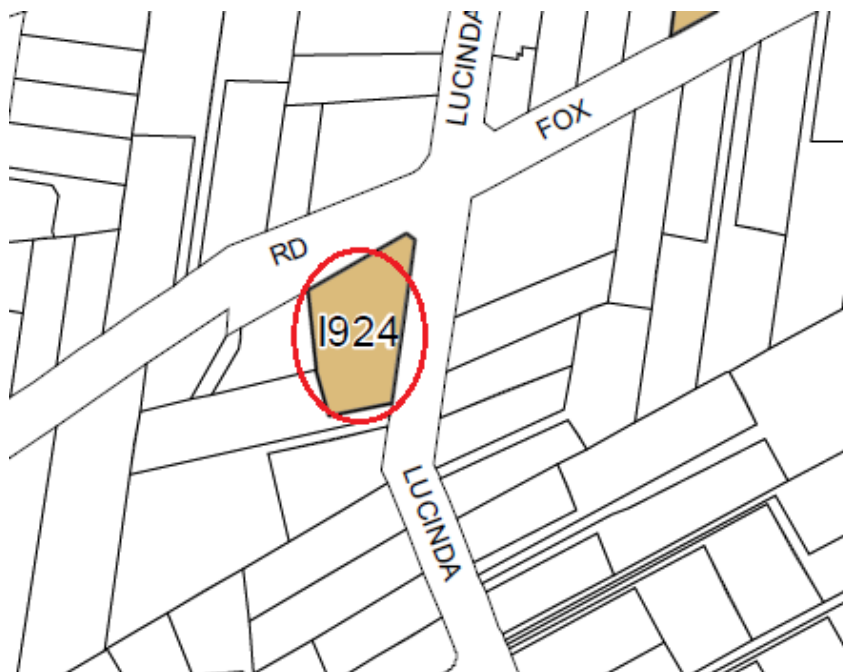


Figure 18: 88 Fox Valley Road, Wahroonga – Item I924.

Extract from Heritage Map Sheet HER_002

- 12 Bobbin Head Road, Pymble (Lot 1 DP 200728)

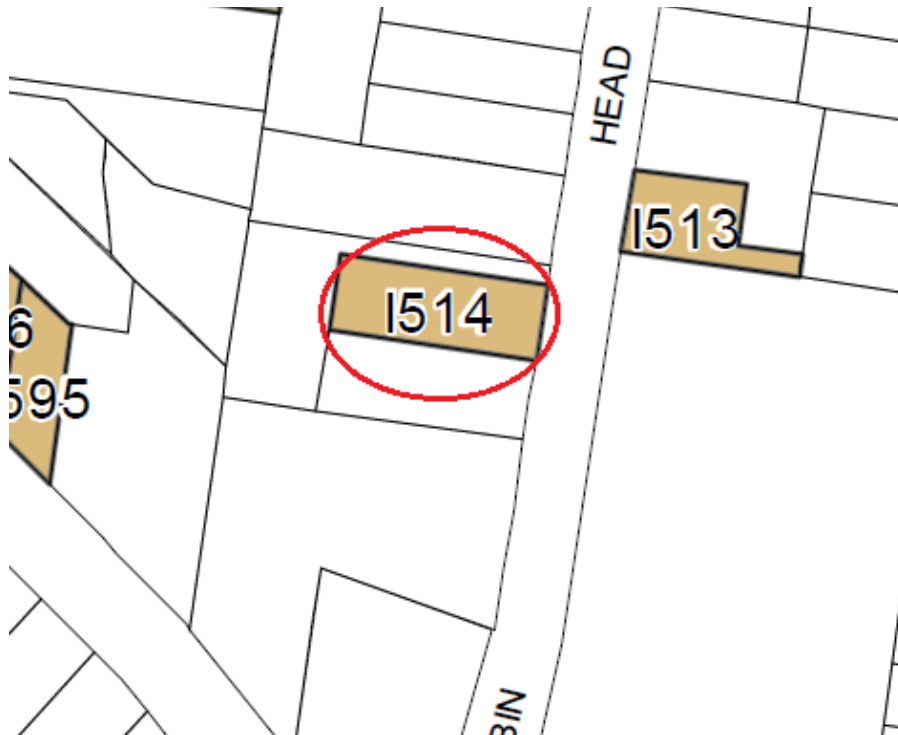


Figure 19: 12 Bobbin Head Road, Pymble – Item I514.

Extract from Heritage Map Sheet HER_007

- 6 Caithness Street, Killara (Lot 6 DP14824)

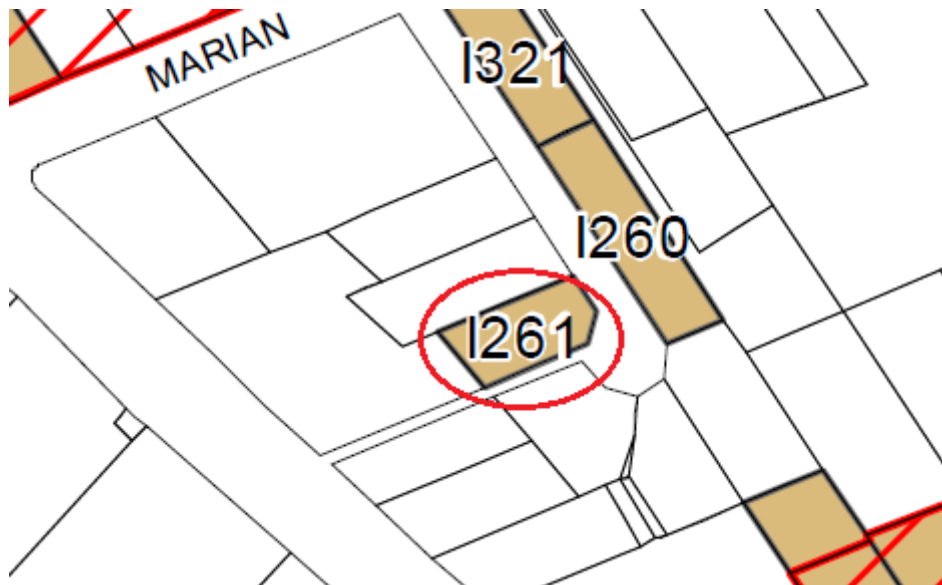


Figure 20: 6 Caithness Street, Killara – Item I261.

Extract from Heritage Map Sheet HER_014

The planning proposal does not result in any change to the zoning or development standards applying to the subject sites.

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

Community consultation for this planning proposal will be consistent with the prescribed consultation guidelines under the NSW Department of Planning and Infrastructure's document "A guide to preparing Local Environmental Plans" (April 2013).

Consultation will also have regard to the requirements set down in the gateway determination issued by the Department of Planning & Environment.

Public exhibition of the planning proposal is generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the planning proposal
- Notification on Council's website
- Notification in writing to the affected and adjoining landowners

During the exhibition period, the following material would be made available for inspection:

- The planning proposal
- The gateway determination
- Any information or technical information relied upon by the planning proposal

At the conclusion of the exhibition period, a report will be prepared and reported back to Council to allow for the consideration of any submissions received during the exhibition period.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	Date : 30 April 2015
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Date : 8 May 2015 – 5 June 2015 As required by Gateway Determination 28 days - run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	Date : 8 May 2015 – 5 June 2015 28 day exhibition period plus notification and advertisement period
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	Date : 3 July 2015
Timeframe for the consideration of a proposal by Council post-exhibition	Date: OMC on 28 July 2015 2 weeks for reporting
Date of submission to the Department to finalise the LEP	N/A
Anticipated date RPA will make the plan (if delegated)	Date : 19 August 2015
Anticipated date RPA will forward to the Department for notification	Date : 2 September 2015

APPENDIX A – Clive Lucas, Stapleton & Partners Review

APPENDIX B – Council Resolution 25/11/2014

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