



**Wyong
Shire
Council**
CENTRAL COAST

Planning Proposal

2-10 Cams Boulevard, Summerland Point
Pt 200 DP 1181286
File No. RZ/13/2012

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Part 1 Objectives or Intended Outcomes

The intended outcome of this proposal is to:

- Rezone Pt 200 DP 1181286 from 5(a) Special Uses - School to R2 Residential to enable residential subdivision.

Part 2 Explanation of Provisions

The intended outcome will be achieved by an amendment to the Wyong Local Environmental Plan (LEP) 1991 land zoning maps.

Depending on the timing of the progression of the proposal, the intended outcome will be achieved by an amendment to Council's Standard Instrument (SI) LEP, including amendments to the Land Zoning and Minimum Lot Size Maps.



Figure 1

Pt 200 DP 1181286

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

No. The site however has an associated history of past rezoning proposals, Site Compatibility Certificates (SCC) and development applications (DAs).

Pt 200 DP 1181286 was part of former Lot 1 DP 555602 and was in the ownership of the Department of Training and Education (DT&E) and intended for use as a future school site. It was identified as being surplus to the DE&T needs, and subsequently sold to the proponent in 2011.

The development and subdivision of former Lot 1 DP 555602 without a prior rezoning was enabled through a Site Compatibility Certificate (SCC) issued by the Department of Planning and Infrastructure (DoPI).

RZ/16/1996

RZ/16/1996 was lodged in November 1996 and sought a rezoning of the site to 2(b) Multiple Dwelling Residential Zone. The land was identified as surplus to the DE&T needs.

The rezoning was refused by Council's Development Management Panel (DMP) in October 1998 on the basis that:

'The regional distribution and conservation of Tetratheca juncea at this point in time is not sufficiently known to ensure its long term conservation. In this regard, development of the land for residential purposes will destroy the sites flora and fauna values which are thought to be significant'.

RZ/3/2001

RZ/3/2001 was lodged in October 2001 by the DE&T and sought a rezoning of the entirety of former Lot 1 DP 555602 to 2(a) General Residential, 7(a) Conservation and 5(c) Local Roads. The land was identified as surplus to the Department's needs. The proposed 7(a) Conservation zone related to the current site, having regard for the populations of the threatened species *Tetratheca juncea* located on the site, as previously referenced by Council's DMP.

Council resolved to proceed with the rezoning on 8 September 2004 provided the 7(a) land was transferred into Council ownership (at no cost) and its management incorporated into the Tunkawallin Reserve Management Plan.

Stalled negotiations in preparing a legal agreement for the transfer of the 7(a) land resulted in the application by DE&T in July 2010 for a Site Compatibility Certificate (SCC). The SCC was requested to permit low density residential uses (for southern portion of former Lot 1), conservation of populations of the threatened species *Tetratheca Juncea* (northern portion of site) and local road reservation (far southern portion of site). The SCC was issued in September 2010 and the rezoning proposal was withdrawn by DE&T.

The site was sold after subdivision application DA/1453/2010 was approved.

DA/1453/2010, DA/1453/2010/A & DA/1453/2010/B

Development consent for DA/1453/2010 was issued in June 2011 for a 21 lot subdivision of Lot 1 DP 555602 for the creation of 20 residential lots and one residual lot to be dedicated to Council at no cost for conservation purposes (the site).

The amending consents DA/1453/2010/A and DA/1453/2010/B increased the number of lots from 21 to 24 and enabled benching of the lots along the western boundary of former Lot 1 DP 555602 respectively.



Figure 2 Subdivision Works (former Lot 1 DP 555602)

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

As an alternative to a stand alone Planning Proposal, the intended outcome could be achieved by incorporating the rezoning into Council's SI LEP process. However, as there are a number of additional studies recommended to be undertaken to support the proposal (see Section C), this is not appropriate. Additionally, Council has finalised its SI LEP and has referred the plan to the Department for it to be made. It is therefore not possible to incorporate this proposal within the SI LEP.

It is considered the intended objectives cannot be achieved by any other mechanism than a planning proposal.

Section B – Relationship to strategic planning framework

3. (a) Where a sub-regional strategy is in place:
- (i) Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

North Wyong Shire Structure Plan

The site is located north of the boundary of Precinct 20 of the NWSSP area. Precinct 20 is identified as a long term land release area for residential purposes. Whilst the development of Pt 200 is a logical infill development, it is also a logical extension of the boundary of Precinct 20. The proposal is consistent with the sustainability criteria of the Central Coast Regional Strategy as detailed in the supporting documentation.

Figure 3

NWSSP Area



4. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

The Wyong Shire Community Strategic Plan (CSP) identifies what the Shire Strategic Vision is, how the Vision was created through the community, the importance of the community, Council, state and federal government working together to achieve the Shire's Vision, and how the Shire Strategic Vision integrates with Council's Asset Management Strategy and long-term Financial Strategy.

The CSP identifies a number of Essential Services which must be provided. These are delivered by Council through a number of Principal Activity Areas. The assessment of the impacts of land use strategies and rezonings is incorporated within the Environment and Land Use 'Principal Activity Area' which aims to *support(s) the natural and built environment on both private and public land. This is done by providing strategic planning and policy as well as controls over land-use in order to maintain a high quality of life and natural environment. Through this activity Council seeks to promote sustainable use of natural resources on the Central Coast.*

5. Is the planning proposal consistent with applicable state environmental planning policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

SEPP	Comment
SEPP No. 44 – Koala Habitat	
Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline: (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones	The flora and fauna assessment undertaken for DA/1453/2010 by Conacher Environmental Group (2010) identified that one food tree species (<i>Eucalyptus haemastoma</i>) was located on site and that this constituted more than 15% of the trees on site, therefore the site could be considered as potential koala habitat. The entire area of former Lot 1 DP 555602, (including the current Pt 200) was surveyed on foot, with all trees being inspected for indicative markers for the presence of koalas, in addition to targeted spotlight surveys being undertaken. No koalas were observed on site, nor was there any evidence of koala habitation discovered. It is considered that the proposal is consistent with the requirements of the SEPP.
SEPP No. 55 – Contaminated Land	
Aims: to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	The preliminary desktop mapping/ assessment exercise has not identified any contamination of the site. A further review of historical files has identified one incident of illegal dumping on the site currently proposed to be rezoned, which occurred around 2003 (refer to Attachment 2). This fill was sourced from the adjacent residential subdivision. Having regard for the subdivision works already undertaken on the southern portion of Lot 1, it is considered there is a low likelihood of contamination of the site, therefore a contaminated land assessment should not be required. It is considered that the proposal is consistent with the requirements of this SEPP.
SEPP No. 71 Coastal Protection	

SEPP	Comment
Aims: (a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and (b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and (c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and (d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and (e) to ensure that the visual amenity of the coast is protected, and (f) to protect and preserve beach environments and beach amenity, and (g) to protect and preserve native coastal vegetation, and (h) to protect and preserve the marine environment of New South Wales, and (i) to protect and preserve rock platforms, and (j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and (k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and (l) to encourage a strategic approach to coastal management.	The proposal is consistent with the aims and objectives of the SEPP 71 Policy. The proposal seeks to enable additional infill residential development adjoining an existing residential area. The proposal does not affect access to and along coastal foreshores, nor is the site affected by coastal processes such as erosion. It is not considered that an increased density of a minor nature may adversely affect the scenic nature of the environment.

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

The proposal has been considered against the relevant Ministerial Section 117 Directions as summarised below. The full assessment of these Directions is contained as a supporting document of this proposal. The proposal can be consistent with these Directions subject to the outcomes of further investigative studies and consultation with relevant state and federal government agencies.

Number	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/a
1.2	Rural Zones	N	N/a
1.3	Mining, Petroleum Production and Extractive Industries	Y	TBA
1.4	Oyster Aquaculture	N	N/a
1.5	Rural Lands	N	N/a
Environment & Heritage			
2.1	Environmental Protection Zones	Y	TBA
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/a
3.6	Shooting Ranges	N	N/a
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	Y	TBA
4.3	Flood Prone Land	N	N/a
4.4	Planning for Bushfire Protection	Y	TBA

Number	Direction	Applicable	Consistent
Regional Planning			
5.1	Implementation of Regional Strategies	Y	Y
5.2	Sydney Drinking Water Catchments	N	N/a
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/a
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/a
5.8	Sydney Second Airport: Badgery's Creek	N	N/a
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	TBA
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	N	N/a

Section C – Environmental, Social and 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?

A number of flora and fauna surveys and assessments have been undertaken on the subject site between 1997 and 2010. An important aspect of these findings is the presence of *Tetratheca juncea* which is listed under both the Threatened Species Conservation (TSC) Act, 1995 and the Environment Protection and Biodiversity Conservation (EPBC) Act 1999.

Any development of the site will require the removal of this population. The proponent is proposing to translocate the population to a suitable recipient site.



Figure 4 *Tetratheca juncea* (Ecobiological 2008)

There are a number of ecological based concerns for the rezoning of the site:

1. Approval and Consent Conditions for DA/1453/2010 (as amended)

- The site is to be dedicated to Council as a conservation reserve due to the presence of *Tetratheca juncea*.
 - The non-significant impact finding within the Flora and Fauna Assessment was based on the conservation of the *Tetratheca juncea* within the site.
 - The applicant is required to install a vehicle-proof fence along the southern boundary of the conservation area, dividing it from the approved residential area to prevent bike riders and rubbish dumping.
 - Twenty-three (23) nest boxes were installed within the site to offset the loss of hollows from loss of trees on the southern portion of the site. These nest boxes are being monitored by the project ecologist every six months for three years. Proceeding with the Proposal will require the Proponent to lodge a Section 96 amendment for DA/1453/2010 to amend the conditions of consent relating to these matters.
2. Suitability of Translocation Methodology
- The one example available of successful translocation of *Tetratheca juncea* is not considered sufficient to document the suitability of the process; and
 - The Commonwealth Department of Sustainability, Environment, Water, Populations and Communities (DSEWPac) advise that translocation should be regarded as experimental and is not recommended (Species Profile and Threats Database <http://www.environment.gov.au/sprat>).
3. Environment Protection & Biodiversity Conservation (EPBC) Act, 1999
- Any action which is likely to have a 'significant impact' on a listed species requires referral to the DSEWPac. A 'significant impact' is an 'impact which is important, notable, or of consequence, having regard to its context or intensity'.
 - The development of the site (including the removal and/or translocation of an entire population of *Tetratheca juncea*) could be considered important, notable, or of consequence. Therefore a referral would be required to be made to DSEWPac, in addition to approval possibly needing to be sought.
4. Threatened Species Conservation (TSC) Act, 1995
- A Species Impact Statement (SIS) may also be required for the development of the site (including the removal and/or translocation of an entire population of *Tetratheca juncea*).
5. Further Issues
- *Corunastylis* sp. Charmhaven is a recently discovered and described orchid that was provisionally listed on the TSC Act as Critically Endangered on 5 October 2012. In the event the site is rezoned and a Development Application is lodged for the site, targeted survey and assessment will be required for this species. A preliminary desktop assessment using the flora species list in the Flora and Fauna Assessment shows that vegetation on site supports a high number of the dominant species known to co-occur with the new orchid: the site contains two of two species (100%)

of the main canopy layer, four of six species (66.7%) of the low shrub layer and three of six species (50%) of the low understorey layer.



The key concern for the protection of the site and the *Tetratheca juncea* remains unlawful trespass. Whilst the fencing erected by the Proponent limits access by larger vehicles, it is likely that the site will become a common thoroughfare for bicycles and be used for informal and usually unauthorised recreational purposes such as casual meeting places. This tends to create a range of impacts such as littering, antisocial behaviour and illegal dumping.

The contribution of the site to larger regional corridors is questionable. It is not physically connected to the larger natural areas on the other side of Summerland Road, therefore its value as a permanent conservation reserve; regardless of particular biodiversity values on the site are limited.

Figure 5 *Corunastylis sp. Charmhaven* (Boris Branwhite, undated)

Council no longer has a need for the retention of the site, and funds for the management of such land are limited. There are currently no arrangements in place for the provision of funds by the Proponent to Council, either through the development application or rezoning process, for the management of the site in perpetuity as a recreational reserve.

Should the proposal proceed, it is recognised that there will be substantial negotiations required with the Proponent, the Office of Environment and Heritage (OEH) and the DSEWPac. Should such negotiations fail; Council's ownership obligations in regard to this site (as implemented through consent conditions and Council resolutions) will remain.

Recommendation - Prior to Community Consultation Occurring:

1. The Proponent undertake a targeted species survey for *Corunastylis sp. Charmhaven*;
2. Subject to the site being identified as free from the presence of *Corunastylis sp. Charmhaven*, Council enter into preliminary discussions with OEH and DSEWPac regarding the intent of the proposal;
3. Subject to the outcome of Recommendation 2, Council enter into a Voluntary Planning Agreement (VPA) with the Proponent, if required, which details the mitigation and management requirements for the site's *Tetratheca juncea*, should the proposal have a 'significant impact' on the species.
4. Subject to a VPA being finalised, the Proponent lodge a Section 96 Application to remove Condition No. 47 of the consent for DA/1453/2010 (as amended).

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

Bushfire

The site includes vegetation that is classified as Category 2 Bushfire Vegetation.

A bushfire hazard assessment was prepared as part of DA/1453/2010. This assessment does not provide an assessment of the bushfire risk on Pt 200. Furthermore, it includes the vegetation located on the site as part of the assessment factors for the adjacent lots of DA/1453/2010.

Should the proposal be supported, the risk from vegetation on the site on the adjacent lots would be removed. It would be anticipated that the threat for the site would be from the Category 1 vegetation located east of the site over Summerland Road. The Asset Protection Zone (APZ) for the site on this front would therefore be similar for those lots approved by DA/1453/2010. It would be expected that the APZs would be able to be located within the road reserve and setbacks to the private properties.

Any further requirements for bushfire assessment could be managed at the subsequent development application/subdivision stage.

Climate Change

It is not considered that the proposal will significantly contribute to climate change. Having regard for the assessment of the proposal undertaken, it is not considered that the impacts of climate change will significantly affect development resulting from this rezoning. Controls at development application/subdivision stage will require compliance with appropriate sustainability measures.

Aboriginal and European Cultural Heritage Items

An Aboriginal Cultural Heritage Assessment was undertaken for the site when DA/1453/2010 was being prepared, in consultation with the Darkinjung Local Aboriginal Land Council (DLAC). This assessment did not identify any items of Aboriginal Cultural Significance on the site.

Given the scale of the proposal it is not considered necessary to undertake a formal Aboriginal and European cultural heritage study as such matters can be managed through the development application/subdivision process should the proposal proceed.

Contaminated Land

The proposal submitted by the proponent identifies that the land *'has never been developed or used for any purpose whereby contamination issues would be likely'*.

DoPI have confirmed that a contaminated land assessment was not submitted at the time the SCC was requested and granted for the southern portion of former Lot 1 DP 555602. Council's own reports in relation to RZ/3/2001 were referenced in this regard.

The findings of the assessment of RZ/3/2001 were that:

SEPP No. 55 is unlikely to be relevant. The site has been owned by the DE&T for a long time. The site is currently vegetated with endemic species and undeveloped. Council files indicate the site as used for the agistment of horses in the late 1980's/early 1990's. The property has been vacant since and some excess soil from adjacent residential development has been dumped on the site. There is no real evidence of a use or development of the site which could have contaminated the site.

A desktop mapping exercise utilising Council's mapping system, has not identified the site, nor sites in the immediate vicinity as being subject to contamination. A further review of historical files has identified one incident of illegal dumping on the site proposed to be rezoned, which occurred around 2003 (refer to Supporting Documentation). This fill was sourced from the adjacent residential subdivision.

The findings of the assessment of DA/1453/2010 were that:

Council's records indicate that the site is unlikely to be contaminated. Furthermore, a site inspection did not reveal any evidence of contamination. Accordingly the application is considered satisfactory and no remediation works are required.

As a result of the above, and having regard for the subdivision works already undertaken on the southern portion of former Lot 1, it is considered there is a low likelihood of contamination of the site. However, in order to ensure due diligence, it is recommended that a preliminary Stage 1 investigation is undertaken.

Recommendation - Prior to Community Consultation Occurring:

1. The proponent undertakes a preliminary Stage 1 Contaminated Land investigation.

Acid Sulfate Soils

The subject site is identified as containing Class 5 acid sulfate soils (i.e. within 100m of Class 1, 2, 3 or 4) acid sulfate soils.

The submission identifies that development of the site is unlikely to require substantial excavation; therefore disturbance of potential acid sulfate soils is minimal.

This issue has not been encountered during the subdivision works undertaken on the site under the consent for DA/1453/2010 (as amended). Further assessment should not be required.

Flooding and Drainage

A desktop mapping/assessment exercise has not identified the site being the subject of flooding risks; however the site is identified as a Sensitive Coastal Location under State Environmental Planning Policy No. 71 (refer to Section B part 5).

Noise and Acoustics

The development potential of the site, subject to the gazettal of the rezoning, will enable compatible land uses with those already surrounding the site.

There are no identified major noise pollution sources in the immediate vicinity of the site.

9. Has the planning proposal adequately addressed any social and economic effects?***Social Impact & Amenity***

The site is well located for accessibility to local education and recreation facilities, in addition to local and regional shopping amenities. Other issues aside, the proposal is a logical infill for the local neighbourhood.

The development of the site for residential purposes has the potential to reduce antisocial behaviour which commonly occurs on undeveloped sites within an urban environment.

In general the following facilities are provided within 2km of the subject site:

- General Store;
- Local Shopping Centre (containing post office, newsagent, supermarket, bottle shop, hairdresser, Takeaway Food outlet and mower repair shop);
- Preschool/childcare centre; and
- Primary schools (both public and private).

Odour

The site is located outside of the Gwandalan/Summerland Point Wastewater Treatment Plant buffer zone area.

Economic Viability

There are likely to be costs for the Proponent in relation to the following matters:

- Section 96 Application - Removal of Condition No. 47 of DA/1453/2010 (as amended);
- Preparation/amendment of the Wildlife Management Strategy (WMS) and associated works and monitoring (included but not limited to the nesting boxes currently located on the site) required by Condition No. 17 of DA/1453/2010 (as amended); and
- Management methodology utilised for *Tetratheca juncea*, potentially including Biobanking Assessments, provision/funding of land for offsets, SIS preparation and government agency referrals, licensing and/or approvals.

Ultimately, it will be at the discretion of the Proponent as to whether these costs are viable.

Section D – State and Commonwealth Interests

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

Traffic & Transportation

Any future lots/dwellings on the site are proposed to be accessed from Cams Boulevard. Details of how additional traffic resulting from the proposal will be managed haven't been provided, however the scale of likely flow on development is considered to have minimal impact on the existing road network and can be further assessed at development application/subdivision stage.

The site is opposite an existing bus stop on Summerland Road which is regularly serviced by Busway Buses. Taxi transportation is also available.

The site is not within walking distance to a train station.

Servicing

The site is not currently serviced by water or sewer.

Any development proposal on the site can be serviced by connection to existing water mains, located on Cams Boulevard, in addition to the extension of the sewer services from the approved subdivision of former Lot 1 DP 555602. Infill pavement works would be required to be provided at the expense of the developer.

The sites drain west; therefore there may be need for the creation of drainage easements.

The street frontage to Cams Boulevard has been formalised with kerb and guttering as part of the subdivision works under DA/1453/2010 (as amended). Subject to the rezoning proceeding, and further development approval, these works will be required to be upgraded to provide driveway access.

The above requirements, in addition to the provision of electricity of telephone services would be further determined at development application/subdivision stage and also subject to the provisions of Chapter 67: Engineering Requirements for Development of DCP 2005: Development Controls for Wyong Shire (DCP 2005).

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

Consultation with government agencies has not yet been undertaken.

Formal consultation will be undertaken in accordance with any determinations made by the Gateway.

Part 4 Mapping

Map No.	Map Title
1	Aerial Locality Plan
2	Land Use Zoning - Wyong LEP 1991
3	Land Use Zoning - Draft Wyong SI LEP 2012
4	Current & Proposed Development Standards – Lot Size – Draft Wyong SI LEP 2012
5	Proposed Alternative Zone

Part 5 Community Consultation

It is expected that the proposal will be made available for 28 days for community/agency consultation. This will be undertaken in accordance with any determinations made by the Gateway.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	N/a	23 July 2013	23 July 2013
Anticipated timeframe for the completion of required technical information	6 months	23 July 2013	13 March 2014
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	2 months initially	23 July 2013	7 May 2014
Commencement and completion dates for public exhibition	14 days	20 March 2014	29 April 2014
Dates for public hearing (if required)	N/a	N/a	N/a
Timeframe for consideration of submissions	1 month	10 April 2014	7 May 2014
Timeframe for consideration of a proposal post exhibition	1 month	10 April 2014	7 May 2014
Date of submission to the Department to finalise LEP	N/a	3 June 2014	3 June 2014
Anticipated date RPA will make the plan (if delegated)	N/a	N/a	N/a
Anticipated date RPA will forward to the Department for notification	N/a	N/a	N/a

Supporting Documentation

No.	Document
1	Central Coast Regional Strategy Sustainability Assessment (4 pages)
2	Section 117 Ministerial Direction Assessment (8 pages)
3	Site Compatibility Certificate - 13 September 2010 (1 page)
4	Illegal Dumping Images (1 page)
5	Council Report and Minutes – 12 June 2013 (25 pages)
6	Project Timeline Gantt Chart (2 pages)