
Gateway Planning Proposal - Tumbarumba Local Environmental Plan 2010 - Various Amendments

September 2014

Various lands Tumbarumba Shire Council

Prepared by:

**Building and Environmental Services Today
26 Goulburn Street
JUNEE NSW 2663**



EDITORIAL LOG:

Project No: 03

**Project Name: Tumbarumba Local Environmental Plan 2010 –
Planning Proposal**

Document Reference No Tumbarumba PP

Printing:

Distribution	No. of Copies	By/Hand/Courier/Collect
To Council	1	
	Total	

Copyright

© Building & Environmental Services Today (B.E.S.T.) 2014

The information contained in this document is solely for the use of the client identified on the cover for the purpose for which it has been prepared. No representation is made or is implied as being made to any third party.

All rights reserved; these materials are copyright. No part may be reproduced or copied in any way, form or by any means without prior permission.

The proposal, ideas, concepts and methodologies set out and described in this document are and remain the property of BEST and are provided to Greater Hume Shire Council in confidence. They may not be used or applied by the recipient or disclosed to any other person without the prior written consent of BEST.

Building & Environmental Services Today
26 Goulburn Street
JUNEE NSW 2663

Ph/Fax: 6924 3986
Mobile: 0428 243 228

Email: bestoday@bigpond.com
Web: www.bestoday.com

ABN 11 489 259 978

Table of Contents

1. Introduction.....	5
2. Background	5
3. Planning Proposal Context.....	6
4. Part 1- Proposal objective or intended outcome	6
5. Part 2- Explanation of provisions	7
6. Part 3 - Justification	8
Section A – Need for the Planning Proposal	8
Section B – Relationship to strategic planning framework.	14
Section C – Environmental, social and economic impact.....	19
Section D – State and Commonwealth interests	20
7. Community consultation	20

1. Introduction

Building Environment Services Today (BEST) has been engaged by Tumbarumba Shire Council to assist Council with the preparation of a Gateway Planning Proposal for various amendments to the *Tumbarumba Local Environmental Plan 2010*. These amendments impact on the whole LGA as well as specific lands identified in this proposal.

The purpose of the Gateway Planning Proposal is to facilitate changes to:

- Alter the range of land uses within the RU1 Primary Production Zone, consistent with the Land Use Matrix supporting the LEP Standard Instrument
- Alter the range of land uses within the RU3 Forestry Zone to accommodate future public water supply infrastructure development
- Introduce exceptions to minimum lot size requirements in rural and environmental protection zones to meet the needs of existing and permissible land uses
- Alter Schedule 1 to support a site specific indoor recreation development in Tumbarumba, and
- Alter the minimum lot size for land immediately adjoining the village of Rosewood to accommodate for closer settlement.

2. Background

This Gateway Planning Proposal has been prepared in accordance with:

- *Planning Circular PS 12-006 dated 29 October 2012*
- *A Guide to Preparing a Planning Proposal dated October 2012*

Section 1.3 of *A Guide to Preparing a Planning Proposal dated October 2012* states:

A planning proposal must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan-making process. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment. The planning proposal should contain enough information to demonstrate that relevant environmental, social, economic, and other site specific matters have been identified and if necessary that any issues can be addressed with additional information and/ or through consultation with agencies and the community.

This proposal has also been prepared having regard to current updated planning practice associated with the development of the LEP Standard Instrument (post 2010) including:

- The *Land Use Matrix* tool utilised to determine suitable land uses within specific zones, and
- Recently gazetted Local Environmental Plans for smaller rural Councils within the region

This Gateway Planning Proposal provides sufficient information to support the proposed amendments to the *Tumbarumba Local Environmental Plan 2010*.

3. Planning Proposal Context

The *Tumbarumba Local Environmental Plan 2010* was gazetted on the 30 June 2010.

This Plan represented one of the first new Standard Instrument LEPs prepared for a rural Council within the south east region of NSW. The Plan represented a substantial investment by Council and the local community to support local planning controls.

The **particular aims** of the Plan are as follows:

- (a) *to develop local planning controls that manage human settlement, rural activities and the natural environment in a manner that contributes to the unique quality of Tumbarumba,*
- (b) *to encourage development that supports the long term economic viability of the local community,*
- (c) *to ensure development is undertaken in a manner that mitigates impacts on the natural environment,*
- (d) *to encourage development that promotes positive social outcomes for the local community.*

This Planning Proposal is consistent with these plan aims including:

- The planning proposal enables Council to continue to support as well as manage change and development in the local community. This reflects the uniqueness of the Tumbarumba Local Government area, the viability of rural villages and to encourage development in appropriate locations consistent with the capability and suitability of certain lands
- Specific to this amendment is to encourage new development, including public infrastructure, that supports the long term economic viability of the local community
- Reducing environmental impacts by managing and controlling existing developments, and
- Provides for positive social outcomes within the local community.

This planning proposal also represents good planning practice to ensure that local planning controls are current to enable them to respond to the aspirations of the local community.

4. Part 1- Proposal objective or intended outcome

The objective and intended outcome of the proposal is to:

- *Alter the range of land uses within the RU1 Primary Production Zone, consistent with the Land Use Matrix supporting the LEP Standard Instrument*
- *Alter the range of land uses within the RU3 Forestry Zone to accommodate future public infrastructure development*
- *Introduce exceptions to minimum lot size requirements in rural and environmental protection zones to meet the needs of permissible land uses*
- *Alter Schedule 1 to support a site specific indoor recreation development in Tumbarumba, and*

-
- *Alter the minimum lot size for land immediately adjoining the village of Rosewood to accommodate for closer settlement.*

5. Part 2- Explanation of provisions

To achieve the intended outcome of the proposal the following amendments to the *Tumbarumba Local Environmental Plan No 2010* are proposed:

1. Alter the Land Use Table to Zone RU1 Primary Production by:

- Removing the land use term *Environmental protection works* from *Permitted with consent* and inserting in *Permitted without consent*
- Removing the land use terms *Camping grounds and Caravan parks* from *Prohibited* and inserting in *Permitted with consent*

2. Alter the Land Use Table to Zone RU3 Forestry by inserting the land use term *Water supply systems* in *Permitted with consent*

3. Insert after Clause 4.2B the following:

4.2C Exceptions to minimum subdivision lot sizes for certain rural and environment protection zones

- (1) *The objective of this clause is to permit the subdivision of land in certain rural and environment protection zones to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of dwelling houses or dual occupancies.*
- (2) *This clause applies to land in the following zones:*
 - (a) *Zone RU1 Primary Production,*
 - (b) *Zone RU4 Primary Production Small Lots, and*
 - (c) *Zone E3 Environmental Management.*
- (3) *Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, if the consent authority is satisfied that the use of the land after the subdivision will be the same use (other than a dwelling house or dual occupancy) permitted under an existing development consent for the land.*
- (4) *The lot may include land from more than one zone.*
- (5) *Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that:*
 - (a) *the subdivision will not adversely affect the use of the surrounding land for agriculture, and*
 - (b) *the subdivision is necessary for the ongoing operation of the permissible use, and*
 - (c) *the subdivision will not cause or increase rural land uses conflict in the locality, and*

-
- (d) *the subdivision is appropriate having regard to the natural and physical constraints affecting the land.*

4. **Amend Map LSZ_001A** with adjustments to the MLS immediately adjoining Rosewood

5. **Insert in Schedule 1** the following wording:

Use of certain land at Lot 4 and Lot 5 DP 1081002 Courabyra Road Tumbarumba

(1) *This clause applies to Lot 4 and Lot 5 DP 1081002 Courabyra Road Tumbarumba.*

(2) *Development for the purposes of a recreation facility (indoor).*

The proposed alteration to the Rosewood Village MLS maps are included in **Figure 1 and 2**.

6. Part 3 - Justification

Section A – Need for the Planning Proposal

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

The following provides strategic context associated with the proposed changes under this Planning Proposal.

Alterations to RU1 Land Use Table

The alterations to the land use table for the RU1 Primary Production zone are required to support development of caravan parks and camping grounds within appropriately located rural areas of the Shire including, but not limited to, the redevelopment of the Rosewood Golf Club, camping grounds at Manus Lake and Khancoban pondage.

This change is consistent with local circumstances and reflects the approach to maintaining flexibility in the RU1 zone for these land uses in LEPs for similar Councils in the region including Junee, Gundagai and Tumut.

Council also proposes to permit without consent Environmental protection works within RU1 zoned land as the majority of works occurring within Tumbarumba Shire are the subject to other approvals and legislative controls. Council seeks to remove maintaining a duplicate consent role for these type of works.

Alterations to RU3 Land Use Table

Council has engaged in preliminary investigations for the augmentation of water supply for townships within the LGA. This has included options for the construction of water supply systems on land within Zone RU3 Forestry.

At present the *Forestry Act 2012* and *Division 24 of State Environmental Planning Policy (Infrastructure) 2007* do not permit *water supply systems* on land within Zone RU3 Forestry.

Exceptions to minimum subdivision lot sizes for certain rural and environment protection zones

Council has raised concern over the inability within the current Local Environmental Plan to accommodate subdivision of certain permitted land uses within rural and environmental protection zones. This includes specific subdivisions associated with extractive industry operations and other similar types of uses that may require the creation of lot sizes below the minimum within the zone. Council has endorsed the inclusion of a similar clause 4C utilised within the *Shoalhaven Local Environmental Plan 2014*.

Alterations to MLS to rural land adjoining Rosewood

The broad aims of the *Tumbarumba Shire Council Residential Housing Strategy June 2006* were to identify the key existing housing and future housing demands within the Shire. The Strategy specifically identified:

The demand for housing highlights the need, over the short to long term, to provide a range of housing options to meet the varying needs of the dynamic population group, while appropriately catering for the changing demographics and related lifestyle choices of residents, and putting in place support measures for older members of the community.

The Strategy found in particular demand for rural lifestyle options including rural residential. This Strategy provided a strategic framework that facilitated rural settlement options including Rosewood village.

The *Tumbarumba Shire Rural Lands Settlement Strategy - February 2007* had two broad aims of this Rural Settlement Strategy being:

- *Develop a practical strategy that provides direction for existing and future rural settlement, and*
- *Provide planning controls that support the strategy and can be incorporated within Tumbarumba Local Environmental Plan review.*

Emphasis in the strategy was to create a positive atmosphere for future housing and economic development. This strategy also examined a range of rural land use issues including the opportunities for closer rural settlement. Significantly this strategy examined the options for rural residential development within close proximity to a number of existing villages and towns including Rosewood.

As outlined above Council has also considered the opportunities for rural settlement around the village of Rosewood.

Immediately adjoining the village to the south west are lands within the RU1 Primary Production zone that are of a size that would support another choice in rural settlement as opposed to those lands currently within the RU4 Primary Production Small Lots zone. Council seeks to encourage further rural settlement in this location by reducing the Minimum Lot Size to further encourage closer settlement of existing parcels of land.

Schedule 1 – Additional permitted use

The proposal for Recreation facilities (indoor) on Lot 4 and Lot 5 DP 1081002 Courabyra Road Tumbarumba is based on discussions and engagement with Council to convert an existing indoor horse riding facility to permit indoor recreational uses including a gymnasium. Currently this proposal is prohibited in the R5 Large Lot Residential Zone applying to the land. Council has assessed the site as being suitable to support this facility being located on the periphery of Tumbarumba Township with sealed road access and related services.

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

The proposed planning proposal is considered to be the best means of achieving the objectives and intended outcomes.

Figure 1 Locality map of land adjoining Rosewood

Proposed Alteration to Tumbarumba Shire LEP 2010 - Sheet LSZ_001A



Figure 2 Existing MLS map – Rosewood

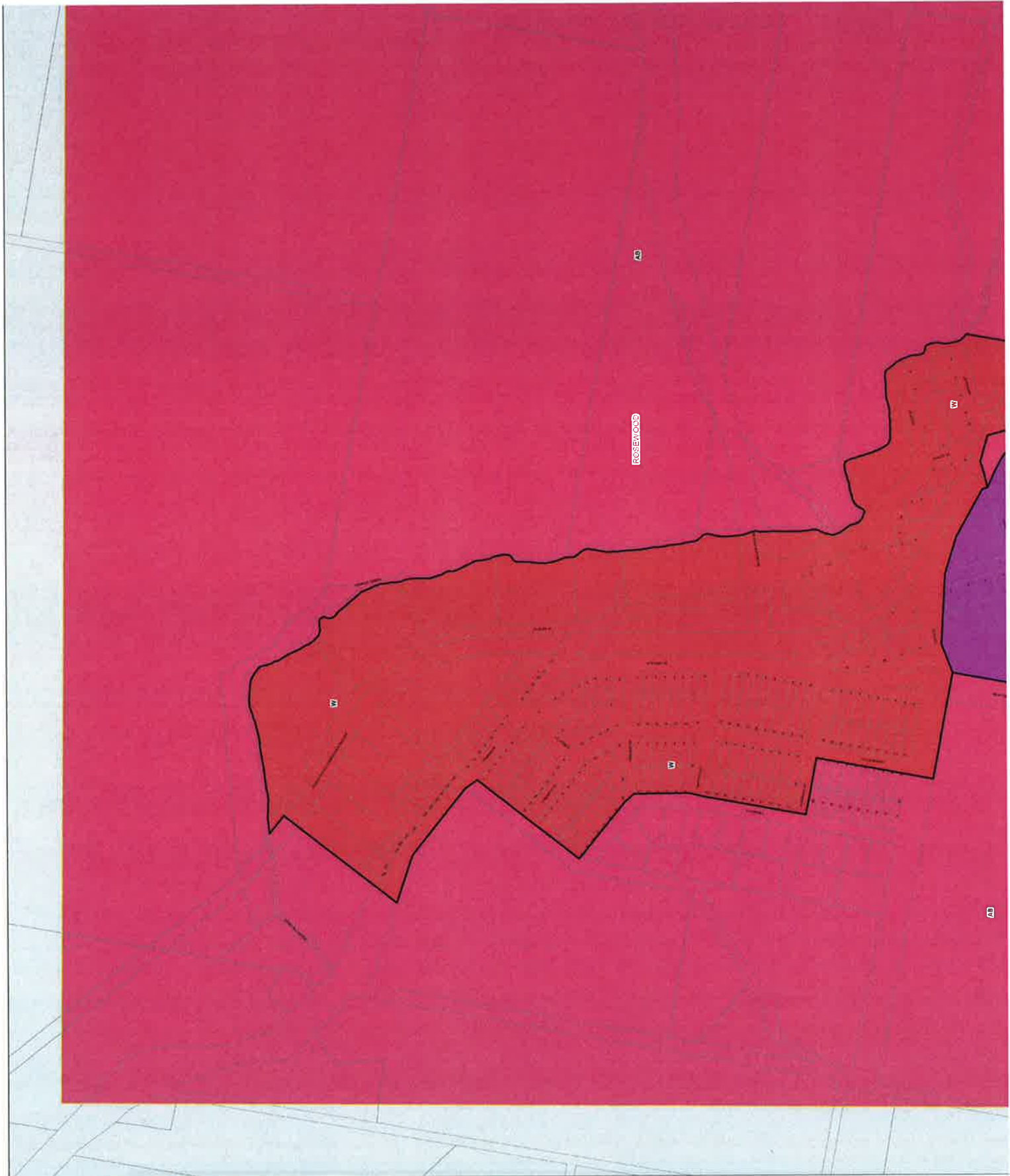


Figure 3 MLS map adjustments – Rosewood



Tumbarumba Local Environmental Plan 2010

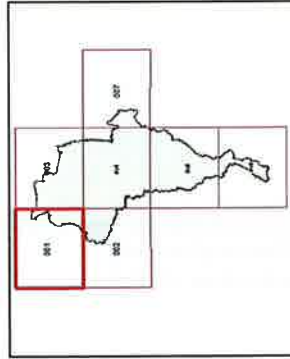
**Tumbarumba
SHIRE COUNCIL**
Empowering the Region

Lot Size Map - Sheet LSZ_001A

Minimum lot size (sq m)

C	250
G	450
W	4,000
1	1 ha
2	2 ha
4	4 ha
AA1	6 ha
AA2	8 ha
AB	40 ha
AD	160 ha

Cadastre 06/03/2014
© Lands and Property Information



0 1 500 3 000 6 000
Metres

Scale: 1:10,000 @ A3

Projection: GDA 1984
Zone 55

Section B – Relationship to strategic planning framework.

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)

There are no applicable regional strategies prepared or endorsed by the Department of Planning and Infrastructure that affect Tumbarumba Shire.

New South Wales Alpine Region Strategy

Initiated by the New South Wales (NSW) Government the Alpine Region Strategy was devised to provide the community with a focus to guide the management and development of the area over a 25 year period. Implementation of this strategy falls to state and local governments, community groups and the private sector.

The Alpine Region Strategy is not a regulatory planning document but was designed to act as a catalyst and framework for public and private sector decision makers involved in planning, economic development and environmental management. It is acknowledged in the strategy that the principle employment in Tumbarumba continues to be timber and agricultural industries. Intensive horticulture and viticulture are emerging as new and valuable industries. Overall, employment trends in the alpine region demonstrate a shift from the traditional rural based industries into a more diverse mix such as tourism, recreation, retail, community services and manufacturing.

A number of broad policies are specified in the strategy.

One relates to coordinated planning for settlement. The policy encourages the location of future populations in a way that strengthens existing communities. The settlement pattern in the region necessitates planning for a range of alternative types of settlements including rural towns and villages, rural residential development, farming communities and tourist centres.

Rural residential development has reflected an element of change in local settlement patterns. They cater for people looking for rural lifestyle or those seeking weekend and holiday retreats. The strategy suggests the encouragement of rural living opportunities providing they are in close proximity to existing towns and villages is desirable and could provide an economic stimulus. Towns would also be better placed to provide a central community services and infrastructure in a more efficient manner to rural residential development if it is in close proximity rather than dispersed and remote.

In terms of physical infrastructure the Alpine Strategy states that councils should prepare and implement policies that require all new local roads to be developed on a full cost recovery basis especially for rural residential development.

There was also work associated with the Strategy that dealt with the function of gateway communities such as Tumbarumba reinforcing the local and regional role of these communities.

Future Murray Murrumbidgee Regional Growth Plan

In June 2014 the NSW Government released new draft regional boundaries for NSW. Once the boundaries are finalised for each region, they will provide the basis for a new generation of strategic plans called Regional Growth Plans.

The Department of Planning and Environment will prepare a Regional Growth Plan for the Murray-Murrumbidgee region will integrate planning for housing and employment with planning for transport and infrastructure. This process will review and build on the plans contained within the 2009 Murray Regional Strategy, and set the vision for how the region will grow over the next 20 years.

Riverina Eastern Regional Organisation of Councils (REROC) and Murray Regional Development Australia (RDA)

REROC is a voluntary association of 12 General Purpose Councils and two water county councils located in the eastern Riverina region of NSW.

The members of REROC are the councils of: Bland, Coolamon, Cootamundra, Greater Hume, Gundagai, Junee, Lockhart, Temora, Tumbarumba, Tumut, Urana, Wagga Wagga, Goldenfields Water and Riverina Water. REROC covers an area in excess of 43,000 sq. kms and a population of approximately 140,000.

REROC maintain a Riverina Eastern region Community Portrait for the region.

There are no comprehensive regional strategies for employment and economic development within the Riverina region *Regional Development Australia – Murray – Regional Development Plan* identifies that the region is expected to record positive population growth over the next two decades, attracting more than 41,000 new residents (or 12.8% growth from 2011) and reaching an estimated 361,262 residents by 2031. This growth is anticipated to support investment in the local economy through residential development and greater provision of retail, personal, community and recreational service

Importantly for both the Murray and Riverina Regions NSW Premier's Department estimated population growth (preliminary) for the 12 months up to 30 June 2006 indicated some of the fastest growth rate for the region in more than a decade.

Better rural residential development: A guide for councils west of the Great Divide

This guide was produced by the NSW Department of Planning to assist Councils in developing a consistent approach to rural lot sizes. The relevant regional principles for lot size are:

- *use land sparingly so that as little land as possible is removed from productive use and ensure land size is manageable for owners*
- *reflect proximity by selecting smaller lot sizes closer to towns and where town services might be available*
- *take into account adjoining uses in an effort to minimise impacts and conflicts adjust for landscape constraints tailor lot sizes to suit a variety of lifestyles according to whether separate title, community title or rural land sharing is proposed*

The Planning Proposal is consistent with these directions as it will support housing and living choice opportunities necessary to support and encourage future regional growth and economic activity.

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

Relevant Local Strategies

Council has adopted a 2030 Tumbarumba Shire Council Community Strategic Plan.

The current Planning Proposal is consistent with the Community Vision under that Plan:

The communities in Tumbarumba Shire will remain caring, safe, secure and progressive with a vibrant economy, where residents experience good quality of life in a beautiful and sustainable environment.

Tumbarumba Shire Council Residential Housing Strategy – June 2006

The broad aims of this Strategy were to identify the key existing housing and future housing demands within the Shire. The Strategy specifically identifies:

The demand for housing highlights the need, over the short to long term, to provide a range of housing options to meet the varying needs of the dynamic population group, while appropriately catering for the changing demographics and related lifestyle choices of residents, and putting in place support measures for older members of the community.

The Strategy found in particular demand for rural lifestyle options including rural residential. This Strategy provides a strategic framework in which to enable consideration of further rural settlement options.

Tumbarumba Shire Rural Lands Settlement Strategy - February 2007

The two broad aims of this Rural Settlement Strategy were:

- *Develop a practical strategy that provides direction for existing and future rural settlement*
- *Provide planning controls that support the strategy and can be incorporated within Tumbarumba Local Environmental Plan review.*

This strategy also examined a range of rural land use issues including the opportunities for closer rural settlement. Significantly this strategy examined the options for rural residential development within close proximity to a number of existing villages and towns.

However despite prescribing minimum lot sizes that are now reflected in the current Tumbarumba Local Environmental Plan 2010 this Strategy went further to state:

It is considered that future prescribed rural lot sizes that will attract dwelling permits could vary from location to location within the shire

Council's view is that the Strategy provided further opportunity to revisit rural settlement options.

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

The Planning Proposal is generally consistent with all applicable SEPPs (**Refer Attachment 1**).

The matter likely to be impacted by specific SEPPs directly affecting the Planning Proposal are the alterations to lot sizes adjoining Rosewood. This is discussed below.

State Environmental Planning Policy 55 – Remediation of Land (SEPP 55)

In response to the requirements of SEPP 55 it is considered that no preliminary contaminated site assessment is required to support the Planning Proposal

State Environmental Planning Policy (Rural Lands) 2008

This SEPP provides for the protection of agricultural land that is of State or Regional significance.

The SEPP contains specific provisions that relate to the assessment of Development Applications over rural land. While no specific provisions apply to the rezoning of land, it is considered that the Planning Proposal is generally consistent with the rural planning principles identified in the SEPP as outlined below, and that given the location of the subject land the proposal is unlikely to result in significant impacts on existing agricultural land use in the locality.

The Rural Planning Principles are as follows:

- (a) *the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- (b) *recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- (c) *recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- (d) *in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- (e) *the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- (f) *the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- (g) *the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- (h) *ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

The current Planning Proposal is generally consistent with these Rural Planning principles

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

The Planning Proposal is generally consistent with Ministerial Directions under Section 117 (**Refer Attachment 1**) with the exception of Direction 1.2, 1.5 and 4.4.

The variations to these Directions **are considered to be of minor significance** and justification for these inconsistencies is as follows:

Direction 1.2 and Direction 1.5 - Rural Lands

These Directions aim to:

- *ensure the protection of the agricultural production value of rural lands (Direction 1.2 and 1.5), and*
- *facilitate the orderly and economic development of rural lands for rural and related uses (Direction 1.5)*

There are a number of matters relevant to the current Planning Proposal that identifies that the proposed lot size change is of minor significance.

Agricultural production value

Council fully acknowledges the importance and value of agriculture within the Tumbarumba LGA.

There is limited local site data regarding the potential agricultural production value that exists within the land adjoins Rosewood village.

However considering the key characteristics of agricultural production in the Tumbarumba LGA as outlined above there are a number of obvious constraints associated with the value of these lands for agricultural production:

- the land has no access to irrigation water supply
- the lands are generally undulating making intensive agriculture generally unsuitable and impractical
- the lands have not been utilised for agricultural purposes other than small scale rural lifestyle use, and
- the lot sizes are generally well below productive broad acre lot sizes for Tumbarumba

The reduction of the lot size for this area would not reduce or impact on the agricultural production value of land in this location.

Rural land uses

The current rural lands uses adjoining Rosewood include rural residential and lifestyle developments including single dwelling houses and small scale rural lifestyle land uses. The adjoining agricultural lands in both locations are broad grazing land uses.

There are limited opportunities to use these lands for agricultural purposes. The scale and nature of these rural land uses is also limited. Increasing the opportunities for rural settlement within this area represents one of the few orderly or economic land options. As

recognised in the principles of SEPP Rural Lands 2008 and the Central West Inquiry into Rural Lands in 2007 the demand for rural lifestyle allotments needs to be recognised as a legitimate rural land use however the planning for this use needs to be undertaken in appropriate locations, without impacting on agricultural land uses. A location such as Rosewood is consistent with this principle and approach. Furthermore in the case of Rosewood this is considered an exceptional case where the consequences of alterations to lot size controls will have known and manageable outcomes.

It is unlikely that alterations to the lot size for land adjoining Rosewood will affect the current and future rural land uses within the site or surrounding area.

Direction 4.4 Bushfire Prone Lands

Consultation with the NSW RFS post Gateway will be required to identify any key measures required to address risks associated with changes proposed at Rosewood.

Section C – Environmental, social and economic impact

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?

Biodiversity mapping for Rosewood indicates that the land is not identified as having biodiversity value.

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

There are no other likely environmental effects as a result of the Planning Proposal.

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

The planning proposal will have a positive effect on the local community and economy.

The major changes in this Planning Proposal have been addressed in previous strategy investigations into rural settlement and housing. Both these strategies address the likely social impacts of providing for housing choice.

A dispersed pattern of settlement is often more expensive and costly to service in terms of health, education and community service provisions than more centralised around townships and villages. The quality of services provided for rural living lots tend to generally much lower than urban areas. By locating these potential lifestyle areas close to existing settlements still permits access to local services.

Research on rural lifestyle development has found that the clustering of rural living developments has brought communities together and creating strong social bonds. The increase in rural population has helped to keep many rural communities alive as well as supporting local organisations. This proposal considers the social impact of additional housing choice within proximity to the main centre of Tumbarumba Shire and supports Council's strategic decision.

The Planning Proposal has outlined previous strategy investigations into rural settlement and housing. These strategies consider the economic impacts on rural land and primary production within the Shire.

Economic impacts associated with lifestyle living are generally associated as being positive impacts. Lifestyle living can help to boost declining rural populations as well as bringing more services and facilities to rural areas. In addition, lifestyle living has also helped bring economic relief to communities affected by drought.

There have been many other follow on activities from lifestyle living in Tumbarumba such as tourism, retail, commercial and industrial services and more business opportunities which have also contributed to a stronger local economy.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure to service future development adjoining Rosewood. There are no other public infrastructure impacts associated with the Planning Proposal.

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

State Government agencies will be consulted in respect of bushfire protection for lands at Rosewood.

There are no Commonwealth public authorities directly impacted by the Planning Proposal.

7. Community consultation

Formal consultation with the residents and landowners at Rosewood has commenced.

Wider community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

- in a newspaper that circulates in the area affected by the Planning Proposal
- on the web-site of the Tumbarumba Shire Council, and
- in writing to affected and adjoining landowners

The written notice will:

- give a brief description of the objectives or intended outcomes of the Planning Proposal
- indicate the land affected by the Planning Proposal
- state where and when the Planning Proposal can be inspected
- give the name and address of the RPA for the receipt of submissions
- indicate the closing date for submissions.

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

-
- the Planning Proposal, in the form approved for community consultation by the Director General of Planning
 - the gateway determination
 - any studies relied upon by the Planning Proposal.

The initial gateway determination will confirm the public consultation that must be undertaken in relation to the Planning Proposal. If the gateway determination specifies different consultation requirement this part of the proposal will be revised to reflect the terms of the gateway determination.

In the interest of keeping communication open from the outset, key stakeholders will be identified and contacted directly to ensure that they are aware of the Planning Proposal and are given the opportunity to communicate their concerns and ideas in regards to the development.

Attachment 1 Consistency with SEPPs and S117 Directions

Request for Initial Gateway Determination

No. SEPP Title	Summary of SEPP	Applicable to Planning Proposal	Consistency
1 State Environmental Planning Policy – Development Standards	Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	N/A	N/A
4 State Environmental Planning Policy – Development without consent & Miscellaneous Exempt & Complying Development	Previously titled SEPP No. 4 - Development without Consent. This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications. The types of development covered in the policy are outlined in the policy	N/A	N/A
6 State Environmental Planning Policy – Number of Storeys in a Building	Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments	N/A	N/A
10 State Environmental Planning Policy – Retention of Low Cost Rental Accommodation	Originally applying to just the inner suburbs of Sydney, Newcastle and Wollongong, the policy now covers the 53 local government areas in the Greater Metropolitan Region. The policy requires the local council's consent, and the Director General of the Department of Planning's concurrence, to demolish, alter or change the use of a boarding house. Consent is also required to strata-subdivide a low-cost residential flat building or boarding house. Before granting consent or concurrence, the council and Director General are required to take into account the availability of comparable accommodation; however, it is not mandatory for them to refuse a proposal if such accommodation is not available. Other matters to be considered include the structural soundness and fire safety of a building, the estimated cost of necessary improvements and, as relevant, the financial viability of continuing to run a boarding house.	N/A	N/A
14 State Environmental Planning Policy –	Ensures coastal wetlands are preserved and protected for environmental and	N/A	N/A