



Planning Proposal

Reduced Minimum Lot Size

Lot 3 DP 560635, 243 Failford Road, Failford

Amendment to Great Lakes Local Environmental Plan 2014

Prepared by:

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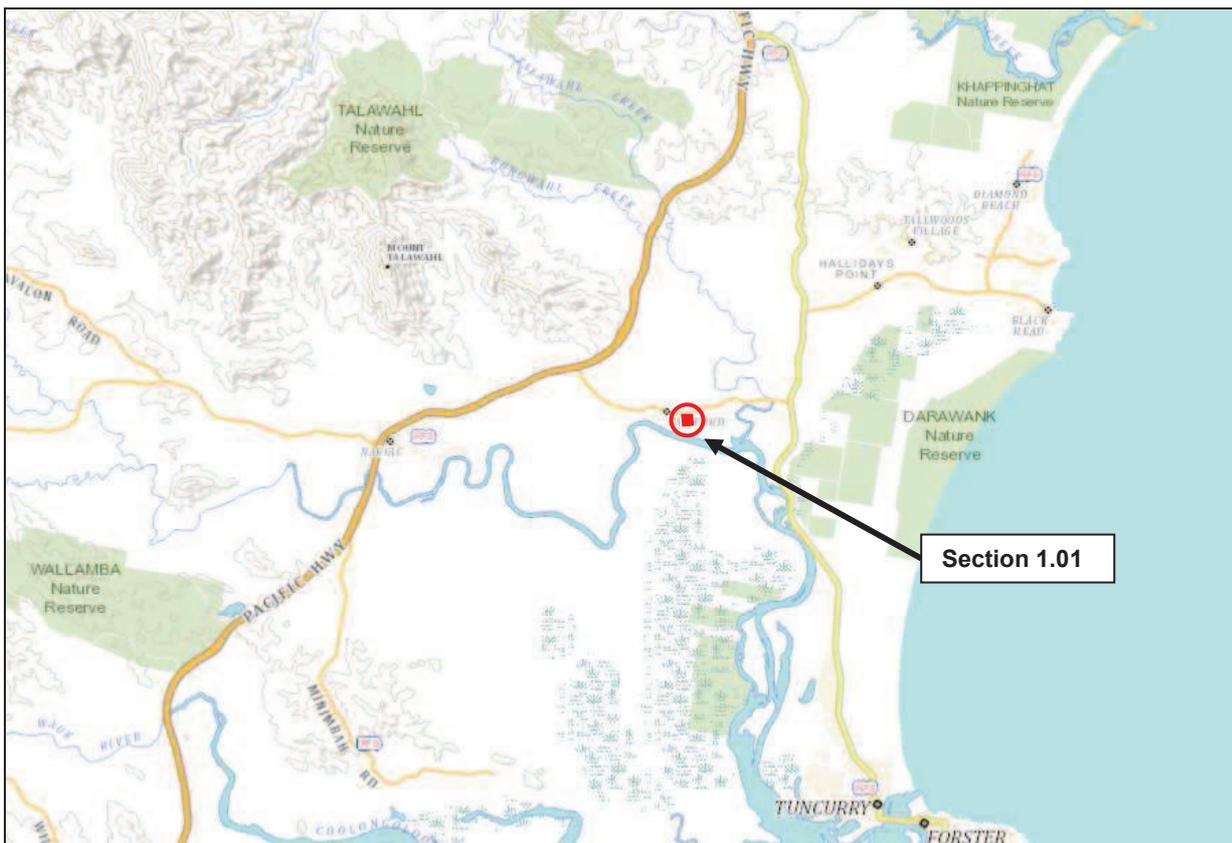
1.0 Introduction

This Planning Proposal seeks to amend Great Lakes Local Environmental Plan 2014 (Great Lakes LEP 2014) to reduce the minimum lot size over that part of Lot 3 DP 560635 zoned E2 Environmental Conservation from 40Ha to 5,000m². This will enable the land to be subdivided into large lot residential sites and activate the vegetation restoration controls over the southern end of the property. This is consistent with a previous development consent issued by Council over the property and the provisions set out in the Great Lakes Development Control Plan (Great Lakes DCP) designed specifically for the site.

Property Details

Lot 3 DP 560635 (Lot 3) is located at 243 Failford Road, Failford on the south eastern edge of the Rural Residential precinct and has an approximate area of 6.07 hectares. Figures 1 and 2 show the site in its regional and local context.

Figure 1 – Regional Context: Lot 3 DP 560635, 243 Failford Road, Failford



[Source: LPMA SIX Maps]

Figure 2 - Local Context: Lot 3 DP 560635, 243 Failford Road, Failford



[Source: LPMA SIX Maps]

The subject site is currently vacant but has previously been used for low intensity agricultural activities. The land form is relatively flat, with a slight grade to the south (rear). Vegetation over the subject land is comprised of scattered native trees within cleared grassland areas.

The land is currently zoned R5 Large Lot Residential and E2 Environmental Conservation under Great Lakes LEP 2014. Figure 3 shows the majority of the site is zoned for large lot residential with a smaller portion, approximately 30m strip at the southern boundary, zoned for environmental conservation to act as a 'buffer' to the adjoining land to the south.

Figure 3 - Lot 3 DP 560635 Zoning under Great Lakes LEP 2014



Background

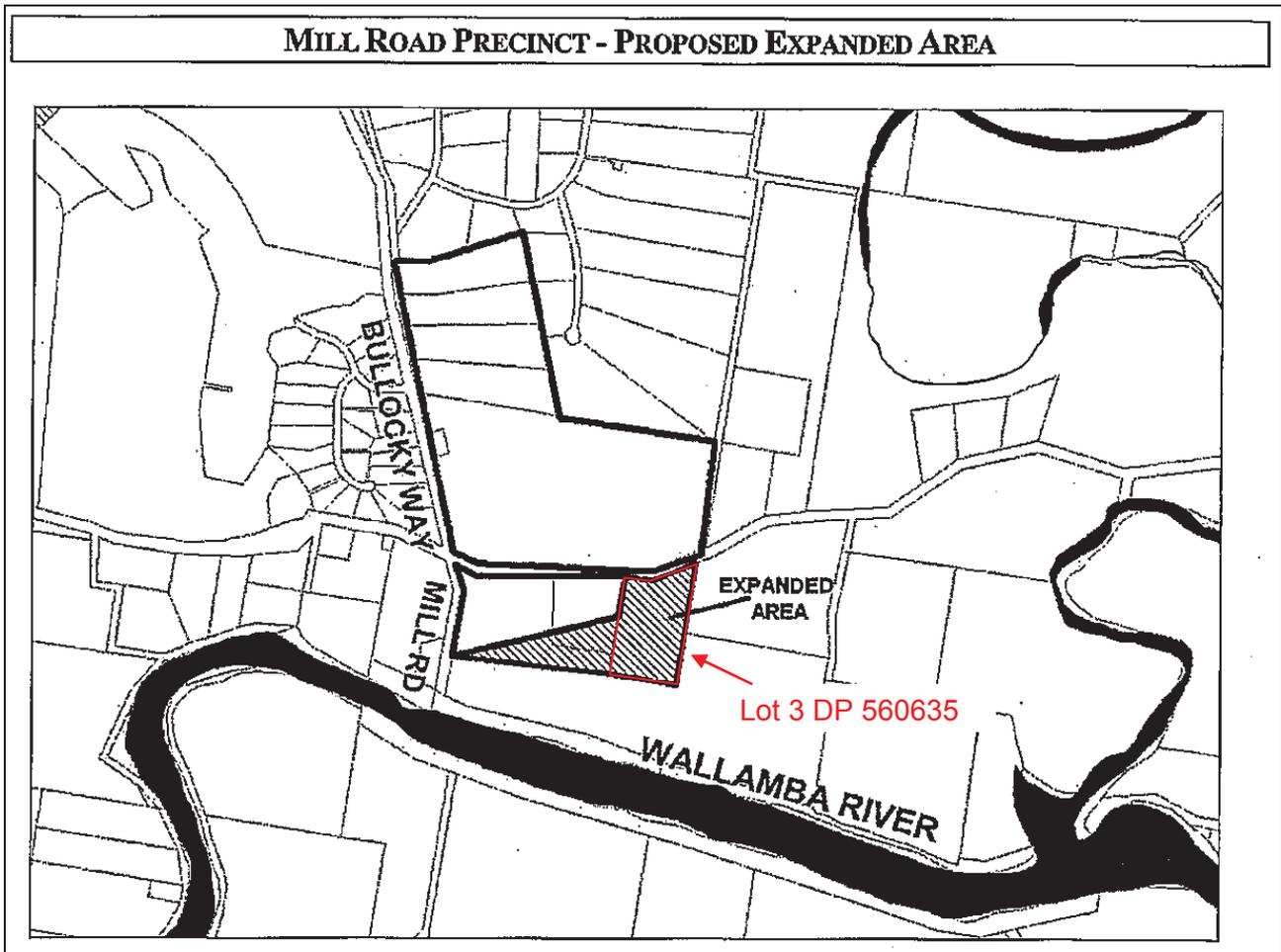
The subject site was included in an extension of the "Mill Road Precinct" identified in Council's Rural Living Strategy (2004) as land with potential for future rural residential development (refer Figure 4).

This resulted in the land being rezoned in 2010 to 1(d1) Rural Residential under Great Lakes LEP 1996, with a small portion along the southern boundary remaining in the 1(a) Rural zone. The minimum lot size for subdivision was 40 hectares in the 1(a) Rural zone and 5,000m² in the 1(d1) Rural Residential zone.

Council's specific objectives for Lot 3 were, "[to] enable subdivision for rural residential purposes whilst at the same time achieving an environmental offset by requiring the rehabilitation of vegetation over the rear part of the land so as to re-create an east/west fauna corridor".

In 2014 the land was transitioned to new zoning under Great Lakes LEP 2014 to correspond with the Standardised LEP zones. The 1(d1) Rural Residential zone portion of the land was transitioned to R5 Large Lot Residential, and the area zoned 1(a) Rural was converted to E2 Environmental Conservation to act as a buffer to vegetation on the adjoining land to the south. The minimum lot size for both the R5 and E2 zones remained 5,000m² and 40 hectares respectively (refer Map 1 in Section 4).

Figure 4 - Expansion of Mill Road Precinct Failford to include Lot 3 DP 560635 (25/09/2006)



Development Application

In August 2011 Council granted development consent for the site to be subdivided into 11 rural residential lots. A copy of the approved plan of subdivision is provided in Attachment 1.

The subdivision was consistent with the 5,000m² minimum lot size for the area zoned 1(d1) Rural Residential but did not meet the 40 hectares minimum lot size for that part of the land zoned 1(a) Rural. Therefore the application was subject to a variation of the minimum lot size control under *State Environmental Planning Policy No. 1 - Development Standards* (SEPP 1). This was ultimately approved with the concurrence of the then NSW Department of Planning and Infrastructure.

Council also prepared a Development Control Plan (DCP-53) for the subdivision. The provisions of this DCP have been incorporated into the consolidated Great Lakes DCP as a site specific control within Section 16.8 *Failford Road, Bullocky Way and Mill Road, Failford* which can be seen in Attachment 2. The DCP provisions provide for the rehabilitation of native vegetation in the rear portion of the subject site, over the area now zoned E2 Environmental Conservation.

The development consent included a 'deferred commencement' condition which was not satisfied in the required time and the consent has now lapsed.

Current Situation

The introduction of Great Lakes LEP 2014 resulted in the transition of lot size controls over the land, including a 40 hectares minimum area standard for the E2 zoned area of the site. However, the provisions of Clause 4.6 of Great Lakes LEP 2014 do not permit variation of the lot size over the E2 zoned area in the same manner that previously occurred under SEPP 1.

This planning proposal seeks to amend the minimum lot size controls over the site to permit the development outcomes in keeping with the 2011 Development Consent.

2.0 Objectives, Intended Outcomes and Explanation of Provisions

2.1 Objectives and Intended Outcomes

The objective of the Planning Proposal is to alter the minimum lot size over that part of Lot 3 DP 560635 zoned E2 Environmental Conservation from 40 hectares to 5,000m². This will allow the previously approved development outcomes to be achieved and give effect to the vegetation rehabilitation measures as set out in the Great Lakes DCP for the southern end of the property.

2.2 Explanation of Provisions

The Planning Proposal seeks to alter the relevant section of Lot Size Map (sheet LSZ_011) in Great Lakes LEP 2014 to require a minimum lot size of 5,000m², regardless of the zone, over the whole of Lot 3 DP 560635.

3.0 Justification

3.1 Need for the Planning Proposal

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

The land was originally rezoned in 2010 consistent with the Great Lakes Rural Living Strategy. This planning proposal has been prepared to enable the strategic intent to be delivered by approval of a development application for the land. Development was previously granted for the subdivision of the land but this lapsed due to the developer not meeting the timeframe stipulated by a deferred commencement condition.

Due to the circumstances that arose with the timing of the introduction of Local Environmental Plan 2014, a new development application for the same subdivision could not be approved unless the lot size for the land is reduced.

The subdivision layout that was approved by Council in 2011 is contained in Attachment 1. The proposal to apply a minimum lot size of 5000m² consistently over the land will allow the site to be subdivided into the eleven (11) rural residential lots as previously approved.

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

The 40 hectares minimum lot size for subdivision over the narrow band of E2 zoned land does not allow for the effective or feasible subdivision of the land. Previously the consent was issued using the provisions of SEPP 1 to vary the 40 hectare minimum allotment size control. Since the commencement of Great Lakes LEP 2014, SEPP 1 no longer applies and the provisions in Great Lakes LEP 2014 which provide for variation of development standards (Clause 4.6) would not allow such a variation. Altering the lot size map is the only feasible option to achieve the development outcomes. It is not proposed to change the E2 zoning over the rear section of the property as this will be restored and maintained as a natural buffer and link into existing fauna corridors to the south.

3.2 Relationship to strategic planning framework

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?)

Compliance with the strategic framework was addressed at the time the land was rezoned.

The planning proposal, including the previously approved plan of subdivision (refer Attachment 1) will allow Lot 3 to meet the objectives for development in R5 Large Lot Residential zone which are;

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To enable development that has minimal environmental and visual impact and is compatible with residential land uses within the zone*

In addition, the E2 Environmental Conservation zone objectives, which provide for the protection of areas with high environmental values, are satisfied by the site specific development control provisions included in the Great Lakes DCP and seen in Attachment 2. This is further evidenced by the previous subdivision approval which provided for the enhancement and protection of this area with the area included in the rural residential lots.

Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council's Community Strategic Plan 2010-2030 (Great Lakes 2030) is the community plan for the future, representing the long term aspirations for the area, and encompasses an overarching vision developed by the community and objectives and strategies to achieve community goals.

The planning proposal is consistent with the following Key Directions contained within the plan:

Key Direction 1: Our Environment

The objective of this direction is to protect and maintain the natural environment so that it is healthy and diverse, and to ensure development is sensitive to this environment. The planning proposal maintains environmental protection zoning for the buffer at the rear of the site but facilitates more appropriate management of this area to protect and enhance the environmental values of the area.

Key Direction 3: Vibrant and Connected Communities

Objective 9 of this direction states that growth should be managed to reflect the current and future needs. The planning proposal ensures that planned large lot residential development is maximised in the area consistent with growth areas identified in Great Lakes Rural Living Strategy (2004).

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

Table 3 - Compliance with relevant SEPPs;

Relevant SEPP	Requirement	Consistency
<ul style="list-style-type: none"> No. 44 – Koala Habitat Protection 	<ul style="list-style-type: none"> Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. 	<ul style="list-style-type: none"> SEPP 44 assessment was undertaken during the rezoning process for the land. The assessment found no koala usage of the site and determined that the land is not <i>core koala habitat</i>.
<ul style="list-style-type: none"> Rural Lands 2008 	<ul style="list-style-type: none"> This SEPP applies to rural and environmental protection zones and provides principles to be considered in land use planning decisions. 	<ul style="list-style-type: none"> The relevant principles for the SEPP are discussed below as they relate to the Planning Proposal.

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy (Rural lands) 2008 (SEPP RL) was introduced in May 2008 with the objective of implementing the outcomes of the Central West Rural Lands Panel.

Table 2 – Compliance with Clause 7 of SEPP Rural Lands

Section 117 Direction 1.5 (Rural Lands) requires a planning proposal that involves a rural or environmental protection zone to be consistent with Clause 7 (rural planning principles) and Clause 8 (rural subdivision principles).

Clause 7 Principles	Compliance
(a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,	The proposal facilitates the rural residential subdivision of the land consistent with the primary R5 land zone over the land. The minor change to lot size in the E2 zone will not impact upon current or potential productive and sustainable economic activities in the area.
(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,	The planning proposal will not impact on agricultural activities or agriculturally sustainable lands. The maintenance of the buffer to land to the south will prevent land use conflict between rural residential and rural uses.
(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,	The planning proposal will not impact on agricultural activities or agriculturally sustainable lands. The maintenance of the buffer to land to the south will prevent land use conflict between rural residential and rural uses.
(d) in planning for rural lands, to balance the social, economic and environmental interests of the community,	The planning proposal is consistent with the primarily rural residential use of the land which has been identified through the Great Lakes Rural Living Strategy and the strategic direction of Council.
(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,	The planning proposal maintains the E2 zoning over the southern end of the property to act as a buffer to the residential development. This buffer is to be contained within the rural residential lots to enable maintenance and enhancement of the native vegetation and biodiversity values.
(f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,	The planning proposal provides for the effective use of the land for rural lifestyle housing consistent with the strategic direction identified in the Rural Living Strategy for the lands.
(g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,	The planning proposal will provide for development outcomes previously approved by Council which includes provisions for services and infrastructure. The area has been identified as suitable for this form of development in Council's strategies.
(h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.	The planning proposal provides lot sizes consistent with Council's rural living strategy and the planning controls for the land.

Table 3 – Compliance with Clause 8 of SEPP Rural Lands

The planning proposal is consistent with all relevant Rural Planning Principles including the Rural Subdivision Principles as follows:

Clause 8 Principles	Compliance
(a) the minimisation of rural land fragmentation	The planning proposal does not result in fragmentation of rural lands. The minor lot size change facilitates the rural residential subdivision of the land, in accordance with a consent previously granted, which is the outcome identified for the land by Council's strategies.
(b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses	The planning proposal maintains the E2 zoning over the rear section of the land as a buffer between native vegetation and agricultural operations on the adjoining land preventing land use conflicts.
(c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands,	The subject land is not an existing agricultural holding. The proposed lot size change provides for subdivision of the rural residential lots consistent with the planned supply under the Council's strategies.
(d) the consideration of the natural and physical constraints and opportunities of land,	The constraints of the land are not significant. The previous consent provided for the subdivision of the land in a manner which addressed all environmental constraints affecting the land.
(e) ensuring that planning for dwelling opportunities takes account of those constraints.	The previously approved subdivision identified dwelling locations which addressed the constraints affecting the land.

Is the Planning Proposal consistent with applicable Ministerial Directions (s117 directions)?

The Minister for Planning, under section 117(2) of the EP&A Act, issues directions that relevant planning authorities such as local councils must follow when preparing planning proposals for new LEPs. **Table 1** contains a response to each of the relevant directions in relation to the planning proposal.

Table 1 – Ministerial Directions

Direction	Aim of Direction	Response
EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial lands and support the viability of identified strategic centres.	Not relevant to this planning proposal.
1.2 Rural Zones	This direction applies to any planning proposal that will affect an existing or proposed rural zone. The direction states a planning proposal must not rezone rural land to urban or contain provisions to increase permissible densities in rural zones.	Not relevant to this planning proposal.
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Not relevant to this planning proposal.
1.4 Oyster Aquaculture	The objectives of this direction are to ensure Priority Oyster Aquaculture Areas and other aquaculture areas are adequately considered by planning proposals.	Not relevant to this planning proposal.
1.5 Rural Lands	The objectives of this direction to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes."	The direction requires a planning proposal that affects a rural or environmental protection zone to be consistent with the Rural Planning Principles and Rural Subdivision Principles contained within <i>State Environmental Planning Policy (Rural Lands) 2008</i> . The planning proposal has been previously assessed and has been found to be consistent with these principles.
ENVIRONMENT AND HERITAGE		

Direction	Aim of Direction	Response
2.1 Environment Protection Zones	To protect and conserve environmentally sensitive areas.	The direction provides that a planning proposal must not reduce environmental protection standards in an environmental protection zone. The direction notes that this does not apply to a change of lot size provisions in accordance with Direction 1.5. As such, the provisions of this direction do not apply to this planning proposal.
2.2 Coastal Protection	The objective of this direction is to implement the principles in the NSW Coastal Policy.	Not relevant to this planning proposal.
2.3 Heritage Protection	To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Not relevant to this planning proposal.
2.4 Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not relevant to this planning proposal.
HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Encourage a variety and choice of housing, minimise the impact of residential development on the environment and resource lands to make efficient use of infrastructure and services.	The site has been identified as being appropriate for large lot residential development in Council's strategies due to its proximity to existing infrastructure and services and as a natural transition from the residential/urban zones to surrounding rural areas. The planning proposal also maintains the E2 zoning over the rear section of the site as a buffer between native vegetation and agricultural operations on the adjoining land preventing land use conflicts.
3.2 Caravan Parks and Manufactured Home Estates	To provide for a variety of housing types and to provide opportunities for caravan parks and manufactured home estates.	Not relevant to this planning proposal.

Direction	Aim of Direction	Response
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Not relevant to this planning proposal.
3.4 Integrating Land Use and Transport	The objectives relate to the location of urban land and its proximity to public transport infrastructure and road networks, and improving access to housing, jobs and services by methods other than private vehicles.	Not relevant to this planning proposal.
3.5 Development Near Licensed Aerodromes	To ensure the effective and safe operation of aerodromes.	Not relevant to this planning proposal.
3.6 Shooting Ranges	One of the main objectives is to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land.	Not relevant to this planning proposal.
HAZARD AND RISK		
4.1 Acid Sulfate Soils	To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils (ASS).	The direction requires consideration of Acid Sulfate Soils including an Acid Sulfate Soils study when considering a Planning Proposal over land that may contain Acid Sulfate Soils. Previous soils study of the land found that the subject land did not contain Actual or Potential Acid Sulfate Soils. The planning proposal is consistent with this direction.
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence	Not relevant to this planning proposal.
4.3 Flood Prone Land	This direction aims to reduce the risk of flood and to ensure that the development of flood prone land is consistent with NSW Flood Prone land policy.	The direction requires consideration of flooding in the planning proposal. The subject land is identified on the Council's flood planning maps. Assessment of the land has shown that the land is low hazard and suitable for development. The planning proposal does not alter development densities for the land and is consistent with the direction.
4.4 Planning for Bushfire Protection	To protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.	The direction requires Council to consult with the NSW Rural Fire Service and have regard to bushfire guidelines. The land is bushfire prone and the previous consent for subdivision on the site was granted a Bushfire Safety Authority from the NSW Rural Fire Service as part of the development application process.
REGIONAL PLANNING		

Direction	Aim of Direction	Response
5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The direction requires a planning proposal to be consistent with the Mid North Coast Regional Strategy. As discussed, the planning proposal is consistent with the Regional Strategy.
5.2 Sydney Drinking Water Catchments	The objective of this direction is to protect water quality in the Sydney drinking water catchment.	Not relevant to this planning proposal.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	To manage agricultural lands on the Far North Coast.	Not relevant to this planning proposal.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	To manage commercial and retail development along the Pacific Highway	Not relevant to this planning proposal.
5.8 Second Sydney Airport: Badgerys Creek	The objective of this direction is to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.	Not relevant to this planning proposal.
LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that GLLEP provisions encourage the efficient and appropriate assessment of development.	Not relevant to this planning proposal.
6.2 Reserving Land for Public Purposes	To facilitate the provision of public services and facilities by reserving land for public purposes and to facilitate the removal of reservations of land for public purposes where the land is not longer required from acquisition.	Not relevant to this planning proposal.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The planning proposal seeks to amend the minimum lot size over the site which will lift current restrictions and allow subdivision suitable for large lot residential development to occur. This is consistent with the Great Lakes Rural Living Strategy (2004) strategic direction for future large lot urban development in that identified precinct and supported by the previous development consent granted by Council in concurrence with The NSW Department of Planning.
METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.	Not relevant to this planning proposal.

3.3 Environmental, social & 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?

The land does not contain areas of critical habitat and the impacts to threatened species, populations and ecological communities and their habitats was considered by Council during the rezoning process for the land, as well as in the assessment of the development application which provided outcomes consistent with this planning proposal. Assessment revealed that the outcomes would not involve any significant harm or loss to any local populations of threatened biodiversity.

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

Environmental effects were considered by Council during the rezoning process for the land, as well as in the assessment of the development application which provided outcomes consistent with this planning proposal. The proposed change of lot size in the area at the rear of the site would not result in additional environmental impacts.

Has the Planning Proposal adequately addressed any social and economic effects?

Given the minor nature of the planning proposal it is not considered that there will be any negative social effects.

The planning proposal allows the maximum density of rural residential allotments to be achieved on the land making the provision of services and infrastructure to the land more efficient.

3.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

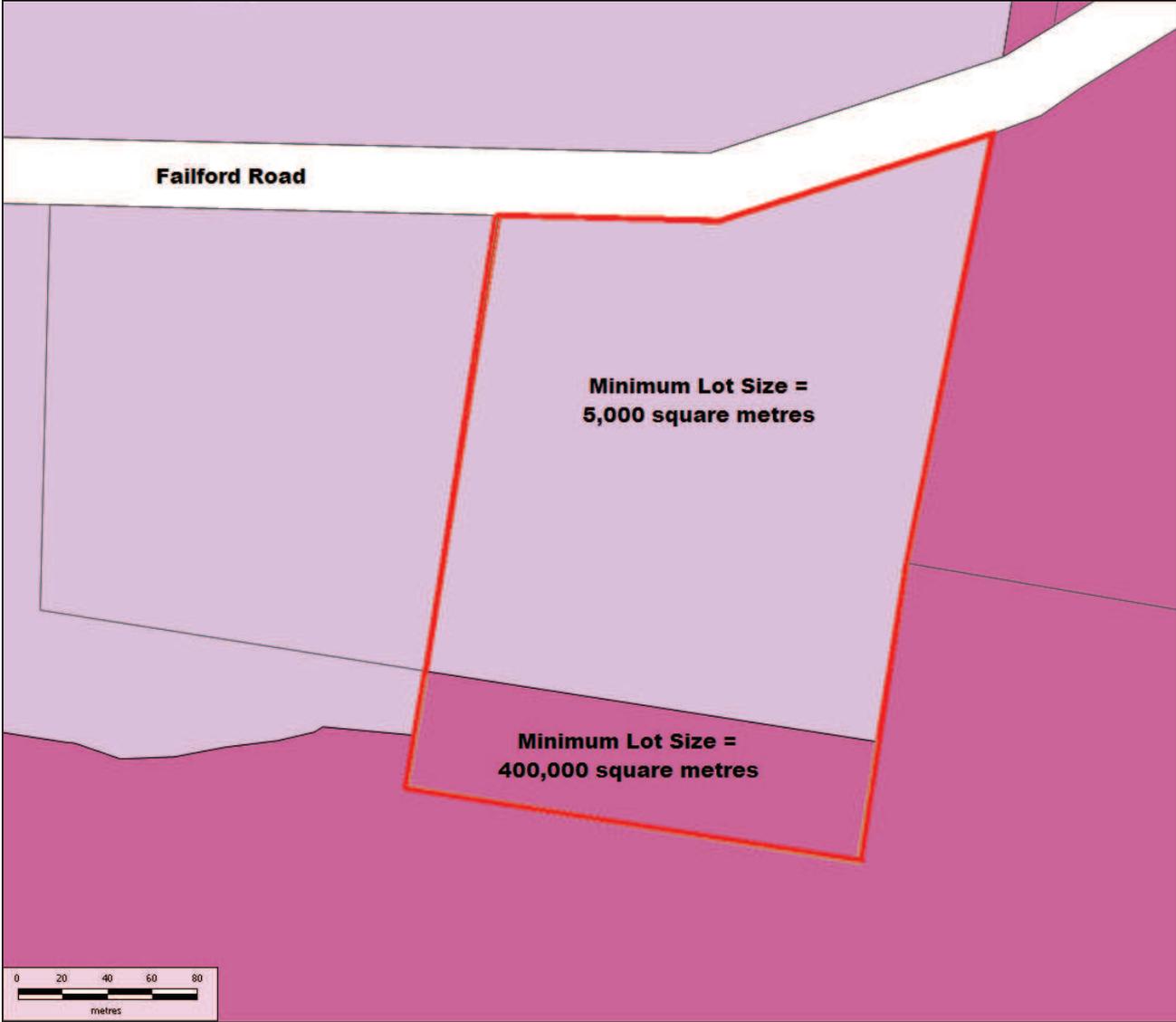
The site was assessed in relation to public infrastructure during the rezoning process in 2010 and again as part of the previous consent for subdivision to enable large lot residential development. In both instances it was proven that there was adequate public infrastructure for the outcome facilitated by this planning proposal.

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

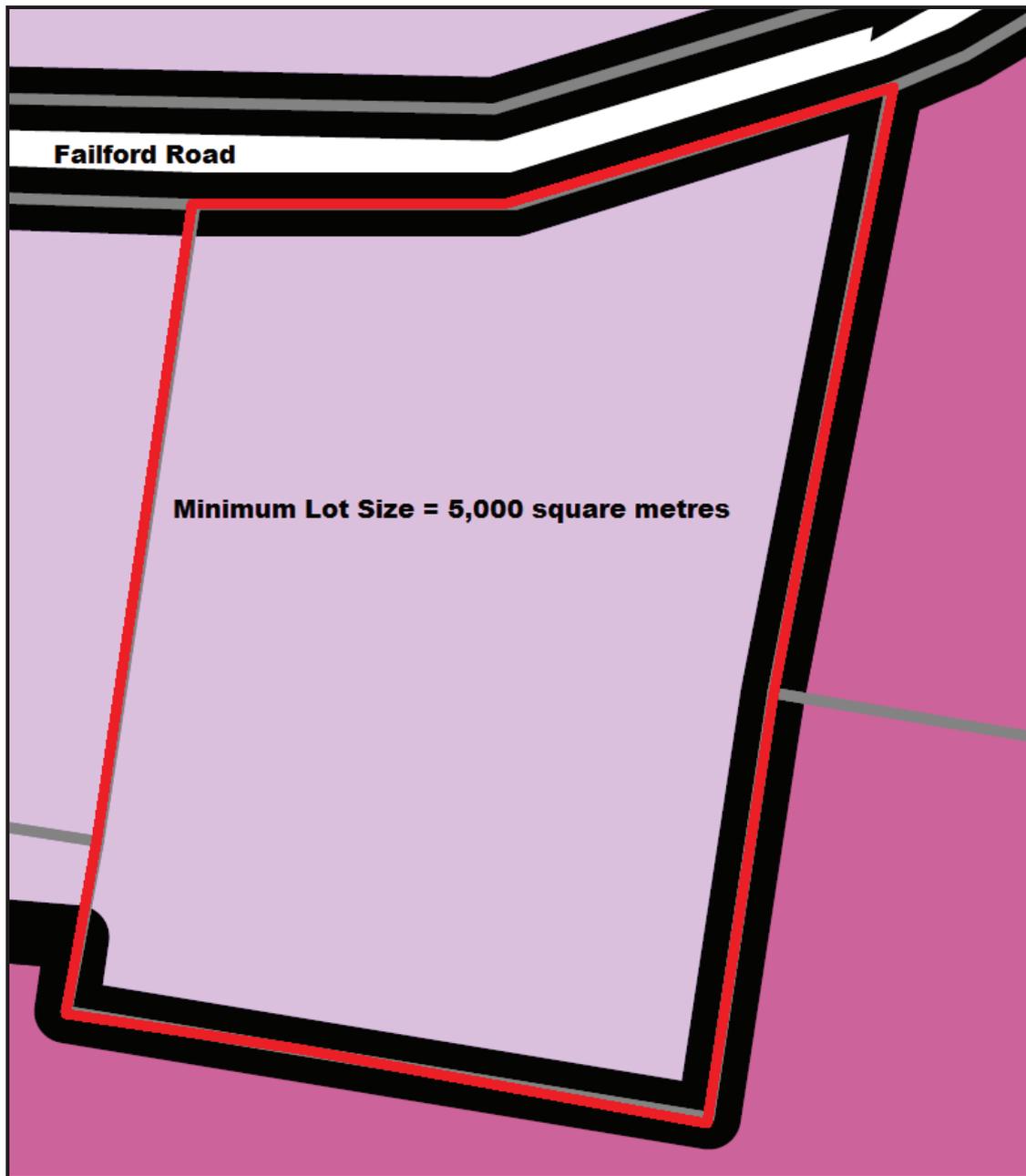
Extensive consultation was undertaken during the rezoning process and when the development application for subdivision of the land was assessed. As such, further consultation in relation to this minor planning proposal is not considered to be warranted. While Section 117 Direction 4.4 requires consultation with the NSW Rural Fire Service, such consultation is considered unnecessary as the outcomes facilitated by the planning proposal were approved by Council and this included a Bushfire Safety Authority for the subdivision that was issued by the NSW Rural Fire Service.

4.0 Mapping

Map 1: Current Minimum Lot Size for land zoned R5 Large Lot Residential and E2 Environmental Conservation on Lot 3 DP 560635.



Map 2: Proposed extension of minimum lot size 5,000m² over the whole of Lot 3 DP 560635



5.0 Community Consultation

In accordance with Section 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979, this planning proposal will be made publically available for a minimum of 28 days.

In accordance with Council's adopted consultation protocols the planning proposal the following will be undertaken:

- Notice in the local newspaper;
- Exhibition material and relevant consultant documents to be made available at Council's Administration Buildings;
- Consultation documents to be made available on Council's website; and
- Letters advising of the proposed amendment to GLLEP 2014 be sent to all landowners of affected land parcels and other stakeholders that Council deem relevant to this planning proposal.

Additional consultation will be undertaken as required by the Gateway determination.

6.0 Project Timeline

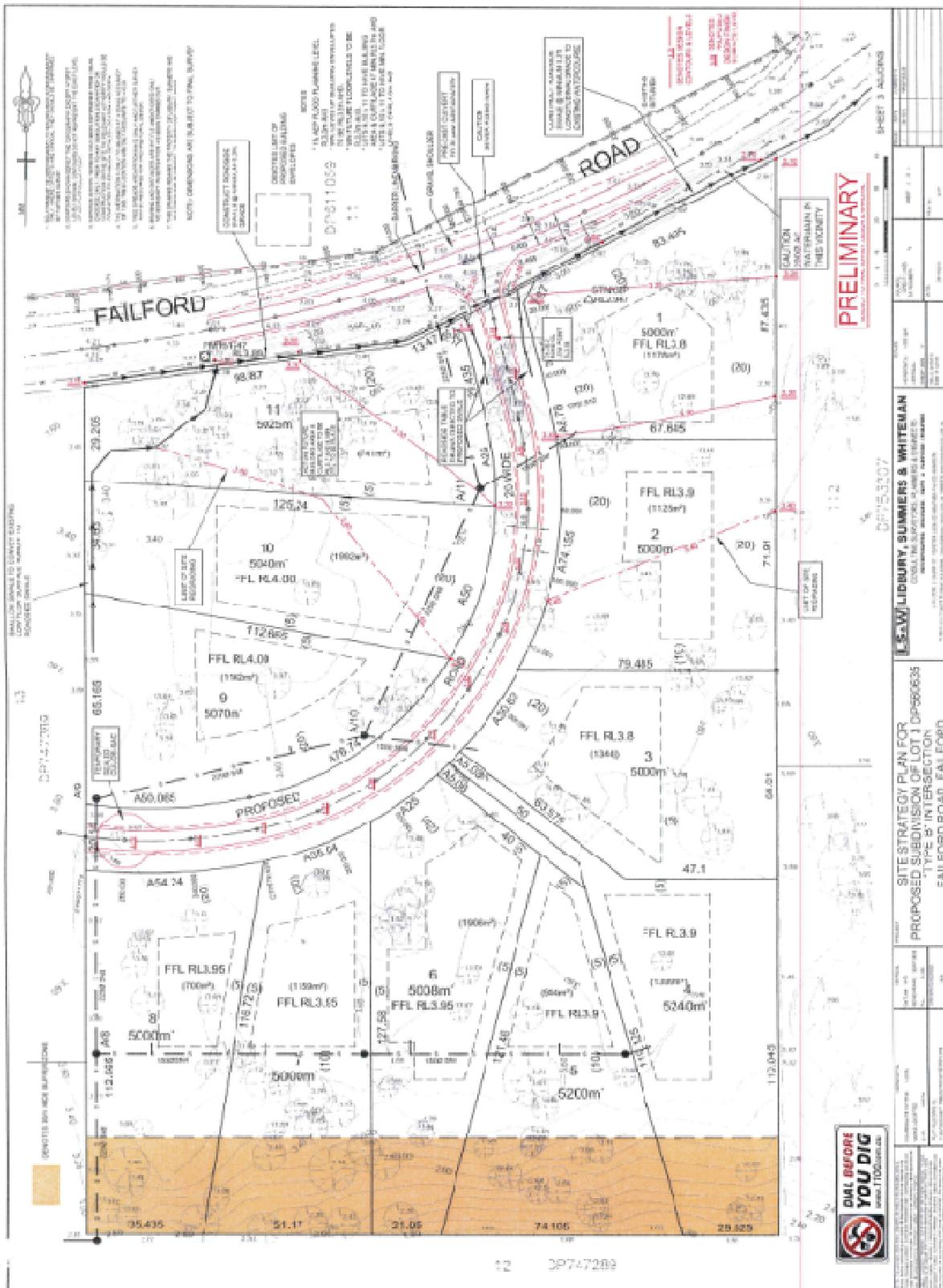
<i>Estimated Time Period</i>	<i>Milestone</i>
May 2015	Planning Proposal to NSW Department of Planning & Environment seeking Gateway Determination
June 2015	Gateway determination from Department of Planning & Environment
July 2015	Public Exhibition and community consultation of Planning Proposal
July 2015	Review of submissions
August 2015	Report to Council for determination to adopt the Planning Proposal
September 2015	Submission to NSW Department of Planning & Environment to request making of the plan by the Minister.

Conclusion

The planning proposal seeks to amend Great Lakes Local Environmental Plan 2014 to reduce the minimum lot size over that part of Lot 3 DP 560635 zoned E2 Environmental Conservation from 40 hectares to 5,000m². This is consistent with the previous development consent for large lot residential subdivision issued by Council over the property. In addition it will achieve improved environmental and conservation outcomes for the buffer vegetation zoned E2 Environmental Conservation through the preservation and management provisions as set out in the Great Lakes Development Control Plan.

Attachments

Attachment I: Previously Approved Subdivision Plan for Lot 3 DP 560635



Attachment 2: Site Specific Development Controls for Lot 3 DP 560635 (Great Lakes DCP)

