

PLANNING PROPOSAL

Amendment to the Scone Local Environment Plan 1986



Planning Proposal 1/2013 – Proposed Amendment to Upper Hunter *Local Environmental* 2013.

**Rezone Lot 52 DP 750941
Middlebrook Road Scone**

Version 01

SECTION A – NEED FOR THE PLANNING PROPOSAL

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

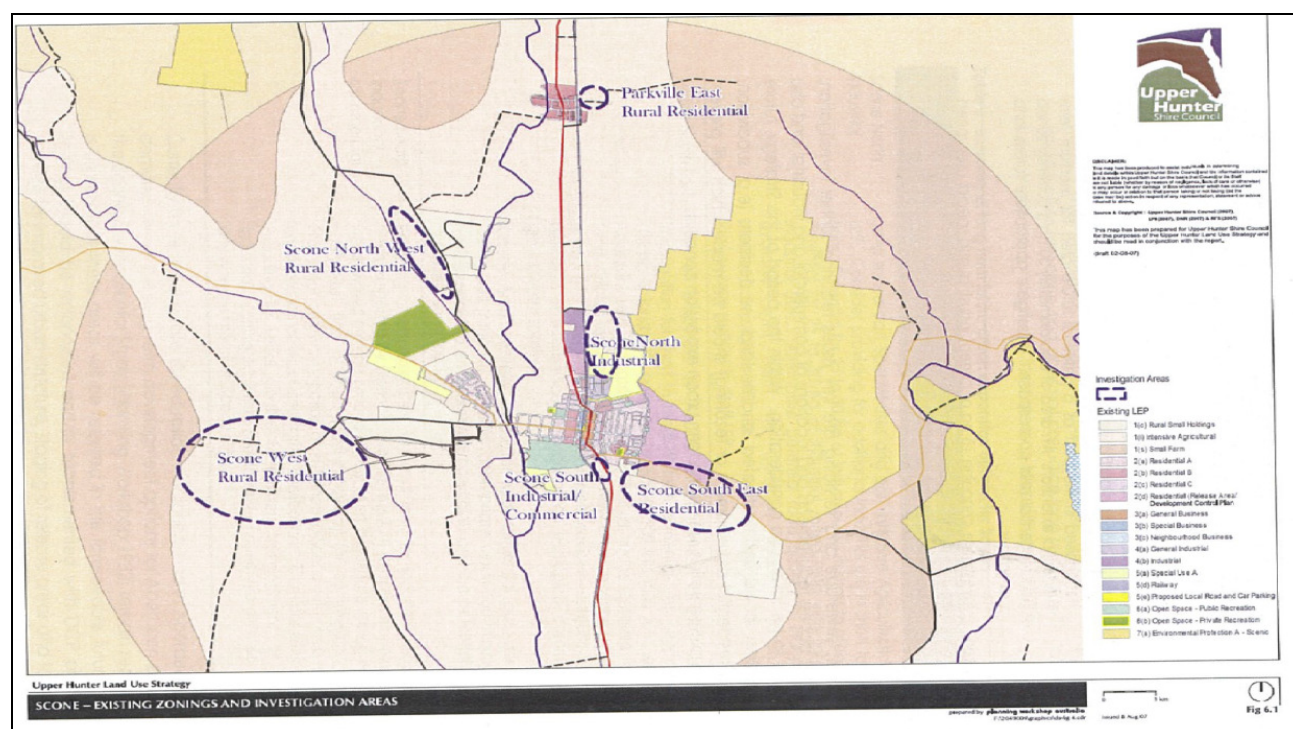
The planning is supported by the *Upper Hunter Land Use Strategy 2008*.

The *Upper Hunter Land Use Strategy 2008* recommends action to achieve Council's land use objectives and make changes to Scone, Merriwa and Murrurundi Local Environmental Plans reflective of Council's community vision and the NSW State Government directives.

Chapter 6 of this strategic study identifies land suitable to sustain anticipated demand for urban growth in towns and villages within the Upper Hunter Local Government Area. This chapter relates to this planning proposal as it identifies the site as within the 'Scone North West Rural Residential Investigation Area' (refer to Fig.2). The *Upper Hunter Land Use Strategy 2008* recommends that this site be investigated as a potential 'urban expansion area'.

It is therefore considered that this planning proposal to amend the zoning and lot size of 14 hectares of land within a strategic 'urban expansion area' for rural residential use is consistent with the *Upper Hunter Land Use Strategy 2008*.

Figure.2 2008 land use zonings and investigation areas for future urban development (Upper Hunter Land Use Strategy, 2008 pp: 57).



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

This planning proposal is considered to be the best way of achieving the objective. Amendments to the zoning and minimum lot size of the land under the Upper Hunter LEP 2013 will allow its subdivision into rural residential allotments. The land owner has initiated this planning proposal and through the preparation of a preliminary subdivision plan indicated his intention to subdivide the land into rural residential lots should the planning proposal succeed.

3. Is there a community benefit?

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adopted. In some cases the Evaluation Criteria has been modified or removed to ensure the criteria is meaningful to this Planning Proposal.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?</i>	The proposal is compatible with the <i>Upper Hunter Strategic Land Use Plan 2012</i> . This plan was prepared in relation to the Upper Hunter, Muswellbrook, Singleton, Dungog and Gloucester Local Government Areas. The rezoning proposed is consistent with the type of rural residential and lifestyle housing growth promoted by this plan.
<i>Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/ subregional strategy?</i>	The subject site is not within an area affected by any such strategy.
<i>Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?</i>	The planning proposal is consistent with the strategic direction of the <i>Upper Hunter Land Use Strategy 2008</i> . It will expand on existing rural residential land in the locality and is consistent with a precedent created by a previous rural residential rezoning in the locality.
<i>Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?</i>	There is a significant demand for rural residential zoned land in the Upper Hunter Local Government Area. LEP amendments similar to that proposed have been quite successful across the Shire and there has not been a cumulative adverse impact affecting the supply or functionality of other land use zones.
<i>Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?</i>	There will be no impact on or loss of employment lands as a result of this proposal.
<i>Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?</i>	The planning proposal seeks to increase the supply of rural residential land. Although the proposal is not anticipated to have a significant impact on housing supply or affordability it is expected that any impact would be a slight improvement on the current supply and affordability of land in the township of Scone.
<i>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?</i>	The site is within 5 minutes of the Scone CBD and is accessible via Middlebrook Road. Further consideration would be given to site accessibility should an application be received for the subdivision of the land, however there are no obvious deficiencies in relation to site access and the availability of transport.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?</i>	The Planning Proposal will have no impact on Government infrastructure or services in the area.
<i>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</i>	The site is within 5km of the Scone CBD and any increase in road traffic and associated emissions will be negligible.
<i>Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?</i>	The western portion of Lot 52 DP 750941 is identified as flood prone and a potential habitat of the Hunter Floodplain Red Gum Woodland. To ensure the proposal will not create further opportunities for development of environmentally sensitive land this land is not to be included in the rezoning and will remain zoned RU4 Primary Production Small Lots with a minimum lot size of 40 hectares.
<i>Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?</i>	A Land Use Conflict Risk Assessment (LUCRA) has been completed by the proponent in relation to the proposal. This assessment indicates the land is primarily located adjacent to small rural lots to the north and south, rural residential land to the east and a rural grazing property to the west, separated from the site by Middlebrook Creek. This assessment considers the risk of land use conflict with these adjoining lands to be low. The findings of this assessment are considered reasonable and acceptable given the compatibility of surrounding land uses and the lack of intensive agricultural activities in the immediate locality. Given the site's close proximity to an existing rural residential area, the proposal is considered a logical expansion of this established land use.
<i>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</i>	The planning proposal is in the public interest as it will help to address a current shortage of available large lot residential land in the area and provide greater opportunity for rural residential housing. The proposal should place downward pressure on the price of rural residential land making it more affordable. A decision not to proceed with this planning proposal will see the supply of rural residential land remain relatively static, reliant upon infill development.

SECTION B –RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The *Upper Hunter Strategic Regional Land Use Plan 2012* was prepared in relation to the Upper Hunter, Muswellbrook, Singleton, Dungog and Gloucester Local Government Areas and is a relevant consideration for this planning proposal.

Chapter Six of the *Upper Hunter Strategic Regional Land Use Plan 2012* relates to Housing and Settlement. This Chapter promotes Policy Response Objectives and Actions to encourage housing development consistent with identified Settlement Planning Principles. These Policy Response Objectives, Actions and Settlement Planning Principles are all relevant considerations for this proposal and are commented on below.

The Policy Response Objectives identified by the *Hunter Strategic Regional Land Use Plan 2012* are:

- Ensure adequate supply of housing to meet community needs
- Ensure greater diversity of housing types, including smaller housing types, rental housing and temporary housing.
- Improve supply and range of affordable housing.
- Build cohesive and liveable communities by ensuring towns and villages are well designed and provide a range of housing types.

Planning Comment: The Policy Response Objectives do not conflict with the Planning Proposal's Objectives in relation to providing additional rural residential land in the Upper Hunter Shire Local Government Area.

The Actions identified by the *Hunter Strategic Regional Land Use Plan 2012* which are applicable to Council are:

- 6.3 Local Council's will zone land through their local environmental plans to ensure adequate supply of land for residential development and to facilitate the delivery of a range of housing types.

Planning Comment: The proposal will increase the supply of land zoned Large Lot Residential under the Upper Hunter LEP 2013. The planning proposal will help achieve the intended outcomes of this Action.

- 6.4 Local Council's will ensure that new residential development makes a positive contribution to liveability and character by ensuring residential areas are planned in accordance with the settlement planning principles in this plan.

Planning Comment: This planning proposal has been assessed against the settlement planning principles specified by the *Upper Hunter Strategic Regional Land Use Plan 2012* (pp: 53). The table below contains a summary of each planning principle and a comment on its relationship to this proposal. It is considered that the planning proposal is generally consistent with the settlement planning principles and any future rural residential development is likely to reflect these principles and contribute to the liveability and character of the area.

Settlement Planning Principle	Planning Comment
Development will contribute to the diversity of housing types available. Any medium or higher density housing should be located in central and accessible locations to ensure access to a full range of services within a reasonable distance.	The proposal will increase the supply of large lot residential land. The future development of the site will contribute to the diversity of housing choices available in the Upper Hunter Shire.

Settlement Planning Principle	Planning Comment
Development will be located to maximise the efficiency of essential urban infrastructure, services and facilities, including transport, health and education	The site is situated approximately 5km from the Scone CBD. A range of urban services are available in Scone including primary and secondary education, recreation facilities, youth services, regional transport and health care. The site itself is accessible via Middlebrook road and has access to electrical, telecommunication services and garbage collection. Reticulated water and sewage services are not available to the site. The services available are appropriate for rural residential development.
Development will respect and respond to the character of the area and the identified settlement hierarchy of the region.	The subject site adjoins an established rural residential area and existing rural allotments smaller than the minimum lot size. The area therefore has an established character of rural residential development and this planning proposal which seeks to increase the quantity of rural residential land available is seen to be consistent with the settlement hierarchy of the region.
New residential areas will be planned with streets that make it is easy for people to walk and cycle with and with recreational and open space.	The opportunity for new walk and cycleways will be considered with any future subdivision. This is considered unnecessary and impractical in relation to this proposed large lot residential area given that it is locate 5km from the Scone CBD.
New residential and rural residential areas will respect environmental and cultural heritage and avoid areas most affected by natural hazards or having high cultural heritage significance.	The subject site is not identified as containing any items of local or state heritage significance. The land has previously been disturbed and cleared as a result of its agricultural use, it is unlikely that any items of Aboriginal or early European cultural significance are contained within the site. An Due Diligence Archaeological Assessment may be required following the Gateway Determination or in relation to a future development application for subdivision.
New residential and rural residential areas should minimise the potential for land use conflict with land needed for valuable economic activities, such as valuable agricultural land and natural resource lands. This includes avoiding locations where possible adverse impacts associated with industry (such as noise, dust, visual impacts or other amenity impacts) are likely to affect future residents.	The subject land adjoins other land zoned R5 Large Lot Residential. Agricultural enterprises in the area are therefore accustomed to a level of rural residential development. As this proposal relates to the rezoning of no more than 14 hectares of land it is not anticipated to result in or exacerbate any land use conflicts in the area.
New rural residential areas should be located adjacent to, or in close proximity to, existing urban centres and be within easy access of relevant infrastructure and services.	The subject land is adjacent an existing rural residential area and within close proximity (5km approximate) to the Scone township. The infrastructure available to the site is discussed above and is appropriate for rural residential development.

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

The planning proposal is consistent with the Key Focus Areas and Aspiration Goals 3 and 5 of the Upper Hunter Shire Council Community Strategic Plan: "(3) *Protect the natural and built environment and plan for a sustainable future for our Shire and our planet;* (5) *Enhance economic and employment opportunities and promote development*".

The proposal will not have a significant detrimental impact on the natural and built environment, will facilitate a sustainable form of development and will provide for a growing population.

The *Upper Hunter Land Use Strategy 2008* has been prepared in relation to the Upper Hunter Local Government Area and has been adopted by Council.

As discussed in Section A of this report the *Upper Hunter Land Use Strategy 2008* identifies the site is within the 'Scone North West Rural Residential Urban Development Investigation Area'. This area is identified for potential rural residential growth and therefore this planning proposal is consistent with this Strategic Plan.

It is noted that the Strategy identifies this locality for larger rural residential allotments with a minimum lot size of 2 ha and an average of 4 ha. The proposed 1 ha lot size is therefore inconsistent with the strategy in this respect, however, the inconsistency is considered justified for the following reasons:

- a) The proposed 1 ha lot size is consistent with the minimum lot size of the adjoining Tullong Road rural residential area immediately to the east of the site.
- b) The western portion of the site has been set aside to allow for the protection of environmentally sensitive land (ie potential habitat of the Hunter Floodplain Red Gum Woodland) and to address flooding issues. This land is not to be included in the rezoning and will remain zoned RU4 Primary Production Small Lots with a minimum lot size of 40 hectares. As a result, it is necessary to reduce the proposed minimum lot size to 1 ha on the developable portion of the site to achieve a reasonable lot yield.
- c) A smaller lot size is desirable to achieve a more efficient use of land and economical provision of infrastructure.

With respect to the locational criteria prescribed by Table 11 in Section 7.1 of the *Upper Hunter Land Use Strategy 2008*, each of the criteria is addressed in the following table:

Broad Location Criteria	Comment
Distance from town	The subject land is approximately 5km (5 minute drive) from the Scone CBD.
Provision of services	Sealed road access, reticulated power and telephone are available to the site. Water and sewer can be adequately managed on site.
Location	The proposal is not a stand-alone large lot residential development. The subject land adjoins an existing large lot residential area and will therefore contribute to achieving a critical mass to support the provision of future services such as reticulated water.
Capacity for onsite water storage	Onsite water storage can be provided on future lots as an alternative to a reticulated water supply.
Minimal impact on existing infrastructure	The land has access to power and telephone services. These utilities can be extended to service future allotments.
Good sealed road access	Existing road services are adequate.

Broad Location Criteria	Comment
Avoid prime agricultural land, or adjoining land	The land subject to the planning proposal is not considered to be prime agricultural land. However, further investigation and consultation with NSW Department of Primary Industries will be undertaken following the Gateway determination.
Exclude environmentally sensitive land	Areas of environmentally sensitive land have been excluded from the proposal.
Exclude areas of high bushfire hazard	The subject land is not considered to be in an area of high bushfire hazard.
Exclude known mineral and extractive resources	There are no known mineral or extractive resources in the vicinity of the site.
Exclude areas near non-compatible land uses	There are no non-compatible land uses in the vicinity of the site.
Exclude water supply catchment land	An appropriate buffer is provided to Middlebrook to minimise the potential for contamination from onsite sewage management systems.
Avoid areas with unsuitable soils, and land with slopes greater than 18 degrees	The slope of the land is much less than 18 degrees while the soils are likely to be suitable for future development.
Avoid contaminated land	A preliminary site contamination assessment has been undertaken which confirms that the site has a low risk of contamination and is suitable for a residential subdivision (refer to Appendix C).
Avoid saline land and areas with soils unsuitable for onsite effluent disposal	The land is not known to be saline or contain soils unsuitable for onsite effluent disposal.
Avoid flood prone land	Flood prone land has been excluded from the planning proposal.
Avoid Aboriginal and European heritage areas and sites	There are no known sites of Aboriginal or European heritage significance on the land. Further investigation in respect of Aboriginal heritage will be undertaken following the Gateway determination.
Avoid areas with high groundwater tables or shallow soils	The site is unlikely to contain high groundwater tables or shallow soils. Further investigation will be undertaken following the Gateway determination.

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

The State Environmental Planning Policies (SEPPs) that are relevant to this planning proposal are outlined below

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
<i>SEPP No 44 Koala Habitat Protection</i>	The site is predominantly cleared as a result of its previous agricultural use. It is unlikely that any core koala habitats are located on the site. This can be confirmed if an ecological assessment is required through any Gateway Determination by the Department of Planning and Infrastructure.

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
<i>SEPP No 55 Remediation of Land</i>	A preliminary site contamination assessment has been prepared by RCA Australia in relation to this planning proposal. The assessment included a site inspection and soil sample collection and analysis (refer to Appendix C). It concluded that risk of contamination of the property is not significant and suggests the land is suitable for rural residential development. It is therefore unlikely that the site is contaminated and requires remediation in accordance with the SEPP.
<i>SEPP (Rural Lands) 2008</i>	The SEPP (Rural Lands) 2008 applies to the land and the Rural Planning Principles and Rural Subdivision Principles identified in Clauses 7 and 8 of the SEPP respectively are relevant considerations. The Scone locality is predominantly a rural areas with towns villages and rural residential estates which provide a range of residential living opportunities. This planning proposal is consistent with Part (f) of the Rural Planning Principles because it provides opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities Considering the site is identified as a 'potential urban expansion area' by the <i>Upper Hunter Land Use Strategy 2008</i> the planning proposal is considered to be broadly aligned with the principles and the aims of this SEPP. A land use conflict risk assessment has been prepared in relation to the proposal in accordance with the NSW Department of Industry Guidelines 'Living and Working in Rural Areas' (refer to Appendix B). This assessment considers the risk of land use conflict with surrounding rural land to be low given the lack of intensive agricultural activities in the area, the relatively small size of the surrounding rural allotments and the established character of the area as being rural residential. The proposal is unlikely to compromise the production potential of nearby agricultural land.
<i>Hunter Regional Environmental Plan 1989 (Heritage)</i>	The subject land does not contain or adjoin any items of heritage significance listed under the Hunter REP 1989 (Heritage).

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

Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and confirming consistency

s.117 Direction Title	Applies	Consistency of Planning Proposal
<i>1.1 Business and Industrial Zones</i>	NA	Not applicable
<i>1.2 Rural Zones</i>	Y	Consideration has been given to the objectives of this Direction to protect land zoned for rural purposes. The proposal relates to the rezoning of rural land to large lot residential. As this proposal is supported by the <i>Upper Hunter Land Use Strategy 2008</i> the planning proposal is justified and may proceed despite any inconsistencies with this directive.
<i>1.3 Mining, Petroleum Production and Extractive Industries</i>	NA	Not applicable
<i>1.4 Oyster Aquaculture</i>	NA	Not applicable
<i>1.5 Rural Lands</i>	Y	This Ministerial Direction seeks to protect the agricultural productive value of rural land. This proposal relates to the rezoning of rural land to rural residential and this directive is therefore applicable. Direction 1.5 Rural Lands requires a planning authority to be satisfied that a planning proposal is consistent with the Rural Planning Principles and Rural Subdivision Principles listed in <i>SEPP (Rural Lands) 2008</i> . This SEPP has been considered throughout this report and the proposal is considered to be consistent with the relevant Principles. The proposal is therefore considered to be consistent with this Direction.
<i>2.1 Environment Protection Zones</i>	Y	Consideration has been given to the objectives of this Direction as a portion of the lot subject to the planning proposal is identified as a Hunter Flood Plain Red Gum Woodland Complex. The portion of land identified as a habitat for this community is situated west of the proposed zone boundary and will remain zoned RU4 Primary Production Small Lots.
<i>2.2 Coastal Protection</i>	NA	Not applicable
<i>2.3 Heritage Conservation</i>	NA	Not applicable
<i>2.4 Recreation Vehicle Areas</i>	NA	Not applicable
<i>3.1 Residential Zones</i>	Y	The planning proposal is consistent with the objectives of this Direction. The proposal will create additional large lot residential land and broaden the choices of land available for housing. The proposal is therefore considered consistent with this Direction.
<i>3.2 Caravan Parks and Manufactured Home Estates</i>	NA	Not applicable
<i>3.3 Home Occupations</i>	NA	Not applicable
<i>3.4 Integrating Land Use and transport</i>	NA	Not applicable
<i>3.5 Development Near Licensed Aerodromes</i>	NA	Not applicable
<i>4.1 Acid Sulfate Soils</i>	NA	Not applicable
<i>4.2 Mine Subsidence and Unstable Land</i>	NA	Not applicable

s.117 Direction Title	Applies	Consistency of Planning Proposal
<i>4.3 Flood Prone Land</i>	Y	Consideration has been given to this Direction as a portion of the subject allotment is identified as flood prone. The flood prone land is located outside the area subject to the planning proposal and therefore there will be no opportunity for development on the floodplain as a result of this proposal. In this regard, the proposal is consistent with the requirements of this Direction.
<i>4.4 Planning for Bushfire Protection</i>	Y	The planning proposal will be referred to the NSW Rural Fire Service as per the requirements of any Determination by the Gateway Panel.
<i>5.1 Implementation of Regional Strategies</i>	NA	Not applicable
<i>5.2 Sydney Drinking Water Catchments</i>	NA	Not applicable
<i>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</i>	NA	Not applicable
<i>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</i>	NA	Not applicable
<i>5.6 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)</i>	NA	Not applicable
<i>5.9 Second Sydney Airport: Badgerys Creek</i>	NA	Not applicable
<i>6.1 Approval and Referral Requirements</i>	NA	Not applicable
<i>6.2 Reserving Land for Public Purposes</i>	NA	Not applicable
<i>6.3 Site Specific Provisions</i>	NA	Not Applicable
<i>7.1 Implementation of the Metropolitan Strategy</i>	NA	Not applicable

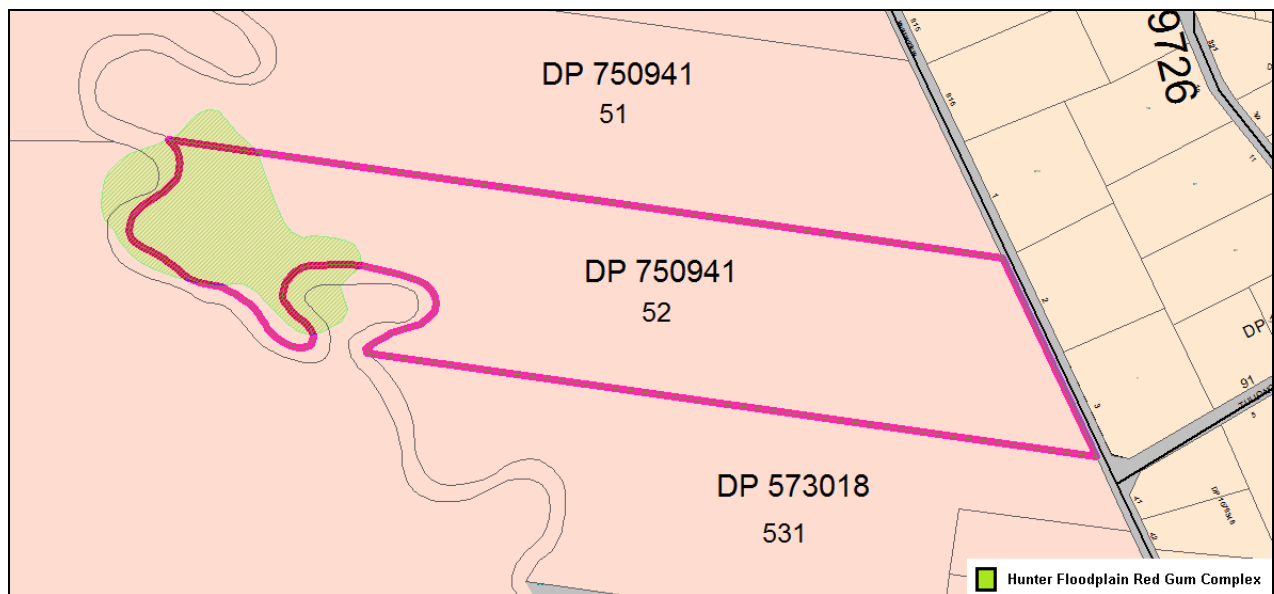
SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

8. 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?

Council's mapping system identifies the western boundary of the lot subject to this planning proposal as a potential habitat for the Hunter Floodplain Red Gum Woodland ecological community. To limit the potential impact of this proposal on this ecological community it is proposed to exclude the land identified from any rezoning. Figure.3 below indicates the habitat of this ecological community. When this figure is compared with Figure.1 (proposed rezoning) it can be seen that the Hunter Flood Plain Red Gum habitat is outside the proposed R5 Large Lot Residential zone boundary and will remain zoned RU4 Primary Production Small Lots. Further investigation of this community may need to be undertaken if required by the Gateway Determination.

There is likelihood that the other vegetation present on site could be identified as an endangered ecological community under Schedule 1 (namely: White Box Yellow Box Blakely's Red Gum Woodland) of the *Threatened Species Conservation Act 1995*. It would therefore be necessary to under the seven-part test of significance pursuant to Section 5A of the Environmental Planning and Assessment Act 1979 either following the Gateway Determination or in relation to a future development application for subdivision.

Figure.3 Hunter Flood Plain Red Gum Woodland Community (Upper Hunter Shire Council GIS Mapping)

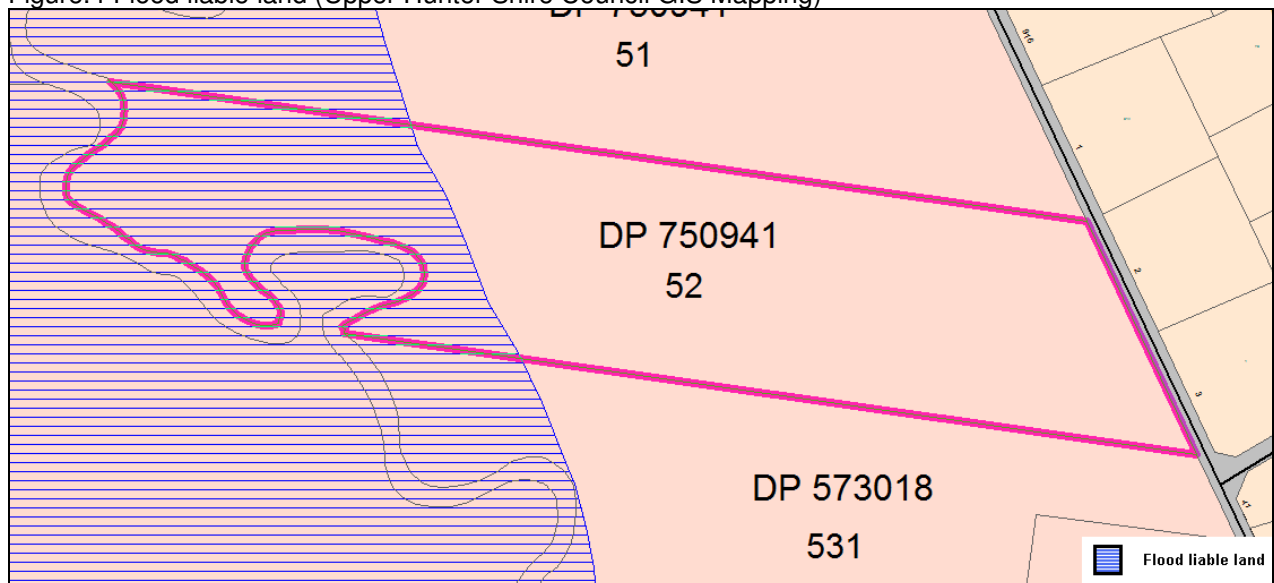


9. Are there any other environmental effects as a result of the planning proposal and how are they proposed to be managed?

The environmental effects anticipated to result from this planning proposal have largely been considered throughout this report. This section will pass more detailed comments on the proposal's relationship to flood risk and bushfire prone land briefly commented on above and its proximity to the proposed Kyoto Wind Farm.

Land west of the site is identified as flood liable land by the Scone Flood Study (November 1996) . A contour survey undertaken by the proponent suggested the flood level for the land to be 232AHD. To ensure greater certainty for future development and a sound basis for this planning proposal to proceed, the land subject to the planning proposal will not have a ground level less than 235AHD. All flood liable land below 235AHD will remain within the RU4 zone and no additional opportunities for development on the flood plain will be created.

Figure.4 Flood liable land (Upper Hunter Shire Council GIS Mapping)

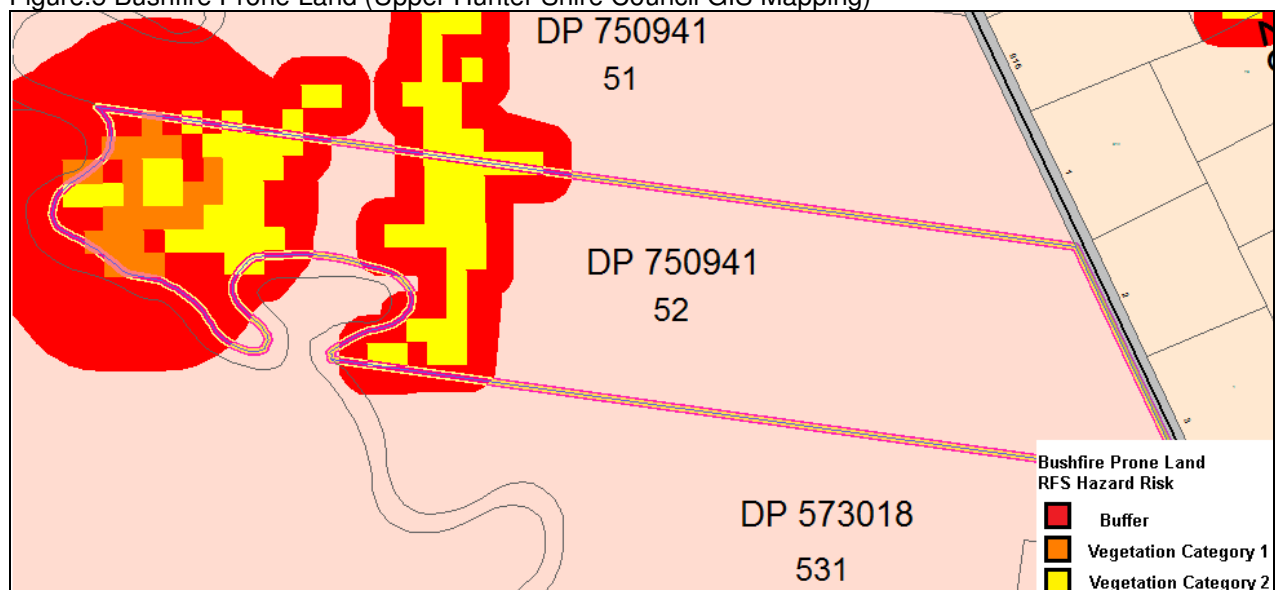


The site is identified as bushfire prone land. Pending the outcome of any Gateway Determination, the proposal is to be referred to the NSW Rural Fire Service for consideration. Figure.5 indicates the extent of

the site identified as bushfire prone.

A bushfire assessment has been undertaken in respect of the site and is attached at Appendix A.

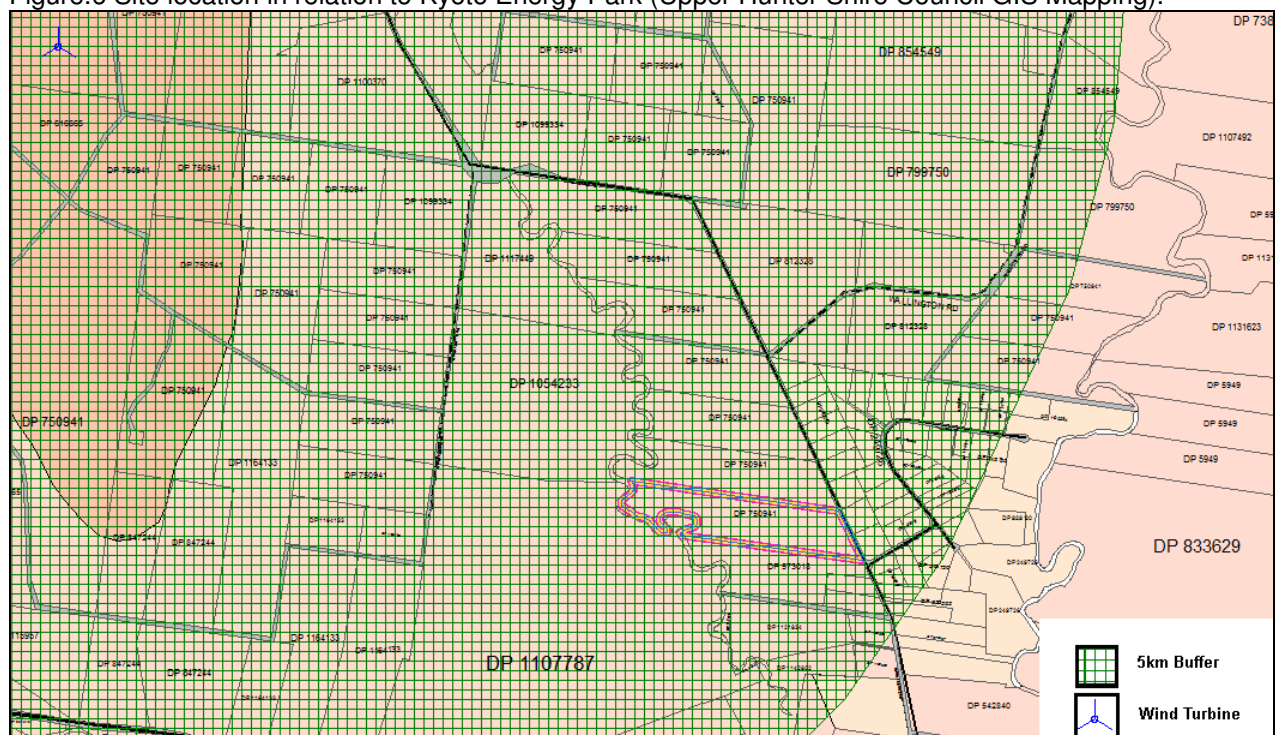
Figure.5 Bushfire Prone Land (Upper Hunter Shire Council GIS Mapping)



The site is within a 5km radius of the Kyoto Energy Park. A wind turbine is proposed to be located approximately 4 kilometres from the site.

The proximity of the site to the Kyoto Energy Park poses no restriction to future development of the land other than from the potential visual impact of the wind turbines and potential television and radio interference. Conditions were imposed on the development consent in respect of the Kyoto Energy Park which will address these issues.

Figure.6 Site location in relation to Kyoto Energy Park (Upper Hunter Shire Council GIS Mapping).



10. How has the planning proposal adequately addressed any social and economic effects?

This planning proposal will result in the opportunity for additional land to be developed for rural residential use. This is likely to have beneficial social and economic impacts by providing additional housing opportunities in the Scone area, contributing to local economic growth and development and strengthening the local community associated with additional residents.

SECTION D – COMMONWEALTH AND STATE INTERESTS

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

The site has good vehicular access while telecommunication and electrical services are available in the locality. The site is a short distance from the Scone Township and CBD.

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

Given the minor nature of this Planning Proposal no State or Commonwealth public authorities have been consulted.

PART 5: COMMUNITY CONSULTATION

Community consultation is to be undertaken in accordance with the requirements of any Gateway Determination by the Department of Planning and Infrastructure.

PART 6: PROJECT TIMELINE

The project timeline in respect of the planning proposal is provided in the following diagram.

The anticipated timeframe for the proposed amendment to the Upper Hunter Local Environmental Plan 2013 from submission of the proposal to NSW Planning and Environment to gazettal of the LEP amendment is ten (10) months.

PROJECT TIMELINE

	April 2014	May 2014	June 2014	July 2014	August 2014	Sept 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015
STAGE 1 Submit Planning Proposal to NSW Planning & Environment										
STAGE 2 Anticipated commencement date (Gateway Determination)										
STAGE 3 Completion of additional supporting studies/ investigations as required by Gateway determination										
STAGE 4 Consultation – Community/ Public Authorities										
STAGE 5 Review / consideration of submissions to public exhibition										
STAGE 6 Report to Council										
STAGE 7 Finalise the Local Environmental Plan using Minister's plan making delegations.										

APPENDIX A: BUSHFIRE ASSESSMENT

APPENDIX B: LAND USE CONFLICT RISK ASSESSMENT

APPENDIX C: PRELIMINARY CONTAMINATION ASSESSMENT
