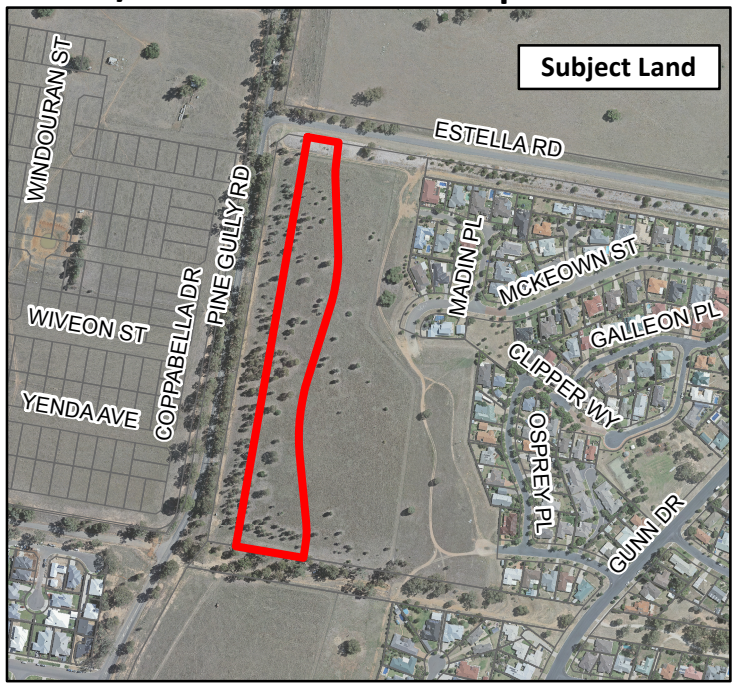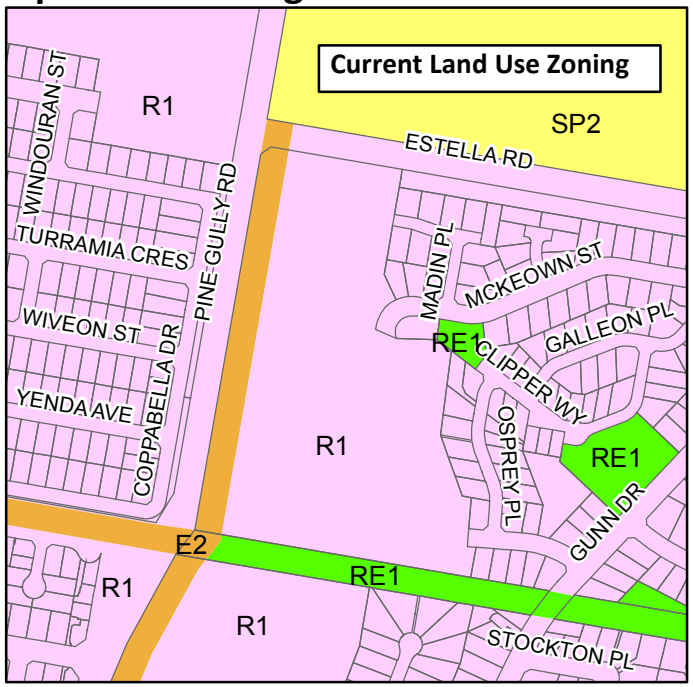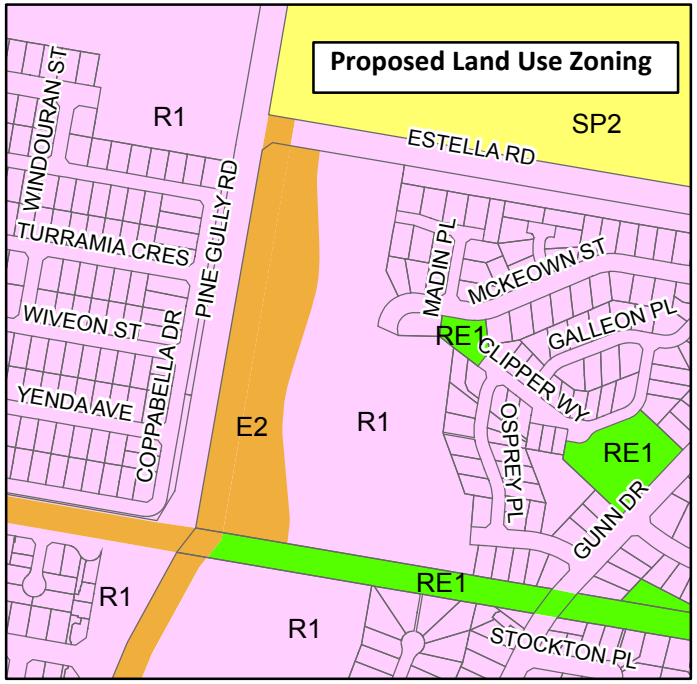LEP20/0007 - Estella development area - proposed rezoning