



# maitland

city council

## Planning Proposal

### AMENDMENT TO THE MAITLAND LEP 2011

LOT 2 DP 1145348, HAUSSMAN DRIVE, THORNTON

Version 2.0  
24 February 2022



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Version 1.0 – 24.01.2022 (Council Report Request for Gateway)

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## INTRODUCTION

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It explains the intended effect of, and justification for, the proposed amendment to *Maitland Local Environmental Plan 2011* (MLEP 2011) to amend planning controls and rezone land at 107 Haussman Drive, Thornton. The purpose of the planning proposal is to enable future residential development and the protection of environmentally significant areas. The site includes the following land:

LAND	AREA	OWNER
107 Haussman Drive, Lot 2 DP 1145348	18.96 ha	McCloy Thornton Pty Ltd

The amendment to MLEP 2011 is proposed as described below:

- amend the land zone LEP map (sheet LZN\_006A) to rezone land that is currently RU2 Rural Landscape to a land use configuration including R1 General Residential and C3 Environmental Management, and
- amend the minimum lot size LEP map (sheet LSZ\_006A) to amend the minimum lot size controls for the site, a 40ha minimum lot size will be applied to land zoned C3 and a 450m<sup>2</sup> is proposed for R1 land.

The proposed amendment to MLEP 2011 will enable the site to be developed for up to approximately 160 residential allotments. It will also protect some existing vegetation on site.

The proposed land use zone configuration is intended to be a mix of R1 General Residential and C3 Environmental Management across the site. The indicative land use boundaries included in this report reflect the rezoning request submitted by the proponent. The determination of zone boundaries within the site will be finalised through the Gateway assessment, determination and implementation process as further information is provided and discussions with government agencies is considered. The land use configuration determined will reflect the objectives and intended outcomes as described in this planning proposal and be reflective of Council's strategic position.

The site is identified in the *Maitland Urban Settlement Strategy 2012* (MUSS 2012) as Category 1 Residential Land and in the *Maitland Local Strategic Planning Statement 2040+* (LSPS) as Planned Investigation Area – Residential. The site is also identified in the Maitland Greening Plan 2002 as a future opportunity corridor for biodiversity connectivity. The land is currently zoned RU2 – Rural Landscape under the MLEP 2011.

The site forms an irregular shaped parcel bound by Raymond Terrace Road to the north, Haussman Drive to the west, and existing residential and environmental areas to the south and east. The site has a total area of approximately 18.96 hectares.

A locality plan is included as **Figure 1** below.



Figure 1: Locality Plan



## PART 1: OBJECTIVES OR INTENDED OUTCOMES

The objective of the planning proposal is to rezone land to enable a diversity of future residential development outcomes and the protection of environmentally significant areas.

## PART 2: EXPLANATION OF PROVISIONS

The intended objectives will be achieved by amendments to the planning controls and land use zones in the MLEP 2011, specifically the MLEP 2011 maps including:

- Land Zoning Map (Sheet LZN\_006A), and
- Minimum Lot Size Map (Sheet LSZ\_006A).

A summary of the proposed amendment is provided in the table below.

Applicable land	107 Haussman Drive, Lot 2 DP 1145348
Landowner	McCloy Thornton Pty Ltd
Land size	Approximately 18.96 hectares
Current zone & planning controls	RU2 Rural Landscape with a minimum lot size of 40ha.
Proposed zone	R1 General Residential and C3 Environmental Management, zone boundaries to be determined through the Gateway assessment, determination and implementation process.
Proposed minimum lot size	A 450m <sup>2</sup> minimum lot size will be applied to any land zoned for R1 General Residential. A 40ha minimum lot size will remain for any land zoned for C3 Environmental Management.
Map amendments	Land Zoning Map - Sheet LZN_006A Minimum Lot Size Map - Sheet LSZ_006A

The following Figures show the existing planning controls and proposed land use zones based on the proponents rezoning request.

The determination of zone boundaries within the site will be finalised through the Gateway assessment, determination and implementation process as further information is provided and discussions with government agencies is considered.

The final land use configuration determined will reflect the objectives and intended outcomes as described in this planning proposal.



Figure 2: Existing Zoning

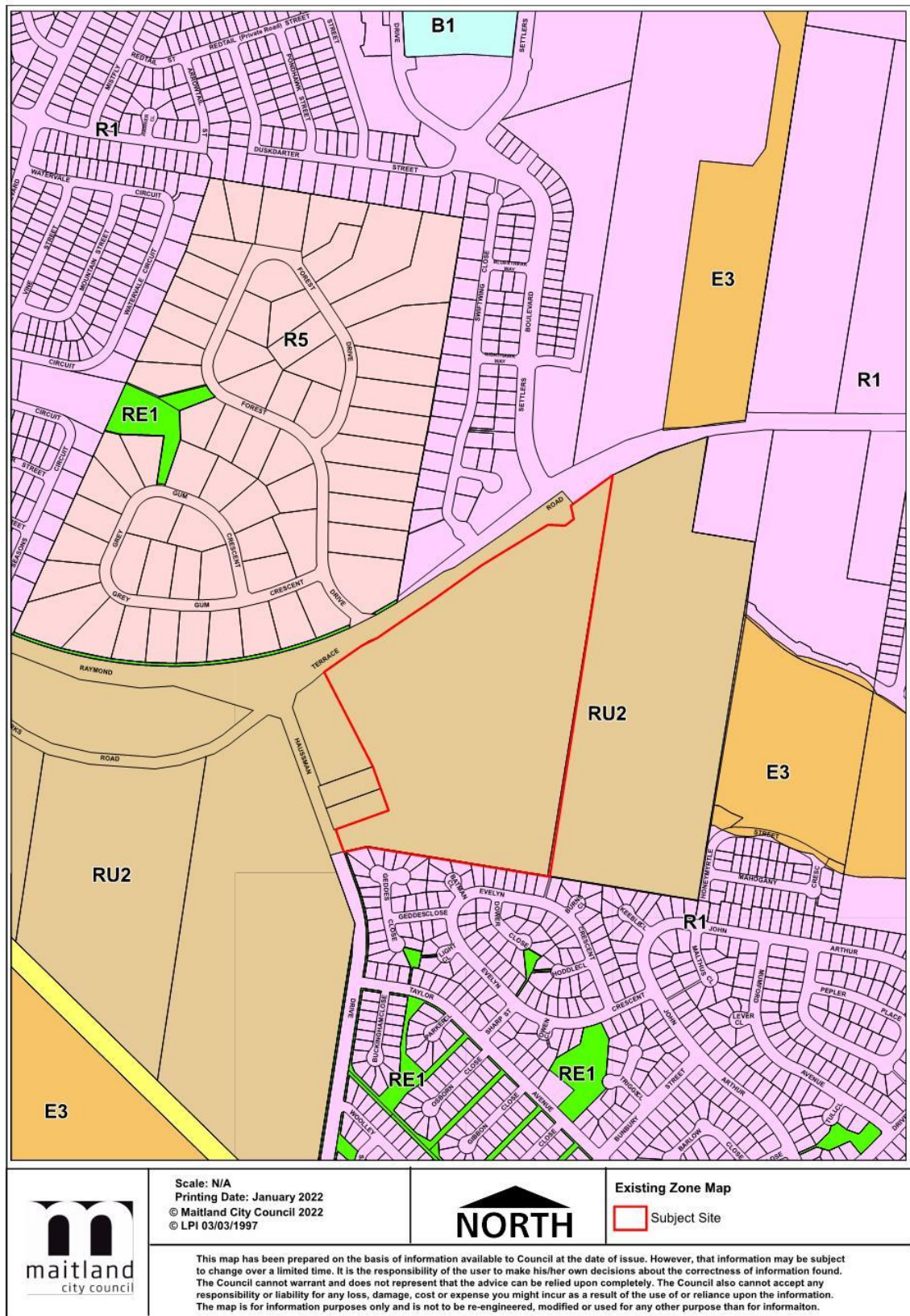




Figure 3: Proponent's Proposed Zoning

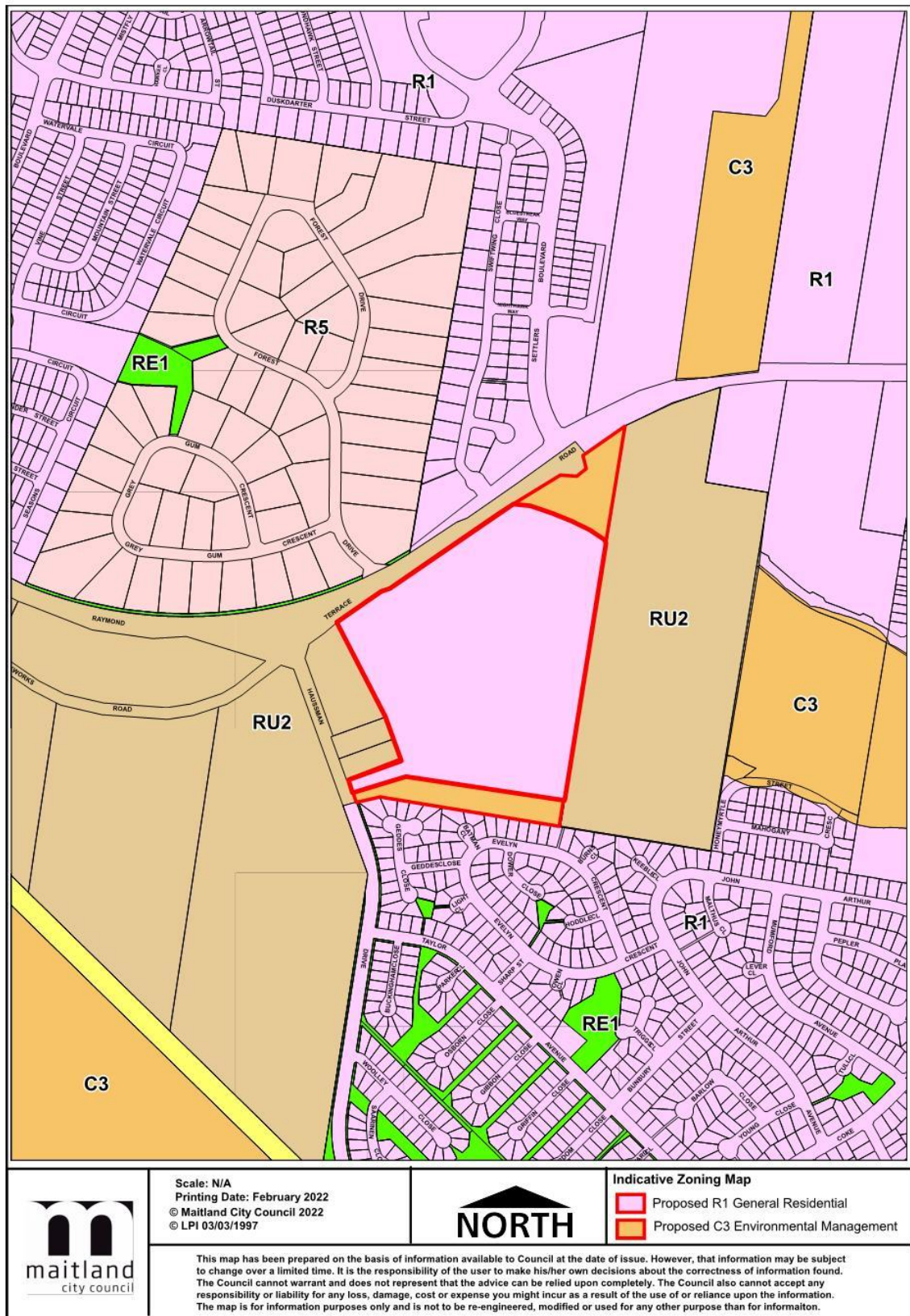


Figure 4: Existing Minimum Lot Sizes

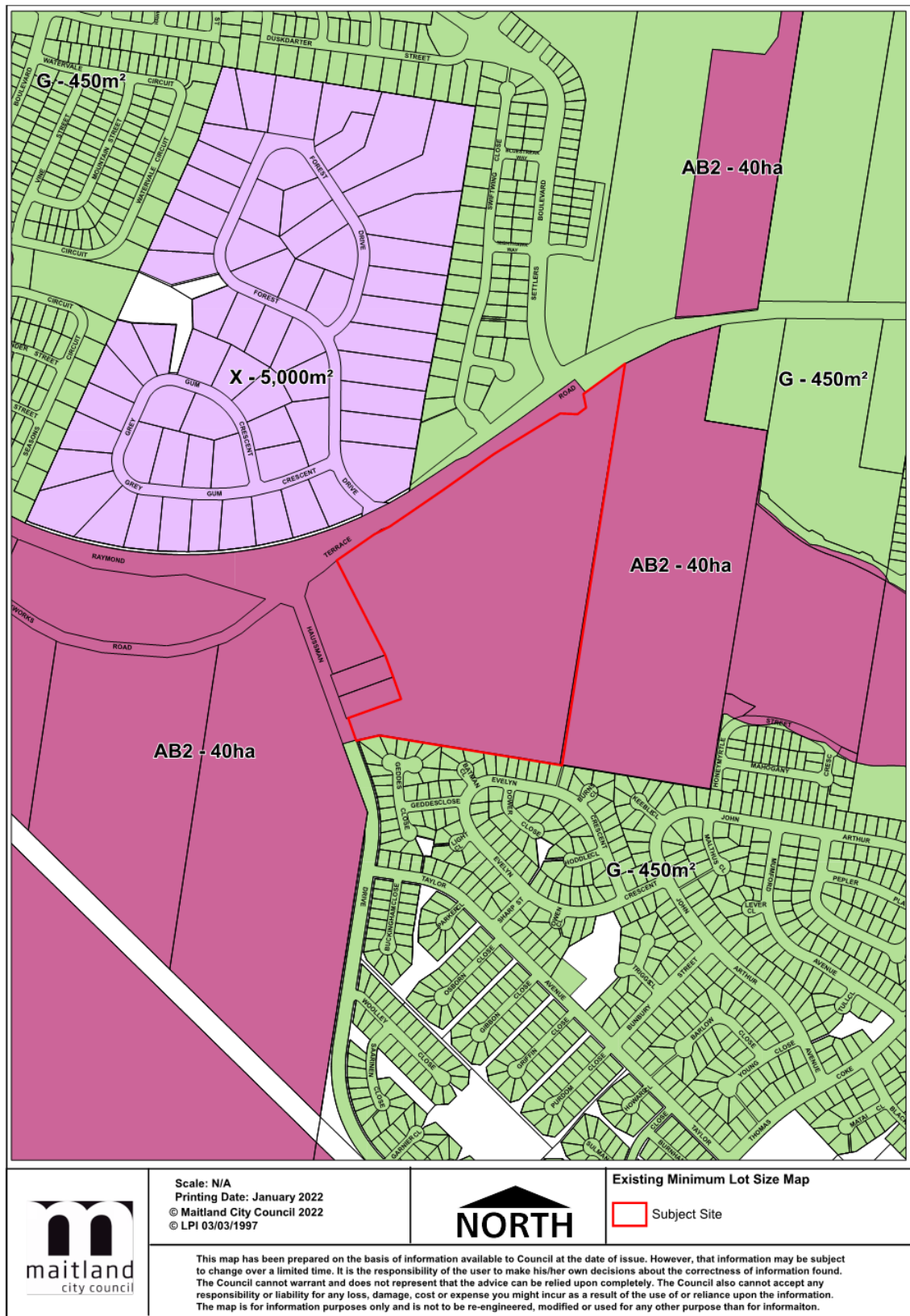
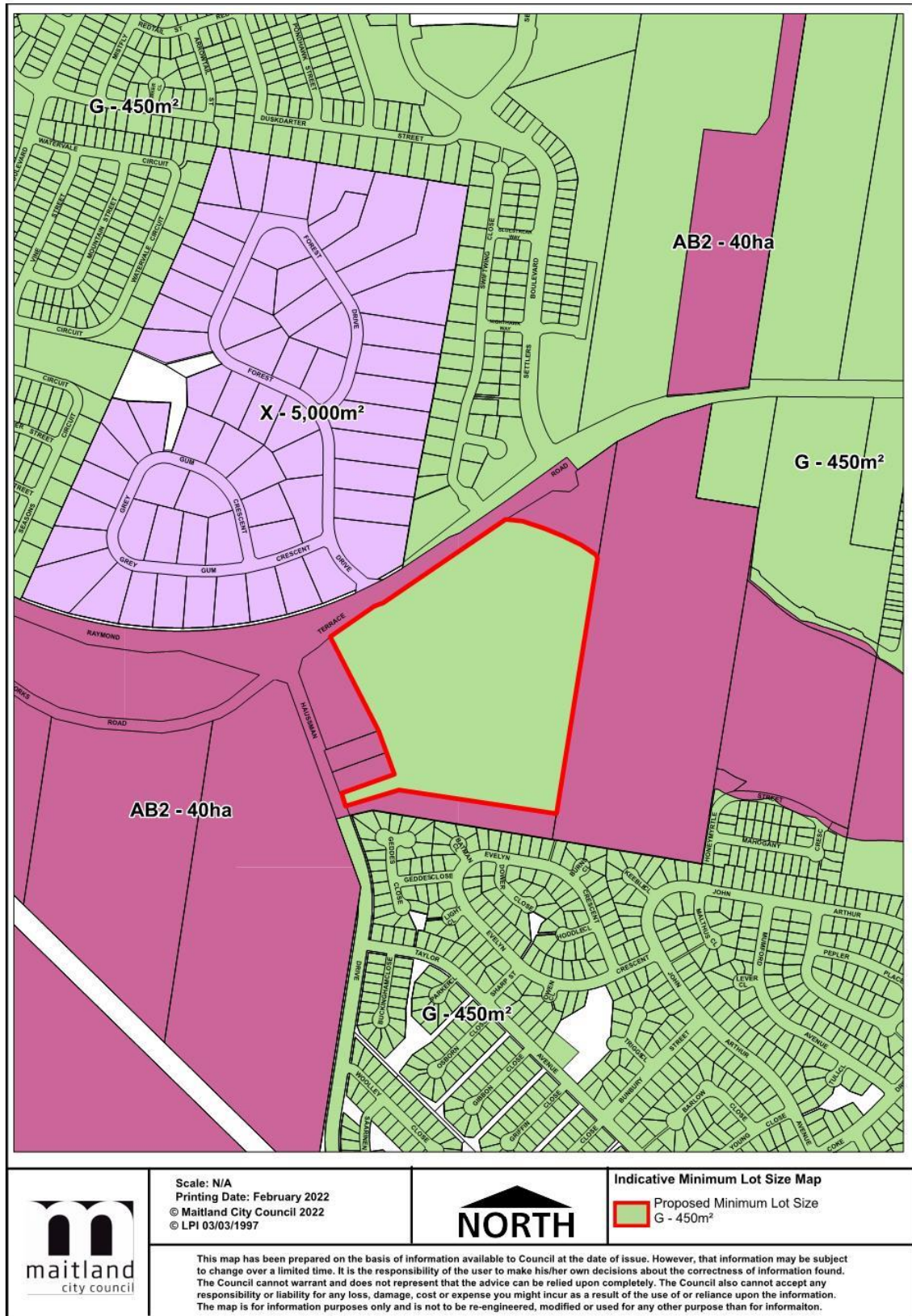




Figure 5: Proponent's Proposed Minimum Lot Sizes



## PART 3: JUSTIFICATION FOR PROPOSED REZONING

In accordance with the Department of Planning and Environment's *'Guide to Preparing Planning Proposals'*, this section provides a response to the following sections:

- Section A: Need for the planning proposal;
- Section B: Relationship to strategic planning framework;
- Section C: Environmental, social and economic impact; and
- Section D: State and Commonwealth interests.

### SECTION A – NEED FOR THE PLANNING PROPOSAL

#### 1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The subject site is identified as Category 1 – Residential Land (Thornton North Stage 3 Investigation Area) in the Maitland Urban Settlement Strategy (MUSS). The area will form *Precinct 8* of the Thornton North Locality Plan Precincts together with the eastern adjoining property (Lot 182 DP792071, refer to **Figure 6**). The MUSS identifies the need for future investigations to determine the suitability of the area for development including road network infrastructure, biodiversity and utility provisioning. Site investigations have identified the key characteristics, constraints, and opportunities of the land. These investigations have formed the basis of a detailed site analysis and the preparation of this planning proposal.

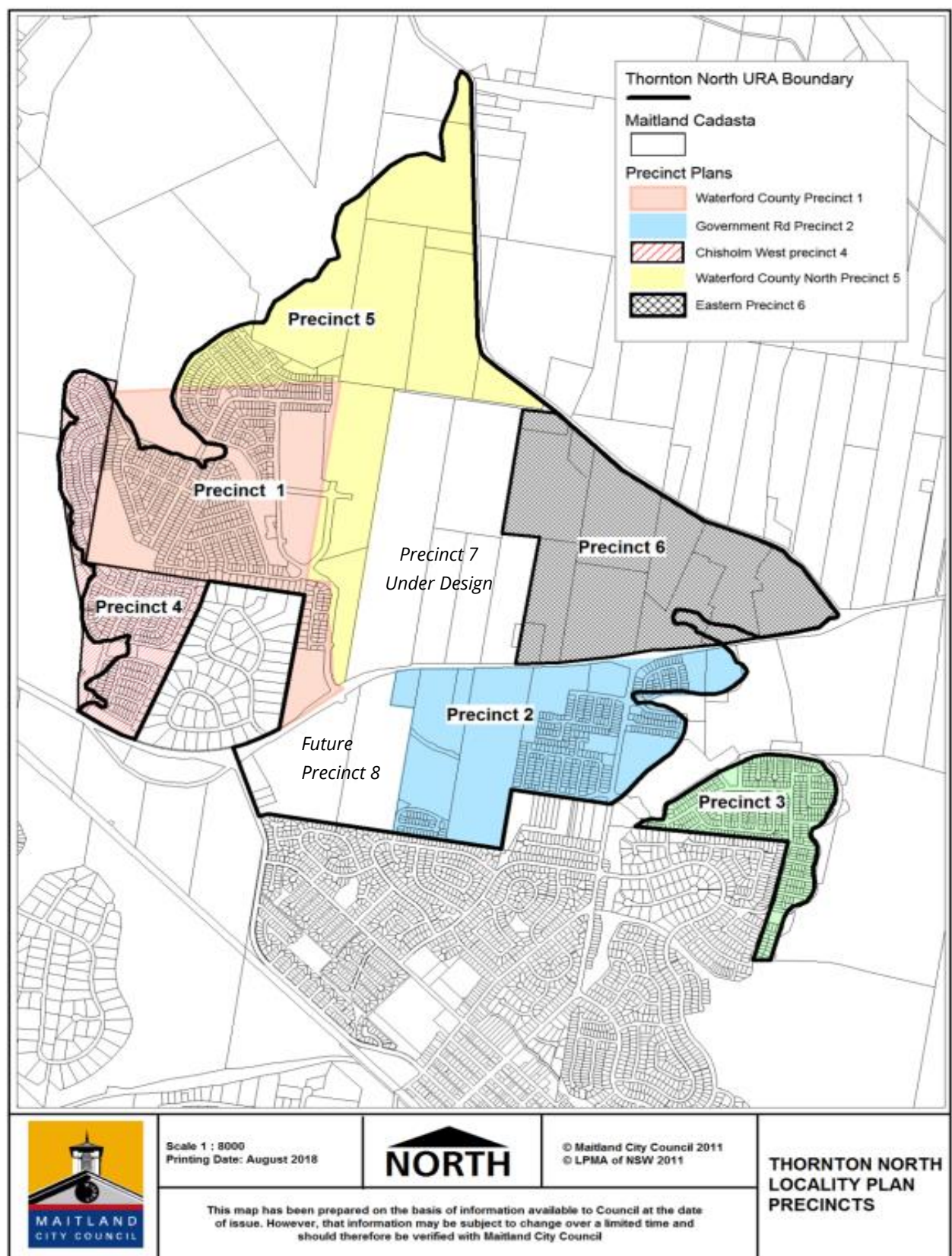
The site is also identified by Maitland's Local Strategic Planning Statement 2040+ as a planned residential investigation area. The Local Strategic Planning Statement (LSPS) is Maitland's most contemporary long-term planning strategy and provides a vision for how growth will be managed for the Local Government Area.

The site is strategically located in an area with surrounding population growth and has access to existing commercial centres and services at East Maitland and Thornton.

The planning proposal process provides for the additional investigations and agency consultation required to justify the amendments to planning controls and land use zone configurations to achieve the intended outcomes for the site.



Figure 6: Thornton North Locality Plan Precincts



### **3. Is there a net community benefit?**

Council envisages that this planning proposal has the potential to result in a net community benefit.

Specifically, the site is considered as part of the adopted policy position for urban investigation sites identified within the Maitland Urban Settlement Strategy. Therefore, the proposed amendment to planning controls and rezoning is consistent with the outcomes of the MUSS and adopted framework for consideration of such proposals.

The public interest reasons for preparing the amendment include:

- The development of the site will support the growing residential population within the eastern sector of the Maitland Local Government Area.
- The site provides for a logical add-on to an existing serviced residential area.
- The proposal is considered a positive adaptive reuse of the exhausted quarry site, and
- Existing environmentally significant areas in the site could be protected and enhanced by using a C3 Environmental Management zone. This could enable the protection of existing vegetation corridors on site, connecting established larger habitat areas to the north east and south.

The implications of not proceeding with the planning proposal are that:

- The availability of suitable urban land for population growth addressed in the Greater Newcastle Metropolitan Plan 2036 and Hunter Regional Plan 2036 will not be achieved.
- The desired future outcomes of Council's strategic plan for this area will not be achieved.
- The potential for a higher order land use within the subject land will be lost, as the site is an isolated parcel of rurally zoned land with limited agricultural or potential, and
- The protection of an existing biodiversity values and provision of critical habitat connectivity will be precluded, potentially compromising the continuation and integrity of surrounding habitat and species viability.

## **SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK**

### **4. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy? (including any exhibited draft plans or strategies)**

#### Hunter Regional Plan 2036

The Hunter Regional Plan 2036 (HRP 2036) is a 20-year blueprint for the future of the Hunter.

The vision is to create a leading regional economy in Australia, with a vibrant metropolitan city at the heart. This vision will be delivered through four goals, as follows:

- a leading regional economy in Australia
- a biodiversity-rich natural environment
- thriving communities



- greater housing choice and jobs

It is estimated that an additional 12,550 dwellings will be needed in Maitland by the year 2036. The Regional Plan focuses on providing land and infrastructure to meet this requirement and by supporting infill development opportunity in established areas and greenfield sites. The plan provides directions for housing opportunities to be located in areas with established services and infrastructure and which are close to existing towns and villages.

The proposal assists in meeting the objectives of the Regional Plan as it proposes to provide additional housing opportunity located close to existing services and infrastructure and is proximate to local employment centres. The proposal could also assist to support a biodiversity-rich natural environment through protecting onsite vegetation and endangered ecological communities which contribute to wider biodiversity corridors in the region.

#### Draft Hunter Regional Plan 2041

The Hunter Regional Plan 2041 is currently in draft form and is on public exhibition. The plan is a revision of the HRP 2036 and proposes eight (8) objectives to realise the Hunter Region's vision of becoming:

*"The leading regional economy in Australia, connected to and caring for Country, with a vibrant metropolitan city and sustainable 15-minute neighbourhoods at its heart" (HRP 2041 - Draft)*

The objectives of the plan broadly encompass:

- Objective 1: Diversify the Hunter's mining, energy and industrial capacity.
- Objective 2: Ensure economic self-determination for Aboriginal communities.
- Objective 3: Create a 15-minute region made up of mixed, multi-modal, inclusive and vibrant local communities.
- Objective 4: Plan for "Nimble Neighbourhoods", diverse housing and sequenced development.
- Objective 5: Increase green infrastructure and quality public spaces and improve the natural environment.
- Objective 6: Reach net zero and increase resilience and sustainable infrastructure.
- Objective 7: Plan for businesses and services at the heart of healthy, prosperous and innovative communities.
- Objective 8: Build an inter-connected and globally focused Hunter.

The rezoning request is considered to be consistent with the draft plan as it will provide for residential opportunity within close proximity to existing services, facilities and transportation options. The outcome of future rezoning will also facilitate improvements to the natural environment through preservation and appropriate zoning.

### Greater Newcastle Metropolitan Plan 2036

The Greater Newcastle Metropolitan Plan 2036 (the Metropolitan Plan) sets out the strategies and actions that will drive sustainable growth across the five (5) Local Government Areas of Cessnock, Lake Macquarie, Newcastle City, Port Stephens and Maitland, which make up Greater Newcastle. The Metropolitan Plan aims to achieve the vision set out in the Hunter Regional Plan 2036 – for the Hunter to be the leading regional economy in Australia with a vibrant new metropolitan city at its heart.

This proposal will assist in meeting the objectives of the Metropolitan Plan. The proposal is consistent with the strategies and actions in the Metropolitan Plan, as it will provide additional housing opportunities within an existing urban area, and near existing jobs and services.

The proposal will result in the possible yield of approximately 160 additional residential allotments, which will assist to meet the implied dwelling demand of the Metropolitan Plan.

### **5. Will the planning proposal give effect to Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

#### Maitland +10 (Community Strategic Plan)

Council has prepared and adopted the Maitland +10 Community Strategic Plan (the Community Strategic Plan) in line with the Integrated Planning and Reporting legislation and guidelines. The Community Strategic Plan was last reviewed in 2018. The planning proposal is considered consistent with the vision and objectives of the Community Strategic Plan as it provides opportunities for urban growth within the city to meet the needs of a growing population.

#### Maitland Urban Settlement Strategy (MUSS) 2012

The site is identified in the Maitland Urban Settlement Strategy as Category 1 Residential Investigation Land. The strategy recognises the sites constraints and characteristics including biodiversity values and infrastructure requirements.

The site is situated within the context of planned residential growth in the Thornton area. The proposal will enable the subject land to be developed for residential purposes in a manner consistent with long term residential planning in the eastern sector.

The land currently benefits from development consent (DA 17-2593) for the construction of 156 independent living seniors' units granted under a previous site compatibility certificate scheme.

The proposed rezoning of this land, however, will allow for a diversity of residential housing typologies to be developed. The provision of housing diversity is a key planning objective of the MUSS, particularly in new residential areas.



### Strategic and Site-Specific Merit

The planning proposal will deliver social and economic benefits to the locality and wide Maitland area. The strong growth experienced in the Maitland LGA and particularly the eastern sector over the last 10 years is well document. The proposal will provide additional housing opportunities in proximity to existing utilities and within a growing residential area.

There is sufficient strategic and site-specific merit for the proposal to proceed as:

- The site is identified as a planned residential investigation area in the Maitland LSPS 2040, as Category 1 Residential Land in the MUSS 2012 and is consistent with the Greater Newcastle Metropolitan Plan 2036, Hunter Regional Plan 2036 and Draft Hunter Regional Plan 2041.
- The site is strategically located in an area with surrounding population growth and has accessibility to a range of transport routes and modes.
- The site has connection to existing infrastructure, services and facilities.
- Rezoning of the land will allow for a greater diversity of housing typologies to become permissible development.
- The planning proposal process provides for the additional investigations and agency consultation required to justify the amendments to planning controls and land use zone configurations to achieve the intended outcomes for the site.
- Matters relating to traffic, geotechnical, contamination, biodiversity conservation, heritage, bushfire and access issues appear capable of resolution through the Gateway assessment, determination and implementation process.

It is intended that future development will be managed through a precinct wide development control plan with the adjoining eastern property (Lot 182 DP792071), consistent with the staging of the Thornton North Urban Release Area. This will provide more detailed development and subdivision controls to manage future staging and respond to development constraints on the site. It will also enable the consideration of precinct wide outcomes including traffic, drainage and biodiversity.

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

Council has undertaken an assessment of the planning proposal against all relevant State Environmental Planning Policies (SEPPs) and a summary is provided in the table below.

Table 1: Relevant State Environmental Planning Policies.

RELEVANCE	CONSISTENCY AND IMPLICATIONS
<b>STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021</b>	<b>CONSISTENT</b>
This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for	Maitland LGA is listed in Schedule 1 of the SEPP.

RELEVANCE	CONSISTENCY AND IMPLICATIONS
<p>koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>	<p>A Preliminary Environmental Assessment was provided in support of the rezoning request.</p> <p>The report found seven (7) tree species listed under <i>Schedule 2 – Koala Use Tree Species</i> in the SEPP. The report concluded that Koala Use Tree Species comprised greater than 15% of the study area constituting ‘Highly Suitable Habitat’.</p> <p>It is noted, however that there have been no Koalas recorded within 2.5km of the subject site within the last 18 years, therefore the vegetation on site would not meet the definition of Core Koala Habitat under the SEPP.</p> <p>It is therefore highly unlikely that Koala inhabit the area and no further investigation is required to demonstrate this.</p>
<p><b>STATE ENVIRONMENTAL PLANING POLICY NO. 55 – REMEDIATION OF LAND (SEPP 55)</b></p> <p>Provides state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.</p>	<p><b>NO LONGER APPLICABLE TO PLANNING PROPOSALS</b></p> <p>This SEPP no longer applies at the planning proposal stage. Rather the requirements of the SEPP are to be considered at the Development Application (DA) stage.</p> <p><i>Ministerial Direction 2.6 – Remediation of Contaminated Land</i> applies to planning proposals and is discussed in the next section of this planning proposal.</p>
<p><b>STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004</b></p> <p>This Policy applies to land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:</p> <ul style="list-style-type: none"> <li>a) development for the purpose of any of the following is permitted on the land: <ul style="list-style-type: none"> <li>i. dwelling houses</li> <li>ii. residential flat buildings</li> <li>iii. hospitals</li> <li>iv. development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches,</li> </ul> </li> </ul>	<p><b>CONSISTENT</b></p> <p>The land currently benefits from approval for a seniors living development.</p> <p>The proposal will result in an area of land zoned primarily for urban purposes, whereby a variety of residential uses will be permissible. This would not preclude future development of seniors housing being realised on the land.</p> <p>This State Environmental Planning Policy will apply for development on the site for the</p>

RELEVANCE	CONSISTENCY AND IMPLICATIONS
<p>convents, educational establishments, schools and seminaries, or</p> <p>b) the land is being used for the purposes of an existing registered club.</p>	<p>purposes of Housing for Seniors or People with a Disability.</p> <p>Any future development for that purpose would be subject to the provisions of the SEPP.</p> <p>This planning proposal will support the aims and provisions of the State Environmental Planning Policy.</p>
<b>STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007</b>	<b>CONSISTENT</b>
<p>Provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.</p>	<p>Nothing in this planning proposal impacts upon the aims or provisions of this SEPP.</p> <p>Consultation with service providers and government agencies will determine the level of impact and upgrades required associated with future development of a R1 General Residential zone.</p> <p>Infrastructure provision is to consider the development outcomes of the precinct and neighbouring areas.</p>
<b>SEPP (PRIMARY PRODUCTION AND RURAL DEVELOPMENT) 2019</b>	<b>CONSISTENT</b>
<p>The aim of this policy is to facilitate the orderly, economic use and development of rural lands, reduce land use conflicts and to identify and protect State significant agricultural land.</p>	<p>The site is not identified as State significant agricultural land and represents an isolated parcel of rural land. The site is not considered suitable for agricultural practice due to its constraints, biodiversity values, proximity to existing residential areas and former use as a quarry.</p> <p>The proposal is therefore consistent with the aims of this policy as it is enabling the orderly and economic use of the land.</p>
<b>SEPP (MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES) 2007</b>	<b>CONSISTENT</b>
<p>The SEPP aims to provide for the proper management of mineral, petroleum and extractive material resources and ESD.</p>	<p>Under this State Environmental Planning Policy, mining development may be carried out with development consent on land where development for the purposes of agriculture may be carried out. The current zone therefore enables this to occur only with development consent.</p>



**RELEVANCE****CONSISTENCY AND IMPLICATIONS**

The site is identified on the Minerals Resource Area Map as being an identified resource.

Subsidence Advisory NSW have identified abandoned undermined coal workings on the northern section of the site. The central portion of the site presents as an exhausted clay quarry void.

Further extraction opportunity is considered limited and unlikely given the surrounding residential and biodiversity context of the site.

## **7. Is the planning proposal consistent with applicable Ministerial Directions for Local Plan making?**

Council has undertaken an assessment of the planning proposal against all relevant Section 9.1 Directions and found that it is generally consistent with the following applicable Directions. Where an inconsistency occurs, justification is provided:

Table 2: Relevant Section 9.1 Directions.

<b>DIRECTION</b>	<b>CONSISTENCY AND IMPLICATIONS</b>
<b>1. EMPLOYMENT AND RESOURCES</b>	
<b>1.2 Rural Zones</b>	<b>Inconsistency Justified</b>
The objective of this direction is to encourage growth, protect employment land in business zones and support the viability of identified strategic centres.	<p>The planning proposal is inconsistent with the objectives of this direction as it proposes to rezone RU2 Rural Landscape zoned land for residential purposes.</p> <p>However, the inconsistency is considered justified as the subject land proposed for residential purposes is identified in the endorsed MUSS 2012 as a category 1 area and has exhausted its previous economic resource as a quarry, and is therefore considered appropriate for future development.</p>
<b>1.5 Rural Lands</b>	<b>Inconsistency justified</b>

DIRECTION	CONSISTENCY AND IMPLICATIONS
The objectives of this direction are to protect the agricultural production value of rural land and to facilitate the orderly and economic development of rural lands for rural and related purposes.	<p>The planning proposal is inconsistent with the objectives of this direction as it proposes to rezone RU2 Rural Landscape zoned land for residential purposes.</p> <p>However, the inconsistency is considered justified as the subject land proposed for residential purposes is identified in the endorsed MUSS 2012 as a category 1 area and has exhausted its previous economic resource as a quarry, and is therefore considered appropriate for future development.</p>

## 2. ENVIRONMENT AND HERITAGE

2.1 Environment Protection Zones	Consistent
<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>According to the direction, a planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p>	<p>The planning proposal is consistent with the objectives of this Ministerial Direction as it proposes to apply the C3 Environmental Management zone over some areas of the site that contain biodiversity values.</p> <p>The identification of zone boundaries will be finalised through the Gateway assessment, determination and implementation process as further information is provided and to consider consultation with government agencies.</p>
2.3 Heritage Conservation	Consistent – Further Investigation Required
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	<p>An Aboriginal Due Diligence report including site inspection and consultation with Aboriginal stakeholders was undertaken in 2018. This assessment was for the central portion of the site, relating to the seniors living development footprint.</p> <p>The report concluded that there was no evidence of past Aboriginal use, and a low likelihood for surviving deposits. The Mindaribba Land Council representative indicated concurrence with these findings.</p> <p>An updated report was provided that recorded an Aboriginal site had been registered, salvaged and destroyed on the</p>

DIRECTION	CONSISTENCY AND IMPLICATIONS
	land.
	A further item was identified on the eastern boundary of the site.
	The item is currently proposed to fall immediately adjacent to a proposed R1 – General Residential area. Further Indigenous Heritage assessment and consultation will be required. Any impact proposed in close proximity to this item, or other areas of the site which have not been adequately assessed for Indigenous heritage would trigger the need for further investigation. Potential land use buffers may be required to protect the item which are to be determined post investigation works and through the Gateway process.

2.6 Remediation of Contaminated Land	Consistent – Validation Required
The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	<p>A Phase 1 Contamination Assessment found three (3) potential areas of environmental concern being:</p> <ul style="list-style-type: none"> <li>• The area used to fill the central portion of the site</li> <li>• Fill observed in the construction of the access track and associated stockpile of bricks, and</li> <li>• The water/sediments in ponds located on the eastern portion of the site</li> </ul> <p>Testing demonstrated that the fill in the central portion of the site had concentrations of contaminants below the adopted health investigation levels for residential land use.</p> <p>Precautions were recommended for future development for the area of fill used to construct the access track (subject to detailed development design).</p> <p>Further sampling was undertaken for one of the two (2) dams located on the site which found sediment samples were within health investigation level criteria. The surface water however contained concentrations of metals</p>



DIRECTION	CONSISTENCY AND IMPLICATIONS
	<p>slightly elevated above values for protection of aquatic ecosystems. The surface water was deemed suitable for dewatering and backfilling.</p> <p>No further observations of gross contamination i.e., odours or staining were observed. It is noted, however, that fill material continues to be brought to the site.</p> <p>Further testing of the water bodies, and validation of fill material has been recommended prior to finalisation of the plan.</p> <p>The proposal is considered capable of being consistent with the aims of this direction through the provision of further information and validation.</p>

### 3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

#### 3.1 Residential Zones

#### Consistent

Encourage a variety and choice of housing, minimise the impact of residential development on the environmental and resource lands and make efficient use of infrastructure and services.

The planning proposal is applicable to this direction as it is proposing an amendment to the Maitland LEP 2011 for rezoning of lands for urban purposes. The proposed rezoning will result in a change of land use to enable future residential development of the site making use of existing infrastructure and services in the immediate locality. It is anticipated that the urban outcome of this land can potentially allow for a variety of housing choices for end users.

#### 3.4 Integrating Land Use and Transport

#### Consistent

The objectives of this direction relate to the location of urban land and its proximity to public transport infrastructure and road networks, and improving access to housing, employment and services by methods other than private vehicles.

The planning proposal proposes to establish a residential area with local and regional connectivity through design and location of road networks. The subject site is located in close proximity to alternative transportation modes including bus and train. The planning proposal is considered consistent with the objectives of this Ministerial Direction.

DIRECTION	CONSISTENCY AND IMPLICATIONS
<b>4. HAZARD and RISK</b>	
<b>4.1 Acid Sulfate Soils</b>	<b>Consistent</b>
<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>The MLEP 2011 indicates a potential Class 5 Acid Sulfate Soils risk affecting the site.</p> <p>The Preliminary Site Investigation undertaken for contamination consideration did not identify the site as being within an area or known acid sulfate occurrence.</p> <p>Notwithstanding, any proposed development which intends to displace significant volumes of soil will require further investigation and possible management plan to reduce the risk of Acid Sulfate Soil impact.</p> <p>The proposal is consistent with this Ministerial Direction.</p>
<b>4.2 Mine Subsidence and Unstable Land</b>	<b>Consistent – Validation Required</b>
<p>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.</p>	<p>No geotechnical reports have been submitted with the rezoning request.</p> <p>The site is not located within a Proclaimed Mine Subsidence District (MSD) however is identified as having abandoned underground mine workings on the site.</p> <p>Previous consultation with Subsidence Advisory NSW indicates that fully grouting the area of affectation will be required to support future residential uses.</p> <p>The site is currently undertaking remediation of the quarry void through the importation of fill material.</p> <p>Further validation of the fill material being brought to the site will be required to determine compatibility with future residential uses.</p>

DIRECTION	CONSISTENCY AND IMPLICATIONS
	It is considered that these matters are capable of resolution and can demonstrate consistency with this direction.
<b>4.3 Flood Prone Land</b>	<b>Consistent</b>
<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> <li>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</li> <li>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul>	<p>The subject land is not affected by flooding as identified in the MLEP.</p> <p>The planning proposal is considered consistent with the objectives of this direction.</p>
<b>4.4 Planning for Bushfire Protection</b>	<b>Consistent</b>
<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> <li>(a) 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</li> <li>(b) to encourage sound management of bush fire prone areas.</li> </ul> <p>According to this direction, in preparing a planning proposal, Council must consult with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway determination, and prior to undertaking community consultation in satisfaction of Schedule 1, clause 4 of the Act, and take into account any comments so made.</p> <p>It is also a requirement of the direction that a planning proposal must have regard to <i>Planning for Bushfire Protection 2019</i>.</p>	<p>The site is identified as bushfire prone in the MLEP 2011 bushfire prone land maps.</p> <p>A Bushfire Assessment Report has been provided detailing the bushfire risk of the site.</p> <p>The assessment concludes that the proposed residential areas can comply with Planning for Bushfire Protection 2019 through the provision of suitable Asset Protection Zones (APZ's) and development design within the context of the existing seniors living development footprint.</p> <p>Initial discussions with the proponent indicate that secondary access is proposed via the adjoining eastern property (Lot 182 DP792071). Suitable secondary access requirements are to be finalised to the satisfaction of the NSW Rural Fire Service post Gateway Determination.</p> <p>The proposal will be referred to NSW Rural Fire Service for comment as part of the agency consultation process.</p>
<b>5. REGIONAL PLANNING</b>	
<b>5.10 Implementation of Regional Plans</b>	<b>Consistent</b>



DIRECTION	CONSISTENCY AND IMPLICATIONS
The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The proposal is consistent with the HRP 2036 and GNMP 2036 and implements key goals and directions of these strategies.
<b>6. LOCAL PLAN MAKING</b>	
<b>6.1 Approval and Referral</b>	<b>Consistent</b>
The direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The planning proposal does not propose to include provisions in the LEP that require concurrence, consultation, or referral of development applications to a Minister or public authority and does not identify development as designated development.

## 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?

#### Ecology

A Preliminary Ecological Assessment has been provided in support of the rezoning request. The assessment included a review of a 2017 ecological study previously undertaken on the site. It is noted that since the 2017 ecological study was produced, vegetation clearing in accordance with the approval for DA 17-2593 was undertaken. This clearing has occurred within the limits of the proposed seniors living development footprint.

The previous assessment relies on survey data taken in 2017 and therefore does not meet the requirements of a Biodiversity Development Assessment Report (BDAR) as prescribed by the *Biodiversity Conservation Act 2016*.

Assessment in accordance with the Biodiversity Assessment Methodology (BAM) has not been undertaken and therefore the likelihood of the occurrence of threatened species and the determination of Plant Community Types is not known for the areas of vegetation which remain on the site (predominantly limited to the perimeter of the site). Observations from reporting, however, do suggest the presence of Endangered Ecological Communities and threatened fauna species. Further, the critical importance of the site in providing biodiversity connectivity to the north/south and east/west is well documented.

Alternative preservation options to maintain the vegetation to the north and west of the allotment could be explored through the gateway process. It is Councils view that this vegetation is strategically important for the purposes of biodiversity as well as for mitigating the impacts

(view, noise) from Haussman Drive and Raymond Terrace road for future residents. It must therefore be retained as a key objective of the rezoning.

The proponent proposes that a streamline BDAR (small area module) be undertaken to assess biodiversity impact post finalisation of the rezoning process. This would mean that the proposed resulting minimum lot size would reduce the clearing threshold for entry into the Biodiversity Offset Scheme.

It is Council's concern that this method would fail to adequately address the cumulative impact of future development at the strategic assessment stage and could potentially compromise the strategic objectives of the proposal.

Council will seek concurrence from the Biodiversity Conservation Division (BCD) as to whether this methodology would be acceptable, should the proposal result in a positive gateway determination.

*Recommendation: A Full Biodiversity Development Assessment Report (BDAR) be undertaken in accordance with the Biodiversity Assessment Methodology for any vegetation impact proposed beyond that of the approved seniors living development footprint. Concurrence from BCD would be required to pursue a streamline BDAR, and in careful consideration of strategic implications.*

*A key objective of final land use configurations is to be the protection and viability of north/south and east/west biodiversity movement corridors through the application of C3 Environmental Management zoning.*

*It will be important for any C3 zone boundaries and the Precinct Development Control Plan to address practical habitat corridors and widths, condition, and maturity of trees (including hollows) and suitable connection points to the adjoining habitat EEC's.*

*Cumulative impacts from all development footprints, access arrangements and APZ's are to be reflected in a precinct wide biodiversity outcomes reflected in the DCP.*

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

The following additional environmental studies were submitted as part of the planning proposal.

### Contamination

Qualtest Laboratory undertook a Phase 1 Contamination Assessment in 2017 to support the Seniors Living Development Application on the site. The investigation was limited to the area within the former quarry site, located in the centre of the site i.e. the footprint of the Seniors Living Development.

Investigations identified three (3) areas of environmental concern (AEC) being the area used to fill the central portion of the site, fill observed in the construction of the access track and associated stockpile of bricks, and the water/sediments in ponds located on the eastern portion of the site.

Samples were collected for the first AEC of the material used to fill the centre of the site. Samples were tested for:

- Total Recoverable Hydrocarbons (TRH)
- Benzene, Toluene, Ethylbenzene and Xylene (BTEX)
- Polycyclic Aromatic Hydrocarbons (PAHs); and
- Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc)

Samples were compared against Health Investigation Levels A, Health Screening Levels A, Ecological Investigation Levels A and Ecological Screening Levels.

Results found concentrations of contaminants below the adopted residential land use criteria for the above investigation levels. No further observations of gross contamination i.e., odours or staining were observed.

No samples were collected for the AEC relating to fill used to construct the access track, however, the potential for gross contamination was expected to be low based on observations. No asbestos containing material was found at this location.

No surface water or sediment testing was carried out for the water bodies on site which constituted the third AEC, and therefore potential contamination remained unknown.

The report concluded that the site is likely to be suitable for residential development given the sites historic use and the results of investigation. The report recommended that:

- Further sampling and analysis of fill materials on the access tracks and northern portion of the site may be required if these materials are proposed to be used within 2m of the final surface of the residential allotments.
- Sampling of the onsite ponds was also recommended, and
- An unexpected finds procedure be prepared and implemented for earthworks activity on the site.

Given the recommendations and findings of the preliminary contamination assessment, Council requested further sampling be undertaken for the dams present in the investigation area.

In May 2021 Qualtest Laboratory undertook further examination of potential contaminants in the surface water and sediments for the two (2) dams located on the site. Of these dams only one (1) was sampled, the second was considered inaccessible at the time of investigation.

Samples examined concentrations of:

- Heavy Metals (arsenic, cadmium, chromium, copper, lead, nickel, zinc and mercury)
- Total Recoverable Hydrocarbons (TRH)
- Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
- Polycyclic Aromatic Hydrocarbons (PAH)
- Organochlorine Pesticides (OCP) (Suspended Soils–water sample only), and
- pH and Electrical Conductivity.

Sediment samples were found to be within health investigation level criteria. The surface water however, contained concentrations of metals slightly elevated above values considered acceptable for the protection of aquatic ecosystems. Surface water was deemed suitable for dewatering and backfilling. It is unclear what the proposed use of these onsite waterbodies will be - if they are to be integrated into proposed residential areas or utilised in stormwater management.

Council understands that fill material is continuing to be brought onto the site to remediate the quarry void, as approved by the Seniors Living development consent.

*Recommendation: Finalise testing of the second dam and confirm that investigation levels are consistent with the intended use of the water bodies, prior to finalisation of the plan.*

*Validation of fill material is to be provided to Council upon completion of site remediation and prior to the finalisation of the plan. Alternatively, comprehensive documentation and sourcing of all fill be provided to Council to determine the suitability of the material to support all areas proposed for, and all future land uses permissible under, the R1 – General Residential zone.*

*Further sampling and analysis of fill materials on the access tracks and northern portion of the site may be required if these materials are proposed to be used within 2m of the final surface of the residential allotments. To be confirmed at detail design phase.*

*Further consideration of contamination will be required in the instance of any unexpected finds post finalisation of the planning proposal and throughout the development assessment process.*

#### Archaeology and Heritage

An Aboriginal Due Diligence Assessment was previously undertaken by Mary Dallas Consulting in July 2018 in support of the proposed seniors living development. This Assessment included a site inspection and consultation with Aboriginal stakeholders (a representative of Mindaribba Local Aboriginal Land Council accompanied the site visit). The assessment reported on environmental and heritage context, predictive modelling, and included impact assessment and recommendations. No archaeological survey pits were established as part of the assessment.

An Aboriginal Heritage Information Management System (AHIMS) database search was provided. The search found eighty-four (84) Aboriginal sites had been recorded within a 4km x 4km area around the subject site.

Investigations found that the subject site had been significantly impacted by quarrying activities and did not contain subsurface archaeological potential within the proposed seniors living development footprint.

The report concluded that there was no evidence of past Aboriginal use, and a low likelihood for surviving deposits. The Mindaribba Land Council representative indicated concurrence with these findings.

An updated desktop 'Due Diligence' report has been undertaken by Heritage Now (2020) and is provided in support of the rezoning request. The report includes a refreshed AHIMS database



search that found one-hundred and sixteen (116) sites recorded nearby to the subject site. It is noted that one Aboriginal site registered within the subject site (AHIMS #38-4-0399) has since been salvaged/destroyed.

A further item (AHIMS #38-4-2001) was identified on the adjoining eastern property, in close proximity to the boundary of the subject site. The Report concludes that further inspection would be required if this area is to be impacted.

There are no listed items of European Heritage on or in the vicinity of the subject site.

*Recommendation: Further investigation is required to justify the extent the proposed of R1 – General Residential zone. Further assessment and consultation are required for the artefacts identified along the creek lines and vegetated strips of the subject site which remain unexamined.*

*An unexpected finds protocol should be adopted and followed if Aboriginal objects or bones suspected of being of human origin are uncovered during any works on the site.*

*The proposal is to be referred to The Mindaribba Local Aboriginal Land Council for agency consultation during the exhibition period should a positive gateway be issued.*

#### Electro Magnetic Fields (EMF)

The subject site is in close proximity to a substation located on the western boundary at Haussman Drive. An Assessment of Electronic Fields Report was produced in October 2017 by EMR Australia as part of the Seniors Living Development Application. The report compared expose levels at the site to the Guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

Five (5) measurement positions were taken along the boundary of the subject site to the substation and a further measurement was taken from the proposed access road.

The magnetic field measurements obtained during the assessment were found to be significantly lower than the limits of the ICNIRP Guidelines – designed to prevent specific adverse effects from short-term exposure to EMF's. Measurements were found to be within, and lower than the limits of the International Agency for Research on Cancer's research on the long-term effects of magnetic fields.

The investigation demonstrates the suitability of a residential land use at the site.

*Recommendation: No further investigation required.*

#### Stormwater

No Stormwater Management Report or Plan have been submitted in support of the rezoning request. A report was prepared in November 2017 by Costin Roe Consulting for the previous seniors living Development Assessment. The report conceptually demonstrates the ability for a Stormwater Management system to be designed for urban uses within the existing approved development footprint. Further assessment is required given that the proposed R1 – General Residential area extends beyond the original Seniors Living development footprint.

*Recommendation: A plan is required to demonstrate that the area of proposed R1 – General Residential is capable of appropriate stormwater management. Future stormwater design will need to be considered as part of a precinct wide DCP with the adjoining eastern property. Design is to adopt water sensitive urban design principles and enhance the quality of the onsite stream that runs from the site terminating in wetlands to the east.*

### Traffic

A Traffic Impact Assessment (TIA) was provided in support of the rezoning request. It considered the existing road network and the likely traffic and associated impacts resulting from the development. Based on the assumptions and modelling undertaken, the report found that the proposed residential land would expect to generate 239 vehicle trips per day spread between peak AM and PM periods.

Modelling indicated that the level of service of the intersection of Haussman Drive and Raymond Terrace Road is currently operating at capacity and requires upgrading. The level of service requirements is reported as being dependent on the future upgrades at Raymond Terrace Road.

It is noted that the TIA draws conclusions from traffic count data acquired in 2017 with a nominal growth factor of 2% pa applied to the year 2020.

Traffic Impact has also been modelled on the assumption of one access point to Haussman Drive. An additional ingress/egress has since been proposed to connect the site to Haussman Drive in an easterly direction and through the adjoining allotment. The TIA recommends additional modelling be undertaken for the additional access point to Honeymyrtle Street and consideration be given to potential amenity impacts to the local road network.

*Recommendation: The Traffic Impact Assessment be updated to reflect contemporary traffic counts reflecting the high levels of residential growth experienced in the eastern sector. As recommended in the TIA report submitted to Council, the additional ingress/egress to Haussman Drive will require further impact assessment reflecting the cumulative outcomes of both the subject site and Lot 182 DP792071. Efficiencies may be achieved through the consideration of a whole of precinct outcome with the adjoining land at Lot 182 DP792071 and should form a nexus with the planned upgrades of Haussman Drive and Raymond Terrace Road in discussion with Council.*

*The proposal is to be referred to Transport for NSW for agency consultation during the exhibition period should a positive gateway be issued.*

### Bushfire

The site is identified as bushfire prone. A Bushfire Threat Assessment Report has been provided detailing the bushfire risk of the site in support of the rezoning request.

The assessment concludes that proposed future residential dwellings areas will be capable of complying with Planning for Bushfire Protection 2019 based on the following assumptions:

- Reticulated water will be extended to the site.

- Future dwellings will be designed and assessed to a sufficient bushfire protection standard.
- Asset Protection zones are adequately provided in accordance with the report.
- Access internal roads are designed to meet performance criteria.
- Fencing to be constructed in accordance with the NSW Rural Fire Service Guideline, and
- Future homeowners prepare a Bush Fire Survival Plan.

It is noted however that the report references required Asset Protection Zones (APZ's) which exceed the level of Ecological Assessment provided.

A previous Bushfire Assessment Report was undertaken in support of DA 17 -2593. It demonstrated that appropriate APZ's could be achieved within the proposed Seniors Living Development footprint, within the context of assessed ecological impact.

It is noted that a secondary access point, for the purposes of safe emergency ingress/egress will be required. Initial discussions with the proponent indicate that secondary access is proposed via the adjoining western property Lot 182 DP792071.

*Recommendation: There is currently no nexus demonstrated between the Ecological Assessment and the Bushfire Threat Assessment Report provided to Council in support of the rezoning request. Ecological impact requires quantification to demonstrate the suitability of establishing APZ's.*

*Suitable secondary access requirements are to be finalised to the satisfaction of the NSW Rural Fire Service post Gateway Determination and this secondary access is to be featured in the precinct DCP. The proposal will be referred to NSW Rural Fire Service for comment as part of the agency consultation process.*

### Geotechnical

The site has historically been utilised as a clay quarry and has also been identified as having undermined coal workings located towards the northern extend of the site.

No geotechnical studies have been provided in support of the rezoning request, as such, Council has referenced geotechnical information provided for DA 17-2593, being the only known geotechnical evidence for the site.

A Preliminary Geotechnical Assessment Report was undertaken in June 2017 which included the excavation of fourteen (14) test pits limited to the quarry footprint. The assessment found steep slopes in the order of 12° to 22° in areas of the site, posing a potential instability risk. Testing also demonstrated the presence/inferred presence of uncontrolled fill across the majority of the quarry footprint.

The report concluded the following:

- Further geotechnical investigation should be carried out to ensure design can meet AS2870-2011 (Residential Slab and Footings Classification) and pavement design standards.

- Previously filled areas should have detailed geotechnical investigation to define the extent, depth and properties of the fill.
- Preliminary investigation of the engineered fill used at the base of the quarry pit approximately 20 years ago demonstrate inadequate capacity to support residential footings. Recommendation is made to remove and replace existing fill materials as controlled fill.
- Potential options of leaving the uncontrolled fill in situ are provided, however carries a greater risk and would require further engineering assessment, and
- At the time of assessment, no records were available to indicate the placement or compaction of the fill, therefore it remained classified as uncontrolled for the purposes of assessment.

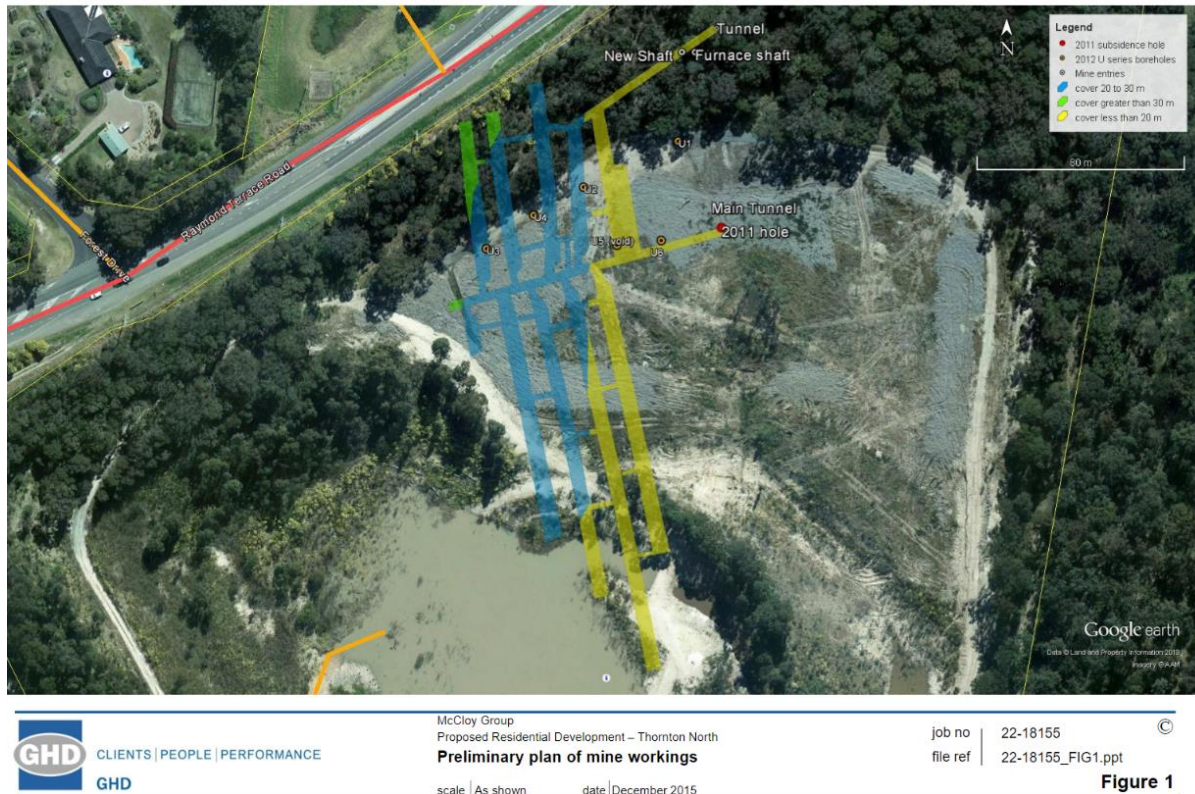
It is understood that, at the time of this assessment, imported fill material continues to be brought to the site. A report provided by the proponent identifies this fill as being classified as virgin extractive natural material (NENM), however this report only accounts for approximately 5,000m<sup>3</sup> of material.

A Mine Subsidence Constraints Advice Letter was prepared in December 2015 to provide more clarification around the issue of undermined abandoned coal workings in the northern extent of the site (Refer to Figure 7). Investigations suggest that the depth of cover for the workings could vary from approximately 9m to 36m excluding tunnel entrances which are likely to be shallower. The extent has not been fully defined through this investigation and further borehole drilling would be required.

Correspondence from Subsidence Advisory NSW indicates that full grouting of the area could be required as an adequate solution to enable future residential development.



Figure 7: Indicative Location of Mine Workings



*Recommendation: A suitable remediation strategy is required to demonstrate the ability of the land to support residential uses as part of the development of the DCP. Such a strategy will need to address the implications of the uncontrolled fill on the site, and validation of the additional fill being brought to the site.*

*Once fill works have been completed – the fill material be validated and re-assessed for its geotechnical suitability to support residential uses, prior to finalisation of the plan.*

*The DCP developed for the site is to reflect the staging of works required to grout, remediate and engineer the land to an adequate standard to support proposed development on the site.*

*The proposal is to be referred to Subsidence Advisory NSW for agency consultation during the exhibition period should a positive gateway be issued.*

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

The planning proposal is unlikely to have any significantly adverse social or economic impacts. The proposed rezoning will enable the development potential of the land and provide additional housing opportunities (approximately 160 additional lots) adjacent to existing urban areas.

The strong growth experienced in the Maitland LGA and particularly the eastern sector over the last 10 years is well documented. The provision of additional residential land within the eastern sector of the LGA will provide housing opportunity in proximity to existing utilities and services.

## **SECTION D – STATE AND COMMONWEALTH INTERESTS**

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

#### Provision of Local and State Infrastructure

The site is identified as an Urban Release Area and as such is subject to the provisions of the MLEP 2011 that relate to satisfactory arrangements to be made for the provision of designated State public infrastructure and adequate arrangements for public utility infrastructure.

#### Access, Transport and Traffic

The subject site gains access from Haussman Drive to the west of the allotment. A secondary access point is proposed to the east of the site from the adjoining property (Lot 182 DP792071). Development of the site proposes an extension of the existing road infrastructure. The subject site is located in the vicinity of bus and rail services. Future road layout should reflect the possibility of improved bus servicing to the proposed residential area.

#### Infrastructure Services

The site is located adjoining an established residential area and growing residential area. All essential services including telecommunications, electricity, gas, reticulated water and sewer services can be readily extended to service all future development within the development.

### **12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

No formal consultation with State and Commonwealth public authorities has been undertaken at this stage for this planning proposal. Consultation will occur in accordance with the conditions outlined in the Gateway Determination to be issued for this planning proposal.

It is anticipated that consultation in relation to this planning proposal will be required with the following government agencies:

- Department of Planning, Industry and Environment's Biodiversity Conservation Division (BCD),
- Transport for NSW (TfNSW),
- NSW Rural Fire Service (RFS),
- Subsidence Advisory NSW (SA NSW),
- Hunter Water Corporation (HWC), and
- Mindaribba Local Aboriginal Land Council (LALC).

## PART 4: MAPPING

The proposal will involve amendments to the following LEP maps:

- Land Zoning Map (Sheet LZN\_006A) – refer to **Figure 3**; and
- Lot Size Map (Sheet LSZ\_006A) – refer to **Figure 5**

## PART 5: COMMUNITY CONSULTATION

In accordance with Schedule 1, Clause 4 of the *Environmental Planning and Assessment Act 1979*, community consultation must be undertaken by the local authority prior to approval of the planning proposal.

Whilst the Gateway Determination will confirm the community consultation requirements, it is likely that if this planning proposal is supported, it would be classed as a “high impact” proposal in accordance with Section 5.5.2 of “*A Guide to Preparing LEPs*” that would require exhibition for a period of not less than 28 days.

In accordance with Council’s adopted Community Participation Plan (2019), consultation on the proposed rezoning will be undertaken to inform and receive feedback from interested stakeholders. To engage the local community the following will be undertaken:

- A minimum public exhibition period of 28 days;
- a notice in the local newspaper;
- exhibition material and relevant consultation documents to be made available at all Council Libraries and Council’s Administration Building; and
- consultation documents to be made available on Council’s website and the NSW Planning Portal.

At the close of the consultation period, Council officers will consider all submissions received and present a report to Council for its endorsement of the planning proposal before proceeding to finalisation of the amendment.

## PART 6: TIMEFRAMES

The following timelines are provided as an indication only and are based on the 12-month timeframe prescribed by the Department of Planning, Industry and Environment's *Planning System Acceleration Program*.

A positive gateway determination will provide more clarity around the extent of work required to complete site studies. The proponent's commitment and ability to meet these requirements may also impact on the timeframe for the plan to be made.

PROJECT TIMELINE	DATE
Anticipated commencement date (date of Gateway determination)	April 2022
Anticipated timeframe for the completion of required studies	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination) (21 days)	June 2022
Commencement and completion dates for public exhibition period	July 2022
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	September 2022
Timeframe for the consideration of a proposal post exhibition	November 2022
Anticipated date RPA will forward the plan to the department to be made (if not delegated)	N/A
Anticipated date RPA will make the plan (if delegated)	January 2023
Anticipated date RPA will forward to the department for notification (if delegated)	January 2023