

Planning Proposal – Ramsgate Estate

Lake Macquarie Local Environmental Plan 2014

Exhibition Version

Local Government Area	Lake Macquarie City
Name of Draft LEP:	Lake Macquarie Local Environmental Plan 2014 – Ramsgate Estate
Subject Land:	<p>'Ramsgate Estate'</p> <p>3 Clarence Street, Wyee Point</p> <p>DP 1596</p> <p><i>Full list of subject land and landowners shown at Appendix 1</i></p>
Owners:	<p>FTLR Pty Ltd</p> <p>Other private landowners</p> <p>Lake Macquarie City Council</p>
Applicant:	Travers Environmental
Council Folder Number:	RZ/4/2019
Figures:	<p>Figure 1 – Ramsgate Estate – Proposed zones overlaid on existing zones</p> <p>Figure 2 – Re-subdivision under DA/1430/2018</p> <p>Figure 3 – Extract from Greater Newcastle Metropolitan Plan – Housing Opportunities</p> <p>Figure 4 – Extract from Imagine Lake Mac – South West Growth Area</p> <p>Figure 5 – Swamp Sclerophyll Forest on Coastal Floodplains EEC</p> <p>Figure 6 – Vegetation over the site</p> <p>Figure 7 – Acid sulfate soils affecting the West Precinct</p> <p>Figure 8 – Coastal wetlands proposed to be zoned E2</p> <p>Figure 9 – Distance from proposed zones to Sensitive Aboriginal Landscape foreshore area</p>
Maps:	<p>Map 1 – Locality Map</p> <p>Map 2 – Aerial Map</p> <p>Map 3 – Existing Zoning</p> <p>Map 4 – Proposed Zoning</p> <p>Map 5 – Existing Lot Size</p> <p>Map 6 – Proposed Lot Size</p> <p>Map 7 – Existing Height of Buildings</p> <p>Map 8 – Proposed Height of Buildings</p> <p>Map 9 – Existing Urban Release Area</p> <p>Map 10 – Proposed Urban Release Area</p>
Appendices:	Appendix 1 – Subject Land and Landowners
Prepared by:	<p>Kirra Somerville – Strategic Landuse Planner</p> <p>Abigail Hawtin – Strategic Landuse Planner</p>

Part 1 – Objective of the Planning Proposal

The objective of the planning proposal is to amend *Lake Macquarie Local Environmental Plan 2014* (LMLEP 2014) to increase conservation land and facilitate low density residential development in the Ramsgate Estate.

The planning proposal will increase the amount of conservation land by decreasing the area zoned for residential development, but increasing the permitted dwelling density. Total yield is expected to increase from 141 to 193 dwellings within Ramsgate Estate.

The planning proposal also seeks to support the development of the historical Ramsgate Estate paper subdivision.

Part 2 – Explanation of Provisions



Figure 1 - Ramsgate Estate - Proposed zones overlaid on existing zones

The amendment proposes the following changes to LMLEP 2014:

Land Zoning Map	<p>Amending LMLEP 2014 Land Zoning Map in accordance with the proposed zoning map shown at Map 4.</p> <p>Part of the Ramsgate Estate will be rezoned from R2 Low Density Residential and E4 Environmental Living to E2 Environmental Conservation.</p> <p>The majority of existing E4 Environmental Living zoned land will be rezoned to R2 Low Density Residential.</p>
Lot Size Map	<p>Amending LMLEP 2014 Lot Size Map in accordance with the proposed Lot Size map, shown at Map 6, which indicates the following provisions:</p> <p>E2 Environmental Conservation – 40 ha</p> <p>R2 Low Density Residential – 450m²</p>
Height of Buildings Map	<p>Amending LMLEP 2014 Height of Buildings Map in accordance with the proposed height map, shown at Map 8, which indicates the following provisions:</p> <p>E2 Environmental Conservation – 5.5m</p>

	R2 Low Density Residential – 8.5m
Urban Release Area Map	Amending LMLEP 2014 Urban Release Area Map to remove URA from proposed E2 Environmental Conservation zone as shown at Map 10.

The areas of the existing and proposed zones within Ramsgate Estate are as follows:

Existing Zone	Ramsgate Estate (ha)	Proposed Zone	Area – Ramsgate Estate (ha)	+/- (ha)
E2 Environmental Conservation	17.6	E2 Environmental Conservation	19.75	+2.15
E4 Environmental Living	7.86	E4 Environmental Living	0	-7.86
R2 Low Density Residential	10.38	R2 Low Density Residential	16.09	+5.71
<i>Total</i>	35.84		35.84	

NOTE: For the purposes of this planning proposal, the existing E4 zoned land will herein be referred to as the West Precinct. The existing R2 zoned land will herein be referred to as the East Precinct.

Part 3 – Justification for the Provisions

A. NEED FOR THE PLANNING PROPOSAL

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

The planning proposal is considered the best means of facilitating efficient residential development, increasing conservation land, and supporting the resolution of a historical paper subdivision. Another option is to increase the West Precinct minimum lot size to 2ha in line with the City's standard E4 minimum lot size. Both options are discussed below.

Proposed – Rezone as R2 Low Density Residential and E2 Environmental Conservation

Rezoning from R2 Low Density Residential and E4 Environmental Living to E2 Environmental Conservation

- The rezoning of land zoned E4 Environmental Living and R2 Low Density Residential to E2 Environmental Conservation will increase conservation land by approx. 21,150m², effectively reducing land zoned for development and protecting ecological values. This increase in E2 zoned land will allow for greater retention of native vegetation and habitat on the site, including an EEC (Swamp Sclerophyll Forest on Coastal Floodplain), a number of habitat trees, and coastal wetland identified under SEPP (Coastal Management) 2018. The subject land is well connected to other native vegetation and habitat, and is part of a native vegetation corridor.
- The land proposed to be zoned E2 is included in DA/1430/2018 as proposed offset lands. Any offset agreement will be strengthened by correspondent zoning.

Rezoning from E4 Environmental Living to R2 Low Density Residential

- The E4 zoned land has an existing minimum lot size of 1,250m², which is significantly less than the 2ha standard minimum lot size used for E4 zoned land elsewhere in the City. The smaller lot size is conducive to residential development rather than environmental living, and is considered inconsistent with the objectives of the E4 zone. Council staff have advised that retention of vegetation within such lot sizes is generally unsuccessful, and that development under the existing controls is likely to lead to extensive or total clearance of vegetation.

- The Ramsgate Local Environmental Study 2010 (LES) assessed a number of land use options including different combinations of Conservation, Environmental Living, and Residential. The study recommended the existing zoning configuration as the Environmental Living zone was considered to maintain vegetation and habitat while providing a transition between residential development to the east and conservation to the west. However, the LES did not account for the 1,250m² minimum lot size – an anomaly which somewhat negates its justification, as discussed above.
- The assessment of land use options found that residential zoning for the developable area of the site would make highest economic use of the land, provide more population to help deliver local services, and be consistent with the existing settlement in Wyee Point. The disadvantages identified were the removal of vegetation and habitat and the requirement for offsets. Considering the similar implications of the existing 1,250m² minimum lot size for the onsite vegetation, as well as the reduced R2 footprint proposed, it is considered that rezoning from E4 to R2 will achieve positive economic, social, and urban form outcomes with reduced ecological impact.
- The rezoning of the land from E4 to R2 is further supported by the landowner's acquisition of a 44ha parcel to the west, which will form contiguous conservation offset lands subject to final VPA (see Figure 2).

Not Proposed – Increase of E4 Minimum Lot Size to 2ha

- By increasing the minimum lot size on the West Precinct from 1,250m² to 2ha, the lot size would be consistent with those of other E4 zoned sites across the city. By employing the standard minimum lot size, this option would resolve the inconsistency between the objectives and the lot size of the existing zone.
- Maintaining the existing zoning configuration would moderate the transition from existing residential development in the east to bushland in the west.
- Reducing the lot yield would result in greater dispersal of development, and would be at odds with the objective to make efficient use of land for housing. Dispersed development would also promote inefficient use of any road infrastructure servicing the site.
- Downzoning would have feasibility implications for the resolution of the Ramsgate Estate paper subdivision. Under existing controls and subject to DA/1430/2018 (see Figure 2), the West Precinct has an anticipated yield of 39 lots. Increasing the minimum lot size could reduce lot yield to a maximum of 6 lots (assuming development within entire zone footprint). The significantly reduced yield would pose challenges to the resolution of the paper subdivision.
- This option has been dismissed as it would cause inefficient use of land for housing, deny the opportunity to increase E2 zoned land, and stifle efforts to resolve the paper subdivision.

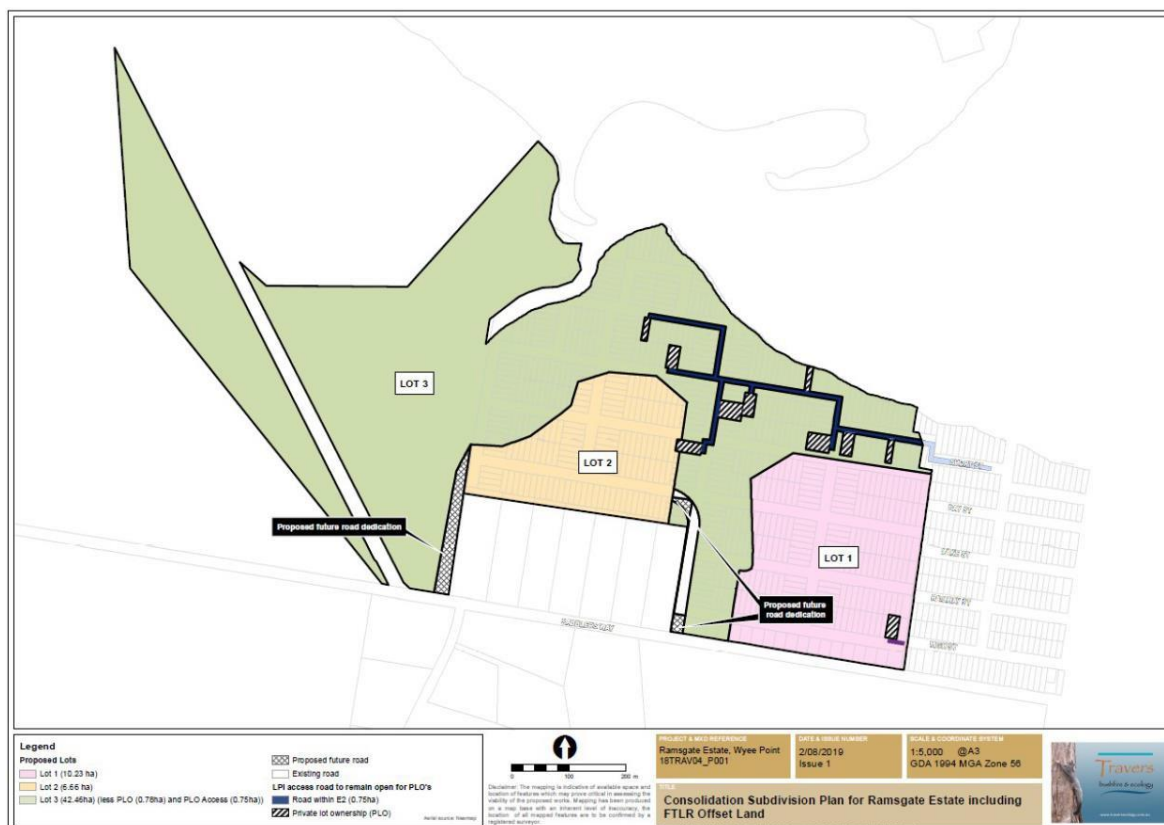


Figure 2 – Re-subdivision under DA/1430/2018 – Two development lots and one conservation offset lot. Development lots reflect the proposed zone boundaries rather than existing zone boundaries.

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

The planning proposal is not the result of an endorsed local strategic planning statement, strategic study or report. It is however one part of a series of initiatives intended to resolve the historical Ramsgate Estate paper subdivision. An overview of the site's history is necessary due to the complex nature of its path to development.

Site History

Registration for the Ramsgate Estate subdivision was issued in 1885. The estate was subdivided separately to surrounding lands and as a result most lots have no legal access. Although clearing had occurred as early as 1972, roads have never been formally constructed nor have utilities been provided. With the exception of two properties, housing development has not occurred on the site despite the existing subdivision.

In March 2007 Council resolved to rezone the land comprising Ramsgate Estate. At that time, the land was zoned 10 Investigation, 5 Infrastructure, 6(1) Open Space, 7(1) Conservation (Primary), and 7(3) Environmental (General).

In December 2010 Council adopted Draft Amendment no. 50 to LMLEP 2004. The amendment was gazetted in October 2013 and included 2(1) Residential, 7(1) Conservation (Primary), and 7(5) Environmental Living. The amendment also reclassified Council-owned lots from community land to operational land in order facilitate development, allow transfer of title, and enable biodiversity offset agreements.

LMLEP 2004 underwent conversion to the Standard Instrument in 2014. The resultant LMLEP 2014 saw 2(1) Residential superseded by R2 Low Density Residential, 7(1) Conservation (Primary) superseded by E2 Environmental Conservation, and 7(5) Environmental Living superseded by E4 Environmental Living.

FTLR Pty Ltd has acquired privately owned parcels and is currently the major landowner in the estate. On 22 June 2020 Council resolved (20SP050) to sell 21 lots within the East Precinct and 33 lots within the West Precinct to FTLR in order to support consolidation of the site and enable opportunities for the

redevelopment. Council remains in ownership of approximately 92 lots located within the E2 – Environmental Conservation zoned portion of the Estate. On 8 February 2021 (21OS003) Council resolved to close most of the existing roads to make way for a new road network within the residential precincts.

Ramsgate Estate Local Environmental Study – Assessment of Land Use Options

The Ramsgate Local Environmental Study (LES) was finalised in 2010 as part of LMLEP 2004 (Amendment no. 50). The LES assessed a number of land use options, including different combinations of 7(1) Conservation (Primary), 7(5) Environmental Living, and 2(1) Residential. The findings of this assessment support the current planning proposal.

The study recommended the existing zonings (in their previous iterations as 7(1) Conservation (Primary), 7(5) Environmental Living, and 2(1) Residential). The Environmental Living zone was considered to maintain vegetation and habitat while providing a transition between residential development to the east and conservation to the west. However, the LES did not recommend the existing 1,250m² minimum lot size – an anomaly which somewhat negates its justification as discussed above.

The assessment of land use options found that 2(1) Residential zoning for both development precincts would make highest economic use of the land, provide more population to attract local services, and be consistent with the existing settlement. The disadvantages identified were the removal of vegetation and habitat and the requirement for offsets. Considering the implications of the existing 1,250m² minimum lot size in the existing E4 zone, as well as the reduced R2 footprint proposed, it is considered that the proposed rezoning will have preferable implications for biodiversity and housing.

Subdivision DA

It is anticipated that development of the site will be facilitated through two consecutive DAs. The first stage being the consolidation of existing ‘paper’ lots into super lots, and the second being further subdivision into residential lots with a road network connecting to the adjoining urban area.

In August 2018, the first stage was lodged (DA/1430/2018) for the consolidation of existing lots and public roads within Ramsgate Estate and land to the west. The DA proposes two residential super lots with access road reserves and one conservation offset lot, along with the clearing of those lots and access roads. The environmental offset scheme for the clearing of the development lots will be finalised in a Voluntary Planning Agreement (VPA) prior to DA consent. The conservation lot to be dedicated as offset will comprise a total area of 43.10 ha, including 18.10ha within Ramsgate Estate and 25ha offsite to the west of the Estate (see Figure 2). The boundaries of the two development lots are reflective of the proposed zoning changes, rather than existing zones. DA/1430/2018 is currently under assessment.

Draft Ramsgate Estate Wyee Point Area Plan

Ramsgate Estate is identified on the Urban Release Area Map. Clause 6.3 of LMLEP 2014 requires an area plan to be prepared for land located in urban release areas prior to development consent. Council staff have prepared a draft Area Plan to be exhibited concurrently to this planning proposal. The draft Area Plan will guide the logical and cost-effective development of the land and includes planning controls to guide land development including the provision of roads, water and sewer services.

B. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Hunter Regional Plan 2036

The proposed rezoning is consistent with Direction 14 (Protect and Connect Natural Areas) by identifying biodiversity values and protecting areas of high environmental value (Action 14.1) and securing the long-term protection of a biodiversity corridor (Action 14.5).

Greater Newcastle Metropolitan Plan

The site is identified as a Housing Release Area within the Housing Opportunities map in the Greater Newcastle Metropolitan Plan, and will assist in meeting projections of 13,700 new dwellings in Lake Macquarie by 2036. R2 zoning will achieve density closer to the Plan's target of 15 dwellings per hectare.

The proposed rezoning is considered consistent with Strategy 12, which seeks to enhance the blue and green grid and the urban tree canopy. Increasing the land zoned E2 will contribute to the conservation of the natural environment, a key green infrastructure outcome of the Greater Newcastle Metropolitan Plan.

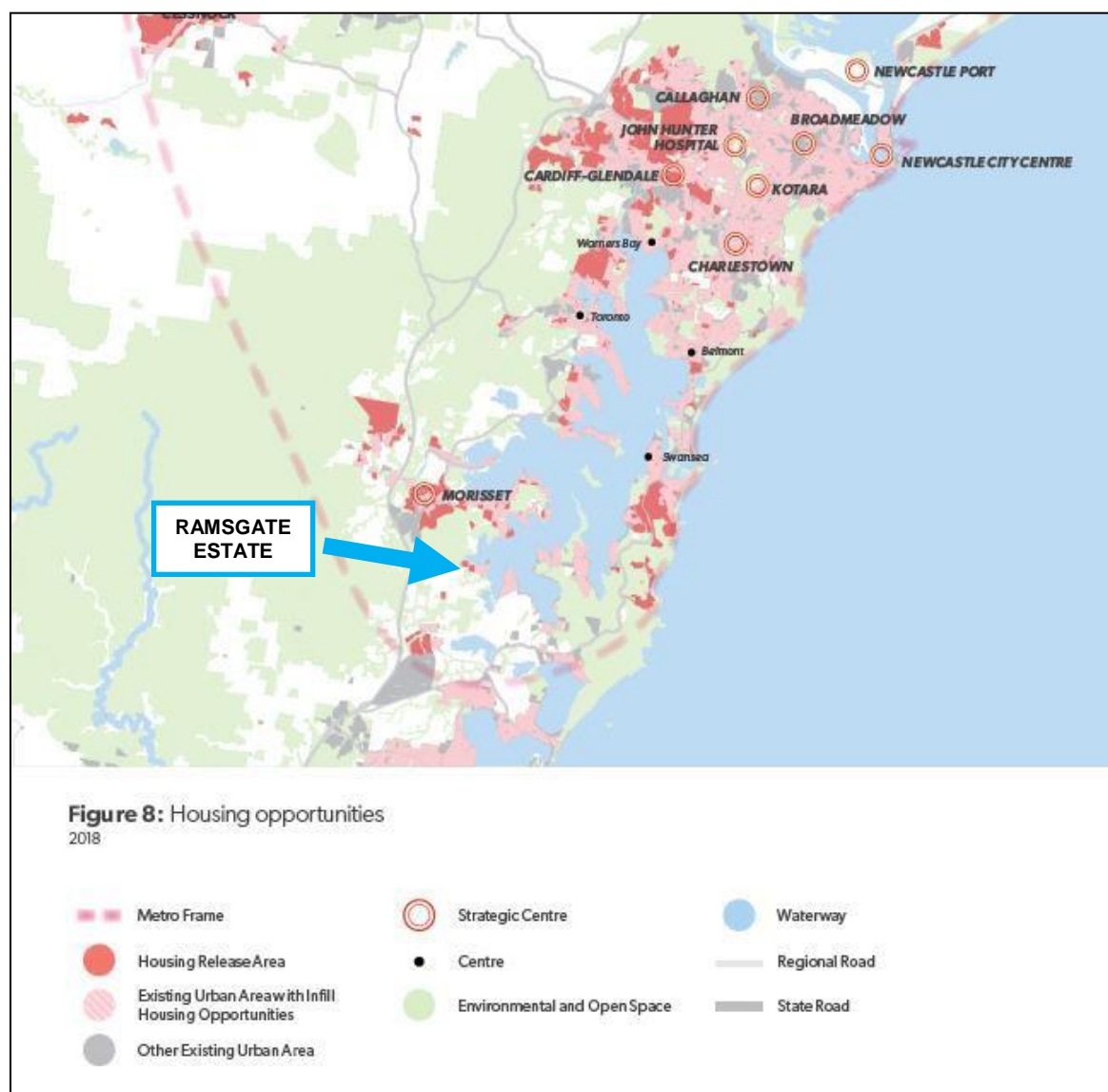


Figure 3 – Extract from Greater Newcastle Metropolitan Plan – Housing Opportunities

4. Is the planning proposal consistent with the local council's Community Strategic plan or other local strategic plan?

Community Strategic Plan 2017-2027

The proposal is considered consistent with Council's Community Strategic Plan as it seeks to expand conservation land in order to protect and enhance the natural environment. It contributes to increased land with conservation status – a key measure of the Unique Landscape value.

Lake Macquarie Housing Strategy

The proposed rezoning will contribute an additional 40 dwellings (approx.) to greenfield supply in the LGA. Lake Macquarie has an estimated capacity to supply between 33,000 and 52,000 dwellings by 2050, of which greenfield development will supply between 24 and 37 per cent.

Council will investigate the application of SEPP 70 (Affordable Housing Schemes) to the site in accordance with Priority 4: Increasing Affordable Rental Housing and Home Ownership.

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

Wyee Point is identified as an urban intensification area on the South West Growth Area Map in Council's Local Strategic Planning Statement (LSPS) (see Figure 4). The proposal is consistent with the following planning priorities:

- Planning Priority 2: A City to Call Home
Strategy: Work with industry to deliver future housing growth through infill development in and around centres and train stations and new housing areas in the North West and South West growth areas.
- Planning Priority 6: A City with a Vast Natural Environment
*Strategies: Avoid and minimise the impact of development on areas of high ecological value, while supporting opportunities to enjoy our natural areas
Protect and enhance biodiversity areas and corridors.*

Wyee Point is listed as an urban intensification area on the South West Growth Area Map.

The proposed R2 zone in the West Precinct is shown to have high ecological value within the Blue and Green Network Map. The LSPS states that the clearing of high ecological value areas should be avoided, however impacts can be offset should planning priorities take precedence. In this instance, the proposed rezoning strengthens the conservation status of the broader site. The E2 zoned land that separates the West Precinct and East Precinct will maintain a north-south corridor on the site.

The proposed R2 zone in the West Precinct has some inconsistencies with the aspiration for close connections – of housing co-located with services, facilities, and jobs to reduce travel times and reliance on private motor vehicles. Wyee Point is relatively isolated from services facilities, and jobs. However, given that the site currently has an anticipated yield of 141 residential lots, it is considered that the increase in dwellings may support an increase in public transport services and increase feasibility for the development of the nearby B1 zone.

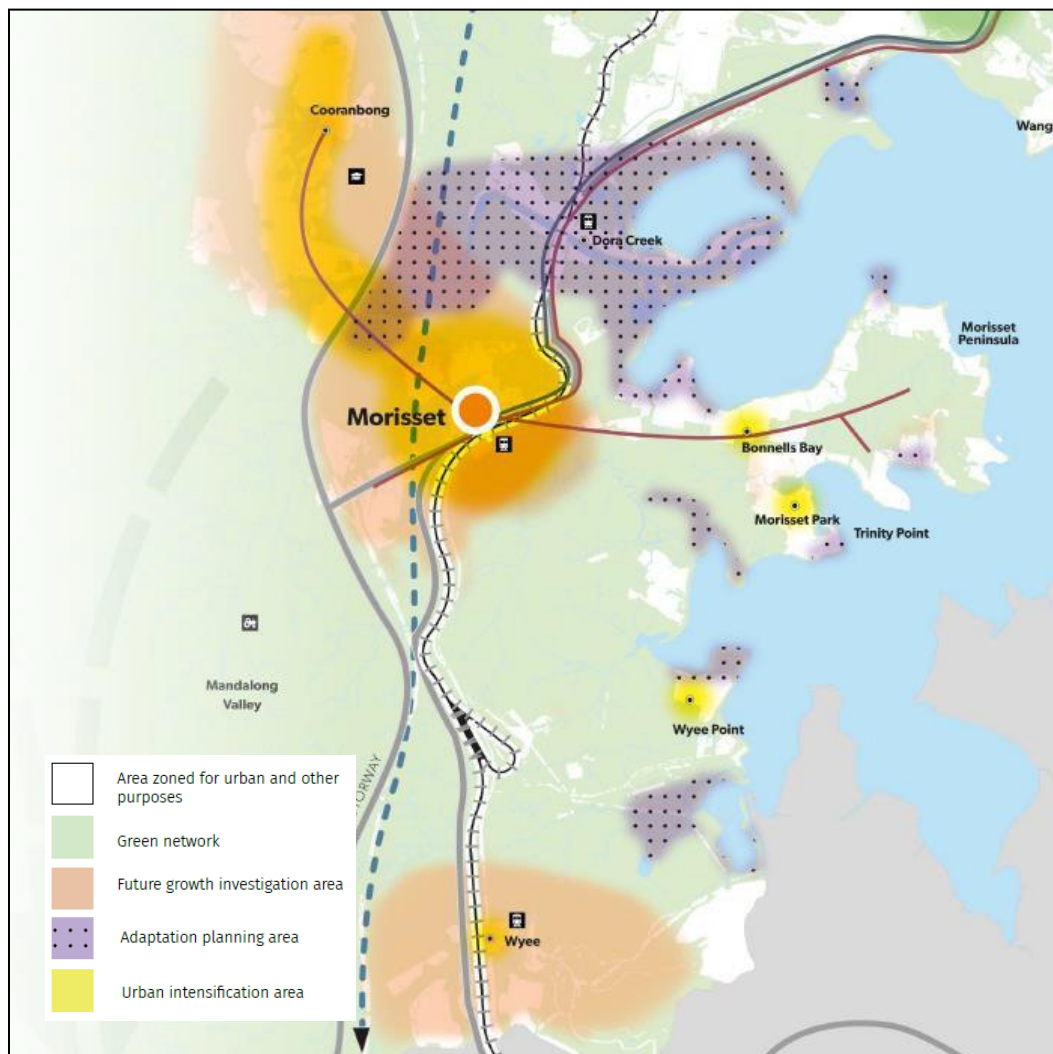


Figure 4 – Extract from LSPS – South West Growth Area

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

An assessment has been undertaken to determine the level of consistency the proposal has with relevant State Environmental Planning Policies (SEPPs). The assessment is provided below:

SEPP	Relevance	Comment
SEPP 19 – Bushland in Urban Areas	Aims to prioritise the conservation of bushland in urban areas, and requires consideration of aims in preparing a draft amendment. Council should give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.	The proposed increase in E2 zoned land will provide more environmental protections to a greater proportion of bushland when compared with existing zoning. The proposed E2 zoning also captures EEC in accordance with the objectives of the SEPP. The planning proposal is considered consistent with the general and specific aims of the SEPP.

SEPP	Relevance	Comment
SEPP (Coastal Management) 2016	This SEPP ensures that development in the NSW coastal zone is appropriate and suitably located to ensure that there is a consistent and strategic approach to coastal planning and management.	The Planning Proposal is considered consistent with the aims and provisions of the SEPP.
State Environmental Planning Policy (Koala Habitat Protection) 2020	This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas.	<p>An assessment of koala habitat was completed as part of the Species Impact Statement.</p> <p>The study area is not considered to comprise 'Core Koala Habitat' and a Koala Plan of Management is therefore not required for the proposal.</p> <p>The planning proposal is considered consistent with the aims and provisions of the SEPP.</p>

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The following assessment has been undertaken to determine the level of consistency the proposal has with relevant Ministerial Directions.

Ministerial Direction	Relevance	Implications
1.3 – Mining, Petroleum and Extractive Industries	The direction requires consultation with the Director-General of the Department of Primary Industries where a draft LEP will restrict extractive resource operations.	<p>The proposal does not propose changes that will impact mining, petroleum production or extractive industries.</p> <p>The increase in density will have a negligible effect on such production. The proposal is considered consistent with this Direction.</p>
2.1 – Environmental Protection Zones	The direction requires that a draft LEP contain provisions to facilitate the protection of environmentally sensitive land.	<p>The proposal seeks to increase E2 zoned land, effectively providing more environmental protections to a greater proportion of bushland when compared with existing zoning. A Species Impact Statement (SIS) was prepared by Travers Bushfire and Ecology in 2018 and updated as part of the subject rezoning in 2021.</p> <p>The SIS concludes the proposal is unlikely to result in a significant impact on any threatened species, populations or endangered ecological communities (EEC) or their habitats.</p> <p>The SIS provides a series of recommended mitigation measures to minimise the identified potential ecological impacts, address threatening processes and to create a more positive ecological outcome for threatened species and their</p>

Ministerial Direction	Relevance	Implications
		<p>associated habitats. The mitigation measures have been addressed as part of the Vegetation Management Plan prepared for the concurrent subdivision DA/1430/2018.</p> <p>The Voluntary Planning Agreement associated with DA/1430/2018 designates a total offset area of 43.10ha, including 18.10ha within the site and 25ha offsite to the west.</p> <p>BCD have advised they have no further comments regarding consistency with the ministerial direction until concurrence with the DA is determined.</p> <p>The proposal is considered consistent with the objective and requirements of this Direction.</p>
2.2 - Coastal Management	This direction seeks to give effect to the objects of the Coastal Management Act 2016.	The proposal seeks to decrease development on land that has been identified as coastal wetlands. The retreat of developable land from the wetlands reflects the objects of the Coastal Management Act 2016.
2.3 – Heritage Conservation	The direction requires that a draft LEP include provisions to facilitate the protection and conservation of Aboriginal and European heritage items.	<p>The area proposed to be rezoned is not identified in Council's Sensitive Aboriginal Landscape mapping, however the foreshore within the north part of Ramsgate Estate is identified as Sensitive Aboriginal Landscape.</p> <p>In November 2018 McCardle Cultural Heritage Pty Ltd (MCH) prepared an Aboriginal Cultural Heritage Assessment for the proposed re-subdivision of Ramsgate Estate located at Wyee.</p> <p>Based on the environmental context, archaeological background and survey results the following recommendations are provided:</p> <ol style="list-style-type: none"> 1) The persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974; and 2) A project based AHIP is to be sought that will include the community collection of 45-7-0291 and monitoring the initial earthworks for the roads and utilities.
2.4 – Recreation	The direction restricts a draft LEP from	There are no Recreational Vehicle Areas within

Ministerial Direction	Relevance	Implications
Vehicle Areas	enabling land to be developed for a recreation vehicle area.	the site, nor are any proposed.
2.6 – Remediation of Contaminated Land	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 preliminary contaminated site investigation was prepared in 2010, to determine if the site would be suitable for residential development. The investigation was conducted in accordance with SEPP 55 Managing Land Contamination. The investigation found that the soil samples did not exceed threshold limits and advised that further investigation would not be required on the site.</p> <p>There is no record that activities listed in Table 1 of the land contamination planning guidelines have been approved or carried out on the site.</p>
3.1- Residential Zones	The direction requires a draft LEP to include provisions that facilitate housing choice, efficient use of infrastructure, and reduce land consumption on the urban fringe.	The proposal minimises the impact of residential development on the environment by reducing the development footprint and increasing conservation lands. The proposal reduces the consumption of land for housing by increasing density, while also making use of existing infrastructure.
3.2 – Caravan Parks and Manufactured Home Estates	The direction requires a draft LEP to maintain provisions and land use zones that allow the establishment of Caravan Parks and Manufactured Home Estates.	The proposal does not propose caravan parks or manufactured home estates.
3.3 – Home Occupations	The direction requires that a draft LEP include provisions to ensure that Home Occupations are permissible without consent.	The proposal does not change provisions relating to Home Occupation. This use is permissible without consent in both E4 and R2 zones.
3.4 – Integrating Land Use and Transport	The direction requires consistency with State policy in terms of positioning of urban land use zones.	<p>The proposal may be considered at odds with objectives 1(b) and 1(c) of this direction. The proposal may increase travel demand, including the number of trips and distances travelled, especially by private vehicles. However, the proposed increase in population density may support the viability of public transport services in accordance with 1(d). The increased population may also support the viability of a local economic centre in Wyee Point which would improve local access to services.</p> <p>The site is in close proximity to existing bus services</p>

Ministerial Direction	Relevance	Implications
		<p>and future subdivision of the site will provide for local cycling and pedestrian infrastructure in accordance with Lake Macquarie Development Control Plan 2014. The proposal is considered to pose a net benefit to the area through improved conservation outcomes, better use of existing infrastructure, and support in the delivery of DA-approved commercial/retail services in Wyee Point.</p> <p>Consultation occurred with TfNSW on 14 April 2021. TfNSW raised no objection to the planning proposal. It is considered there will be no significant impact on the nearby classified (State) road network.</p>
4.1 Acid Sulfate Soils	Aim to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	<p>A Preliminary Acid Sulfate Soil Investigation was undertaken at the site in 2009, as part of the former rezoning. It was determined that acid sulfate soils would be present within low-lying estuarines and plains located in the northern and western portions of the site. It is anticipated that the areas of acid sulfate soils will not be developed as a result of the acid sulfate soils being located below the 1 in 100 year flood level. Land affected by acid sulfate soils and land below the 1 in 100 year and flood prone land was zoned E2 Environmental Conservation as part of the former rezoning.</p> <p>This issue is also addressed via LMLEP 2014 clause 7.1 triggering compliance with the Acid Sulfate Soils Guidelines in the assessment of development proposals.</p>
4.2 – Mine Subsidence and Unstable Land	The direction requires consultation with the Subsidence Advisory NSW where a draft LEP is proposed for land within a mine subsidence district.	<p>The site is located in the West Lake Mine Subsidence District and is subject to Guideline 6</p> <p>Consultation occurred with Subsidence Advisory NSW on 20 May 2020 and 10 March 2021. Subsidence Advisory NSW advised the land is within a current mining lease and consultation with the leaseholder is required prior to any surface development occurring. Any future development will require approval from Subsidence Advisory NSW in accordance with section 22 of <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>
4.3 - Flood Prone Land	Aims to ensure that development of flood prone land is consistent with the NSW Government Flood Prone Land Policy and the Principles of the Floodplain Development Manual 2005 and to ensure that the provision of an	All flood prone land within Ramsgate Estate is currently zoned, or is proposed to be zoned E2. The proposal is considered consistent with this Direction.

Ministerial Direction	Relevance	Implications
	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.	
4.4 – Planning for Bushfire Protection	The direction applies to land that has been identified as bushfire prone, and requires consultation with the NSW Rural Fire Service, as well as the establishment of Asset Protection Zones.	<p>The site is bushfire prone. Travers Bushfire and Ecology prepared a Bushfire Protection Assessment, dated February 2021. The assessment concludes that the bushfire risk posed to the planning proposal can be mitigated by the bushfire protection measures (including APZs) being applied and managed for the life of the development.</p> <p>Consultation with NSW Rural Fire Service (RFS) occurred on 8 April 2021. RFS do not object to the proposed rezoning and generally support the bushfire protection measures contained in the bushfire protection assessment report prepared by Travers Bushfire and Ecology. RFS identified relevant matters to be addressed at the subdivision stage.</p>
5.10 – Implementation of Regional Plan	The direction seeks to give effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The proposed rezoning is considered consistent with relevant regional strategies. Any inconsistencies have been justified above.
6.1 – Approval and Referral Requirements	The direction prevents a draft amendment from requiring concurrence from, or referral to, the Minister or a public authority.	The proposal does not require concurrence, consultation or referral of development applications to a Minister or public authority and will not identify development as designated development.
6.2 – Reserving Land for Public Purposes	The direction prevents a draft LEP from altering available land for public use.	The proposal does not create, alter or reduce existing zonings or reservation of land for public purposes.
6.3 - Site Specific Provisions	Aims to reduce restrictive site-specific planning controls where a draft LEP amends another environmental planning instrument in order to allow a particular	The amendment does not propose site-specific zones or planning provisions.

Ministerial Direction	Relevance	Implications
	development proposal to proceed. Draft LEP's are encouraged to use existing zones rather than have site-specific exceptions.	

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?

It is considered that the proposed zoning will improve ecological outcomes for the site.

The existing minimum lot size on the site is 1,250m², which is a fraction of the standard 2ha minimum lot size applied to E4 land elsewhere in the city. Under the existing 1,250m² minimum lot size – only slightly larger than the traditional quarter acre block – development of the West Precinct is likely to lead to extensive removal of vegetation. Retention of habitat trees or native vegetation within residential allotments is frequently unsuccessful, as hollow limbs in habitat trees become dangerous and/or are discreetly removed by landowners over the longer term. Pet ownership and residential use of the land are also detrimental to retention of ecological values, as are bushfire protection requirements. Under these assumptions, the existing 1,250m² minimum lot size impedes the objectives of the E4 zone that include low impact residential development, development that does not impact on ecological values, and rehabilitation of environmentally important land.

The proposal seeks E2 zoning for an additional approx. 2.15ha of ecologically valuable land that is currently zoned for development. The additional E2 zoned land will be incorporated into the offset area for the proposed development and will improve the balance of development and conservation on the site (see Figure 2).

The Species Impact Statement involved a detailed ecological survey. The survey identified the following attributes within the proposed E2 zone within the West Precinct:

- Swamp Sclerophyll Forest on Coastal Floodplain (EEC);
- Habitat trees;
- Coastal Wetland identified under the Coastal Management SEPP with some buffer area;
- Connectivity to other native vegetation and habitat; and
- Part of a native vegetation corridor.

These ecological values will be benefitted by the planning proposal. The proposed footprint responds to onsite EECs by retracting the residential footprint in the West Precinct to avoid approx. 3200m² of swamp sclerophyll forest on coastal floodplains (see Figure 5).

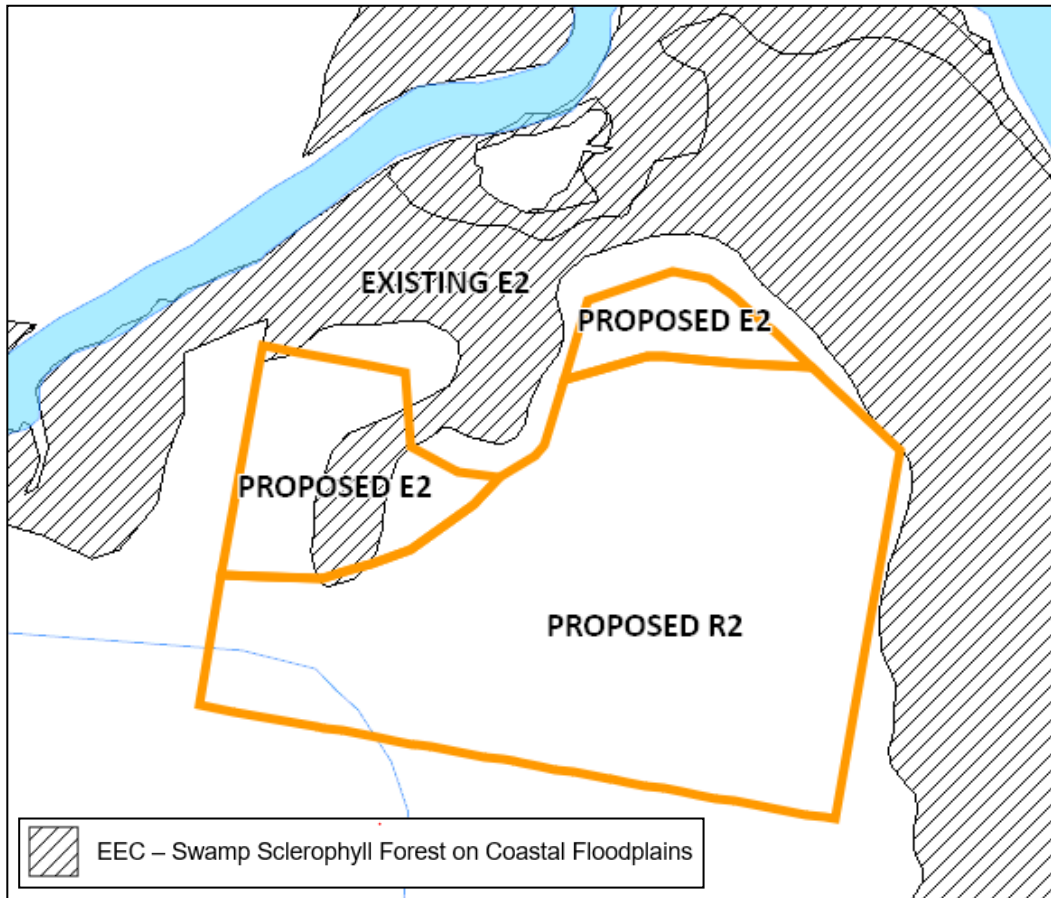


Figure 6 - Swamp Sclerophyll Forest on Coastal Floodplains EEC



Figure 6 – Vegetation over the site – Mapping: Travers Bushfire & Environmental

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

Bushfire

The site has been identified as bushfire prone land. Travers Bushfire and Ecology prepared a Bushfire Protection Assessment, dated February 2021. The assessment concludes that the bushfire risk posed to the planning proposal can be mitigated by the bushfire protection measures (including APZs) being applied and managed for the life of the development.

Consultation occurred with NSW Rural Fire Service on 8 April 2021. RFS do not object to the proposed rezoning and generally support the bushfire protection measures contained in the bushfire protection assessment report prepared by Travers Bushfire and Ecology (2021). RFS identified relevant matters to be addressed at the subdivision stage. Future development will be carried out in accordance with PBP 2019.

A NSW RFS brigade is located at Wyee Point 500m to the east of the site. If not assisting elsewhere, the brigade would have a response time of approx. 5 minutes to service the development. A brigade is also located at Doyalson, 9km to the south, with an approximate response time of 20-25 minutes.

Acid Sulfate Soils

Council's records indicate that the site is affected by Class 2 acid sulfate soils in the north and Class 5 acid sulfate soils in the south (see Figure 7). A preliminary acid sulfate soil investigation was prepared by Barker Harle Consulting Engineers on behalf of Harper Somers O'Sullivan as part of the Ramsgate Estate LES in 2010. Barker Harle concluded that:

... acid sulfate soils would be present within low-lying estuarine sandplains located in the northern and western portions of the site. It is anticipated that the areas of acid sulfate soils will not be developed as a result of the acid sulfate soils being located below the 1 in 100 year flood level.

Should development not be undertaken within the estuarine sandplain/acid sulfate soil zone, an Acid Sulfate Soil Management Plan will not be required. If development is however to be undertaken within the estuarine sandplain/acid sulfate soil zone, an Acid Sulfate Soil Management Plan will be required to support any future development application. (Barker Harle 2009, p. 17)

The proposal seeks to rezone approx. 6,687m² of Class 2 land from E4 to E2, significantly reducing potential disturbance of that land. A section of approx. 3,244m² E4 zoned land will be rezoned as R2. This section is likely to be included as part of any APZ. An Acid Sulfate Soil Management Plan will be required for any works in that area.

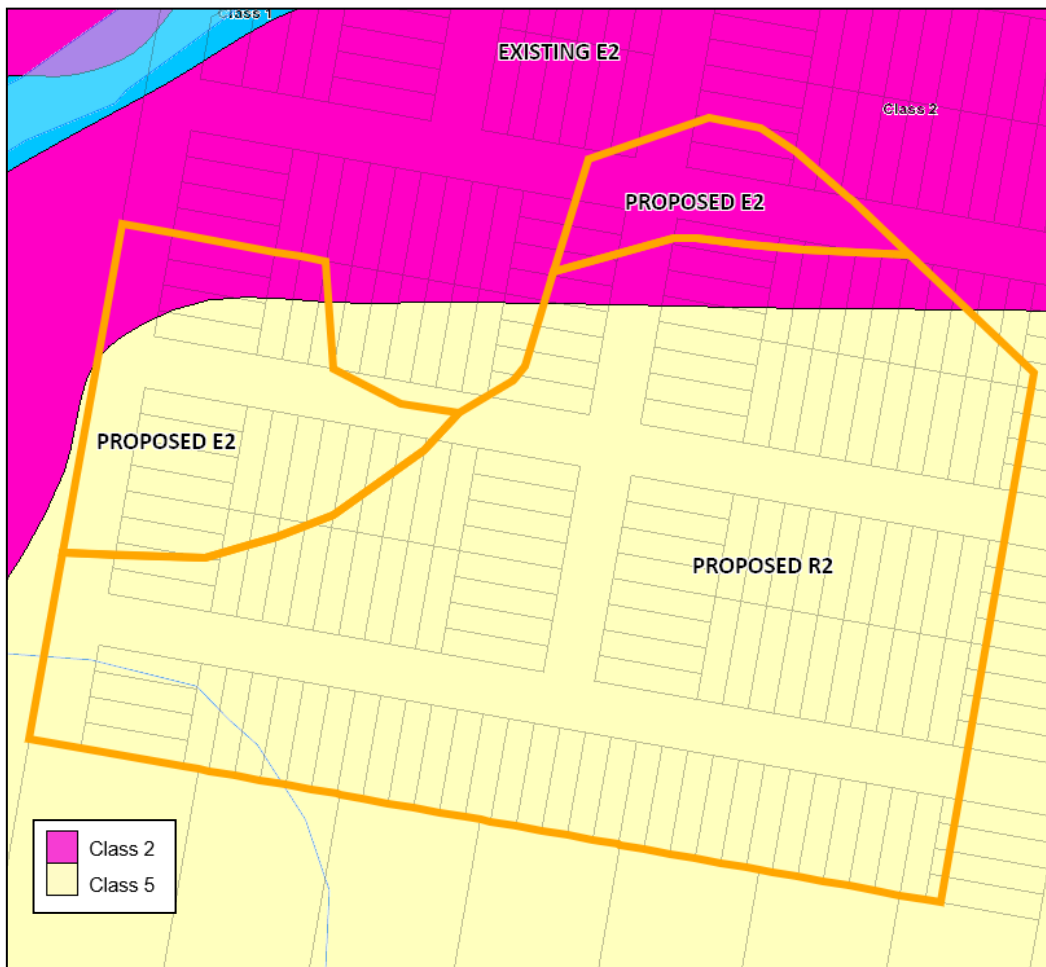


Figure 7 - Acid sulfate soils affecting the West Precinct

Watercourse and Flooding

A flooding and stormwater assessment was carried out by Northrop Consulting Engineers as part of the Ramsgate Estate LES in 2010. The study considered flooding impacts, riparian corridors and onsite stormwater management. It concluded that a portion of Ramsgate Estate was suitable for development, on the proviso that appropriate stormwater runoff quality and flood management strategies were implemented. Northrop recommended that rezoning the site as a residential precinct should be supported.

Further investigation and consideration of flooding and watercourse impacts will be carried out following Gateway.

Contamination

The site is not identified as potentially contaminated on Council's Register of Contaminated Sites. A preliminary contaminated site investigation was prepared by Barker Harle Consulting Engineers on behalf of Harper Somers O'Sullivan as part of the Ramsgate Estate LES in 2010. The investigation was conducted in accordance with SEPP 55 Managing Land Contamination.

The investigation found that the soil samples did not exceed threshold limits and advised that further investigation would not be required on the site.

Coastal Wetlands

The northern section of the site is listed as coastal wetland under the Coastal Management SEPP. The majority of coastal wetland and flood affected land is zoned E2 and is not proposed to change. The proposed zoning configuration responds to the 2,391m² of coastal wetland that is currently zoned E4, by proposing an E2 zone to reduce development impacts (see Figure 9).

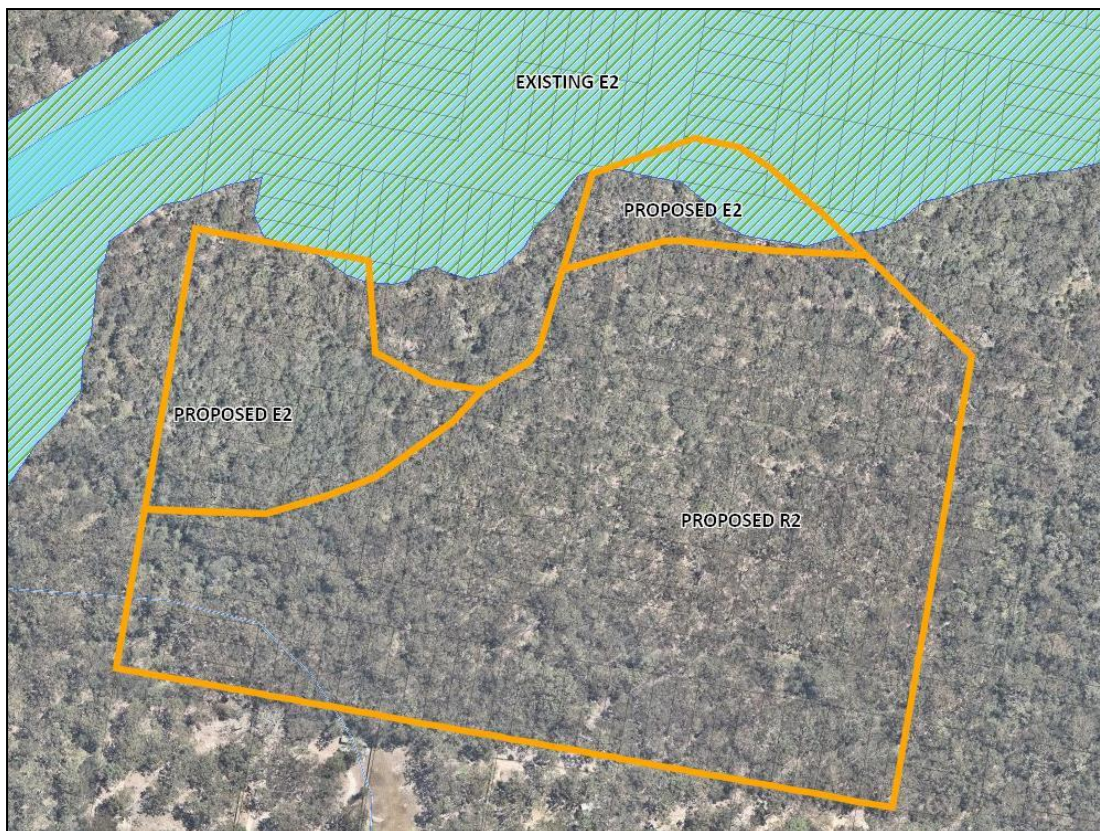


Figure 8 - Coastal wetlands proposed to be zoned E2

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

Social and Economic Considerations

An Economic Impact Assessment was prepared as part of the Ramsgate Estate LES in 2010. The study estimated that development of 150 lots would provide a total stimulus of \$47.8 million to the local economy, and approx. 813 FTE jobs as a result of the project. Benefits would include increased employment opportunities in construction jobs, increased economic stimulus to the region through flow-on effects, and increased population catchment for local businesses.

A Social Impact Assessment was also prepared as part of the LES. The study estimated that the associated rezoning (RZ/6/2005) could provide an additional 150 lots or 450-480 persons to the established population of Wyee Point. There were sufficient community and recreational facilities in the wider area to cater for this additional population. The report recommended provision of open space/play equipment in appropriate locations, as well as consideration toward pedestrian and cycle linkages between the proposed and existing settlements.

The studies were based on the development of 150 dwellings in the existing zones, and did not consider the additional yield and proposed zones sought by this planning proposal. Figures have not been adjusted for indexation/inflation.

The nearest neighbourhood shops are located at Mannering Park (4.3km) and Wyee (7.3km). Morisset, a strategic economic centre 10.4km from Wyee Point, provides other services including supermarkets, banks and healthcare. These centres are accessible by public transport (6 bus services per day M-F) and private vehicle. There are no formal pedestrian links on Ruttleys Road and Wyee Road. Wyee Point residents currently have no options for walkable shops and services.

The anticipated increase in lot yield from approx. 141 to 181 may support the development of the existing B1 zoned land at 44 Government Road. This site has been subject to a number of development applications for various uses including neighbourhood shops, childcare centre, residential development, and medical centre. Despite a consent being issued for mixed use and childcare in 2007, the site remains vacant and underutilised. Ostensibly development of the site may be unviable at present due to Wyee Point's current population. Greater lot density within Ramsgate Estate may contribute to the realisation of development on the existing B1 site in the medium to long term. Development on this lot is likely to have positive social impacts and planning outcomes, as the provision of local services will reduce vehicle miles travelled and car dependency. Both existing and future residents would be benefitted by development of the B1 site.

Aboriginal Heritage Impacts

The development area is not identified in LMLEP 2014 Sensitive Aboriginal Landscape mapping, however the foreshore area within the northern reaches of Ramsgate Estate is identified as Sensitive Aboriginal Landscape. The proposed rezoning of the West Precinct will cause the development footprint to retreat away from the sensitive area as illustrated in Figure 10.

In November 2018 McCardle Cultural Heritage Pty Ltd (MCH) prepared an Aboriginal Cultural Heritage Assessment for the proposed re-subdivision of Ramsgate Estate located at Wyee.

Based on the AHIMS results and previous studies it was predicted that there was a high potential for evidence of past occupation in particular midden sites and open camps of the type typically situated within 50 metres of Lake Macquarie and the un-named creek along the western border. The results of the assessment indicate that site 45-7-0291 will be impacted by the proposed development.

Based on the environmental context, archaeological background and survey results the following recommendations are provided:

1. The persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974; and
2. A project based AHIP is to be sought that will include the community collection of 45-7-0291 and monitoring the initial earthworks for the roads and utilities.

Heritage NSW supports the application of appropriate land-use zoning (such as E2 conservation) as a suitable mechanism to promote the conservation of significant Aboriginal cultural heritage values.

It is considered that as the proposal seeks increased E2 zoning and the retreat of the development footprint from the foreshore, it does not warrant further archaeological investigation. Further consultation with Biraban LALC and Buttabah LALC will occur during the exhibition period.

European Heritage Impacts

An investigation for potential historical archaeological sites in the area was conducted by Harper Somers O'Sullivan as part of the Ramsgate Estate LES in 2010. No items of European cultural historical significance were observed. The proposal is not considered to have European heritage impacts.

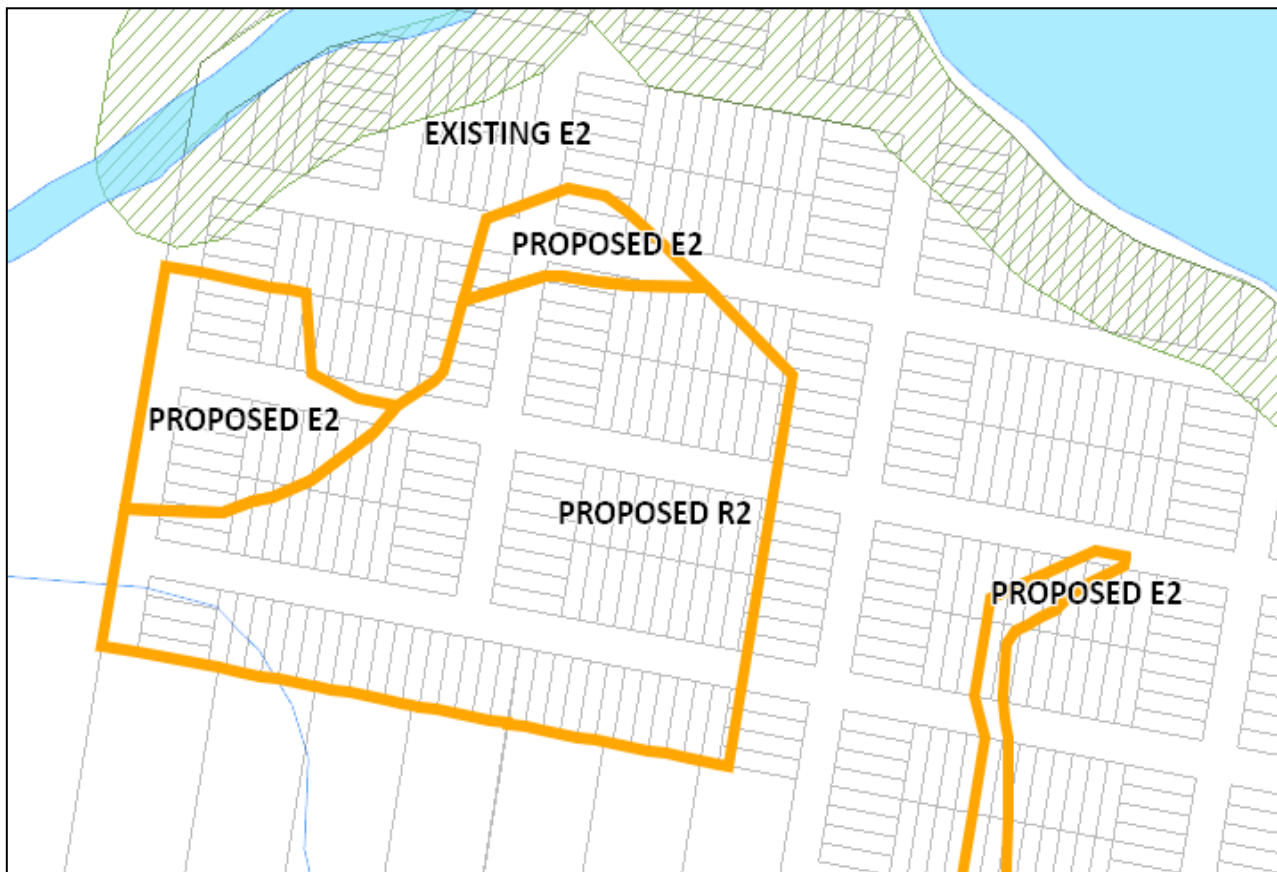


Figure 10 – Distance from proposed zones to Sensitive Aboriginal Landscape foreshore area. Rezoning would result in developable land retreating further from Sensitive Aboriginal Landscape.

D. STATE AND COMMONWEALTH INTERESTS

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

As Ramsgate Estate is a paper subdivision, the site is not currently serviced by infrastructure. Provision of infrastructure will be determined prior to the issuing of consent for any DA subsequent to the current DA/1430/2018.

Consultation with Hunter Water and Ausgrid indicates that water, wastewater and electricity infrastructure can be addressed as part of future subdivision of the site.

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

Consultation with state and commonwealth public authorities has occurred in accordance with the Gateway Determination. Council initially consulted relevant agencies in April and May 2020, after the Gateway Determination was received. The purpose of preliminary consultation was to identify matters to be addressed in the technical studies. Following completion of the required technical studies, additional consultation occurred in March and April 2021 in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Consultation letters are provided in Attachment X. A summary of the consultation advice is provided below.

Biodiversity and Conservation Division (Environment)(BCD)

Consultation with BCD occurred on 28 July 2021. BCD requested additional information before advising on the impacts of the proposed rezoning.

BCD provided a subsequent response on 24 November 2021, requesting the area of impact is consistent with the Species Impact Statement (SIS), Voluntary Planning Agreement (VPA) and Vegetation Management Plan (VMP) associated with DA/1430/2018. BCD has no further

comment on the consistency of the planning proposal with ministerial direction 2.1 of the Section 9.1(2) of the Environmental Planning and Assessment Act 1979 until concurrence for DA/1430/2018 is determined.

Heritage NSW

Consultation with Heritage NSW occurred on 22 April 2021. Heritage NSW acknowledges that the proposed rezoning of land from E4 Environmental Living and R2 Low Density Residential to R2 Low Density Residential and E2 Environmental Conservation would not cause direct harm to Aboriginal objects or areas of Aboriginal archaeological sensitivity as identified in the ACHAR. It is noted that the E2 Environmental Conservation zoning would create more space between the R2 Low Density Residential zoning and AHIMS site #45-7-3435. Heritage NSW supports the application of appropriate land-use zoning (such as E2 conservation) as a suitable mechanism to promote the conservation of significant Aboriginal cultural heritage values.

Transport for NSW

Consultation with Transport for NSW (TfNSW) occurred on 14 April 2021. TfNSW raises no objection to or requirements for the proposed rezoning as it is considered there will be no significant impact on the nearby classified (State) road network.

NSW Rural Fire Service – 8 April 2021

Consultation with NSW Rural Fire Service (RFS) occurred on 8 April 2021. RFS do not object to the proposed rezoning and generally support the bushfire protection measures contained in the bushfire protection assessment report prepared by Travers Bushfire and Ecology. RFS identified relevant matters to be addressed at the subdivision stage.

Subsidence Advisory NSW

Preliminary consultation occurred with Subsidence Advisory NSW on 20 May 2020. Subsidence Advisory NSW advised the land is within a current mining lease and consultation with the leaseholder is required prior to any surface development occurring. Any future development will require approval from Subsidence Advisory NSW in accordance with section 22 of *Coal Mine Subsidence Compensation Act 2017*.

Further consultation occurred with Subsidence Advisory on 10 March 2021, confirming the advice provided on 20 May 2020 remains relevant.

Hunter Water

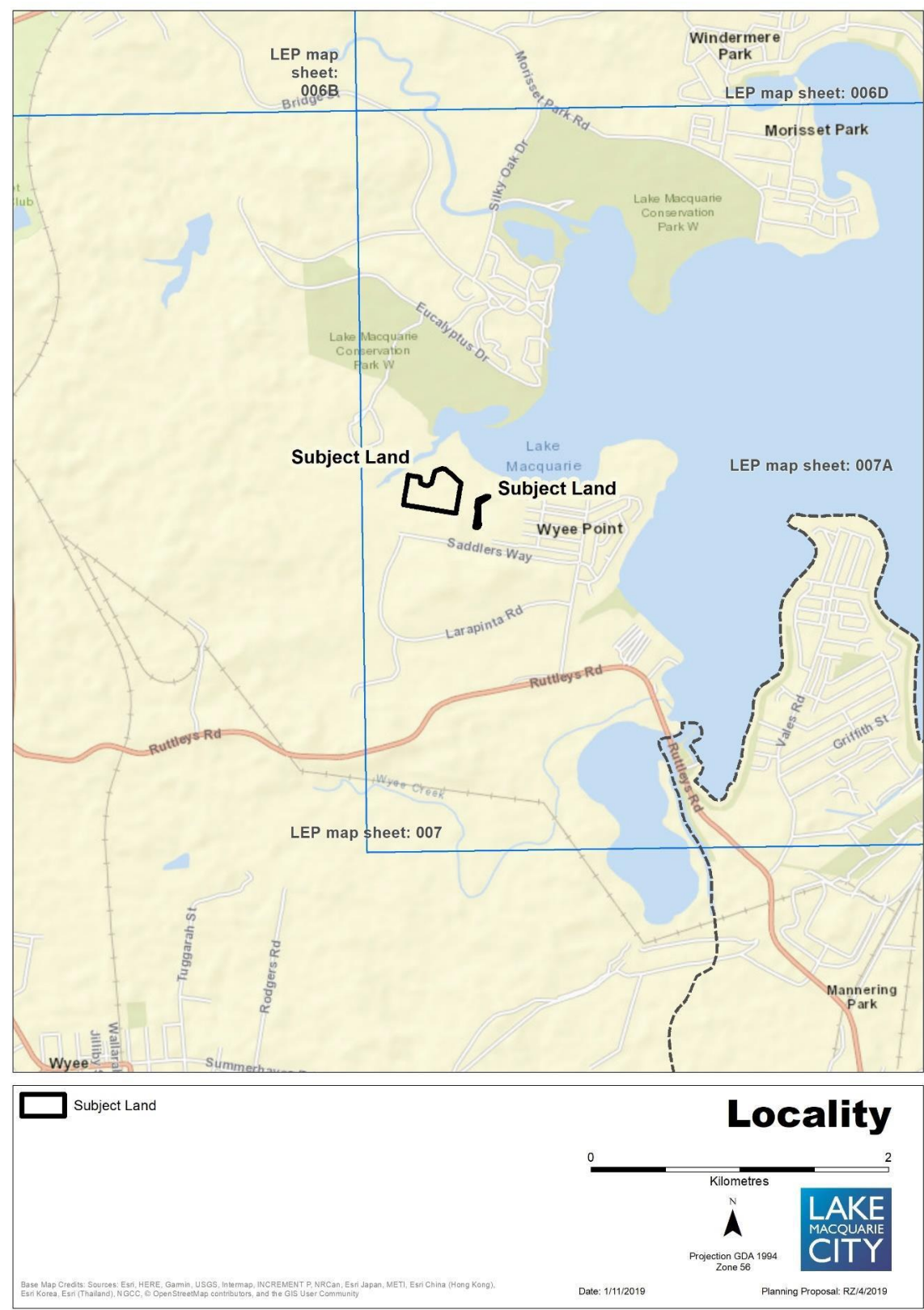
Consultation with Hunter Water occurred on 25 March 2021. Hunter Water advised there is sufficient capacity over the network for both water and wastewater. The treatment plant has capacity to cater the extra load flow from the development.

Ausgrid

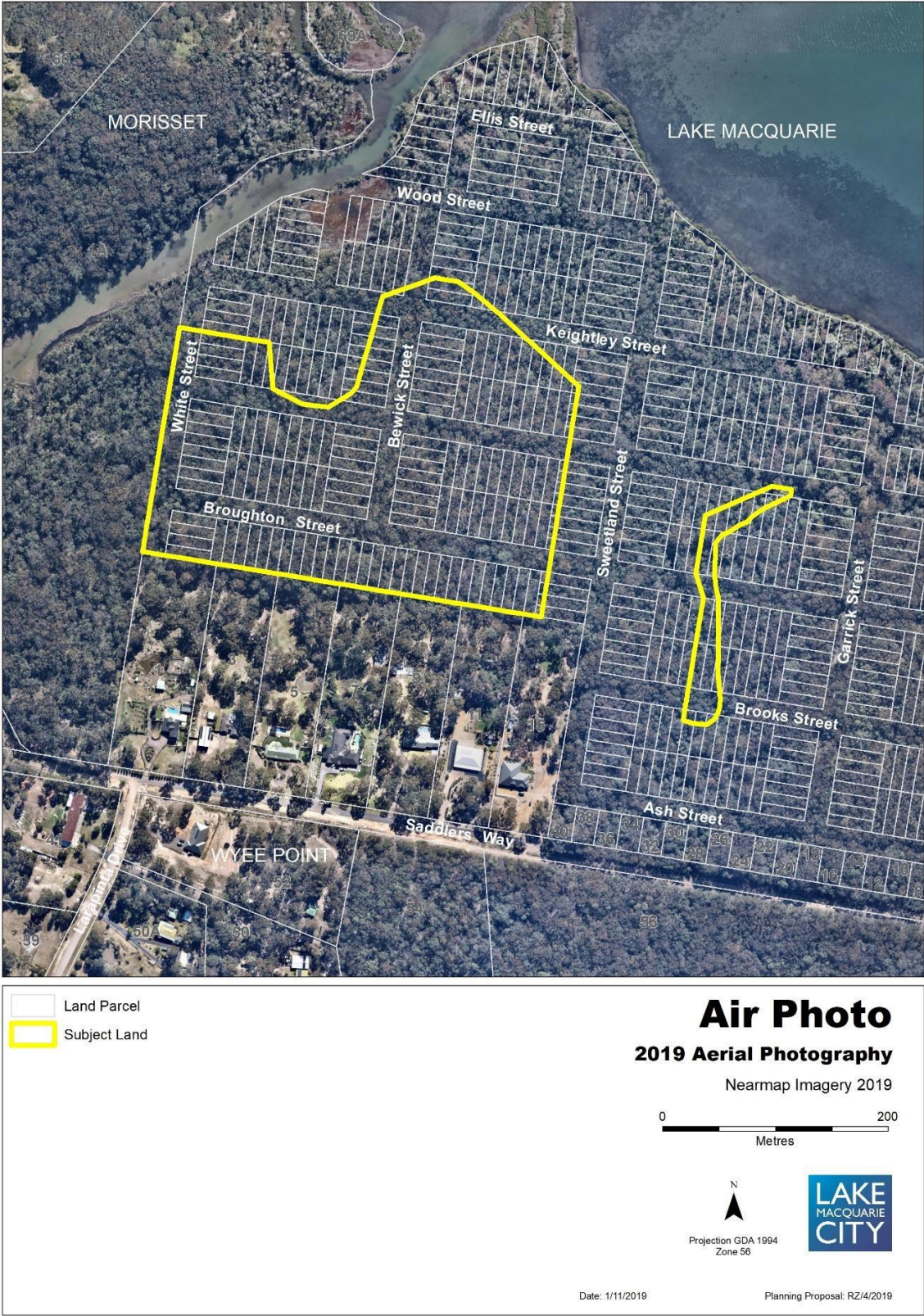
Consultation with Ausgrid occurred on 8 March 2021. Ausgrid advised new connections will be required for the future subdivision of the land and that additional assessment will be required at the subdivision stage regarding availability of spare electrical capacity.

Part 4 – MAPPING

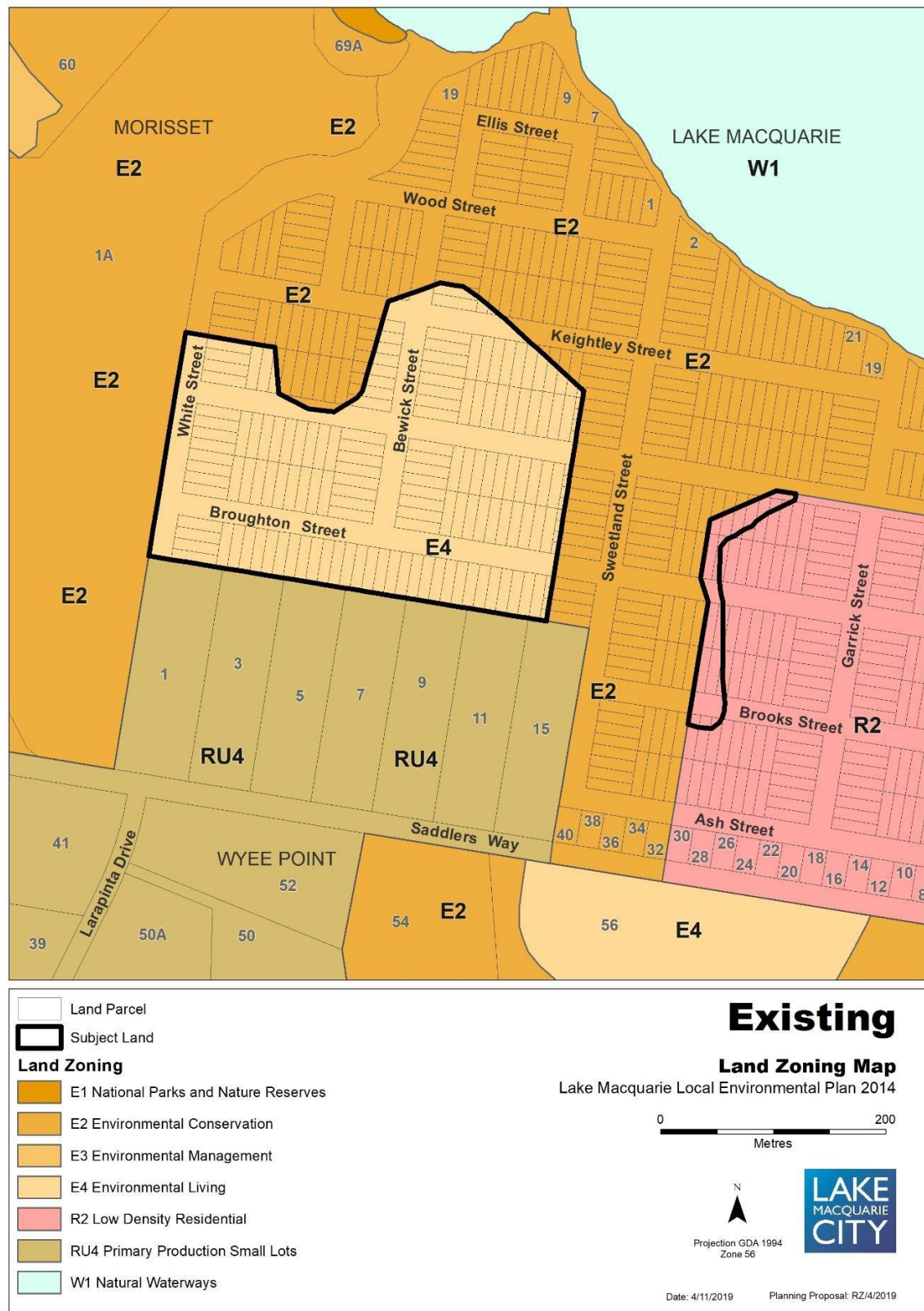
Map 1 – Locality Map



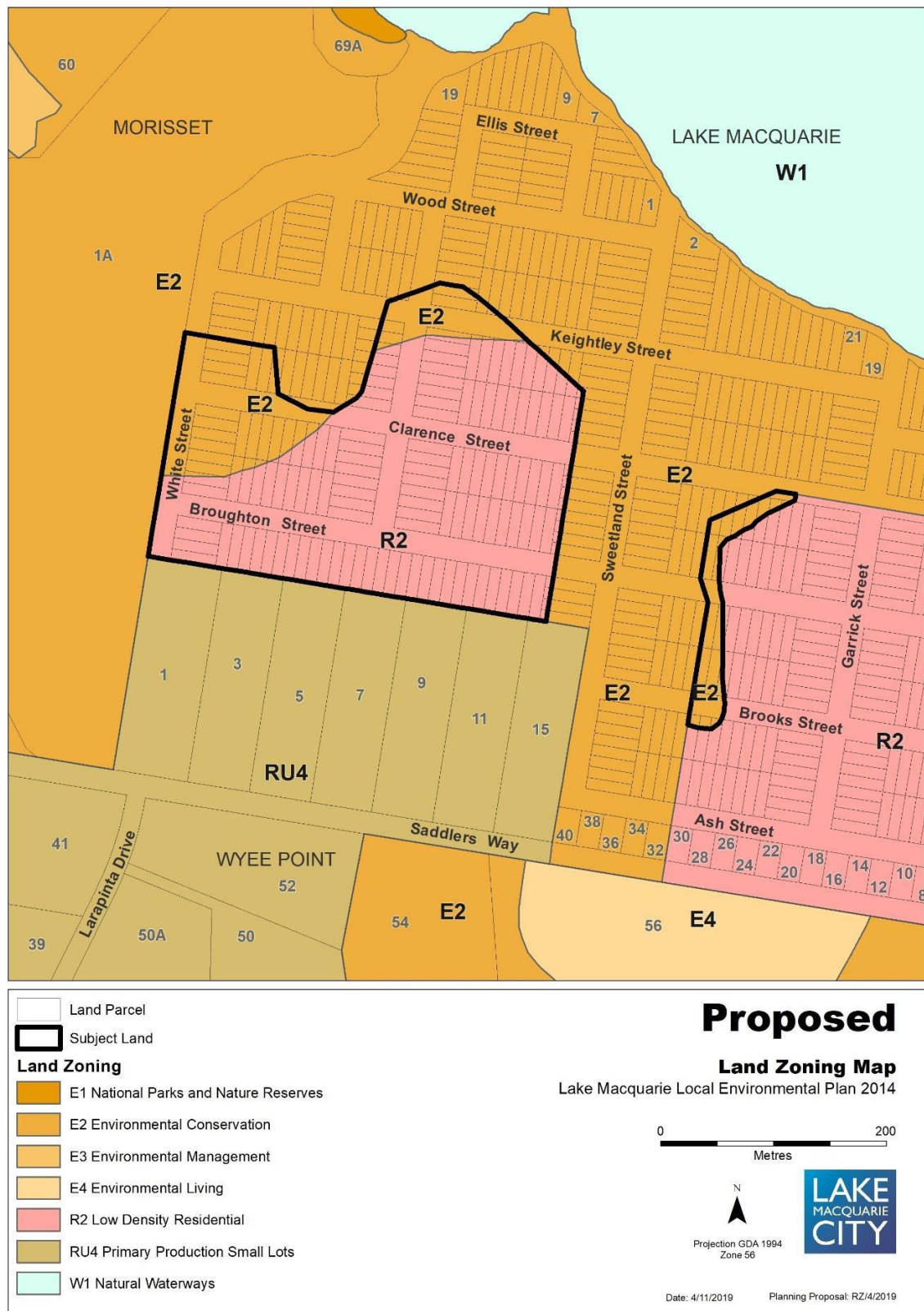
Map 2 – Aerial Map



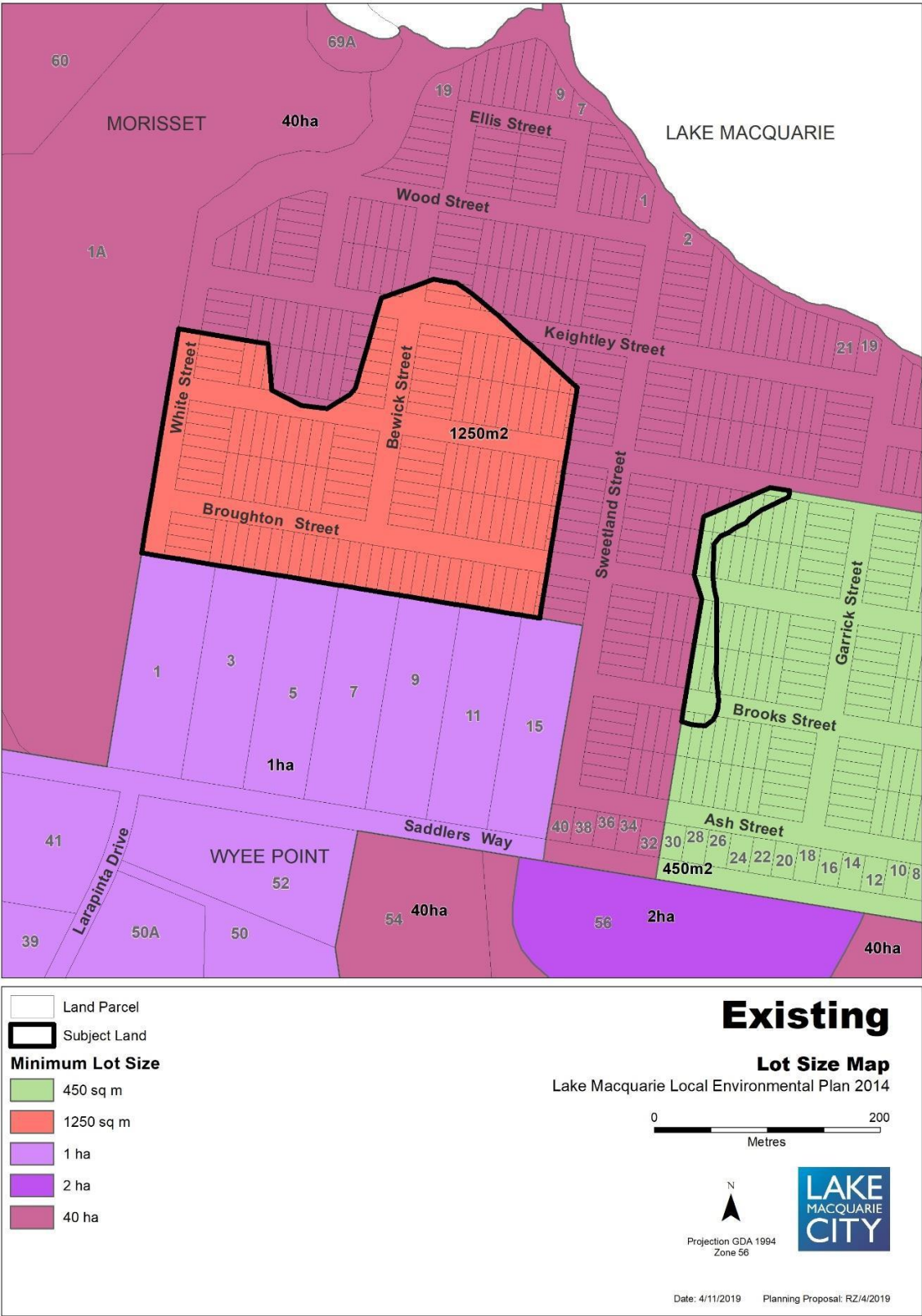
Map 3 – Existing Zoning



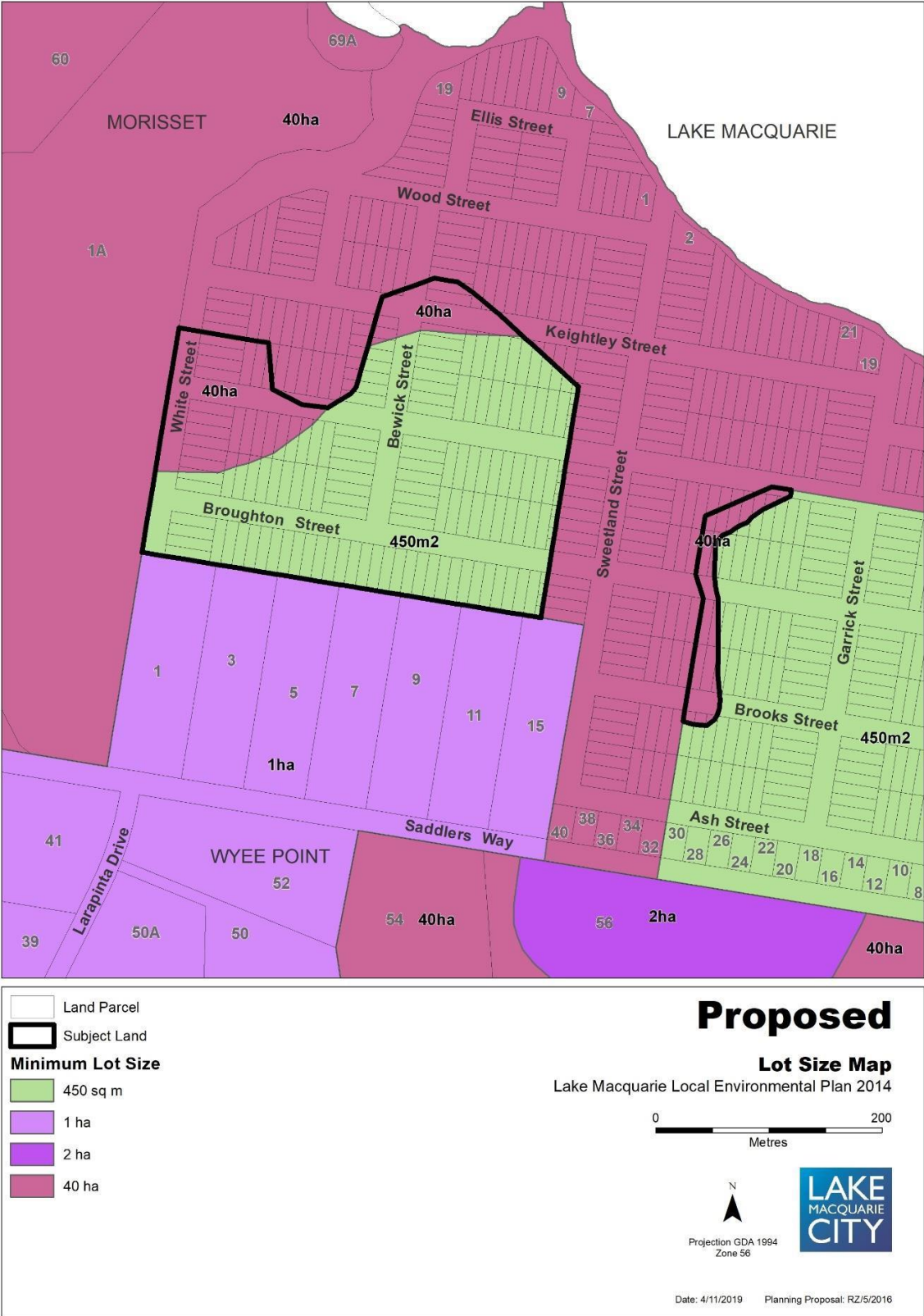
Map 4 – Proposed Zoning



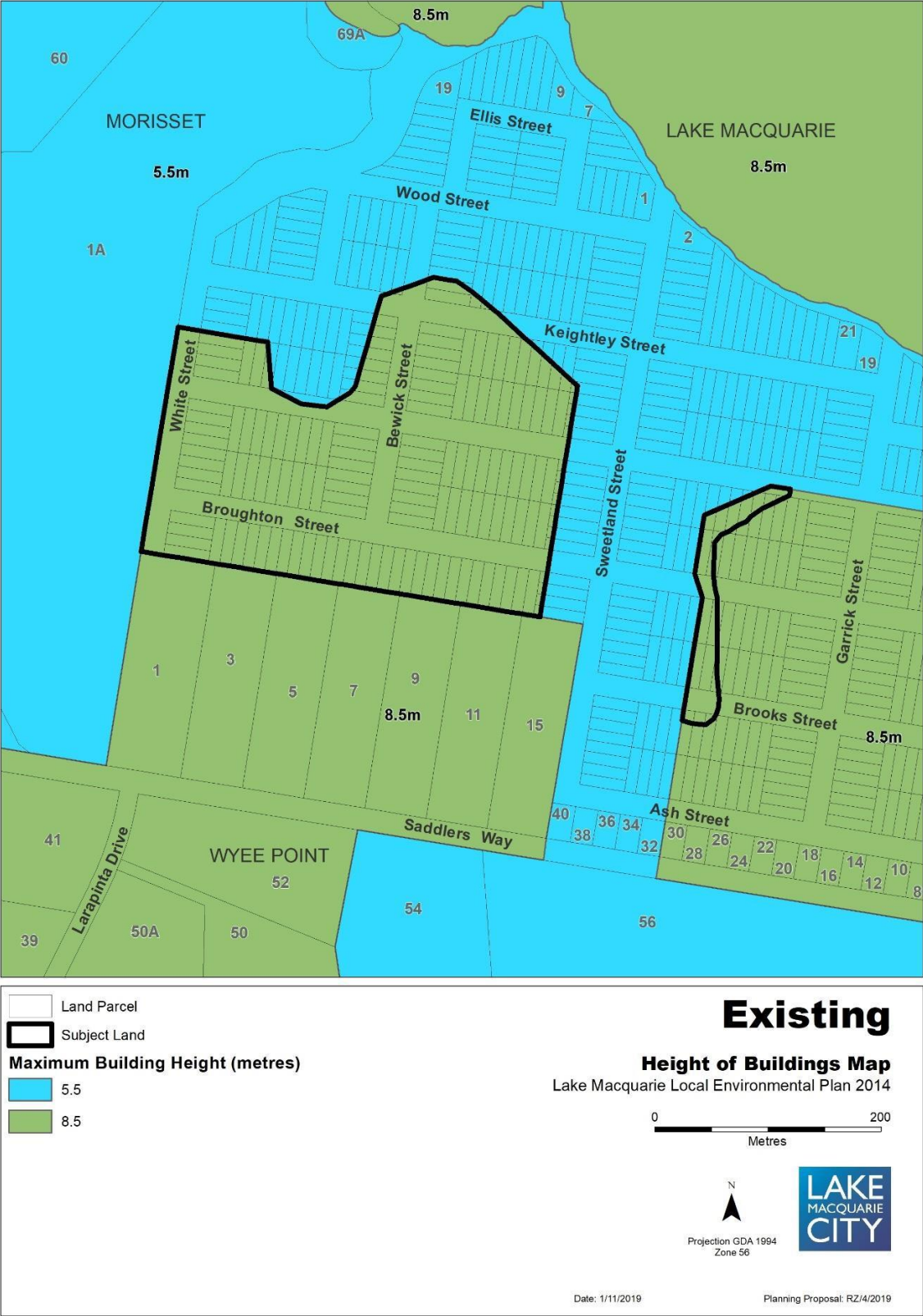
Map 5 – Existing Lot Size



Map 6 – Proposed Lot Size



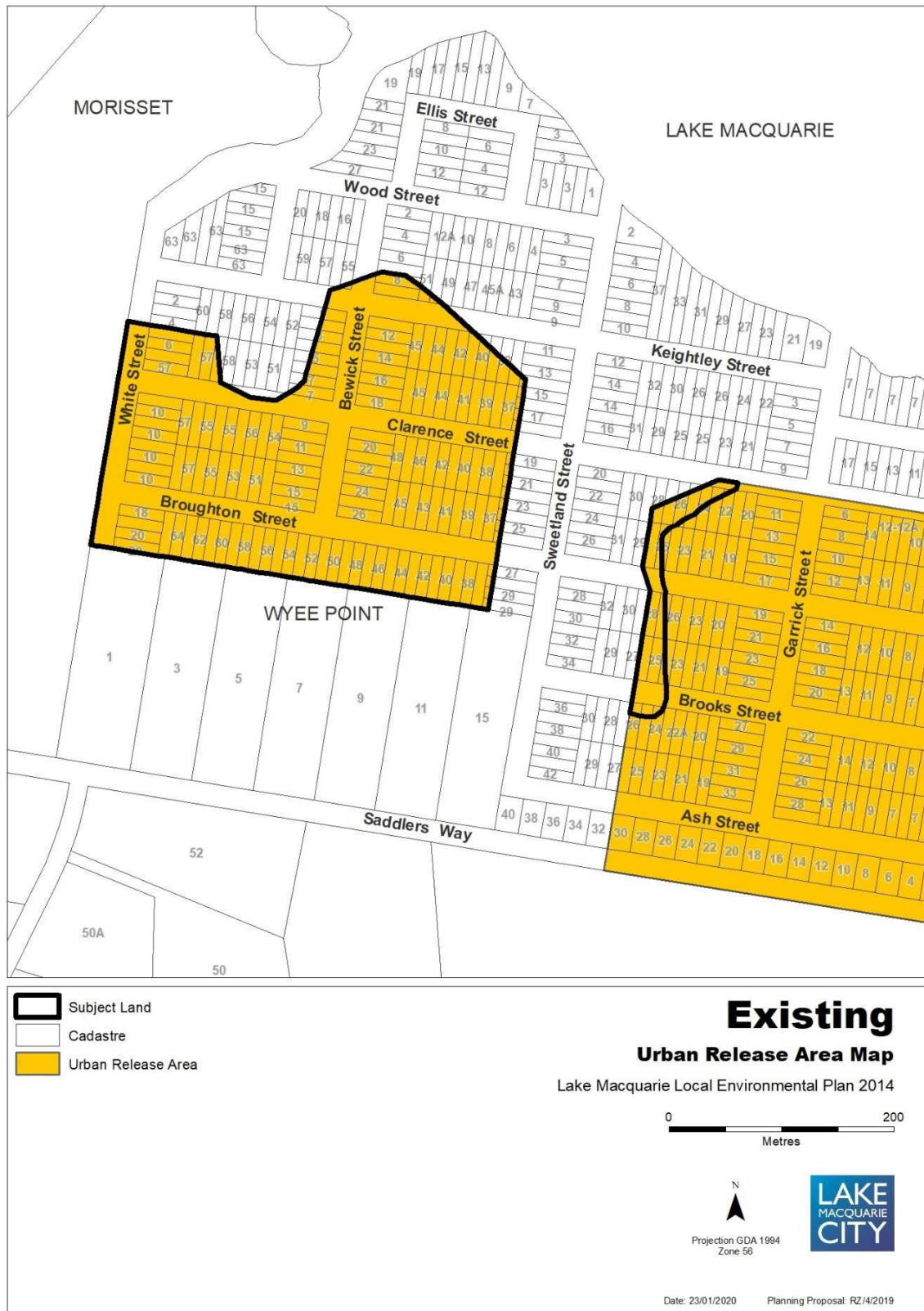
Map 7 – Existing Height of Buildings



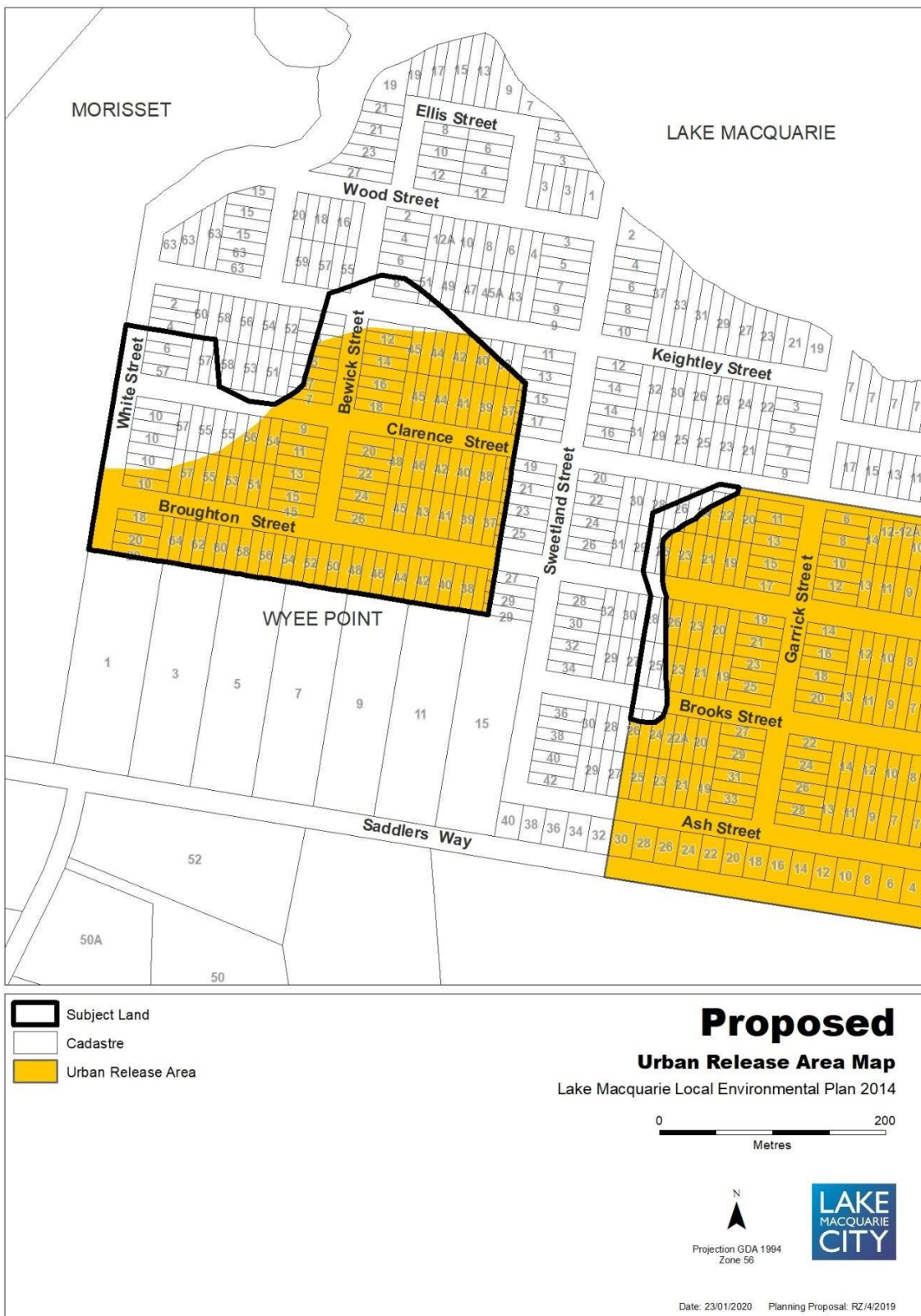
Map 8 – Proposed Height of Buildings



Map 9 – Existing Urban Release Area



Map 10 – Proposed Urban Release Area



Part 5 – COMMUNITY CONSULTATION

The planning proposal will be exhibited in accordance with the Gateway determination. It is recommended that the planning proposal be exhibited for 28 days, and that the community is notified via local newspapers, Council website, and written notification of adjoining landowners.

Part 6 – PROJECT TIMELINE

Action	Timeframe
Anticipated commencement date (date of Gateway determination)	May 2020
Anticipated timeframe for completion of required technical information	May 2021
Timeframe for government agency consultation (pre-exhibition)	21 days
Public exhibition (commencement and completion dates)	28 days
Date of Public hearing (if required)	Nil
Consideration of submissions	21 days
Timeframe for government agency consultation (post exhibition if required)	21 days
Post exhibition planning proposal consideration / preparation	28 days
Submission to Department to finalise LEP	May 2022
Date RPA will make Plan (if delegated)	May 2022
Date RPA will forward to the Department for notification (if not delegated)	May 2022

Part 7 – APPENDIX 1 – SUBJECT LAND AND LANDOWNERS

Property Address	Description	Landowner
44 Broughton Street, WYEE POINT NSW 2259	Lot 26 Sec Q DP 1596, Lot 27 Sec Q DP 1596	FTLR PTY LTD
29 Sweetland Street, WYEE POINT NSW 2259	Lot 36 Sec Q DP 1596, Lot 37 Sec Q DP 1596	FTLR PTY LTD
25 Broughton Street, WYEE POINT NSW 2259	Lot 13 Sec O DP 1596, Lot 14 Sec O DP 1596	FTLR PTY LTD
38 Keightley Street, WYEE POINT NSW 2259	Lot 27 Sec J DP 1596, Lot 28 Sec J DP 1596	FTLR PTY LTD
28 Clarence Street, WYEE POINT NSW 2259	Lot 33 Sec O DP 1596	FTLR PTY LTD
41 Clarence Street, WYEE POINT NSW 2259	Lot 13 Sec J DP 1596, Lot 14 Sec J DP 1596	FTLR PTY LTD
22 Clarence Street, WYEE POINT NSW 2259	Lot 27A Sec O DP 1596, Lot 28 Sec O DP 1596	FTLR PTY LTD
40 Clarence Street, WYEE POINT NSW 2259	Lot 29 Sec N DP 1596, Lot 30 Sec N DP 1596	FTLR PTY LTD
38 Broughton Street, WYEE POINT NSW 2259	Lot 32 Sec Q DP 1596, Lot 33 Sec Q DP 1596	FTLR PTY LTD
24 Clarence Street, WYEE POINT NSW 2259	Lot 29 Sec O DP 1596, Lot 30 Sec O DP 1596	FTLR PTY LTD
42 Broughton Street, WYEE POINT NSW 2259	Lot 28 Sec Q DP 1596, Lot 29 Sec Q DP 1596	FTLR PTY LTD
39 Broughton Street, WYEE POINT NSW 2259	Lot 15 Sec N DP 1596, Lot 16 Sec N DP 1596	FTLR PTY LTD
51 Keightley Street, WYEE POINT NSW 2259	Lot 9 Sec G DP 1596, Lot 10 Sec G DP 1596	FTLR PTY LTD
25 Brooks Street, WYEE POINT NSW 2259	LOTS 13/14 SEC R DP 1596	FTLR PTY LTD
39 Clarence Street, WYEE POINT NSW 2259	Lot 15 Sec J DP 1596, Lot 16 Sec J DP 1596	FTLR PTY LTD
48 Clarence Street, WYEE POINT NSW 2259	Lot 36 Sec N DP 1596	FTLR PTY LTD
15 Sweetland Street, WYEE POINT NSW 2259	Lot 21 Sec J DP 1596, Lot 22 Sec J DP 1596	FTLR PTY LTD
27 Sweetland Street, WYEE POINT NSW 2259	Lot 34 Sec Q DP 1596, Lot 35 Sec Q DP 1596	FTLR PTY LTD
46 Clarence Street, WYEE POINT NSW 2259	Lot 34 Sec N DP 1596, Lot 35 Sec N DP 1596	FTLR PTY LTD
40 Keightley Street, WYEE POINT NSW 2259	Lot 29 Sec J DP 1596, Lot 30 Sec J DP 1596	FTLR PTY LTD
27 Broughton Street, WYEE POINT NSW 2259	Lot 12 Sec O DP 1596	FTLR PTY LTD
42 Keightley Street, WYEE POINT NSW 2259	Lot 31 Sec J DP 1596, Lot 32 Sec J DP 1596	FTLR PTY LTD
17 Sweetland Street, WYEE POINT NSW 2259	Lot 19 Sec J DP 1596, Lot 20 Sec J DP 1596	FTLR PTY LTD
37 Clarence Street, WYEE POINT NSW 2259	Lot 17 Sec J DP 1596, Lot 18 Sec J DP 1596	FTLR PTY LTD
44 Clarence Street, WYEE POINT NSW 2259	Lot 33 Sec N DP 1596	FTLR PTY LTD
58 Broughton Street, WYEE POINT NSW 2259	Lot 12 Sec Q DP 1596, Lot 13 Sec Q DP 1596	FTLR PTY LTD
1 Bewick Street, WYEE POINT NSW 2259	Lot 11 Sec I DP 1596, Lot 12 Sec I DP 1596	FTLR PTY LTD
56 Broughton Street, WYEE POINT NSW 2259	Lot 14 Sec Q DP 1596, Lot 15 Sec Q DP 1596	FTLR PTY LTD

51 Broughton Street, WYEE POINT NSW 2259	Lot 16 Sec M DP 1596, Lot 17 Sec M DP 1596	FTLR PTY LTD
8 Bewick Street, WYEE POINT NSW 2259	Lot 6 Sec G DP 1596, Lot 7 Sec G DP 1596	FTLR PTY LTD
26 Clarence Street, WYEE POINT NSW 2259	Lot 31 Sec O DP 1596, Lot 32 Sec O DP 1596	FTLR PTY LTD
20 Bewick Street, WYEE POINT NSW 2259	Lot 1 Sec N DP 1596, Lot 2 Sec N DP 1596	FTLR PTY LTD
48 Broughton Street, WYEE POINT NSW 2259	Lot 22 Sec Q DP 1596, Lot 23 Sec Q DP 1596	FTLR PTY LTD
66 Broughton Street, WYEE POINT NSW 2259	Lot 5 Sec Q DP 1596	FTLR PTY LTD
60 Broughton Street, WYEE POINT NSW 2259	Lot 10 Sec Q DP 1596, Lot 11 Sec Q DP 1596	FTLR PTY LTD
7 Bewick Street, WYEE POINT NSW 2259	Lot 17 Sec I DP 1596, Lot 18 Sec I DP 1596	FTLR PTY LTD
54 Clarence Street, WYEE POINT NSW 2259	Lot 26 Sec M DP 1596	FTLR PTY LTD
18 White Street, WYEE POINT NSW 2259	Lot 1 Sec Q DP 1596, Lot 2 Sec Q DP 1596	FTLR PTY LTD
64 Broughton Street, WYEE POINT NSW 2259	Lot 6 Sec Q DP 1596, Lot 7 Sec Q DP 1596	FTLR PTY LTD
46 Broughton Street, WYEE POINT NSW 2259	Lot 24 Sec Q DP 1596, Lot 25 Sec Q DP 1596	FTLR PTY LTD
56 Clarence Street, WYEE POINT NSW 2259	Lot 27 Sec M DP 1596, Lot 28 Sec M DP 1596	FTLR PTY LTD
54 Broughton Street, WYEE POINT NSW 2259	Lot 16 Sec Q DP 1596, Lot 17 Sec Q DP 1596	FTLR PTY LTD
53 Broughton Street, WYEE POINT NSW 2259	Lot 14 Sec M DP 1596, Lot 15 Sec M DP 1596	FTLR PTY LTD
20 White Street, WYEE POINT NSW 2259	Lot 3 Sec Q DP 1596, Lot 4 Sec Q DP 1596	FTLR PTY LTD
3 Bewick Street, WYEE POINT NSW 2259	Lot 13 Sec I DP 1596, Lot 14 Sec I DP 1596	FTLR PTY LTD
62 Broughton Street, WYEE POINT NSW 2259	Lot 8 Sec Q DP 1596, Lot 9 Sec Q DP 1596	FTLR PTY LTD
5 Bewick Street, WYEE POINT NSW 2259	Lot 15 Sec I DP 1596, Lot 16 Sec I DP 1596	FTLR PTY LTD
6 White Street, WYEE POINT NSW 2259	Lot 30 Sec I DP 1596, Lot 31 Sec I DP 1596	FTLR PTY LTD
22 Bewick Street, WYEE POINT NSW 2259	Lot 3 Sec N DP 1596, Lot 4 Sec N DP 1596	FTLR PTY LTD
50 Broughton Street, WYEE POINT NSW 2259	Lot 20 Sec Q DP 1596, Lot 21 Sec Q DP 1596	FTLR PTY LTD
10 Bewick Street, WYEE POINT NSW 2259	Lot 8 Sec G DP 1596	FTLR PTY LTD
40 Broughton Street, WYEE POINT NSW 2259	Lot 30 Sec Q DP 1596, Lot 31 Sec Q DP 1596	FTLR PTY LTD
28 Broughton Street, WYEE POINT NSW 2259	Lot 32 Sec R DP 1596	FTLR PTY LTD
24 Brooks Street, WYEE POINT NSW 2259	Lot 29 Sec T DP 1596, Lot 30 Sec T DP 1596	FTLR PTY LTD
26 Brooks Street, WYEE POINT NSW 2259	Lot 31 Sec T DP 1596, Lot 32 Sec T DP 1596	FTLR PTY LTD
13 Sweetland Street, WYEE POINT NSW 2259	Lot 23 Sec J DP 1596, Lot 24 Sec J DP 1596	FTLR PTY LTD
43 Clarence Street, WYEE POINT NSW 2259	Lot 11 Sec J DP 1596	FTLR PTY LTD
23A Brooks Street, WYEE POINT NSW 2259	Lot 15 Sec R DP 1596	FTLR PTY LTD

55 Keightley Street, WYEE POINT NSW 2259	Lot 5 Sec B DP 1596, Lot 6 Sec B DP 1596	FTLR PTY LTD
58 Clarence Street, WYEE POINT NSW 2259	Lot 29 Sec M DP 1596	FTLR PTY LTD
26 Broughton Street, WYEE POINT NSW 2259	Lot 30 Sec R DP 1596, Lot 31 Sec R DP 1596	FTLR PTY LTD
44 Keightley Street, WYEE POINT NSW 2259	LOTS 12 & 33/34 SEC J DP 1596	FTLR PTY LTD
45 Clarence Street, WYEE POINT NSW 2259	LOTS 9/10 35/36 SEC J DP 1596	FTLR PTY LTD
38 Clarence Street, WYEE POINT NSW 2259	LOTS 27/28 SEC N DP 1596	FTLR PTY LTD
18 Bewick Street, WYEE POINT NSW 2259	Lot 7 Sec J DP 1596, Lot 8 Sec J DP 1596	FTLR PTY LTD
37 Broughton Street, WYEE POINT NSW 2259	Lots 17/18 Sec N DP 1596	FTLR PTY LTD
16 Bewick Street, WYEE POINT NSW 2259	Lot 5 Sec J DP 1596, Lot 6 Sec J DP 1596	FTLR PTY LTD
41 Broughton Street, WYEE POINT NSW 2259	Lot 13 Sec N DP 1596, Lot 14 Sec N DP 1596	FTLR PTY LTD
43 Broughton Street, WYEE POINT NSW 2259	Lot 11 Sec N DP 1596, Lot 12 Sec N DP 1596	FTLR PTY LTD
57 Broughton Street, WYEE POINT NSW 2259	Lot 9 Sec M DP 1596, Lot 10 Sec M DP 1596	FTLR PTY LTD
57 Clarence Street, WYEE POINT NSW 2259	Lots 25/29 Sec I DP 1596	FTLR PTY LTD
64 Clarence Street, WYEE POINT NSW 2259	Lot 32 Sec M DP 1596	FTLR PTY LTD
10 White Street, WYEE POINT NSW 2259	Lot 1 Sec M DP 1596, Lot 2 Sec M DP 1596, Lot 3 Sec M DP 1596, Lot 4 Sec M DP 1596, Lot 5 Sec M DP 1596	FTLR PTY LTD
55 Broughton Street, WYEE POINT NSW 2259	Lot 11 Sec M DP 1596, Lot 12 Sec M DP 1596, Lot 13 Sec M DP 1596, Lot 30 Sec M DP 1596, Lot 31 Sec M DP 1596	FTLR PTY LTD
66 Clarence Street, WYEE POINT NSW 2259	Lot 33 Sec M DP 1596, Lot 34 Sec M DP 1596	FTLR PTY LTD
24 Bewick Street, WYEE POINT NSW 2259	Lot 5 Sec N DP 1596, Lot 6 Sec N DP 1596	FTLR PTY LTD
45 Broughton Street, WYEE POINT NSW 2259	Lot 9 Sec N DP 1596, Lot 10 Sec N DP 1596	FTLR PTY LTD
16 White Street, WYEE POINT NSW 2259	Lot 6 Sec M DP 1596, Lot 7 Sec M DP 1596, Lot 8 Sec M DP 1596	FTLR PTY LTD
26 Bewick Street, WYEE POINT NSW 2259	Lot 7 Sec N DP 1596, Lot 8 Sec N DP 1596	FTLR PTY LTD
23 Sweetland Street, WYEE POINT NSW 2259	LOTS 21/22 SEC N DP 1596	Other private individual owner
21 Sweetland Street, WYEE POINT NSW 2259	LOTS 23/24 SEC N DP 1596	Other private individual owner
19 Sweetland Street, WYEE POINT NSW 2259	LOTS 25-26 SEC N DP 1596	Other private individual owner
14 Bewick Street, WYEE POINT NSW 2259	SEC J COR LOT 1/4 DP1596 40.23X40.23	Other private individual owner
12 Bewick Street, WYEE POINT NSW 2259	LOTS 1/4 SEC J DP 1596	Other private individual owner
25 Sweetland Street, WYEE POINT NSW 2259	LOTS 19/20 SEC N DP 1596	Other private individual owner
52 Broughton Street, WYEE	LOTS 18/19 SEC Q DP 1596	Other private

POINT NSW 2259		individual owner
13 Bewick Street, WYEE POINT NSW 2259	SEC M COR LOT 18/25 DP1596 80.47X40.23	Other private individual owner
9 Bewick Street, WYEE POINT NSW 2259	SEC M COR LOT 18/25 DP1596 80.47X40.23	Other private individual owner
15 Bewick Street, WYEE POINT NSW 2259	LOTS 18/25 SEC M DP 1596	Other private individual owner
11 Bewick Street, WYEE POINT NSW 2259	SEC M COR LOT 18/25 DP1596 80.47X40.23	Other private individual owner
42 Clarence Street, WYEE POINT NSW 2259	LOTS 31/32 SEC N DP 1596	Other private individual owner