

PLANNING PROPOSAL
Amendment to the
Cessnock Local Environment Plan 2011

Wyndham Street, Greta

Version 1.0
18 April 2012

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PART 1: OBJECTIVES and BACKGROUND

Objective

The objective of the planning proposal is to enable an expansion of the settlement of Greta by rezoning additional land for residential and large lot residential use. This land is adjacent to the existing residential areas and is generally to the north and north-west of the existing settlement.

In addition, land of high biodiversity significance is proposed to be placed in a conservation zone. The ownership and management of this land is currently being negotiated between the Proponent and the Environmental Protection Agency (EPA). The transfer of this land to Council is not supported. While the ownership and management arrangements for the offset land are not in place at this time, it is considered acceptable to process the Planning Proposal as negotiations between the Proponent and the EPA are ongoing. The resolution of ownership and management issues can be undertaken in parallel to the processing of the Planning Proposal.

Background

The rezoning proposal for the Wyndham Street Precinct was lodged with Council in December 2006, following the release of the Lower Hunter Regional Strategy, which identifies the precinct as a “proposed urban area”.

At its meeting held on 7 February 2007, Council resolved to commence the rezoning process of the Wyndham Street Precinct.

Following consultation with Government Agencies, Council resolved to exhibit the Wyndham Street rezoning on 21 May 2008. However, the Department of Planning advised that a S.65 Certification would not be issued but that the rezoning should be incorporated into the draft comprehensive Local Environmental Plan.

As such, the Wyndham Street spot-rezoning proposal was exhibited in conjunction with the then draft Comprehensive Local Environmental Plan between 27 July 2009 and 11 December 2009. During the exhibition period, 379 pro-forma letters objecting to the proposal were received.

The matter was reported to Council on 23 June 2010. Council resolved to defer ongoing considerations of the proposal to review the suitability of the site for residential development.

On 22 December 2010, the Planning Proposal was transitioned into the ‘Gateway’, subject to further consideration of the following matters:

- Zones / minimum lot sizes;
- Zone boundaries – consideration of boarder potentially developable land at Greta as identified in CWSS;
- Consideration of surrounding and future land uses;
- Contamination;
- Preparation of VPA / s94 Plan; and
- Resolution of biodiversity issues.

On 17 January 2011 correspondence was sent to the proponent requesting additional information on the outstanding matters. This was followed further correspondence on 14 March 2011.

Following ongoing meetings and discussion, the proponent submitted supplementary reports and a revised allotment layout on 28 June 2011 addressing the above issues, which are the subject of this revised Planning Proposal.

PART 2: EXPLANATION of PROVISIONS

The Planning Proposal seeks to amend (draft) Cessnock Comprehensive Local Environmental Plan by rezoning the subject land from RU2 - Rural Landscape Zone to:

- R2 - Low Density Residential;
- R5 - Large Lot Residential; and
- E2 - Environmental Conservation.

The subject land is shown in the map at Figure 1, which provides an indicative zoning and minimum lot size plan.

The Urban Release Areas Map that supports the Cessnock Local Environmental Plan (2011) will also need to be amended to show the area corresponding to the Wyndham Street Precinct.

PART 3: JUSTIFICATION

In accordance with the Department of Planning's "Guide to Preparing Planning Proposals", this section provides a response to the following issues:

- Section A: Need for 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 Proposal

1. Resulting from a Strategic Study or Report

The Wyndham Street Precinct is identified in the Lower Hunter Regional Strategy and Council's City Wide Settlement Strategy (2010) as a future urban area with an anticipated yield of 316. However, the yield for the Wyndham Street Precinct has been revised down to 193.

The change in lot size provisions is considered to be appropriate in this regard following a review of on-site constraints, which included consideration of the maintenance of the character and role of the existing Greta village area. Increases in potential yields from other candidate areas with improved servicing availability will help to off-set the reduction lot yield from this site.

2. Planning Proposal as best way to achieve to objectives

Under the existing zoning controls in the Cessnock LEP 2011, the proposed increased residential densities are not achievable. Therefore, a change to the zoning and minimum lot sizes is required to enable additional residential subdivision of the subject land and to implement the directions of the City Wide Settlement Strategy and the Lower Hunter Regional Strategy.

Placing land use and minimum lot size provisions in Council's Local Environmental Plan, in conjunction with the existing subdivision controls in Council's DCP, is considered to be the most appropriate method for managing subdivision and land use on the locality.

3. Net Community Benefit

A Net Community Benefit test has been undertaken and provided below.

Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transit node)?	Yes. The land identified as the Wyndham Street Precinct is consistent with the settlement principles identified in the CWSS and is identified in the LHRS as a 'proposed urban area'.
Will the LEP be consistent with agreed centres and sub-regional planning policy for development in the area?	Yes. Future urban development of the site is capable of meeting the requirements of the Hunter Regional Environmental Plan (the

	REP) with regard to the provisions of community facilities and services and the rezoning land for urban purposes.
Is the LEP located in a regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?	Yes. The proposal is consistent with the Lower Hunter Regional Strategy, which identifies the Wyndham Street Precinct as a new release area, forming an extension to the existing urban footprint.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	Yes. The proposed rezoning will provide for employment generating opportunities (through construction stages), and will underpin the local economy of Greta and Branxton by building on the existing residential population and urban infrastructure. The rezoning will not result in the loss of employment lands.
Is the existing public infrastructure capable of servicing the proposed site?	Yes. Council is currently reviewing the preliminary Voluntary Planning Agreement lodged by the Proponent on 24 August 2011. It is anticipated that the final Voluntary Planning Agreement will include contributions for Council's community assets, roads, drainage and traffic infrastructure, in addition to monetary contributions towards Greta Central Park and Hunter River Reserve. Such contributions would address additional sporting facilities, parks and gardens, playgrounds and cycle ways. Ongoing discussions with the Proponent will be required prior to this matter being reported, considered and endorsed by Council. Satisfactory arrangements through the Standard Instrument have been made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
Will the LEP facilitate the provision of public transport?	Yes. Existing bus services in the vicinity of the site are minimal. However, it is expected that the additional population will underpin an extension of existing services.
Will the LEP implement studies and strategic work consistent with State and regional policies?	Yes. The proposal is consistent with the Lower Hunter Regional Strategy.

Section B: Relationship to Strategic Planning Framework

4. Consistency with Objectives and Actions within Regional Strategies

Lower Hunter Regional Strategy 2006

The Lower Hunter Regional Strategy identifies Cessnock LGA as a location of substantial residential growth (21700 dwellings), of which a high proportion (19,700) are projected in new release locations, such as at Wyndham Street, Greta.

The draft Plan will contribute to the implementation of the housing targets identified in this Strategy by providing additional housing opportunities at Greta.

5. Consistency with Council's Community Strategic Plan or other Local Strategic Plan

Community Strategic Plan - Our People, Our Place, Our Future

Goal: Protect, enhance and promote the natural, developed and cultural environment.

Objectives: Continue to develop residential development controls.

Outcome: Council's assessment and consideration of the subject Planning Proposal addresses the aims of Council's Community Strategic Plan.

City Wide Settlement Strategy

In order to implement Ministerial Direction No. 5.1 – Implementation of Regional Strategies, the Wyndham Street Precinct is identified in the City Wide Settlement Strategy (2010) as a future urban area with an anticipated yield of 316. However, following a review of on-site constraints, and in order to maintain the character and role of the existing Greta village area, the yield for Wyndham Street Precinct has been revised down to 193.

6. Consistency with State Environmental Planning Policies

There are no existing or draft SEPPs that prohibit or restrict the proposed development as outlined in this planning proposal. An assessment of relevant SEPPs against the planning proposal is provided in the table below.

Table 1: Relevant State Environmental Planning Policies

SEPP	Relevance	Consistency and Implications
SEPP 6 – Number of Storeys in a Building	Clarifies the reference to storey, floors and levels.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 21 -Caravan Parks	The SEPP provides for development for caravan parks.	Not applicable
SEPP 22 – Shops and commercial premises	The SEPP provides for the change of use of commercial premises.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 30 –	The SEPP provides considerations for	Not applicable

Intensive Agriculture	consent for intensive agriculture.	
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	The SEPP makes provision for the re-development of urban land suitable for multi-unit housing and related development.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 33 – Hazardous & Offensive Development	The SEPP provides considerations for consent for hazardous & offensive development.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 36 – Manufactured Homes Estates	The SEPP makes provision to encourage manufactured homes estates through permitting this use where caravan parks are permitted and allowing subdivision.	Not applicable
SEPP 44 – Koala Habitat Protection	This SEPP applies to land across NSW that is greater than 1 hectare and is not a National Park or Forestry Reserve. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.	The site contains one tree species listed in Schedule 2 of SEPP 44, being <i>Eucalyptus punctata</i> (Grey Gum). <i>Eucalyptus punctata</i> occurs as a scattered species predominantly on Lot 2 of the site. This species does not occur at a density greater than 15%. As such, the site as a whole does not constitute “Potential Koala Habitat” as defines in the SEPP. Therefore, nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 55 – Remediation of Land	This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination	A Phase 2 Contamination Report confirms that the site is suitable for residential development.
SEPP 62 – Sustainable Aquaculture	The SEPP relates to development for aquaculture and to development arising from rezoning of land and is of relevance for the site specific rezoning proposals.	Not applicable.
SEPP 64 – Advertising and Signage	Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP Housing for Seniors or people with a Disability 2004	The SEPP aims to encourage provision of housing for seniors, including residential care facilities. The SEPP provides development standards.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP Infrastructure 2007	Provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of	Clause 104 of the SEPP requires developments of a certain size identified within Schedule 3 to be referred to the

	infrastructure and service facilities.	RTA. Council has undertaken consultation with the RTA who advised that they will rely on the provisions of the LEP which facilitate the satisfactory arrangements for the provision of State public infrastructure are made prior to the subdivision of land in an urban release area.
SEPP Mining, Petroleum Production and Extractive Industries 2007	The SEPP aims to provide proper management of mineral, petroleum and extractive material resources and ESD.	Nothing in this planning proposal affects the aims and provisions of this SEPP
SEPP (Rural Lands) 2008	The SEPP aims to facilitate economic use and development of rural lands, reduce land use conflicts and provides development principles.	Nothing in this planning proposal affects the aims and provisions of this SEPP

7. Consistency with s.117 Ministerial Directions for Local Plan Making

There are no s.117 Ministerial Direction that the planning proposal is inconsistent with. An assessment of relevant s.117 Directions against the planning proposal is provided in the table below.

Table 2: Relevant s.117 Ministerial Directions

Ministerial Direction	Aim of Direction	Consistency and Implication
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	Planning proposal not affected by this direction.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	The Wyndham Street, Greta Precinct is identified for future urban development in the Lower Hunter Regional Strategy and is therefore considered to be consistent with this Direction.
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Planning proposal not affected by this direction.
1.4 Oyster Aquaculture	Not applicable.	
1.5 Rural lands	The objective of this direction is to protect the agricultural production value of rural land and facilitate the economic development of rural lands for rural related purposes.	The Wyndham Street, Greta Precinct is identified for future urban development in the Lower Hunter Regional Strategy and is therefore considered to be consistent with this Direction.

2. ENVIRONMENT AND HERITAGE		
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Planning proposal not affected by this direction.
2.2 Coastal Protection	Not applicable.	
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Planning proposal not affected by this direction.
2.4 Recreation Vehicle Areas	The draft LEP amendment does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>).	Planning proposal not affected by this direction.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.	Provisions in the draft LEP 2011 facilitate the arrangements for the provision of State infrastructure and public utility infrastructure before the subdivision of land in an urban release area to satisfy the needs that arise from development of the land.
3.2 Caravan parks and Manufactured Home Estates	The objective of this direction is to provide for a variety of housing types, and provide opportunities for caravan parks and manufactured home estates.	Planning proposal not affected by this direction.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Home occupations are permitted without consent in the proposed R2 and R5 Zones. The planning proposal is consistent with this Direction..
3.4 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs subdivision and street layouts achieve the sustainable transport objectives.	The RTA has advised they will rely on the provisions of the LEP which facilitate the satisfactory arrangements for the provision of State public infrastructure is made prior to the subdivision of land in an urban release area. Local infrastructure requirements will be facilitated through a Voluntary Planning Agreement.
3.5 Development Near Licensed Aerodromes	The objectives of this direction to ensure the efficient and safe operation of aerodromes, ensure their operation is not compromised by incompatible future adjoining land uses	Planning proposal not affected by this direction.
3.6 Shooting Ranges	The objective of this direction is to maintain appropriate levels of public	Planning proposal not affected by this direction.

	safety and amenity, reduce land use conflict and identify issues that must be addressed when rezoning land adjacent to an existing shooting range.	
4. HAZARD AND RISK		
4.1 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils	Planning proposal not affected by this direction.
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Planning proposal not affected by this direction.
4.3 Flood Prone Land	The objectives of this direction are to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and that the provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.	Part of the land is likely to be within the 1:100 year flood zone. Notwithstanding, the planning proposal is not seeking to rezone flood prone land.
4.4 Planning for Bushfire Protection	The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, to encourage sound management of bush fire prone areas.	The subject land is bushfire prone. A Bushfire Assessment undertaken in June 2011 states that for 10m Asset Protection Zones are suitable for the proposed R2 land while 20m will be required for the R5 land. Consultation to confirm that the proposal is able to meet the requirements of Planning for Bushfire Protection Guidelines 2006 will be undertaken as part of the assessment of this Planning Proposal.
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The <i>Lower Hunter Regional Strategy (LHRS) 2006</i> is relevant. The planning proposal will enable a constrained site within an existing centre to be consolidated with adjoining land and utilized for its intended commercial purpose. This will assist in the achievement of the LHRS 2006 objectives by maximizing economic opportunities and job growth within an existing centre.

6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Planning proposal not affected by this direction.
6.2 Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Planning proposal not affected by this direction.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Planning proposal not affected by this direction.

Section C: Environmental, Social and Economic Impact

8. Impact on Threatened Species

A flora and fauna assessment was undertaken on the site in November 2006 by Harper Somers O'Sullivan where it was established that:

- The site contains three (3) vegetation communities, namely:
- Central Hunter Ironbark – Spotted Gum – Grey Box Forest (CHISGGBF)
- Managed / Regenerating Vegetation
- Disturbed Lands

The CHISGGBF is not listed as an Endangered Ecological Community (EEC) in the Threatened Species Conservation Act, 1995.

The site contains four (4) threatened species as listed in the TSC Act, 1995, being:

- Pomatostomus temporalis (Grey-crowned Babbler)
- Petaurus norfolcensis (Squirrel Glider)
- Miniopterus australis (Little Bent-wing Bat)
- Miniopterus schreibersii (Large Bent-wing Bat)

This site was subject to an Memorandum of Understanding (MoU) between the land holder, the Department of Planning and the Department of Environment and Climate Change regarding the environmental offsets. However, following decisions in the Land and Environment Court, the MoU was declared invalid. As a result, further investigations and negotiations are required to offset vegetation removal on the site.

On 24 October 2011, Council received preliminary comments from Eco Logical Australia, on behalf of the Proponent, to document biodiversity offsets that meet the "improve or maintain" outcome as requested by the Office of Environment and Heritage.

Included in the proposed offset package is the transfer of approximately 7.9 ha of originally vegetated land to the Crown Reserve (Hunter River Reserve) which is managed by Council. This may have financial implications for Council and further discussions with the Proponent, Office of Environment and Heritage and the Crown Lands Division will need to be undertaken prior to the Planning Proposal being finalised. It is understood that the Proponent is negotiating ownership and future management arrangements with the EPA.

9. Environmental Impact

The Planning Proposal will have a positive environmental impact by conserving land of biodiversity significance in an E2 - Environmental Conservation zone. It is proposed that ownership of this land will be transferred to the State Government and amalgamated with adjacent conservation lands. The Proposal will have a negative environmental impact because most residents will need to travel for employment. It is highly likely that many will travel by motor vehicle because of the dispersed nature of employment opportunities.

10. Social and Economic Impacts

A social and economic impact assessment was undertaken for the Planning Proposal. The investigation indicates a positive balance of impacts, however the study

acknowledges that there are negative impacts associated with increased residential densities such as increased noise and amenity issues. It is considered that area improvements will result from the development through the preparation/implementation of a draft Voluntary Planning Agreement / draft Section 94 Contributions Plan.

The Archaeological Assessment undertaken for the site concludes that there are no Aboriginal objects found within the study area.

There are no items of European heritage significance located within the Precinct.

Section D: State and Commonwealth Interests

11. Adequate Public Infrastructure

The preparation of a Voluntary Planning Agreement will be undertaken to ensure the adequate provision of local infrastructure (including the impacts of additional traffic on the local road network generated by future residential development, contributions to local open space and community facilities and drainage works).

Stormwater and Flooding Considerations

A comprehensive Stormwater Management Plan will be considered in the preparation of a detailed subdivision design when the lot layout is finalised, including the location of stormwater capture and treatment works and the like,

There are no groundwater issues associated with the site.

Traffic and Road Works

Council is currently reviewing the preliminary Voluntary Planning Agreement lodged by the Proponent on 24 August 2011.

It is anticipated that the final Voluntary Planning Agreement will include contributions for Council's community assets, roads, drainage and traffic infrastructure, in addition to monetary contributions towards Greta Central Park and Hunter River Reserve. Such contributions would address additional sporting facilities, parks and gardens, playgrounds and cycle ways.

Ongoing discussions with the Proponent will be required prior to this matter being reported, considered and endorsed by Council.

Satisfactory arrangements through the Standard Instrument have been made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

Reticulated Water and Reticulated Waste Water Servicing Strategies

HWC advised that there were some deficiencies in the system to cater for the proposed development. However, augmentation work can be undertaken to ensure the proposal can be adequately serviced.

Water Supply: The development is located in the Maitland North Rothbury Water Supply System, which currently has insufficient pressure to service the proposed development. HWC has plans for regional augmentations in the area, including 905m of 250mm water main between Nelson Street and West Street along the New England Highway. The development may be required to connect to this main to meet minimum pressure requirements and security of supply will need to be satisfied when development commences.

Wastewater Transportation: The development site drains to Branxton No.3 WWPS. Sections of the downstream gravity system need upgrading to handle theoretical loads. These are expected to have been complete by 2012. Confirmation of these works will need to be clarified with the Hunter Water Commission. Branxton No.3 WWPS is currently deficient to service theoretical loads, and upgrades will be required.

Wastewater Treatment: The proposed development is located within the Branxton WWTW catchment. This WWTW does not currently have sufficient capacity to service this and other proposed developments in Branxton catchment area. However, HWC is currently in the planning phase for a wastewater treatment plant upgrade, which should be commissioned in 2012 - 2013.

Comment: A servicing strategy has been undertaken by the proponents in consultation with HWC. The assessment identifies some current deficiencies in the Greta/Branxton area. However the assessment concludes that the Wyndham Street Precinct can be economically serviced with sewer and water. The proponent further sought comments from HWC under S50 and the proponent has made amendments to reflect the recommendations; the amended proposal has been forwarded by the proponent to HWC.

Gas : Natural gas is available in the vicinity and could be extended to supply the site. It is Alinta's policy to extend gas mains to all developments where possible, depending upon economic viability.

Electricity: Energy Australia advises that while there are no works proposed for this site, there are no major constraints to providing the required infrastructure.

Telephone: Telstra advise Council that they have an obligation to provide services to developments and are generally able to provide the services given enough lead time to plan, design and construct the network.

Bushfire: It is noted that APZ are to be provided in accordance with Planning for Bushfire Protection Act 2006. Further, provision for water for fire fighting and construction requirements in addition to on site provisions will need to be addressed.

On 8 August 2011 a supplementary bushfire assessment report undertaken by Firebird Ecosultants Pty Ltd was submitted with Council.

Ongoing discussions with the Rural Fire Service (RFS) will be undertaken, and it is anticipated that the response will include comments on the following:

- Level of hazard for each site;
- The proposal's consistency with the guidelines contained in "Planning for Bushfire Protection";
- APZs and levels of construction required for future development of each site; and
- The demand each proposal will have on existing fire fighting services.

Council will seek to consult formally with the Rural Fire Service on these matters as part of the revised Planning Proposal.

12. Consultation with State and Commonwealth Authorities

Council will seek to consult with the following statutory authorities and agencies:

- Rural Fire Service (RFS);
- Office of Environment and Heritage (OEH);
- Hunter & Central Rivers Catchment Management Authority (CMA);
- Crown Lands Division (CL);
- Hunter Water Corporation (HWC); and

- Roads and Maritime Services (RMS).

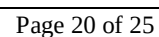
PART 4: COMMUNITY CONSULTATION

Community consultation will be undertaken in accordance with Council's guidelines and any specific requirements made by the Department of Planning and Infrastructure during the gateway determination

Given the changes made to the form of the planning proposal since the initial exhibition, it is intended that the planning proposal be re-exhibited for a period of 28 days in accordance with Council's Notification Policy.

It is also intended that previous submission makers in addition to landowners in and adjoining the nominated area will also be notified of the proposal.

Planning Proposal – Wyndham Street, Greta
File No. 18/2006/9/1



OVERVIEW MAP



Imagery :
Capture: 2002
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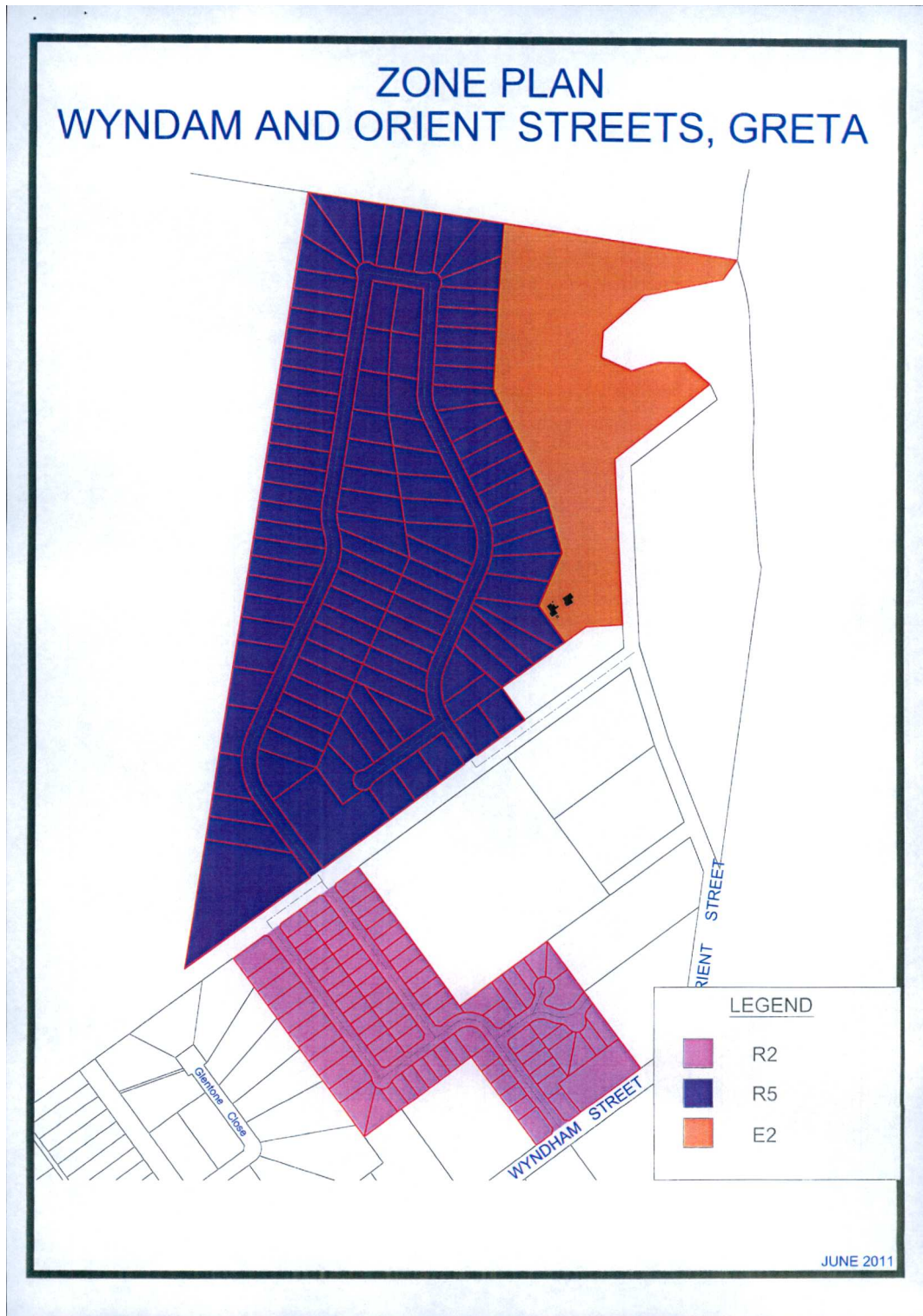
A simple black silhouette of a house-like shape with the word "NORTH" written in bold, black, sans-serif capital letters inside it.

Contact :
PO Box 152,
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This map has been proudly
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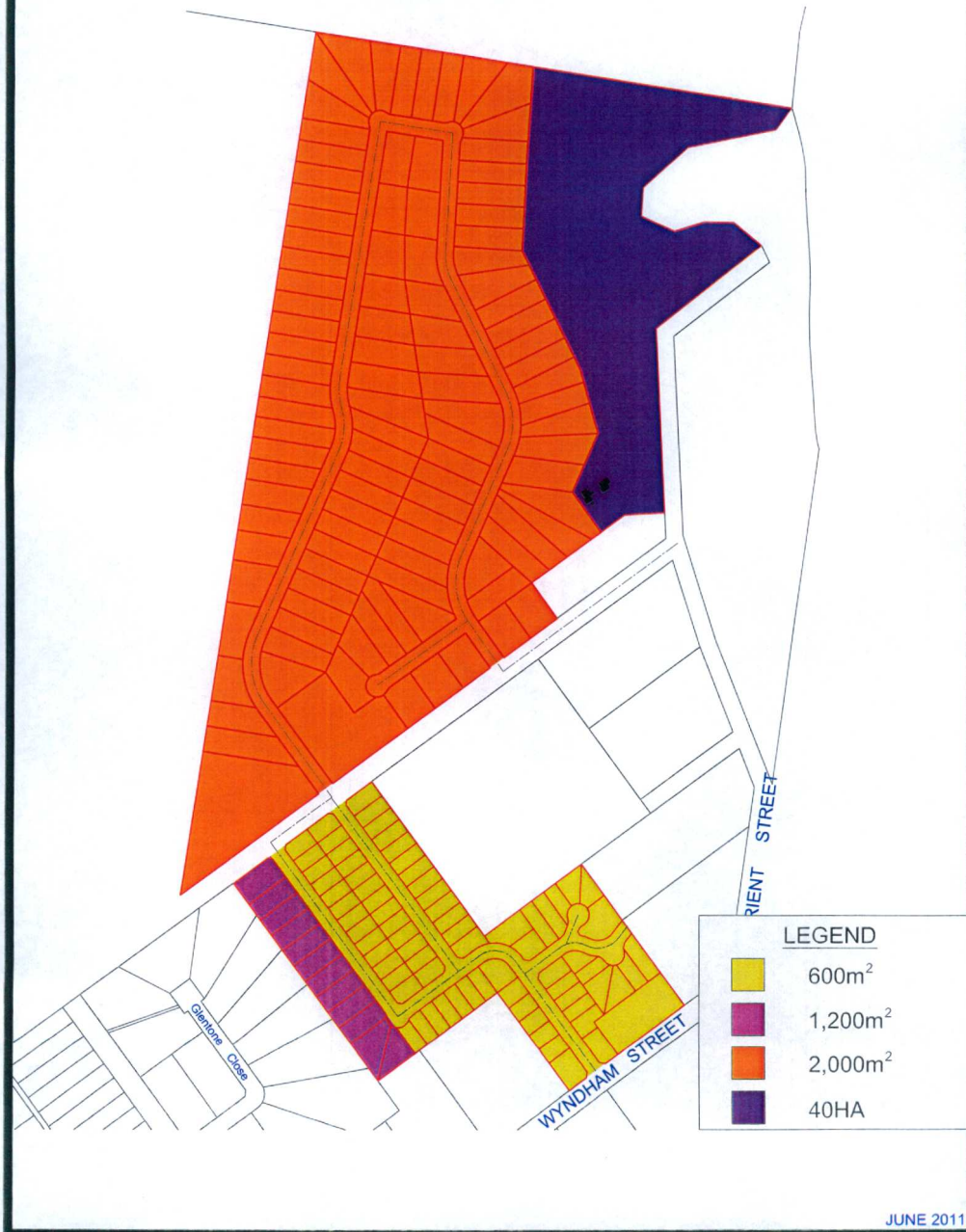
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Appendix 2: Proposed Zoning Map



LOT SIZE MAP WYNDHAM AND ORIENT STREETS, GRETA



Appendix 3: Council Report and Minutes



Acrobat Document

Council Report EE30/2012



Acrobat Document

Council minutes to Report EE30/2012

