

PLANNING PROPOSAL

Muswellbrook Local Environmental Plan 2009 Amendment No.12 (Administrative Amendments)

May 2015

Prepared by:

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P L A N N I N G P R O P O S A L

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's guidelines. This Planning Proposal explains the intended effect of, and provides justification for the proposed amendments to Muswellbrook Local Environmental Plan (LEP) 2009.

The planning proposal intends to rectify various anomalies, ambiguities and errors in Muswellbrook LEP 2009 to strengthen the integrity and accuracy, and incorporate additional provisions into LEP to ensure LEP functions efficiently and its provisions are up-to-date.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The key objectives of this planning proposal are to amend Muswellbrook LEP 2009 to:

- (1) rezone Lot 116 DP 1075666, Lot 10 DP 1181346 and Lot 1380 DP 1164893 from R1 Genera Residential to RE1 Public Recreation
- (2) correct mapping anomalies (split zoning)
- (3) correct minor anomalies identified in the Heritage Schedule and heritage maps
- (4) inclusion of a local provision on “events permitted without development consent”

Below is a summary of the individual items being proposed in this planning proposal.

Item 1: Rezone Lot 116 DP 1075666, Lot 10 DP 1181346 and Lot 1380 DP 1164893 from R1 Genera Residential to RE1 Public Recreation

The following land has been dedicated to Council as reserves:

- (a). Lot 116 DP 1075666 - dedicated as public reserve as part of Stage 1 Eastbrook Links Estate (DA 381/2003) endorsed by Council on 15 October 2004 (approximately 2200 square meters)
- (b). Lot 10 DP 1181346 - dedicated as drainage reserve as part of land referred to as Stage 10A Eastbrook Links Estate (DA 195/2010) endorsed by Council on 22 July 2013 (approximately 72,800 square meters)
- (c). Lot 1380 DP 1164893 - dedicated as public reserve as part of Stage 13 Eastbrook Links Estate (DA 263/2004) endorsed by Council on 24 August 2012 (approximately 7200 square meters)

The above lots are incorrectly zoned as R1 General Residential and it is proposed to rezone them into RE1 Public Recreation zone and correct this mapping error.

Item 2: Correct mapping anomalies (split zoning) - Queen Street, Lonhro Pl/Sepoy Cr

Council has identified that an administrative amendment is required to Land Zoning Map Sheet LZN_008A to make an adjustment to the location of the zoning boundaries of the following lots:

- Lot 84 DP 1181251
- Lot 85 DP 1181251

- Lot 86 DP 1181251
- Lot 87 DP 1181251
- Lot 88 DP 1181251
- Lot 89 DP 1181251
- Lot 90 DP 1181251
- Lot 91 DP 1181251
- Lots 1 and 2 SP 88952

This amendment proposed to remove split zoning from above lots by rezoning minor areas from R5 Large Lot Residential to R1 General Residential to correct mapping anomaly.

Item 3: Correct minor anomalies identified in the Heritage Schedule and heritage maps

Heritage Item - Muswellbrook Railway Station (i105) is incorrectly referenced as being located within Lot 1 DP 1010686. The correct reference is Lot 11 and Lot 12 ALT DP 1115346

Heritage Item - Muswellbrook Railway Signal Box (i106) is incorrectly referenced as being located within Lot 1 DP 1010686. The Railway Signal Box is located within the railway reserve adjacent to Lots 11 and 12 ALT DP 1115346.

Heritage Item - Merton, Denman (i17) is incorrectly referenced in 'Address' column as 4833, Jerry's Plains Road. The correct address is 4883 Jerry's Plains Road.

Heritage Item - Pickering, Denman (i19) is incorrectly referenced as 'Local' significance heritage item. Pickering is "State" significance heritage item.

Item 4: Inclusion of a local provision - "events permitted without development consent"

Council proposes to simplify the approval process for community events by removing the need for development consent under the *Environmental Planning & Assessment Act 1979* for temporary events and activities on public reserves or roads by including a clause "events permitted without development consent" into MLEP 2009.

Inclusion of the above clause permitting events without development consent will streamline the approval process for events and provide time and resource savings for Council and the organisers of events. This would enable the temporary use of public reserves and roads for the purpose of events and activities for cultural, recreational charitable purposes, to be undertaken without the need to obtain development consent.

However, other approvals may be required under other legislations including the *Local Government Act 1993*, the *Roads Act 1993* and the *Crown Lands Act 1989*.

PART 2 - EXPLANATION OF THE PROVISIONS

The amendment proposes the following changes to Muswellbrook LEP 2009 instrument and maps:

<i>Item No.</i>	<i>Amendment Applies To MLEP 2009:</i>	<i>Explanation of the Provision:</i>
Item 1	Land Zoning Map Sheet LZN_008 and LZN_008A	Amend Land Zoning Map Sheets LZN-008 and LZN_008A by rezoning the following lots from R1 General Residential to RE1 Public Recreation as shown in Part 4 - MAP A.

Item No.	Amendment Applies To MLEP 2009:	Explanation of the Provision:
		• Lot 116 DP 1075666 • Lot 10 DP 1181346 • Lot 1380 DP 1164893
	Floor Space Ratio Map FSR_008 and FSR_008A	Amend Floor Space Ratio Map FSR_008 and FSR_008A to remove floor space ratio and leave it as blank
	Height of Building Map Sheet LSZ_008 and LSZ_008A	Amend Height of Building Map HOB_008 and HOB_008A by increasing building height of the above lots to reflect maximum building heights as 12 metres.
Item 2	Land Zoning Map Sheet LZN_008 and LZN_008A	Amend Land Zoning Map Sheets LZN-008 and LZN_008A by rezoning minor areas of the following lots from R5 Large Lot Residential to R1 General Residential as shown in Part 4 - MAP B. This will remove split zonings from the below lots to address this mapping discrepancy. • Lot 84 DP 1181251 • Lot 85 DP 1181251 • Lot 86 DP 1181251 • Lot 87 DP 1181251 • Lot 88 DP 1181251 • Lot 89 DP 1181251 • Lot 90 DP 1181251 • Lot 91 DP 1181251 • Lots 1 and 2 SP 88952
	Floor Space Ratio Map FSR_008 and FSR_008A	Amend Floor Space Ratio Map FSR_008 and FSR_008A to reflect maximum floor space ratio as 0.5: 1.
	Lot Size Map Sheet LSZ_008 and LSZ_008A	Amend Lot Size Map LSZ_008 and LSZ_008A to reflect minimum lot size as 600 square metres.
Item 3	Schedule 5 Environmental Heritage - i105	Amend “Property description” column to correct Lot/DP of heritage item I105 (Muswellbrook Railway Station) as follows: (refer to Part 4 - MAP C) Omit “Lot 1 DP 1010686”, and insert “Lot 11 and Lot 12 ALT DP 1115346”
	Schedule 5 Environmental Heritage - i106	Amend “Property description” column to correct Lot/DP of heritage item I106 (Railway signal box) as follows: Omit “Lot 1 DP 1010686”, and insert “Railway reserve, adjacent to Lot 12 ALT DP 1115346”
	Schedule 5 Environmental Heritage - i17	Amend “Address” column to provide correct address of i17 (Merton) as follows: Omit “4833,”, and insert “4883”
	Schedule 5 Environmental	Amend “Significance” column to correct heritage

Item No.	Amendment Applies To MLEP 2009:	Explanation of the Provision:
	Heritage - i19	significance of item I19 (Pickering) as follows: Omit “Local” and insert “State”
Item 4	Part 7 Additional Local Provisions	This amendment proposes to inclusion of a local provision on “events permitted without development consent” The proposed clause is as follows: <i>Events permitted without development consent</i> (1) <i>The objective of this clause is to provide for the temporary use of public reserves and public roads for exhibitions, meetings, concerts or events.</i> (2) <i>Despite any other provision of this Plan, development (including any associated temporary structures) for the purpose of a temporary event may be carried out on a public reserve or public road without development consent.</i> <i>Note. Other approvals may be required, and must be obtained, under other Acts, including the Local Government Act 1993, the Roads Act 1993 and the Crown Lands Act 1989.</i> (3) <i>State Environmental Planning Policy (Temporary Structures) 2007 does not apply to development to which this clause applies.</i> (4) <i>In this clause:</i> <i>public reserve</i> <i>has the same meaning as in the Local Government Act 1993.</i> <i>temporary event</i> <i>means an exhibition, meeting, concert or other event that is open to the public for which land is used for a period of not more than 52 days (whether or not consecutive) in any period of 12 months.</i>
	LEP maps	This amendment proposes to revise and update all relevant LEP maps in above Items 1, 2 and 3 to comply with the Department’s Standard Instrument LEP mapping technical requirements.

PART 3 - JUSTIFICATION FOR THE PROVISIONS

Section A - Need for the planning proposal

The amendments outlined in the planning proposal are not the result of a strategic study or report.

Item 1: Rezone Lot 116 DP 1075666, Lot 10 DP 1181346 and Lot 1380 DP 1164893 from R1 General Residential to RE1 Public Recreation

Item 1 proposes to correct minor mapping anomaly of Lot 116 DP 1075666, Lot 10 DP 1181346 and Lot 1380 DP 1164893 owned by Council. These lots have been dedicated to Council by the Eastbrook Link Estate and currently zoned as R1 General Residential.

The amendment is proposed to rezone above reserves into RE1 Public Recreation consistent with MLEP 2009. This would reflect the actual use of above land parcels and will assist the community to correctly identify land use zones.

Item 2: Split zoning - Queen Street, Lonhro PI/Sepoy Cr

Council has identified that an administrative amendment is required to Land Zoning Map Sheet LZN_008A to make an adjustment to the location of the zoning boundaries of the Lots 84, 85, 86, 87, 88, 89, 90, 91 DP 1181251 and Lots 1 and 2 SP 88952.

This amendment proposes to remove split zoning from the above lots by rezoning minor areas from R5 Large Lot Residential zone to R1 General Residential zone to address minor mapping discrepancy.

Floor Space Ratio Map (FSR_008A) and Lot Size Map (LSZ_008A) are required to amend and update to reflect above zoning changes, and also to comply with the Department's Standard Instrument LEP mapping technical requirements.

Item 3: Heritage Schedule

Council has identified that an amendment is required to the Schedule 5 (Environmental Heritage) of the MLEP 2009. The Muswellbrook Railway Station (Heritage Item i105) is incorrectly referenced as being located within Lot 1 DP 1010686. The correct reference is Lot 11 and Lot 12 ALT DP 1115346.

The Muswellbrook Railway Signal Box (Heritage Item i106) is incorrectly referenced as located within Lot 1 DP 1010686. The Railway Signal Box is located within the rail corridor, adjacent to Lot 12 ALT DP 1115346.

The Merton, Denman (i17) is incorrectly referenced in 'Address' column as 4833, Jerry's Plains Road. The correct address is 4883 Jerry's Plains Road.

The Pickering, Denman (i19) is incorrectly referenced as 'Local' significance heritage item. Pickering is 'State' significance heritage item.

Item 4: Inclusion of a local provision - "events permitted without development consent"

Council proposes to simplify the approval process for community events by removing the need for development consent under the *Environmental Planning & Assessment Act 1979* for temporary events and activities on public reserves or roads by including a clause "events permitted without development consent" into MLEP 2009.

Inclusion of the above clause permitting events without development consent will streamline the approval process for events and provide time and resource savings for Council and the organisers of events. This would enable the temporary use of public reserves and roads for the purpose of events and activities for cultural, recreational charitable purposes, to be undertaken without the need to obtain development consent.

However, other approvals may be required under other legislations including the *Local Government Act 1993*, the *Roads Act 1993* and the *Crown Lands Act 1989*.

Section B - Relationship to strategic planning framework

The Upper Hunter Strategic Regional Land Use Plan (UHSRLUP) is applicable to the Muswellbrook Local Government Area. None of the proposed amendments impact upon the objectives or strategies of the UHSRLUP.

The planning proposal is consistent with Council's Community Strategic Plan 2013-2023 and the following components of the plan are particularly relevant to this proposal:

Item 4:

- Goal 1 - communities, business and industry is encouraged through innovation and progressive planning processes.

Consistency with applicable State Environmental Planning Policies:

An assessment of relevant SEPPs against the planning proposal is provided in the Table 1 below.

SEPP	RELEVANCE	CONSISTENCY AND IMPLICATIONS
SEPP 1 - Development Standards	The SEPP makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.	This does not apply to the Muswellbrook LGA as per Clause 1.9 (2) of the MLEP 2009.
SEPP 21 - Caravan Parks	The SEPP provides for development for caravan parks.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 30 - Intensive Agriculture	The SEPP provides considerations for consent for intensive agriculture.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
SEPP 32 - Urban Consolidation (Redevelopment of Urban Land)	The SEPP makes provision for the redevelopment 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 and 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	This SEPP encourages well-designed and properly serviced manufactured home estates in suitable locations.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
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.	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.	Nothing in this planning proposal affects the aims and provisions of this SEPP. There are no known sites relevant to this planning proposal, which relate to contamination issues.

SEPP 64 - Advertising and Signage	The SEPP 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 65 - Design Quality of Residential Flat Development	The SEPP relates to residential flat development across the state through the application of a series of design principles.	Nothing in this planning proposal affects the aims and provisions of this 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.
Building Sustainability Index: BASIX 2004	The SEPP provides for the implementation of BASIX throughout the State.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
Mining, Petroleum Production & 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.
Major Development 2005	The SEPP defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites.	Nothing in this planning proposal affects the aims and provisions of this SEPP.
Infrastructure 2007	The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.	It is not proposed to include any provisions which would be inconsistent with the 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.
Exempt and Comply Development Codes 2008	The SEPP provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate	Nothing in this planning proposal affects the aims and provisions of this SEPP.
Affordable Rental Housing 2009	The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.	Nothing in this planning proposal affects the aims and provisions of this SEPP

Consistency with applicable Ministerial Directions (s.117 directions):

An assessment of relevant S117 Directions against the planning proposal is provided in the Table 2 below.

DIRECTIONS	AIM OF DIRECTION	CONSISTENCY AND IMPLICATIONS
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.	Planning Proposal not affected by 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.
1.5 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.	Planning Proposal not affected by this direction.
2 - Environment and Heritage		
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Planning Proposal not affected by this direction.
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.	This direction applies to Item 3 of this planning proposal. Item 3 proposes to correct minor anomaly in Schedule 5 Environmental Heritage of the MLEP 2009, in relation to Muswellbrook Railway Station (Heritage Item i105), Muswellbrook Railway Single Box (Heritage Item i106), Denman Merton (Heritage Item i17) and Denman Pickering (Heritage Item i19). The planning proposal is consistent with 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.	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.	This direction applies to Item 1 and Item 2 of this planning proposal. Item 1 proposes to remove split zoning from lots including 84, 85, 86, 87, 88, 89, 90, 91 DP 1181251 and Lots 1 and 2 SP 88952, by rezoning minor areas from R5 Large Lot Residential zone to R1 General Residential zone to address minor mapping discrepancy. The planning proposal is consistent with this Direction.

		Item 2 seeks to rezone residential zoned land into public recreation. These subject lots are presently being used as public and drainage reserves. The planning proposal inconsistencies with this Direction are considered of minor significance.
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 estate.	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.	Planning Proposal not affected by 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.	Planning Proposal not affected by this direction.
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 safety and amenity, reduce land use conflict and identify issues that must be addressed when rezoning land adjacent to an existing shooting range.	Planning Proposal not affected by this direction.
4 - Hazard and Risk		
4.1 Acid Sulphate 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. There are no known sites relevant to this planning proposal which contain acid sulphate soils.
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 Floodplain Development Manual 2005.	Planning Proposal not affected by this direction.
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.	Planning Proposal not affected by this direction.

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.	Planning proposal not affected by this direction.
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.	This direction applies to Item 2 of this planning proposal. Item 2 proposes to rezone Lot 116 DP 1075666, Lot 10 DP 1181346 and Lot 1380 DP 1164893 from R1 General Residential to RE1 Public Recreation. The subject lands have been dedicated to Council as public and drainage reserves. Council requests the Secretary's approval to rezone land RE1 Public Recreation to be consistent with 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.
7 - Metropolitan Planning		
<i>No directions in this section apply to this planning proposal.</i>		

The above table outlines whether the proposed items are consistent with the S.117 Directions. Item No. 2 requires the Secretary's approval for the minor inconsistency and approval to rezone the land RE1 Public Recreation.

Section C - Environmental, social and economic impact

Item 1, 2 and 3:

No adverse environmental effects are anticipated as a result of the above LEP administrative amendments. The administrative amendments assist the community to correctly identify land use zones and heritage items.

Item 4:

Item 4 is proposed to simplify the approval process for community events by removing the need for development consent for temporary events on public reserves or roads and to streamline the approval process for temporary events and provide time and resource savings for organisers of events. It is considered that Item 4 will achieve positive social and economic effects on the community.

Section D - State and Commonwealth Interests

The above amendments are predominantly administrative in nature and are unlikely to have any impacts on infrastructure provision or requirements.

The requirement for consultation with the State and Commonwealth public authorities will be undertaken if directed by the Department of Planning and Environment. The Gateway Determination will provide directions for Council on which of the public authorities are required to be consulted with in respect of the proposal.

PART 4 - MAPPING

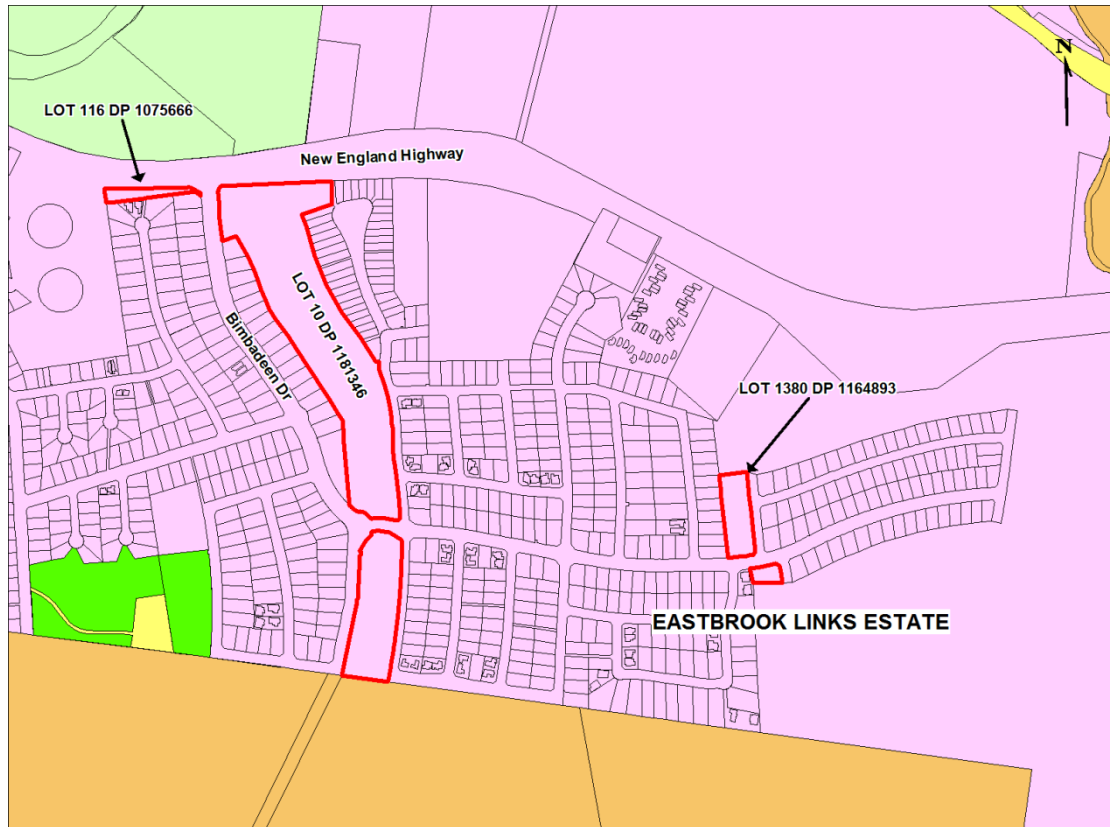
To achieve the intent of the planning proposal, it is proposed to amend the following LEP maps.

Map Sheet	Map Identification Number
Land Zoning Map	
LZN_008	5650_COM_LZN_008_080_20130820
LZN_008A	5650_COM_LZN_008A_020_20140422
Floor Space Ratio Map	
FSR_008	5650_COM_FSR_008_080_20120328
FSR_008A	5650_COM_FSR_008A_020_20140502
Height of Buildings Map	
HOB_008	5650_COM_HOB_008_080_20120328
HOB_008A	5650_COM_HOB_008A_020_20140501
Lot Size Map	
LSZ_008	5650_COM_LSZ_008_080_20130628
LSZ_008A	5650_COM_LSZ_008A_020_20140501
Heritage Map	
HER_008AA	5650_COM_HER_008AA_010_20120404

Council requests the Department to assist with the preparation of the mapping associated with the proposed amendments to comply with the Department's Standard Instrument LEP mapping technical requirements.

MAP A: MLEP 2009 Land Zoning Map Sheet LZN-008 and LZN-008A

(a) - Current Land Zoning Map Sheet LZN-008 and LZN-008A (part) - Item 1

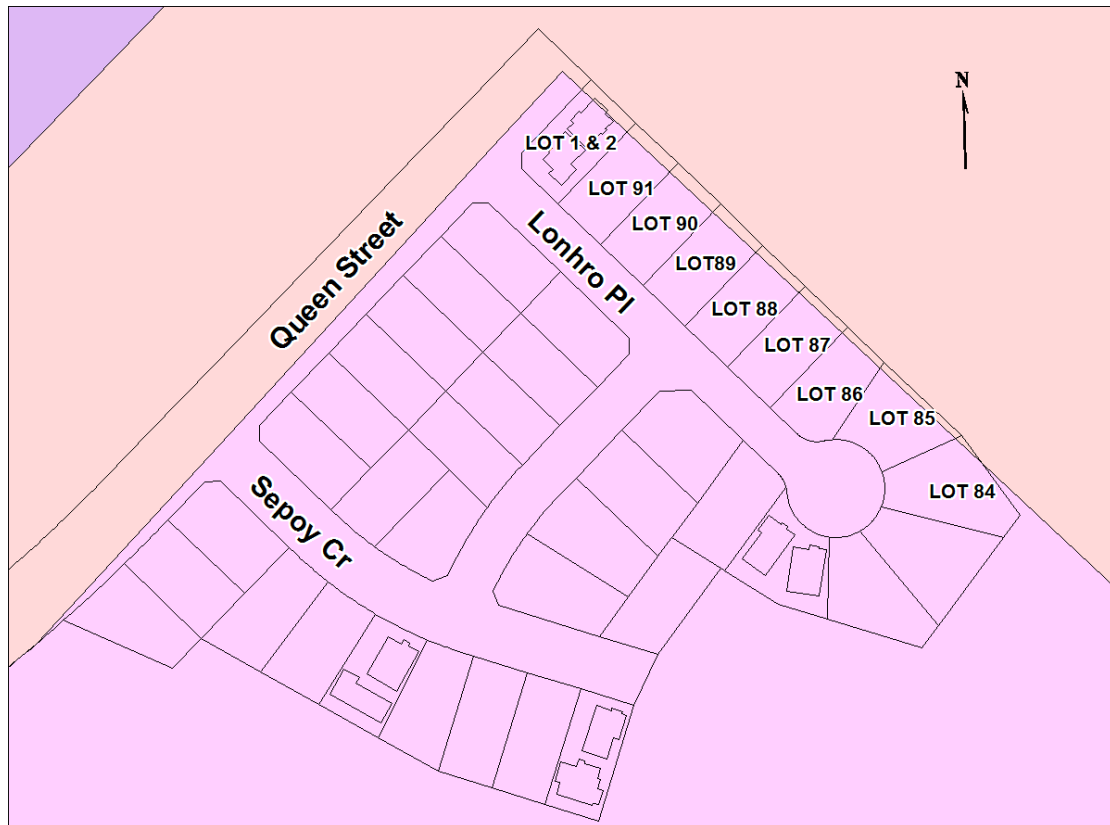


(b) - Proposed Land Zoning Map Sheet LZN-008 and LZN-008A (part) - Item 1

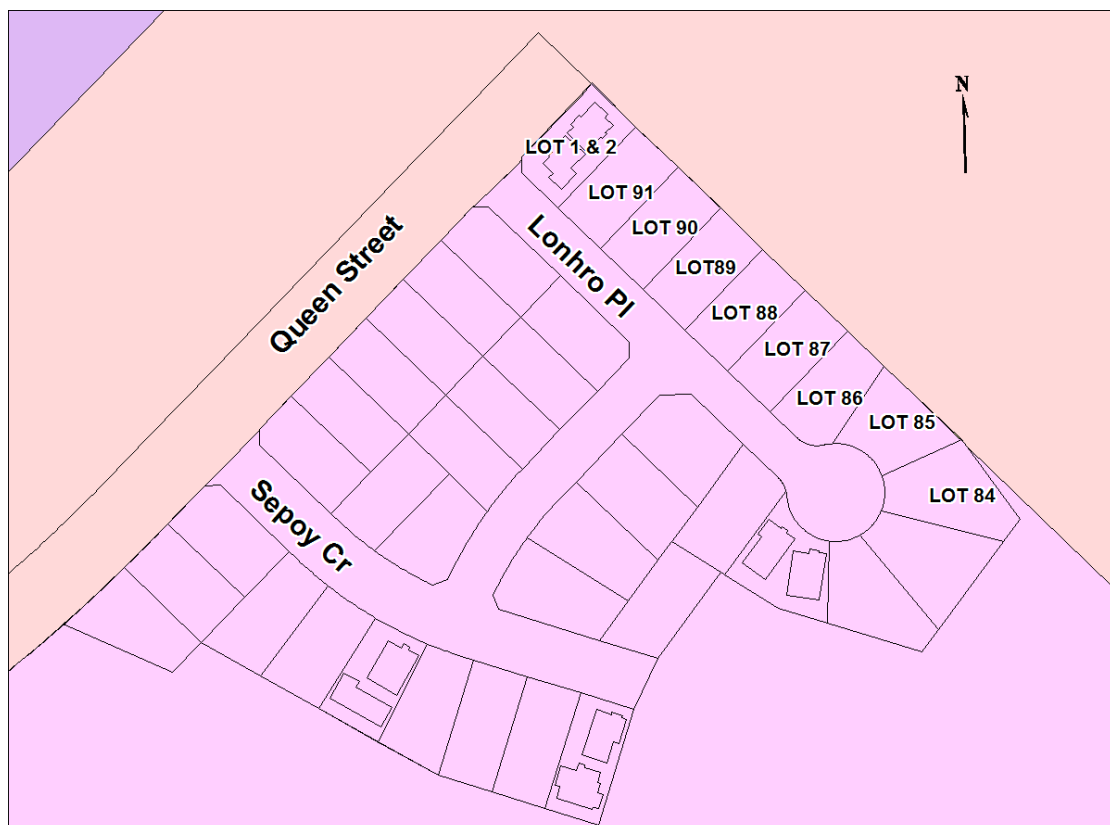


MAP B: MLEP 2009 Land Zoning Map Sheet LZN-008 and LZN-008A

(a) - Current Land Zoning Map Sheet LZN-008 and LZN-008A (part) - Item 2



(b) - Proposed Land Zoning Map Sheet LZN-008 and LZN-008A (part) - Item 2



MAP C: MLEP 2009 Heritage Map Sheet LZN-008AA

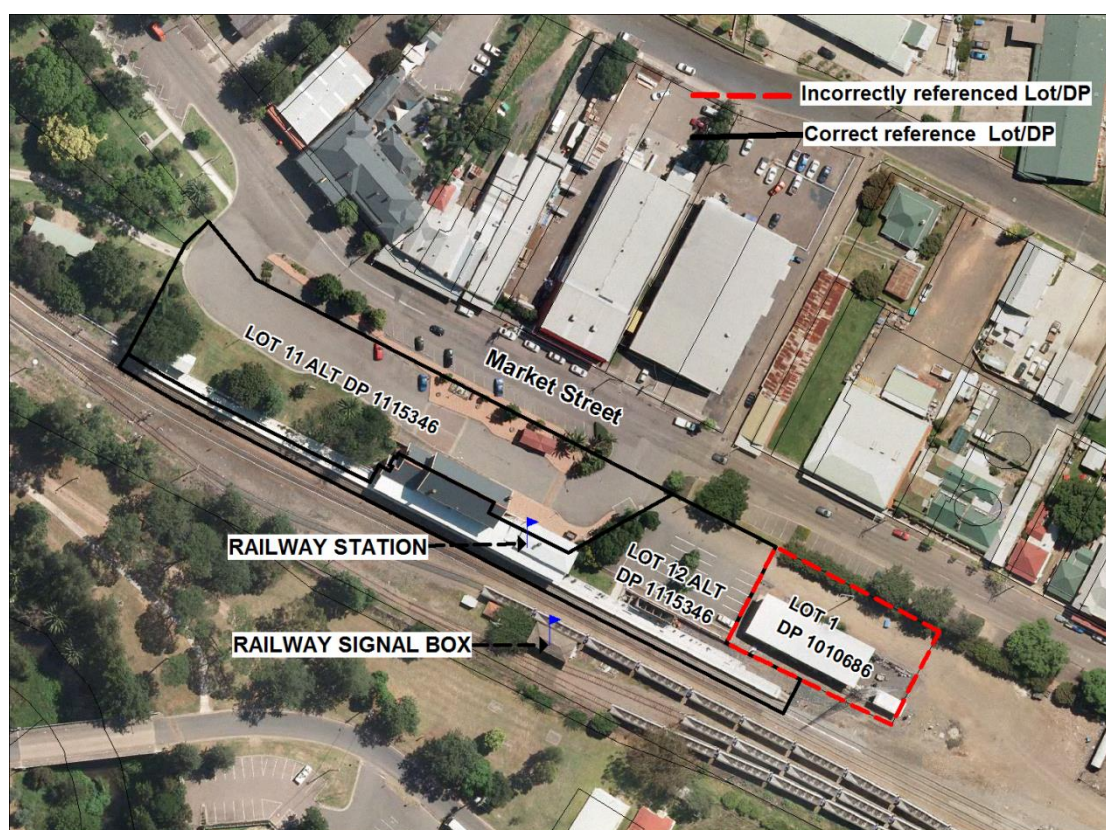
(a) Current Heritage Map Sheet LZN-008AA (part) - Item 3



(b) Proposed Heritage Map Sheet LZN-008AA (part) - Item 3



(c) Satellite image - Item 3



PART 5 - COMMUNITY CONSULTATION

The Gateway Determination will specify the community consultation that must be undertaken on this planning proposal. However, Council is of the opinion that consultation with public authorities are not required due to the minor nature of the planning proposal.

It is proposed that planning proposal will be placed on public exhibition for a period of 14 days following the Gateway Determination.

PART 6 - PROJECT TIMEFRAME

Task	Proposed Timeframe						
	May'15	Jun'15	Jul'15	Aug'15	Sep'15	Oct'15	Nov'15
Issue of Gateway Determination							
Update planning proposal according to the Gateway conditions							
Preparation of draft maps for exhibition							
Report to Council for public exhibition							
Exhibition of planning proposal							
Review of submissions							
Report to Council following exhibition							
Commence legal drafting of the instrument and making of draft LEP							
Gazettal of the LEP Amendment							

Council requests an authorisation to exercise its delegation of the plan making functions under Section 59 of the Environmental Planning and Assessment Act 1979 to proceed with this planning proposal.