

ENCLOSURE 2

PLANNING PROPOSAL

(Produced by Council)

1. INTRODUCTION

1.1 Background

This Planning Proposal (PP) applies generally to a parcel of land situated in Glenning Valley which has been the subject of various urban planning proposals over recent years. These urban aspirations have emerged principally from its proximity to existing urban development and support infrastructure.

The aspirations surrounding the subject precinct were recently formalized as a Rezoning Request in accordance with Council's Rezoning Requests Strategy (2009) and in response to qualified support furnished by Council and more recently as a PP submission by Worley Parsons Pty Ltd. (March 2011), on behalf of the landowners group.

The substantive material in this PP has been derived from the Worley Parsons submission. Such material in being represented in this PP importantly includes Council's objective assessment.

This PP describes the subject land and outlines the rezoning proposal in accordance with the former Department of Planning's Guide to Preparing Planning Proposals.

1.2 The Site

The subject site had frontage to Berkeley Road, Bundeena Roads and Bottlebrush Drive (Glenning Valley) and comprises 12 separate parcels totalling approximately 52.9 hectares, comprising 12 owners and principally the Glenning Valley Partnership Pty Ltd. It has moderate topographical variation (slopes of approximately 5-10%) and significant tracts of vegetation of variable qualities.

The site accordingly comprises: bushland, wetland, cleared rural land and some large lot/rural residential and low density residential development. (Refer to Figure 1)

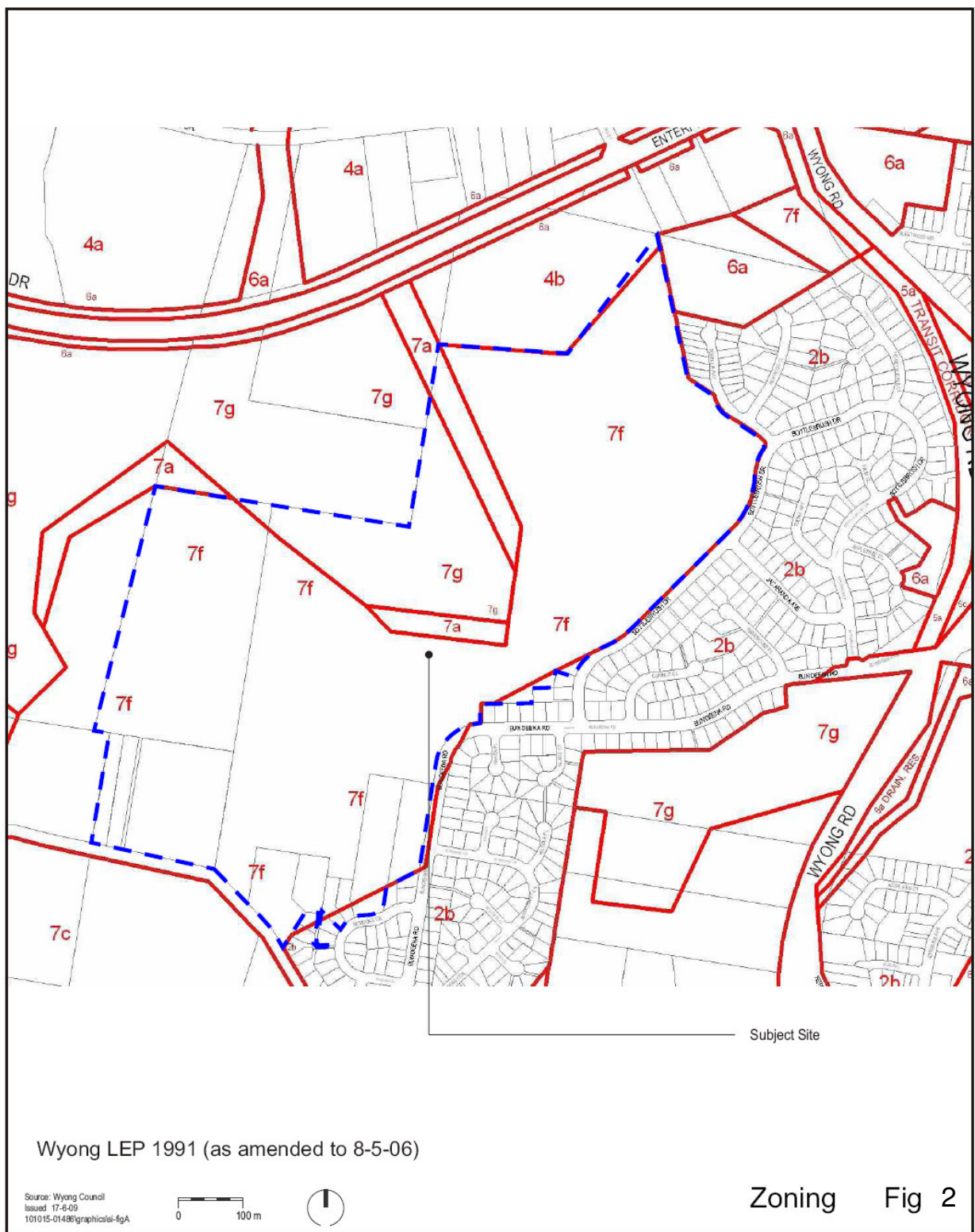
The site is predominately zoned 7(f) Environment Protection pursuant to Wyong Shire Local Environmental Plan, 1991 (WLEP). Portions of the central area are, however, zoned 7(g) Wetlands Management and 7(a) Conservation (aligning with an existing wetland/wetland buffer). (Refer to Figure 2)

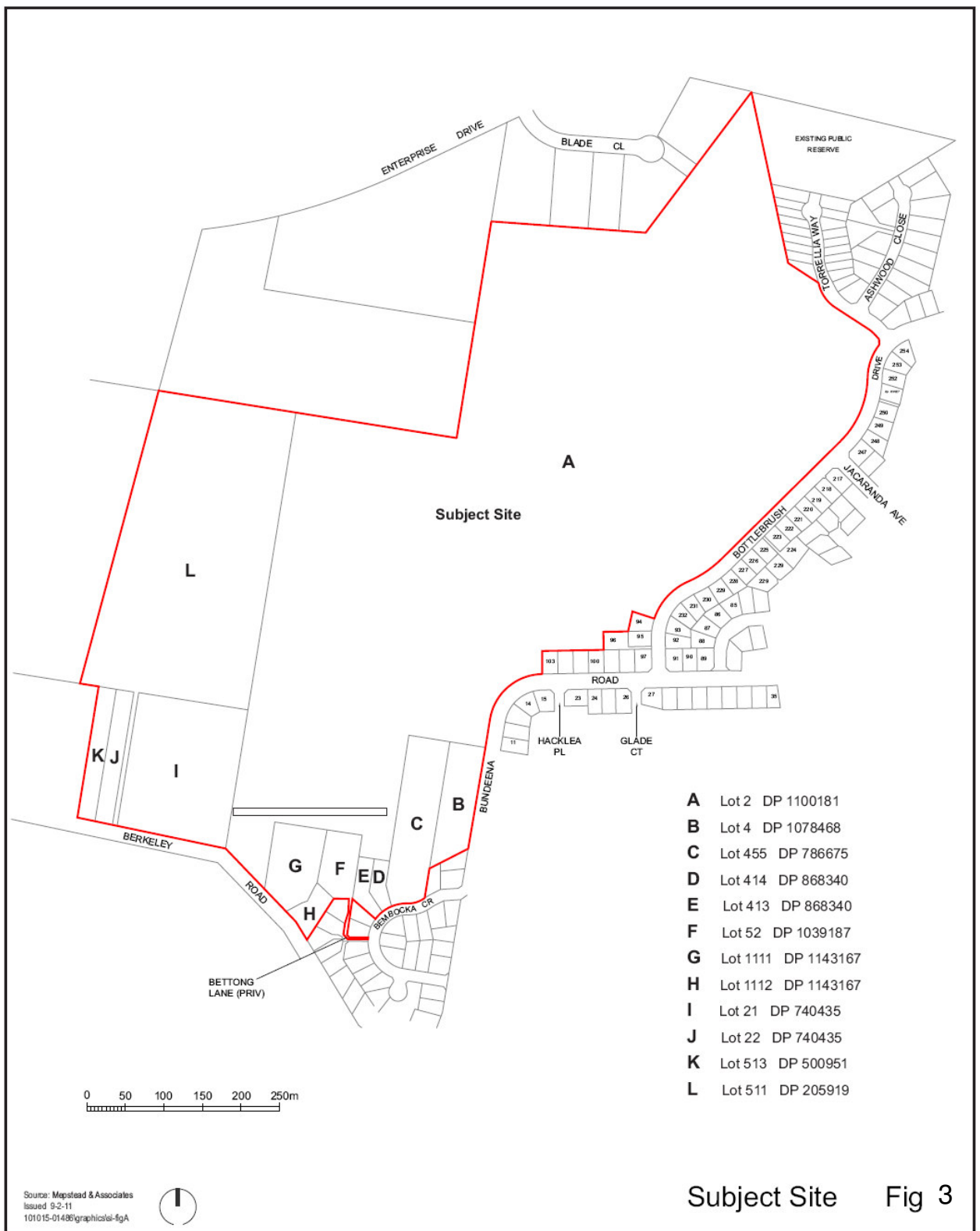


0 50 100 200 300 400 Metres

Site / Locality Plan

Fig 1





1.3 The Owners

A schedule of landholdings referred to in 1.2 above is presented below:

	Lot 2 DP 110081	
	Lot 4 DP 1078468	
	Lot 455 DP 786676	
	Lot 414 DP 868340	
	Lot 413 DP 868340	
Real Description	Lot 52 DP 1039187	
	Lot 1111 DP 1143167	
	Lot 1112 DP 1143167	
	Lot 21 DP 740435	
	Lot 22 DP 740435	
	Lot 513 DP 500951	
	Lot 511 DP 205919	

And represented in Figure 3 on the proceeding page.

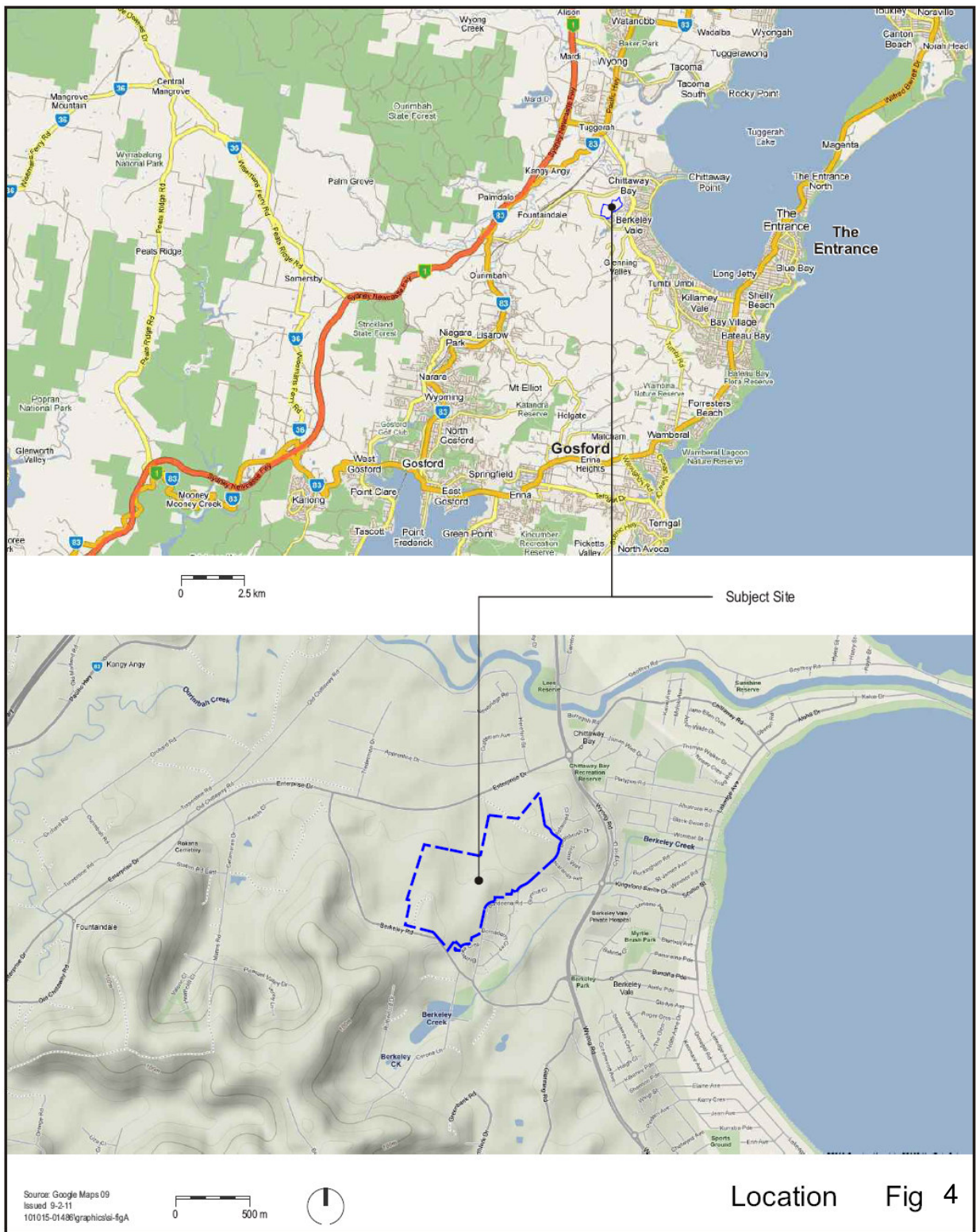
1.4 Local Context and Surrounding Development

The subject site is generally contiguous with an existing residential estate largely to the east of Bundeena Road and Bottlebrush Drive and the radiating small residential precincts.

To the north is a small developing industrial precinct. The middle of the site abuts a significant SEPP 14 – Coastal Wetland which contains and is surrounded by vegetation qualifying as an Endangered Ecological Community. Whilst to the south is rural residential and small scale community facility. (Refer to Figure 1)

More broadly, it forms part of a precinct that “circumnavigates” the southern end of Tuggerah Lake and crosses Wyong Road into Berkeley Vale, Glenning Valley. At this broader scale it is proximate to the significant industrial and employment lands of Berkeley Vale and Tuggerah.

It has good access to the arterial Wyong Road and good regional connections principally via the F3 Freeway. Further, it connects to the regionally significant Rumbalara/Katandra Reserves Wildlife corridor network. (Refer to Figure 4)



2. OBJECTIVES OR INTENDED OUTCOMES

The objectives or intended outcomes of this PP are to:

- Enable low density residential development in suitable locations and introduce conservation zonings over environmentally sensitive parts of the site.
- Ensure that an appropriate environmental offset strategy and biodiversity strategy is developed to manage expected development impacts.
- Development of a funding strategy through a VPA to ensure that the impacts of future population growth arising from the development are addressed.

3. EXPLANATION OF PROVISIONS

It is expected that the rezoning of the site will result in an amendment of Council's Comprehensive LEP. Wyong Local Environmental Plan (CLEP) 2012, given the further investigations and consultation likely to be attached to the PP and the relative progress of CLEP, 2012.

CLEP 2012, is currently being prepared in accordance with the template of the NSW Standard Instrument.

As this plan is currently in development, it is not possible at this point in time to determine definitively how provisions should be drafted to amend CLEP, 2012. The ultimate landuse zoning and associated clauses and definitions will, however, be consistent with the NSW Standard Instrument.

It is most likely that R2 (Low density residential) and E2 (Environmental conservation) would be adopted for the developable and conservation areas respectively.

The possible zonings are shown conceptually in Figure 5, it being noted that more detailed investigations could lead to an amendment of the same.

The precinct will likely be declared an Urban Release Area and model local clauses under Part 6 introduced; namely

- Clause 6.1 Arrangements for designated State public infrastructure
- Clause 6.2 Public Utility Infrastructure
- Clause 6.3 Development Control Plan.
- Clause 6.4 Relationship between Part and Remainder of Plan

It should be noted that if CLEP, 2012 does not progress at the pace targeted an appropriate amendment to Wyong LEP, 1991 would be pursued.

4. JUSTIFICATION

4.1. NEED FOR THE PLANNING PROPOSAL

4.1.1. Is the Planning Proposal a result of any Strategic Study or Report?

The proposal is not expressly identified in any existing strategic plans or reports. It has, however, been submitted for consideration in accordance with Council's rezoning request policy and presents as a candidate area in Council's quest to ensure reasonable supplies of serviced residential land in diverse settings. In such context it is flagged in the unpublished **Draft Wyong Shire-Wide Settlement Strategy, 2011**, as a potential future urban release.

Further, it generally meets the Sustainability Criteria for NSW Land Releases contained in the **Central Coast Regional Strategy 2006 – 2031**, (refer to Enclosure 3 of Council Report), subject to final resolution of the environmental footprint and biodiversity strategy.

The **Wyong Residential Development Strategy** was adopted in 2002 and lacks a degree of relevance in respect of the proposal. Notwithstanding, it is noted that the Strategy flags the need identified by the state planning authority of the day to identify additional suitable lands for urban release so as to provide greater flexibility in the provision and the range of housing into the future.

The Strategy also provides assessment criteria for minor peripheral rezoning, at Section 7.4. Such criteria largely mirror other assessment criteria considered in this PP and are relevantly addressed.

Council's Residential Land Monitor although not up to date (2009) the monitor details facts which are considered to be generally relevant in respect of developable residential land. In particular they indicate the limited supply of available land for residential purposes across the Shire. Such is contrary to the housing capacity targets detailed in the Central Coast Regional Strategy.

The Central Coast Regional Strategy released in July, 2008 and referenced above establishes population and employment targets over the ensuing 25 years and relevant actions to ensure regional growth and prosperity. Wyong is targeted to supply approximately 40,000 dwellings, at an average of 1,600 dwellings per year. Such projections are beyond current and immediately planned capacity.

Although not expressly identified as an urban release area, the subject site is appropriately placed as an extension of an existing urban area and generally meets the sustainability criteria for new land releases, subject to final resolution of the environmental footprint and biodiversity strategy. (Refer to DOCUMENT (2) attached).

4.1.2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

In considering this proposal, there are a number of options available. These are outlined briefly below:

Option 1 Discontinue the Proposal (Not Recommended)

As discussed elsewhere in this PP there will be positive land supply/housing contributions and conservation outcomes.

Such outcomes generally have a sound strategic context.

Discontinuing the process will forego the outcomes identified in the immediate future and bring pressure to bear upon the release of potentially “less well credentialed” areas.

Option 2 Include within the Composite LEP Review 2012 (Not Recommended)

There is no guarantee that the Composite LEP Review 2012 will not be delayed despite a target date being set for its gazettal by June 2012. “Annexing” the PP to CLEP 2012 might only increase the complexity of the Shire wide LEP process and is not recommended. It would also be more confusing for engaging local residents as part of any community consultation exercise, when their primary concern will be focused on the impact of the PP on their surrounding neighbourhood.

Option 3 Proceed with the Proposal as a Separate Amendment to WLEP, 2012 (Recommended)

This is the preferred course of action as it will allow appropriate exposure and facilitate the desired outcomes in an expedient manner. Should the CLEP, 2012 be delayed it would still be possible to proceed with the PP as an amendment to Wyong LEP 1991.

4.1.3. Is there a net community benefit?

The proposal, subject to refinement, is considered on balance to produce a net community benefit. It will lead to the conservation of some degraded bushland areas and enhanced public access to such areas in perpetuity (upon further refinement of the conceptual layout plan). Additionally, the projected biodiversity losses are to be “made good” in the sub region.

Further, satisfactory access is available to transport infrastructure and service infrastructure can be satisfactorily augmented.

Integration with surrounding land uses is possible but will require significant sensitivity in respect of the natural environment, bushfire hazards, the amenity of nearby residential areas and to a lesser extent the small Blade Close employment precinct (off Enterprise Drive).

Positive development-related employment prospects will occur in the short term. Incidental employment prospects will exist in the post development phase. Further, no potential employment lands will be adversely impacted by the proposal.

The additional supply of a potential range of residential products will assist in meeting Council’s housing supply objectives in an appropriate context and importantly provide accommodation opportunities for new residents and relocation/“upgrade” opportunities for some of the existing local residents.

The proposal is proximate to the village of Chittaway Bay and related lower order retail/commercial and community facilities (including schools, community centre and playing fields) and will capitalise upon the same. Additional residents will support such facilities and services and provide for the enhancement of same.

The proposal is unlikely to create a precedent. It has a unique development history and context which enables it to leverage off the same. Further, it is unlikely to have an adverse cumulative impact. The other rezoning proposals noted in the locality are

smaller and far less intensive proposals, involving modest increases in intensity of development of a demonstrably rural residential nature.

4.2. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4.2.1. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The proposal has been assessed against the actions/objectives of the Central Coast Regional Strategy and associated sustainability criteria. In general, the proposal is consistent with these criteria. These assessments are further detailed in Documents (2) and (3) respectively.

4.2.2. Is the Planning Proposal consistent with Council's Community Strategic Plan or other Local Strategic Plan?

The **Wyang Shire Community Strategic Plan (2030) (update 2011)** establishes a future vision of "creating (an) ideal community", to be delivered through pursuit of eight priority objectives.

Compliance with the relevant strategies and actions documented in the Plan is detailed at Document (4).

The Wyong Shire Council Strategic Plan 2011 – 2015 functions essentially as a "management plan" for the sustainable delivery of the community services and asset maintenance demands identified in the Community Strategic Plan.

4.2.3. Is the Planning Proposal consistent with applicable State environmental planning policies?

The Planning Proposal is influenced by the following SEPPs:

- * SEPP 14 – Coastal Wetlands;
- * SEPP 44 – Koala Habitat Protection; and
- * SEPP 55 – Remediation of Land.

A brief overview of potential compliance is detailed below:

State Environmental Planning Policy No. 14 – Coastal Wetlands

This SEPP aims to ensure that coastal wetlands are preserved and protected in the environmental and economic interests of the State.

A Coastal Wetland is located down slope of the subject land (to the immediate north-west) within a Council owned and managed conservation reserve (Refer to Document (5)).

Notwithstanding, the wetland is not on the subject site and works are not proposed in respect of the subject wetland. Its juxtaposition relative to the proposed development is such that inappropriate management of subdivisional works and/or stormwater management associated with the development could adversely impact the wetland.

Measures to address this potential threat include:

- * separation (setback) of the developable land
- * identification and dedication/management of the significant remnant vegetation conservation precinct
- * a perimeter vegetated buffer area
- * implementation of advance Water Sensitive Urban Design (WSUD) technology

State Environmental Planning Policy No. 44 – Koala Habitat Protection

This SEPP aims to encourage the proper conservation and management of koala habitat in areas in order to maintain the viability of koala populations.

It applies in respect of development control of koala habitats, the preparation of plans of management and zoning measures in respect of core habitat.

A Koala Survey (Biolink, 2008 – SEPP44 Assessment) in November 2008 despite noting Core Koala Habitat to be a dynamic phenomenon concluded that there was no evidence to suggest that “Core Koala Habitat” exists on the site and hence there was no need for a Plan of Management.

The majority of the potential Koala Habitat will be preserved in the proposed conservation precinct. Smaller, highly disturbed areas of potential habitat are dispersed through the proposed residential precincts and are likely to be removed. The Ecological Assessment (Travers, 2010) concluded, however, that the removal may be offset by the conservation initiatives. It is also noted that there is scope to introduce development controls to minimise any potential impacts upon koalas.

State Environmental Planning Policy No. 55 – Remediation of Land

This SEPP introduces state-wide planning controls for the remediation of contaminated lands. It establishes that land must be remediated if contaminated, to a standard suitable for the end land use. The Policy is particularly relevant where it is proposed to rezone land for residential purposes. In such instance Council must have regard initially to a preliminary investigation given; inter alia, the past agricultural use of limited areas of the land and limited rubbish dumping (Table 1 – “Contaminated Land Planning Guidelines”).

4.2.4. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies the applicability and consistency of the proposed rezoning with the current Section 117 Directions:

Number	Direction	Applicable	Consistent
Employment and Resources			
1.1	Business and Industrial Zones	No	N/A
1.2	Rural Zones	No	N/A
1.3	Mining, Petroleum production and Extractive Industries	No	N/A
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
Environment and Heritage			
2.1	Environment Protection Zones	Yes	No
2.2	Coastal Protection	No	N/A
2.3	Heritage Conservation	Yes	Yes
2.4	Recreation Vehicle Ares	Yes	Yes
Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	Yes	Yes
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use and Transport	Yes	Yes
3.5	Development Near Licensed Aerodromes	No	N/A
Hazard and Risk			
4.1	Acid Sulphate Soils	No	N/A
4.2	Mine Subsidence and Unstable Land	No	N/A
4.3	Flood Prone Land	No	N/A
4.4	Planning for Bushfire Protection	Yes	Yes
Regional Planning			
5.1	Implementation of Regional Strategies	Yes	Yes
5.2	Sydney Drinking water Catchments	No	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North coast	No	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked)	No	N/A
5.6	Sydney to Canberra Corridor (Revoked)	No	N/A
5.7	Central Coast (Revoked)	No	N/A
5.8	Second Sydney Airport: Badgerys Creek	No	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	No	N/A

An expanded commentary in respect of compliance is produced as Document 6.

4.3. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

4.3.1. 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?

A significant investigation of ecological matters undertaken and presented as Documents (5) and (7), suggested conservation initiatives and offsetting strategy/biodiversity certification framework, support a view of acceptable impacts upon threatened species, population or ecological communities.

Such view should, however be qualified as there are a range of matters which still require detailed investigation and strategic resolution. Such additional work/resolution needs to ensure compatibility of the projected ecological outcomes with the evolving Concept Layout Plan and its urban design/environmental management underpinning.

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

The proposal is underpinned with a variety of environmental assessments beyond those previously cited. The outcomes of these assessments indicate generally that, subject to the proposed implementation of mitigation measures proposed, the proposal will not have significant detrimental environmental impacts.

Matters addressed and a cursory overview is provided below:

Contaminated Land

A comprehensive Stage 1 (preliminary) site assessment should be undertaken and appropriate investigation/remediation measures enacted in respect of any Areas of Environmental Concern identified.

Bushfire

Preliminary Bushfire Constraints Advice was prepared by Travers Bushfire and Ecology (2010). The site is identified to be bushfire prone and a strategy prepared pursuant, to Planning for Bushfire Protection, 2006 to achieve compliance. Central to such strategy are Asset protection Zones, subdivision layout and construction standards.

It is considered that such strategy should be further refined focusing in particular upon the layout and accessibility to all precincts (Refer to Document (8)).

Indigenous and Non Indigenous Heritage

The site is not subject to any known significant non indigenous heritage matters, including cultural landscape sensitivity.

A limited aboriginal Cultural Heritage Impact Assessment Report (2010) was undertaken by Guringai Tribal Aboriginal Link Corporation. One isolated stone artifact find was identified and recommended for registration as an isolated find. This has implications for any proximate future works in terms of potential salvage and management. It was also recommended that earthworks and vegetation removal be monitored to identify and record any additional Aboriginal materials/artefacts found.

Additional work in respect of the Assessment is required as it appears that the Aboriginal Cultural Heritage Requirements for proponents, 2010 have not been fully complied with (Refer to Document (9)).

Traffic and Transport

An Assessment of Road and Traffic Implications in respect of the proposal was undertaken by Traffic and Transport Planning Associates, 2011.

Such assessment presents some general recommendations with regard to road design and the construction of traffic management devices, concluding the proposal will have satisfactory traffic management and safety outcomes.

Having regard to any design responsive modification the underpinning modelling should, however, be reviewed and address:

- * road network background growth
- * potential additional access points
- * enhanced connectivity
- * "Ausroads" standards.

Further, a final accessibility strategy based on TMAP principles should be prepared and address; inter alia,

- * travel demand
- * bus network and related facilities and performance level
- * pedestrian/cycle provision
- * modal shift prospects.

(Refer to Document (10)).

Visual

It is acknowledged that any development of the site for residential purposes will result in significant changes to the prevailing visual character. Such impact is, however, considered to be manageable and an acceptable visual outcome produced. To this end a comprehensive visual assessment should be undertaken and a relevant strategy developed. The principles of such strategy should inform the final Masterplan design and a suite of relevant controls documented in a Development Control Plan amendment.

Acoustic

The immediate acoustic environment varies having regard to the diversity of surrounding land uses. Existing residential development and the retention of some bushland will not create any significant adverse acoustic impacts.

The adjoining light industrial estate to the north, adjacent to Enterprise Drive, will produce limited adverse acoustic impacts over a generally limited daily time horizon. It will be critical that appropriate noise modelling and a relevant noise management strategy is produced. The principles of such strategy should inform the final Masterplan design and suite of controls documented in a relevant Development Control Plan amendment.

Importantly, it is considered that the nature and extent of potential acoustic impacts is manageable.

Geotechnical

The variable nature of site topography and slopes in particular (generally less than 5 – 10%) are not considered prohibitive in terms of residential development, as is attested to by development of the adjoining residential community.

The site topography and underlying geological and soil landscape/s are such that detailed geotechnical investigations should be undertaken and inform the final Masterplan design and any required amendments to the prevailing Development Control Plan.

Stormwater Management

The nature of the catchment and its positioning relative to the downslope SSPP14 Wetland are such that future stormwater management will be critical to a sustainable and holistic urban development/natural environment outcome.

Some preliminary modelling by Worley Parsons has informed elements of a Stormwater Management Strategy predicated upon the application of Water Sensitive Urban Design (WSUD) principles. Such strategy will need to be further developed having regard to WSUD Guidelines and the “Lower Hunter and Central Coast Regional Environmental Management Strategy” stormwater initiatives, such as the “Water Smart Model Planning Provisions for the Lower Hunter and Central Coast Region”

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

The proposal seeks to leverage off established social and community infrastructure principally situated at Berkeley Vale. The Berkeley Vale Community Centre and nearby oval complex are situated approximately 500 metres from the site. Within the immediate catchment are several skate parks and parks/playgrounds. In addition, the Mingara Recreation Club, a regionally significant sports and recreation facility, is located approximately 4 kilometres from the site.

Some seven schools are located in the Glenning Valley post code area in addition to the Tuggerah Lakes Secondary College.

It is most likely that community/recreational impacts of the proposal will be readily addressed by developer contributions toward the embellishment of existing facilities.

Positive development related employment prospects will occur in the short term. Additionally, incidental employment prospects will exist in the post development phase in terms of maintenance/minor improvements and home occupation activities. Further, no existing or potential employment lands will be adversely impacted by the proposal, apart from the need for satisfactory acoustic management.

The prospect of additional residents is also likely to reflect positively in the patronage of local suppliers of goods and services and thereby positive economic flow-on effects, particularly in the Chittaway Bay Centre.

4.4. STATE AND COMMONWEALTH INTERESTS

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

The subject site is contiguous with existing residential and industrial development, which together with preliminary past enquiries indicate a general capacity to service the site.

Traffic and Transport

As detailed at 4.3.2 the proposal is considered likely to have generally satisfactory traffic management and safety outcomes. Additional modelling will, however, need to be undertaken in a more comprehensive fashion having regard to a refined subdivisional design. Further, an accessibility strategy based upon TMAP principles was noted to be required.

Water and Sewer

The site is noted to be outside the current Development Servicing Plan (namely, DSP2 – Southern Lake District), however, is capable of being serviced.

It can be serviced with water via a connection to the existing 200mm water main located along Bottlebrush Drive. At least 2 connections will be required from the proposed development to the main in order to establish a loop and better supply system. The system will be serviced by the Tuggerah 1 Reservoir.

The area will drain to the adjacent sewer reticulation system that drains to the SPS WS33 catchment area. A new system is proposed which will intercept the sewer load to the Wyong South Sewage Treatment Plant.

All internal reticulation of water and sewer and connections would be subject to developer funding. Additionally, the development would be subject to water supply and sewerage contribution charges for “Berkeley Vale Urban Areas” as identified in DSP2.

Electricity and Gas

Reticulated electricity and gas is available to surrounding development and capable of augmentation, subject to developer commitment.

Telecommunications

Telecommunications infrastructure relating to both Telstra and Optus is available locally and capable of ready supply, subject to developer commitment.

Stormwater Management

Stormwater management was discussed conceptually in Section 4.3.2. A comprehensive scheme based on the principles of WSUD needs to be further developed and integrated with the emergent Masterplan. Such a system needs to ensure appropriate stormwater outcomes in terms of water quantity and water quality so as not to adversely impact the downslope wetland and/or create flooding and/or surcharging of the downstream drainage system.

Schools

Schools were discussed at 4.3.3 and number some seven in the Glenning Valley postcode in addition to the Tuggerah Lakes Secondary College. Further, consultation will occur with the Department of Education and Communities.

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

The subject views will emerge following consultation with the State and Public Authorities identified in the “Gateway” determination and will be addressed accordingly in the advancement of the Planning Proposal.

It should be noted that preliminary consultations in respect of the biodiversity offsetting principles occurred with the former Department of Environment, Climate Change and Water.

5. COMMUNITY CONSULTATION

Given the size of the site, its nature and setting together with past community interest in its development it is considered that this proposal should be subject to extensive consultation with; inter alia, the local community.

It is accordingly recommended that the proposal be publicly exhibited for a period of at least 28 days.

It is intended that a notice of the public exhibition of the Planning Proposal will be provided in the Central Coast Express Advocate. Additionally, written notification will be provided to all potentially directly affected landowners (the proponents) and landowners directly adjacent to the site.

Additionally, a briefing of the Berkeley Vale/Chittaway Bay/Chittaway Point Community Precinct Committee should take place during the exhibition period.

The Planning Proposal, “Gateway” Determination and relevant studies will be made available on Council’s website, at Council’s Administration Building in Hely Street, Wyong, and also at Tuggerah Library and Customer Service Centres.

It is not considered that a Public hearing will be required for this Planning Proposal unless specifically requested by a submission based on an issue of particular significance and considered to be justified by Council.

6. ENCLOSURES AND SUPPORTING DOCUMENTATION

The following documentation is provided in support of this Planning Proposal:

Documents:

1. Plan Portfolio
2. Central Coast Regional Strategy Assessment (Objectives/Actions)
(Refer to 5.1 Enclosure 4)
3. Central Coast Regional Strategy Assessment (Sustainability Criteria)
(Refer to Enclosure 3)
4. Consistency with Wyong Community Strategic Plan (2030)(2011 update)
(Refer to "Link to Shire Strategic Vision"-Council Report)
5. Ecological Constraints Analysis
(Travers Bushfire and Ecology, 2010)
6. Ministerial Section 117 Assessment (Refer to Enclosure 4)
7. Draft Glenning Valley-Improve or Maintain Assessment. Indicative Biocertification Calculations.(Eco Logical Australia Pty Ltd,January,2011)
8. Bushfire Constraints Advice (Travers Bushfire and Ecology, August, 2010)
9. Aboirginal Cultural Heritage Impact Assessment Report
(Guringai Tribal Link, June, 2010)
10. Assessment of Road and Traffic Implications.
(Traffic and Transport Planning Associates, 2011)