



Central Coast Council

Planning Proposal
Lot 273 DP 755266
15 Malloway Road
Chain Valley Bay

File No: RZ/1/2017

May 17



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15 Mullet Road
Chain Valley Bay

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Date: May 17

Version Gateway Determination

Central Coast Council

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Background & Locality Context

The subject site is located south of Mulloway Road, Chain Valley Bay.

It is bounded to the south by Karignan Creek, which flows into Lake Macquarie. The site is located east of the low density residential settlement of Chain Valley Bay which comprises predominantly single dwellings. The site is located in close proximity two (2) Manufactured Home Estates (MHEs), being Teraglin Lakeside Village MHE to the north-west (of Mulloway Road) and Valhalla Village located directly adjacent to the subject site on the western site boundary.

The site has an area of 16.59 hectares (ha) and comprises a single dwelling and shed.

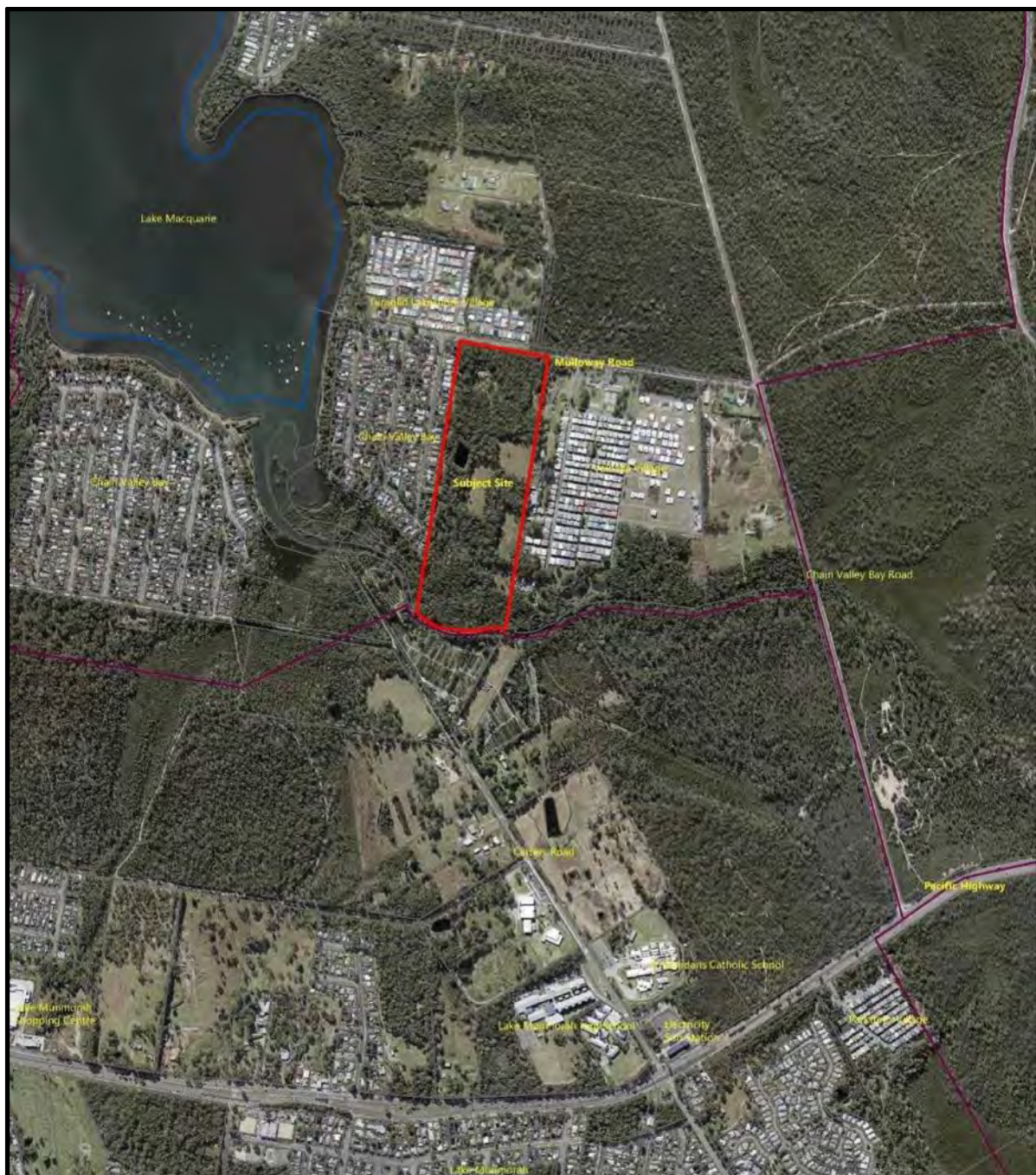


Figure 1 Contextual Locality Plan (Source: Central Coast Council et al 2016)

The concept plan for the development of the site proposes 102 lots. The lot sizes range from 450m² - 1200m² and corner allotments from 617 – 830m². The concept is inclusive of a corridor through the central portion of the site.

This concept is indicative only. It will be subject to further modification pending the outcomes of additional investigative studies.



Figure 2 Conceptual Development Plan (Source: Everitt & Everitt, 2017a)

Part 1 Objectives or Intended Outcomes

The objective of the Planning Proposal is to amend the zoning, lot size and urban release area provisions of *Wyang Local Environmental Plan 2013* (WLEP 2013) as they apply to the site.

The intended outcome is to enable a land subdivision of the rezoned R2 Low Density Residential portion of the site for housing.

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to WLEP 2013 which will involve the following:

- Extension of the existing E2 Environmental Conservation zone to include the extent of Endangered Ecological Communities on the site and a viable north-south local wildlife corridor;
- Rezoning of the residual areas of the subject site (and any road reserves) from E3 Environmental Management to R2 Low Density Residential;
- Application of minimum lot sizes of 450m² for any part of the site zoned R2 Low Density Residential portion of the site to 450m² and 40 hectares (ha) for any part of the site zoned E2 Environmental Conservation; and
- Identify/map the site as an Urban Release Area subject to provisions of Part 6 of WLEP 2013.

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

The proposal is not the outcome of any strategic study or report. Notwithstanding this, the site is identified for future residential development through the North Wyong Shire Structure Plan (NWSSP).

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

The intended outcomes of the proposal as they relate to residential development are not able to be achieved under the current zoning (E3 Environmental Management). Whilst dwellings are permissible under the E3 zone, the minimum lot size applicable (20ha) does not permit subdivision of the site into smaller allotments. Consequently, the current zoning and minimum lot size do not enable the intentions of the North Wyong Shire Structure Plan (NWSSP) to be achieved.

The site also forms part of a local wildlife corridor linking the riparian vegetation of Karignan Creek to the Lake Macquarie State Conservation Area north of the site. Arrangements for the retention and management of this corridor are not in place. The preparation of the planning proposal, supported by in perpetuity management arrangements (yet to be prepared) will ensure the continued viability of this local corridor link.

Section B – Relationship to strategic planning framework

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

Central Coast Regional Plan 2036

The subject site is identified as urban land by the *Central Coast Regional Plan (CCPRP) 2036*.

It is also in the vicinity of a biodiversity corridor which connects the coast to the foothills and provides an inter-regional landscape break. This corridor is further defined by the North Wyong Shire Structure Plan (NWSSP).

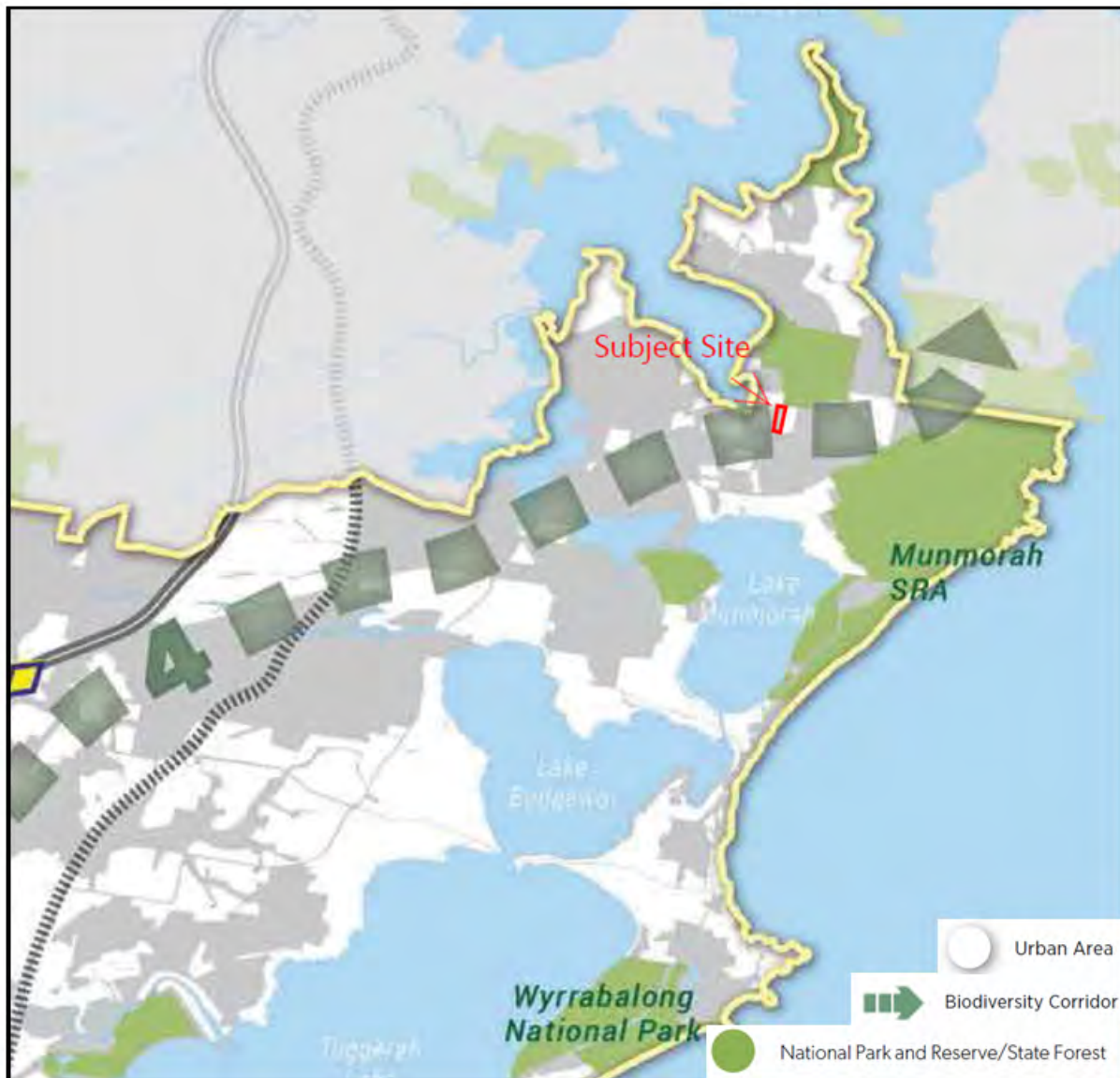


Figure 3 CCRP Context (Source: Department of Planning & Environment, 2016)

An assessment of the proposal against the goals and directions of the CCRP has been undertaken (refer to Supporting Documentation – *Assessment and Endorsement*).

The consistency of the proposal with some directions, particularly those relating to environmental impacts, will require further investigative studies and consultation with relevant state government agencies.

North Wyong Shire Structure Plan

The subject site is located within the area addressed by the North Wyong Shire Structure Plan (NWSSP).



Figure 4 NWSSP Context (Source: Adapted from Department of Planning & Infrastructure, 2012)

The NWSSP nominates the site for future residential development (Precinct 19) within the next 15 years. This timing has been based on the uncertainty of *future coal extraction potential, future use of the power station sites and access to services and employment opportunities* (Department of Planning and Infrastructure, 2012).

The early release /development of long term areas is supported by the NWSSP provided it is warranted by demand and arrangements are in place to forward fund the appropriate infrastructure for its development.

Documentation supporting the proposal identifies that future coal extraction potential issues have been resolved (refer to Supporting Documentation – *Agency Responses*).

The site is also capable of being serviced, subject to connection and augmentation of existing water and sewer networks. Such connection would be at the cost to the site Developer. The site is to be identified as an Urban Release Area (URA) therefore must satisfy any infrastructure requirements of the state government prior to consent being granted for any future development.

The site also forms part of the NWSPP '*Green Corridor and Habitat Network*'. The high level mapping extent of this corridor appears to incorporate the extent of the existing E2 Environmental Conservation zone on the subject site.

4. Is the planning proposal consistent a local Council's local strategy or other local strategic plan?

Wyong Shire Settlement Strategy

The subject site is considered by the Central Coast Regional Plan (CCRP) 2036 and the North Wyong Shire Structure Plan (NWSSP).

The Wyong Shire Settlement Strategy (WSSS) does not duplicate the planning framework established by these plans.

Wyong Community Strategic Plan 2030

The proposal has been assessed against the objectives and actions of the Community Strategic Plan (see Supporting Documentation – *Assessment and Endorsement*). The following objectives are relevant to the proposal.

- Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood
- Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.
- Areas of natural value in public and private ownership will be enhanced and retained to a high level in the context of ongoing development.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) (see Supporting documentation – *Assessment and Endorsement*).

The proposal is considered to be generally consistent with the applicable SEPPs. Additional investigative studies will be required to justify instances where the consistency of the proposal with the provisions of SEPPs is yet to be determined (SEPP 44 – Koala Habitat, 55 – Remediation of Land, 71 – Coastal Protection and Mining, Petroleum and Extractive Industries).

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal has been considered against the relevant Ministerial Section 117 Directions as summarised below (see also Supporting Documentation – *Assessment & Endorsement*).

The proposal is considered to be generally consistent with the applicable Directions. Additional investigative studies will be required to justify instances where the consistency of the request with the provisions of some Directions is yet to be determined (Direction 2.1 (Environmental Protection Zones), 2.2 (Coastal Protection), 2.3 (Heritage Conservation), 4.1 (Acid Sulfate Soils), 4.2 (Mine Subsidence and Unstable Land), 4.3 (Flood Prone Land), 4.4 (Planning for Bushfire Protection) and 5.10 (Implementation of Regional Plans)).

Table 1: S117 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	Y	TBD
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	TBD
2.2	Coastal Protection	Y	TBD
2.3	Heritage Conservation	Y	TBD
2.4	Recreation Vehicle Areas	Y	Y
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	TBD
4.2	Mine Subsidence and Unstable Land	Y	TBD
4.3	Flood Prone Land	Y	TBD
4.4	Planning for Bushfire Protection	Y	TBD

No.	Direction	Applicable	Consistent
Regional Planning			
5.1	Implementation of Regional Strategies	N/A	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	TBD
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	TBD
6.3	Site Specific Provisions	N	N/A
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.2	Parramatta Road Corridor Urban Transformation Strategy	N	N/A

Section C – Environmental, Social and Economic Impact

7. *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 preliminary flora and fauna analysis of the subject land has been prepared by Travers Bushfire and Ecology (2016).

The preliminary assessment identifies that the southern portion of the subject site qualifies as Swamp Sclerophyll Forest on Coastal Floodplains Endangered Ecological Community (EEC) and comprises approximately 3.54 hectares (ha) of the overall site area. This community is also recognised as an Endangered Wetland Community (EWC) and subject to additional buffer requirements under the NSW Department of Primary Industries (Water) Guidelines for Controlled Activities. Whilst the majority of this EEC/EWC is located within the existing E2 Environmental Conservation zoning, it is likely that the E2 zone boundary will require northward extension to fully include the EEC/EWC and any associated riparian buffers.



Figure 5 Preliminary vegetation communities mapping (Source: Travers Bushfire and Ecology 2016)

The remainder of the site is comprised of cleared paddocks (approximately 3.58ha) and vegetation consistent with the Narrabeen Doyalson Coastal Woodland (approximately 9.52ha). This area also comprises a large farm dam, with a surface area of approximately 1,800m².

Potential foraging habitat exists on site for a range of threatened species and regionally significant fauna. Further survey effort and assessment will be required to determine the impact of the proposal on Targeted searches and/or trapping for squirrel gliders; spotted tail quolls; koalas; large forest owls; Glossy Black-Cockatoo; Wallum Froglet and expansion of the microbat surveys beyond the farm dam, cryptic orchid species and *Tetratheca juncea*.

Biodiversity & Connectivity

The site forms part of a local biodiversity corridor. This biodiversity corridor links the southern riparian portion of the site (part of a larger regional corridor in itself) through the site to land to the northeast, connecting to Lake Macquarie State Conservation Area (adjoining the Teraglin Lakeshore Village).



Figure 6 Site Corridor Connectivity (Source: Travers Bushfire & Ecology, 2016)

This corridor has been considered by the current concept plan, however further investigations relating to the location, extent and functionality of the proposed corridor require validation through additional connectivity studies and flora and fauna survey effort. The revised plan may also require further review having regard for a Property Vegetation Plan (PVP) which applies to Valhalla Village on the eastern boundary of the subject site.

A number of options in relation to the ownership and management of the proposed E2 Conservation land exist:

- Council ownership (Proponent proposal): This proposal is currently being further discussed with the Property Management Unit of Council. Any land transfer would be required to be supported by a VPA and supported by an appropriate funding mechanism for the management of the land

to ensure that it a neutral financial impact on Council resources. It would also be likely that the site would be required to be subject to a *Biodiversity Stewardship Agreement* under the provisions of the *Biodiversity Conservation Act, 2016*.

- Transfer of the land to National Parks estate: This would require further discussion and negotiation with the *National Parks and Wildlife Service*.
- Retention of the land in private ownership linked with one development lot which would provide a dwelling entitlement. It would also be likely that the site would be required to be subject to a *Biodiversity Stewardship Agreement* under the provisions of the *Biodiversity Conservation Act, 2016*.

The final approach to this issue will be required to be negotiated with relevant government agencies and agreed upon prior to any public exhibition of the proposal.

Existing public land holdings in the vicinity are identified below.

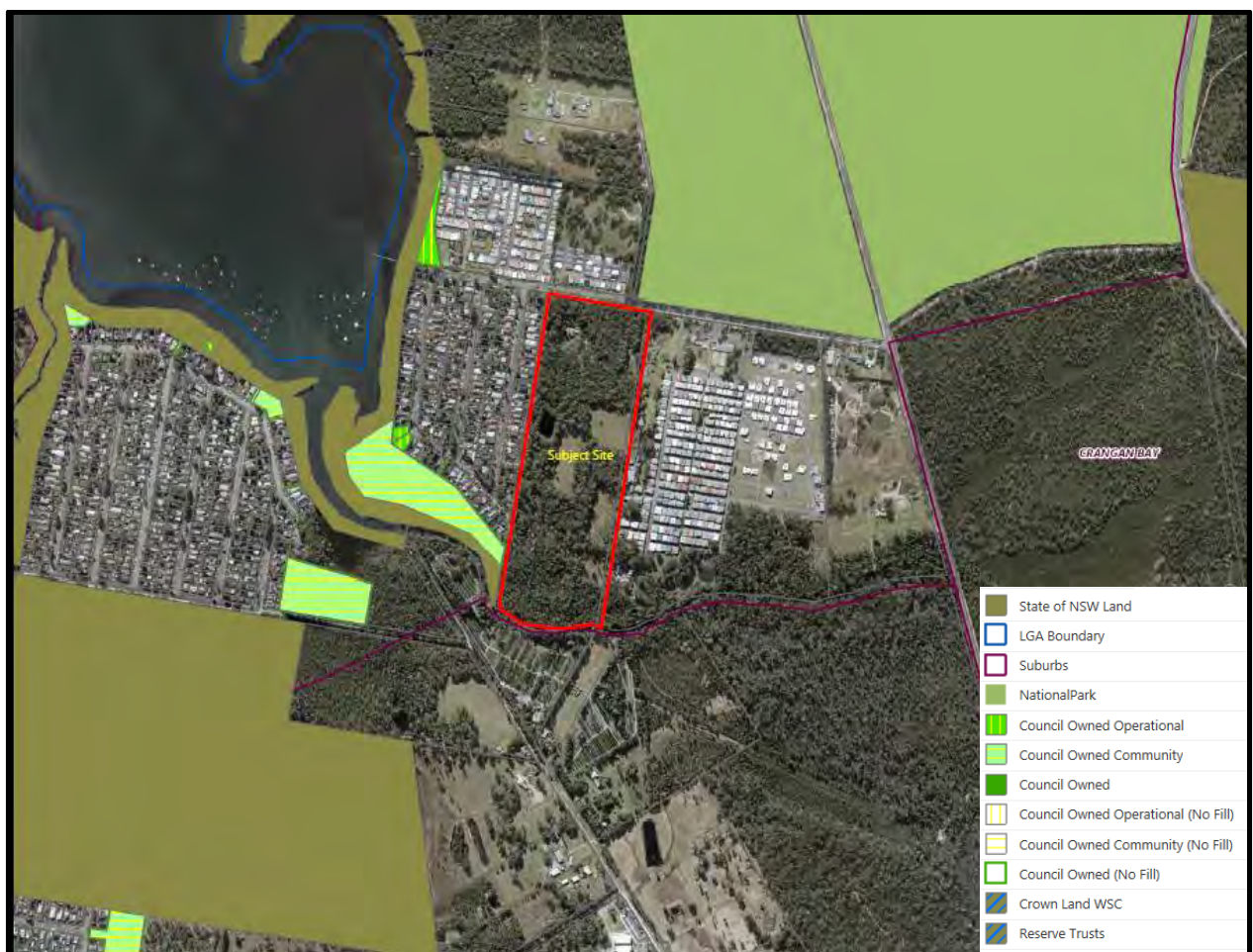


Figure 7 Public Land Ownership (Source: Central Coast Council et al 2016)

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

Bushfire

The subject site comprises Category 2 bushfire prone vegetation (as shown orange in the following figure). Portions of the site are also located within the bushfire prone vegetation buffer zone. (as shown red in the following figure).

An assessment of the potential bushfire risk on the proposal has been prepared by Travers Bushfire and Ecology (2016) (see Supporting Documentation - *Studies*).



Figure 8 Bushfire Vegetation (Source: Central Coast Council et al 2016)

The assessment assumes the removal of all vegetation from the site.

Pending further ecological assessment, the bushfire assessment requires amendment to reflect any vegetation which is to be retained.

Natural Resources

Agricultural land uses are permissible under the current land zoning, including extensive agriculture and horticulture. Active agricultural activities are not undertaken on the site; however it has been used for agricultural activities including market gardens in the past.

The site is not identified as Biophysical Strategic Agricultural Land (BSAL). The underlying soil type of the northern portion of the site (comprising erosional Doyalson Landscape) is not identified as having the high levels of fertility required for agricultural purposes.

Land use conflicts associated with adjoining residential development, as well as the extent of existing vegetation on the site would present a further barrier to the utilisation of the site for agricultural purposes.

The land is subject to an active coal exploration licence which is part of the Chain Valley Colliery underground coal mine.

Advice submitted with the proposal indicates that both Subsidence Advisory NSW (formerly Mine Subsidence Board (MSB)) and Department of Industry - Geological Survey NSW (see Supporting Documentation – *Agency Responses*) would not consider the development of the subject site a risk to future resource extraction.

This advice will require validation from both agencies.

Aboriginal and European Cultural Heritage Items

No items of European Cultural Heritage in the locality have been identified by the provisions of Wyong LEP 2013.

A review of the Aboriginal Heritage Information Management System (AHIMS) identified the location of three (3) Aboriginal sites within 1km of the subject site.

The request was supported by an *Aboriginal Cultural Heritage Report* prepared by Darkinjung Aboriginal Land Council (DLALC) (see Supporting Documentation - *Studies*). The report states that no items or features of Aboriginal cultural heritage significance were identified during this inspection.

The report recommends that, prior any ground disturbance, a "*detailed Aboriginal archaeological inspection and community consultation in accordance with the (Office of Environment and Heritage – OEH) Aboriginal cultural heritage consultation requirements for proponents 2010 (Part 6 NPWS Act 1974) are required*" (DLALC, 2016). It is considered that these investigations should be undertaken prior to exhibition of the proposal.

Contaminated Land and Acid Sulfate Soils

A preliminary site investigation has been submitted with the request as prepared by Douglas Partners 2016 (see Supporting Documentation – *Studies*).

Past land uses of the site have included market gardens and small scale keeping of livestock inclusive of pigs, cattle and horses. The preliminary contamination assessment identifies the potential areas of environmental concern relating to scattered waste materials around the site, as well as structures on the site which could comprise Asbestos Containing Material (ACM).

The submitted assessment identified that the site would generally be compatible with a proposed residential land uses and that localised contamination issues identified could be addressed through investigation and localised remediation where required.



Figure 9 Debris located on the subject site inset site photo location & direction (Source: Mewing J., February 2017 & Central Coast Council et al 2016)

The subject land comprises class 5 Acid Sulfate Soil (being within 500m of Class 2 Acid Sulfate Soils).



Figure 10 Acid Sulfate Soil Potential (Source: Central Coast Council et al 2016)

An acid sulfate soils investigation has not been undertaken. Such investigations are required and should be combined with general soil investigations to determine appropriate mechanisms to manage and treat stormwater from the site.

Flooding and Drainage

The southern portion of the site is subject to the 1% Annual Exceedance Probability (AEP) event extent. This extent on the site is only indicative of predicted flood levels in Lake Macquarie itself. Studies of flooding from Karignan Creek have not been undertaken.

Site specific flood assessment are required be undertaken considering the impacts of flooding from Karignan Creek. Additionally, site specific soil investigations should be undertaken to determine the local soil conditions of the subject site and identify appropriate mechanisms to manage and treat on-site resultant stormwater from the proposal.

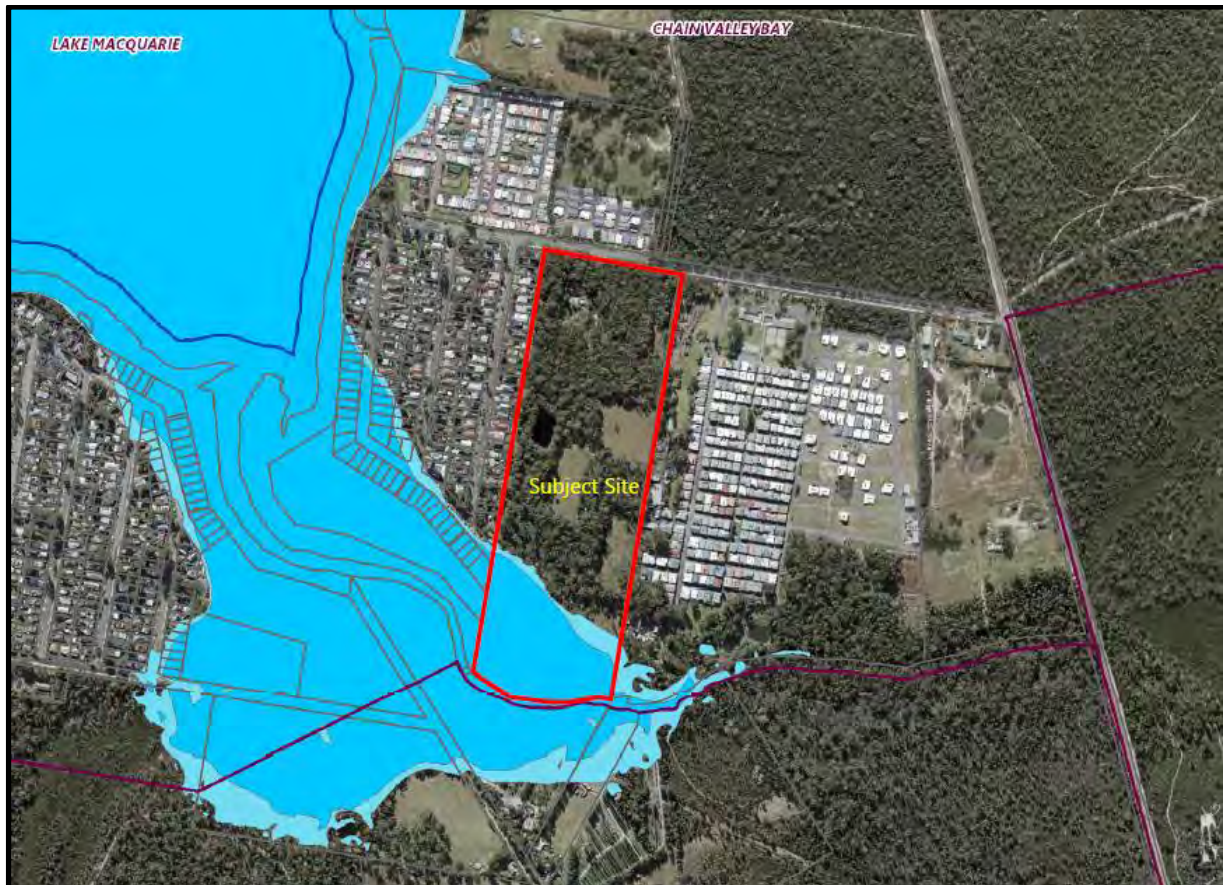


Figure 11 1% AEP Extent (and Probable Maximum Flood (PMF)) as shown in light blue) (Source: Central Coast Council et al 2016)

Mine Subsidence

The land is located within the Swansea/North Entrance Mine Subsidence District. The land is subject to an active coal exploration licence which is part of the Chain Valley Colliery underground coal mine.

Advice submitted with the proposal indicates that both Subsidence Advisory NSW (formerly Mine Subsidence Board) and Department of Industry - Geological Survey NSW (see Supporting Documentation – *Agency Responses*) would not consider the development of the subject site a risk to future resource extraction.

This advice will require validation from both agencies.

9. ***Has the planning proposal adequately addressed any social and economic impacts?***

The proposal would see the introduction of an additional population of approximately 250 persons within the locality (based on the revised concept plan yielding 102 lots). Community and public services within the locality would be provided for through the *Northern Districts Development Contributions Plan*.

The interaction between this site and that of Chain Valley Bay and Valhalla Village may require further assessment through the development of site specific development controls.

Open space guidelines suggest that a small park would be provided within 500m of residential areas. The closest public open space is located 850m from the subject site. A small park would be required to be provided within any subdivision concept to cater for the increase in population as a result of the development.

If a small park is not to be incorporated within the development, this would increase the demand on the Lake Macquarie foreshore resources in this locality. This currently is not accessible from the site for pedestrians, bicycles or mobility assistance vehicles (e.g. wheelchairs, scooters etc.) without crossing the road or utilising the road reserve.

Subject to further negotiations with the applicant, the requirement for a small park within the development may be reconsidered by Council. Such a consideration would require compensatory measures which might include embellishment of the access arrangements from the site to the foreshore. This would enable connection for the future residents to a well-established recreational space and avoid potential pedestrian/traffic conflicts which would result from pedestrians crossing the road to utilise the pedestrian pathway located on the northern side of Mulloway Road. A VPA may be required for this purpose.

Section D – State and Commonwealth Interests

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

Traffic

Access to the site is obtained from the Pacific Highway via Chain Valley Bay Road and Mulloway Road.

The results of modelling provided within the proposal indicate that the operation of the Chain Valley Bay / Pacific Highway intersection with current volumes is failing and worsened by background traffic volume growth (excluding the addition of post – development volumes). An assessment of the intersection performance of the Chain Valley Bay / Mulloway Road was not undertaken.

Should the proposal proceed, updated traffic counts would be required for all intersections, including revised SIDRA intersection analysis. Further discussions with the Roads and Maritime Services regarding potential or planned future works in this locality would also be required.

Servicing

Adequate capacity exists for the servicing of the site with water and sewer, subject to connection at the expense of the developer of the site.

Connection to electricity supply would be required from existing infrastructure located on the northern side of Mulloway Road.

The National Broadband Network (NBN) is available in this locality.

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

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

Table 3: Agency Consultation

Agency	Trigger/Constraint
Darkinjung Local Aboriginal Land Council	- Section 117 Direction 2.3 Heritage Protection
Department of Planning and Environment	- Proposed Urban Release Area
Department of Planning and Environment – Resources and Energy	- Section 117 Directions 1.3 Mining , Petroleum Production and Extractive Industries
Department of Primary Industries - Water	- Karignan Creek
Guringai Tribal Link	- Section 117 Direction 2.3 Heritage Protection
Local Land Services	- Valhalla Village PVP
National Parks and Wildlife Services	- Biodiversity/wildlife corridor ownership discussions - Section 117 Direction 2.3 Heritage Protection
NSW Rural Fire Service	- Section 117 Direction 4.4 Planning for Bushfire Protection
Office of Environment & Heritage	- Section 117 Direction 2.1 Environmental Protection - Section 117 Direction 2.3 Heritage Protection - Section 117 Direction 4.3 Flood Prone Land
Roads and Maritime Services	- Pacific Highway Intersection arrangements - Section 117 Direction 3.4 Integrating Land Use and Transport
Subsidence Advisory NSW	- Section 117 Directions 1.3 Mining , Petroleum Production and Extractive Industries & 4.2 Mine Subsidence and Unstable Land
Transport for NSW	- Section 117 Direction 3.4 Integrating Land Use and Transport

* NOTE: Section 34A of the EP&A Act requires the RPA to consult with the Director-General (Secretary) of the Department of Environment, Climate Change and Water (OEHS) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.
- Referral to the OEHS through the Gateway Agency Consultation Process is considered to address this requirement, unless specific representation from the OEHS requires otherwise.

Part 4 Mapping

Table 4: Existing and Proposed Provisions

Map	Map Title
A.	Locality Plan
Existing Provisions	
B.	Land Zoning Map
C.	Lot Size Map
Proposed Provisions	
A.	Land Zoning Map (yet to be drafted)
B.	Lot Size Map (yet to be drafted)
C.	Urban Release Area Map (yet to be drafted)

Part 5 Community Consultation

The proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

It is expected that the proposal will be made available at the following locations:

- Wyong Office: 2 Hely Street, Wyong; and
- Council's website: <https://www.wyong.nsw.gov.au/about-council/on-public-exhibition/>

Additionally, notification of the exhibition of the proposal will be provided to adjoining landholders prior to its commencement.

Part 6 Project Timeline

Table 5: Key Project Timeframes

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	28 days	4 May 2017	12 June 2017
Anticipated timeframe for the completion of required technical information	12 months	13 June 2017	14 May 2018
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	13 June 2017	20 July 2017
Commencement and completion dates for public exhibition (including additional agency consultation)	28 days	29 May 2018	5 July 2018
Dates for public hearing (if required)	Nil	N/A	N/A
Timeframe for consideration of submissions	28 days	5 June 2018	12 July 2018
Timeframe for consideration of a proposal post exhibition*	5 weeks	13 July 2018	23 August 2018
Date of submission to the Department to finalise LEP**	6 weeks	24 August 2018	4 October 2018
Anticipated date RPA will make the plan (if delegated)	1 week	5 October 2018	11 October 2018
Anticipated date RPA will forward to the Department for notification	1 week	12 October 2018	18 October 2018

* Includes timeframes for further report, consideration by Council post-exhibition and planning proposal amendment

** Includes timeframes for sign off of any Section 117 inconsistencies, instrument drafting & Parliamentary Counsel opinion.

Supporting Documentation

Table 6: Supporting Documentation to the Planning Proposal

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 26 April 2017
B.	Central Coast Regional Plan 2036 Assessment
C.	Section 117 Ministerial Direction Assessment
D.	NSW Coastal Policy Assessment
E.	State Environmental Planning Policy Assessment
F.	Community Strategic Plan
02 Land Use Provisions	
A.	Wyong LEP 2013 Land Use Tables
B.	Draft Development Control Plan 2013: Chapter (yet to be drafted)
C.	Draft Voluntary Planning Agreement (yet to be drafted)
03 Agency Responses	
A.	Subsidence Advisory NSW (Formerly MSB) – 27 October 2015
B.	Department of Industry – Geological Survey NSW – 10 May 2016
04 Mapping	
A.	Locality Plan
Existing Provisions	
B.	Land Zoning Map
C.	Lot Size Map
Proposed Provisions	
D.	Land Zoning Map (yet to be drafted)
E.	Lot Size Map (yet to be drafted)
F.	Urban Release Area Map (yet to be drafted)

No.	Document
05 Supporting Studies	
A.	Darkinjung Local Aboriginal Land Council (2016) Aboriginal Cultural Heritage Assessment Report
B.	Douglas Partners (2016) Preliminary Site Investigation for Contamination
C.	Intersect Traffic (2016) Preliminary Traffic Assessment
D.	Travers Bushfire and Ecology (2016) Bushfire Protection Assessment
E.	Travers Bushfire and Ecology (2016) Ecological Constraints Assessment