

Rezoning of the Old Farm Site - 414 Old Maitland Road, Mardi

Proposal Title : **Rezoning of the Old Farm Site - 414 Old Maitland Road, Mardi**

Proposal Summary : **To rezone land at the Old Farm site at Mardi in Wyong LGA to permit development for large lot residential/rural village purposes and zone some areas of the site for environmental protection in Wyong LEP 1991 or the draft Wyong LEP 2012.**

PP Number : **PP_2013_WYONG_007_00** Dop File No : **13/08907**

Proposal Details

Date Planning Proposal Received : **27-May-2013** LGA covered : **Wyong**

Region : **Hunter** RPA : **Wyong Shire Council**

State Electorate : **LAKE MACQUARIE** Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

Location Details

Street : **414 Old Maitland Road**

Suburb : **Mardi** City : Postcode : **2259**

Land Parcel : **Lot 36 DP 755249; Lot 41 DP123953; Lot 1 DP 229971; Lot 1 229970; Lot 1 DP 120512; Lot 101 DP 604655; Lot A DP 396415 and Lot 1 DP 554423**

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : **Jenny Mewing**

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DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Regional Strategy : **Central Coast Regional Strategy** Consistent with Strategy : **No**

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

:

Residential /

Employment land) :

No. of Lots : 300

No. of Dwellings 300

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

The Old Farm site has been the subject of previous requests for rezoning, which were not supported by the Department.

Rezoning the site for rural residential is outside the current Central Coast Regional Strategy however the Department has indicated to both the Council and the applicant that Council could provide a strategic case to support such a proposal.

Council's Settlement Strategy, endorsed by Council on 8 May 2013, identifies potential sites for new rural residential development including the Old Farm site.

The submitted proposal is for approximately 270 lots in a village and 30 lots in environmental living and conservation areas. Council recognises the need to update studies for the site before the final scale and form of this concept can be confirmed. This would include confirmation of zones and minimum lot sizes.

This report supports a planning proposal for approximately 300 dwellings proceeding as proposed by Council. It also recommends the Council update the rural residential component of its Settlement Strategy, prior to finalisation of the planning proposal, to include information on staging and sequencing of potential new rural residential development, information on infrastructure and servicing requirements and strategic consideration of issues such as rural land, mine subsidence and rural fires.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

The planning proposal identifies the site is to be developed for large lot residential/rural village purposes as well as providing for the protection of environmentally significant areas.

The "Objectives or Intended Outcomes" is generally consistent with the Department's "A guide to preparing planning proposals".

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Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions identifies the proposal will amend the Wyong LEP 1991 or the Standard Instrument draft Wyong LEP 2012 (zoning maps and minimum lot size maps).**

The "Explanation of Provisions" is generally consistent with the Department's "A guide to preparing planning proposals".

Council states that a revised concept/zoning plan will be required once studies are completed. This could necessitate revisions to this part of the planning proposal.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.2 Rural Zones

* May need the Director General's agreement

1.3 Mining, Petroleum Production and Extractive Industries

2.1 Environment Protection Zones

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.1 Residential Zones

3.2 Caravan Parks and Manufactured Home Estates

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.2 Mine Subsidence and Unstable Land

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection

5.1 Implementation of Regional Strategies

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 44—Koala Habitat Protection

SEPP No 55—Remediation of Land

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

Consistency with S117 Directions and SEPPs are discussed in the assessment section of the report.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The mapping provided is sufficient for assessment however a lot size map and final zoning map will need to be included in the planning proposal before community consultation. Council has provided a proposed zoning map however it is indicative at this stage and may change once the development footprint and permissible uses are established for the site. A release area map will be required to support a satisfactory arrangements clause.

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Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council's proposed 28 day community consultation period is supported.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

PROJECT TIMELINE

Council's timeline anticipates submission to the Department to make the plan in July 2014 (approx 13 months). This timeframe does not account for the 6 week period for the Department or Council, if the plan is delegated, to make the plan. An 18 month timeframe to complete the plan is recommended to allow for the updating of studies and associated investigations. This does not prevent Council from finalising a plan in a shorter timeframe.

DELEGATION AUTHORISATION

Council has accepted plan-making delegation for planning proposals generally and has requested delegation for this specific proposal. Delegation is recommended in this instance.

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **September 2013**

Comments in relation to Principal LEP : **Council submitted the standard instrument draft Wyong LEP 2012 (dLEP 2012) to the Department to be made on 31 May 2013, and it is expected that the plan will be finalised in September/October 2013.**

Assessment Criteria

Need for planning proposal :

Council has referenced two local planning strategies in support of the planning proposal which identify the site for future rural residential development.

The Wyong Valleys Planning Study 1998 (VPS) identified opportunities for rural residential subdivision and the subject site was identified as an area with high potential for this form of development. Council has stated the study was never implemented due to resource constraints however components of the study were incorporated into Council's Settlement Strategy.

The Council's Settlement Strategy, exhibited with the dLEP 2012 and endorsed by Council on 8 May 2013, establishes a strategic direction and framework for the LGA providing a blueprint for growth and identifying future land for development. The Settlement Strategy includes provisions from the VPS and a revised assessment of land capability for rural residential subdivision.

The subject site achieved a medium rating in the Settlement Strategy and as such is given priority for investigation for closer rural settlement patterns. Council appears to have quoted the wrong section of the Settlement Strategy in the justification section of the planning proposal (p215 instead of p224) which refers to 'greenfield or infill development' and this should be updated.

Council considers rezoning the site for rural residential purposes has merit subject to

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further investigations and justification and a planning proposal is the only means to enable the rural residential development to proceed.

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Consistency with strategic planning framework :

CENTRAL COAST REGIONAL STRATEGY (CCRS)

The CCRS 5 year review has recently commenced. The CCRS does not currently identify opportunities for new rural residential development or urban development west of the F3, however a path forward for this proposal has been identified.

Council has identified the proposal to be inconsistent with the CCRS as the site is not identified in the CCRS for future development and is located west of the F3. Council has provided an assessment against Appendix 3 - Sustainability Criteria for New Land Release - Central Coast in the CCRS.

The site is identified in the CCRS as Rural and Resource Lands. Action 6.9 states "Ensure LEPs do not rezone rural and resource lands for urban purposes or rural residential uses unless agreement from the Department of Planning is first reached regarding the value of these resources".

The potential for future development to impact extractive industries and agriculture is considered to be low, however would need to be considered and agency consultation with the Mine Subsidence Board, NSW Department of Primary Industries - Minerals and Petroleum and NSW Department of Primary Industries - Agriculture would be required.

NORTH WYONG SHIRE STRUCTURE PLAN

The site is located outside the North Wyong Shire Structure Plan Area.

LOCAL STRATEGIES

Council states the planning proposal links with some objectives of the Wyong Shire Community Strategic Plan adopted by Council in 2010. The planning proposal is generally consistent with Council's community plan.

Settlement Strategy

Council has prepared a Settlement Strategy to manage population growth, employment opportunities; infrastructure and community and recreational facilities over the next 25 years. It identifies land potentially suitable for future development, subject to investigation, and informs the draft Wyong LEP 2012 and draft Wyong DCP 2012.

The Settlement Strategy identifies the existing supply of land for rural residential purposes is almost fully developed and nine precincts within the LGA were identified that warranted further investigation to support rural residential development. The site is located on land within the Mardi Precinct and the Settlement Strategy states it is anticipated that development can be carried out in a more intensive manner should there be sufficient demand and issues associated with this type of development overcome. Council advises the planning proposal is consistent with the Settlement Strategy.

The Settlement Strategy was endorsed by Council and submitted to the Department as part of the finalisation of the Draft Wyong LEP 2012. In addition to the request to make the draft Wyong LEP 2012 Council also requests the Department endorse the Settlement Strategy.

The Department has indicated to Council in previous correspondence that despite the inconsistency with the CCRS the Department would be willing to consider a planning proposal for the Old Farm site if it had merit and was identified as a suitable location for rural residential development within a local strategy endorsed by the Director General. Although the Settlement Strategy has been endorsed by Council it has only recently been submitted (31 May 2013) to the Department for endorsement and a formal review is yet to be completed.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)

SEPP 44 Koala Habitat

Council has advised consideration under SEPP 44 may be required subject to the findings of further investigative fauna studies, should the proposal receive Gateway support.

SEPP 55 - Contaminated Land

Council states the site was the location of a former dairy farm and is concerned additional agricultural land uses may have been undertaken and potential illegal dumping on site may have occurred.

Council has advised no formal assessment has been made and proposes a contaminated land assessment be carried out to comply with the provisions of the SEPP. A preliminary Stage 1 investigation for contaminated land on the site is supported.

S117 DIRECTIONS

The planning proposal is consistent with all relevant directions except where discussed below. Generally, any inconsistencies can be reconsidered following the completion of the updated studies required by Council.

1.2 Rural Zones

The proposal is inconsistent with this direction as it will rezone rural lands to a large lot residential zone and will increase the permissible density of land within a rural zone.

Council considers the proposal would be consistent with the direction if the Settlement Strategy is endorsed by the Director General (DG). The Direction requires that the DG agree the provisions that are inconsistent are justified by an endorsed strategy or a study. The Settlement Strategy has not been endorsed by the DG and the PP therefore remains inconsistent with the direction at this time.

Council should consult with the NSW Department of Primary Industries - Agriculture.

1.3 Mining, Petroleum Production and Extractive Industries

Council has advised the proposal's consistency with the direction will be confirmed following consultation with the Mine Subsidence Board (MSB). However the planning proposal is inconsistent with this direction as it would have the effect of prohibiting the uses covered by this direction.

Currently mining uses are permitted by the Mining SEPP as they can occur where agriculture is permitted, however agriculture is a prohibited use in the proposed R5 Large Lot Residential zone.

Council should consult with the Department of Primary Industries - Minerals and Petroleum to satisfy the requirements and demonstrate consistency with the direction.

2.1 Environment Protection Zones

The planning proposal is inconsistent with the direction as it would reduce the environmental protection standards applying to the land by rezoning some parts from E3 Environmental Management to a R5 Large Lot Residential zone.

The information provided is not justified by a study prepared in support of the planning proposal and it is therefore not possible to determine if the inconsistency with the direction can be justified or is of minor significance.

Council recommends additional flora and fauna studies which could support further consideration of this direction.

2.3 Heritage Conservation

Council considers the proposal requires further investigation to determine the relevance of past studies conducted on site. Council will need to address the direction following the completion of studies/investigation of heritage issues. Council will also consult with the Office of Environment and Heritage.

3.4 Integrating Land Use and Transport

Council states the PP will be consistent with the direction subject to the preparation of a traffic study and transport management accessibility plan. While the direction does not require these studies, consistency with the direction can be addressed by Council following provision of the studies.

3.5 Development Near Licensed Aerodromes

Council has stated this direction is not applicable as it is not in the vicinity of a licensed aerodrome. However some of the site appears to be affected by the Height Limitation Area of Warnervale Aerodrome which restricts structures in excess of 15 metres and is identified on Council current land zoning maps. Council should reconsider whether this direction applies.

4.1 Acid Sulfate Soils

Council has advised the potential for acid sulfate soil on site is unknown and should the proposal be endorsed by the Gateway an acid sulfate soil assessment will be undertaken.

The site contains land affected by Class 4 and Class 5 Acid Sulfate Soils and is currently inconsistent with the direction as it proposes an intensification of use. The inconsistency will need to be justified by a study or demonstrate the provisions that are inconsistent are of minor significance.

4.2 Mine Subsidence and Unstable Land

Council has advised the proposal is consistent with the direction subject to consultation with the Mine Subsidence Board. The proposal is inconsistent with the direction until such time the MSB has been consulted.

4.3 Flood Prone Land

Council has identified that portions of the site are affected by the 1 in 20 and 1 in 100 flood events and may be affected by localised flooding. The proposal is currently inconsistent with the direction. Council is required to address the consistency with the direction.

4.4 Planning for Bushfire Protection

The site is located on land identified as Bushfire Prone. Consistency with the direction can be determined following consultation with the NSW Rural Fire Service. This matter should be addressed through appropriate assessment and following agency consultation.

5.1 Implementation of Regional Strategies

The proposal is inconsistent with the CCRS (as discussed earlier) and would be inconsistent with the direction, and this will need to be addressed before the planning proposal is finalised. This can be addressed by the DG's endorsement of the updated rural development section of Council's Settlement Strategy, as recommended.

6.2 Reserving Land for Public Purposes

Council has advised it will need to be determined if additional community facilities are required in response to the expected additional population from the development. It is currently not known if land will be reserved for public purpose and Council will need to address the requirements of the direction.

Environmental social economic impacts :

Council identifies the proposal has merit, but also requires further investigative studies. A summary of Council's assessed issues are:

Flora & Fauna

The site contains an Endangered Ecological Community; 2 threatened flora and 5 threatened fauna species; 41 threatened fauna species have the potential to occur on site and the site supports 380 floral species. Council advise the studies were conducted between 1998 and 2001 and need updating. Council will require updated studies and a management plan for environmental assets to be established.

Bushfire

The land is identified as bushfire prone and Council advised the bushfire hazard

assessment is from 1999. The report will be required to be updated to cater for emergency access and egress as well as current bushfire protection policies.

Acid Sulfate Soils and Land Contamination

The site is located on land containing acid sulfate soils and Council has also identified the potential for contamination due to additional agricultural uses from the previous use as a dairy farm as well as the potential for illegal dumping on site. An Acid Sulfate Soils report and contaminated land assessment would be required.

Natural Resources - Agricultural Land and Mining

Council has identified the proposal will lead to a loss of Class 3 (suitable for cropping but not continuous cultivation) and Class 4 (grazing) agricultural land on the site. Council does not consider the loss to be significant subject to consultation with Department of Primary Industries. The site is also located within Wyong Mine Subsidence District and within Wallarah 2 Mining Tenement (although not in proposed coal mining area). Consultation will be required to determine the impact on future potential natural resource extraction with the Dept of Primary Industries and Mine Subsidence Board.

Aboriginal Archaeology and Non-Aboriginal Cultural Heritage

Council considers the adequacy of the archaeological survey submitted by the proponent should be confirmed with Office of Environment and Heritage and further consultation with the Darkinjung Local Aboriginal Land Council and Guringai Tribal Link aboriginal consultative group should occur.

Flooding and Drainage

The site is subject to 1 in 100 flood events. Council advise the study from 1999 is not adequate given changes in legislation and policies in relation to flood planning and recommend updated studies.

Servicing

Council identify water and sewerage servicing connection to the existing reticulated system will need to be established and consideration should be given to the Wyong water supply that could be subject to contamination during 1% AEP flood events.

Traffic

The development has the potential to generate 3000 vehicle movements daily at the intersection of the access roadway and Old Maitland Road. Consultation on servicing arrangements for buses, if required, should be undertaken with Transport NSW/Roads & Maritime Services and a current traffic and accessibility report would be required.

Noise

Noise from the F3 Freeway has potential to impact lots backing onto Old Maitland Road and a noise assessment report would be required.

Social Impact

Council identifies potential social and amenity impacts of the development and refers to a study in 2000 that would require updating. Council requires an updated study which also includes justification for ownership arrangements for open space and community facilities and impact on the wider community of the proposed development.

Economic

Council has requested a study that demonstrates demand for the proposed rural residential development.

Council identifies the studies undertaken by the applicant may have to be updated to accommodate new legislative and best practice methodologies given the extended timeframe since the studies were produced (i.e. 1998-2001).

Given the studies are to be updated and the development footprint is yet to be finalised Council will need to be satisfied that the proposal is able to adequately address all issues in order for the planning proposal to proceed.

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Assessment Process

Proposal type : **Inconsistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 Month** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Hunter - Central Rivers Catchment Management Authority
Office of Environment and Heritage
NSW Department of Primary Industries - Agriculture
NSW Department of Primary Industries - Minerals and Petroleum
Mine Subsidence Board
NSW Rural Fire Service
Transport for NSW - Roads and Maritime Services
Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons : **The proposal is for a new rural residential type development with a proposed yield of 300 lots. This site could be the first in a series of potential sites throughout the Wyong LGA that Council has identified in its Settlement Strategy for potential rural residential development west of the F3 Freeway. All the sites, if they were to be developed for rural residential, would likely exceed 1000 lots and place demands on state infrastructure and services.**

The Infrastructure Planning and Coordination Team advise that given the cumulative impact of development, a satisfactory arrangements clause should be included in the LEP (and other proposals should they arise) and recommend consultation with state agencies to identify what, if any, infrastructure is required to meet the demand that will be generated.

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal.pdf	Proposal	Yes
Council Covering Letter.pdf	Proposal Covering Letter	Yes
Mapping.pdf	Map	Yes
Supporting Documentation.pdf	Proposal	Yes
Department Letter.pdf	Study	No
Evaluation criteria for the delegation of plan.doc	Determination Document	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions:
- 1.2 Rural Zones**
 - 1.3 Mining, Petroleum Production and Extractive Industries**
 - 2.1 Environment Protection Zones**
 - 2.3 Heritage Conservation**
 - 2.4 Recreation Vehicle Areas**
 - 3.1 Residential Zones**
 - 3.2 Caravan Parks and Manufactured Home Estates**
 - 3.3 Home Occupations**
 - 3.4 Integrating Land Use and Transport**
 - 4.1 Acid Sulfate Soils**
 - 4.2 Mine Subsidence and Unstable Land**
 - 4.3 Flood Prone Land**
 - 4.4 Planning for Bushfire Protection**
 - 5.1 Implementation of Regional Strategies**
 - 6.1 Approval and Referral Requirements**
 - 6.2 Reserving Land for Public Purposes**
 - 6.3 Site Specific Provisions**

Additional Information : **It is considered the planning proposal should proceed subject to the following:**

- 1. Council is to be satisfied that sufficient information has been provided to demonstrate that the planning proposal adequately addresses the following issues:**
 - a) The impacts of site development on biodiversity (including any impacts on koala habitat);**
 - b) The degree to which future development of the site will respond to the Planning for Bushfire Protection Guidelines;**
 - c) The potential impacts associated with Acid Sulfate Soil and Contaminated Lands,**
 - d) The potential impacts of future development of the site on Aboriginal and Non-Aboriginal heritage;**
 - e) The potential impacts in terms of flooding and drainage;**
 - f) The servicing arrangements in relation to water, sewer and other utilities;**
 - g) The potential future traffic impacts of development of the site, including whether public transport and pedestrian and cycle planning issues have been addressed;**
 - h) The potential for acoustic impacts on new residential development;**
 - i) Whether future development of the site will generate additional requirements for open space and community facilities and whether this matter should be addressed prior to exhibition of the planning proposal;**
 - j) Potential social impacts on adjoining landowners and wider community;**
 - k) Potential conflicts with adjacent land uses.**
 - l) Potential impacts on the provision of emergency services to the proposed development.**

In considering the above issues, Council is to determine whether existing studies and background reports already prepared for the site are adequate for exhibition purposes or whether additional work is required to supplement and expand on the existing material. This decision should be made in conjunction with relevant agencies.

- 2. Council is to update the justification section of the planning proposal as necessary with regard to the quote from page 215 of the Settlement Strategy which relates to Greenfield and Infill Development Opportunities and replace with the appropriate reference from page 224 regarding Rural-Residential Opportunities.**
- 3. Council is to update the planning proposal's consideration of SEPP 55 Contaminated Land once information on Contaminated Land has been obtained.**
- 4. Council is to update the planning proposal's consideration of SEPP 44 Koala Habitat.**
- 5. In relation to the planning proposal's consistency with Section 117 Directions, consultation is required with the following agencies prior to the commencement of public exhibition as required in the relevant Direction:**
 - NSW Department of Primary Industries - Minerals and Petroleum 1.3 – Mining, Petroleum and Extractive Industries;**
 - Office of Environment and Heritage, the Darkinjung Local Aboriginal Land Council and Guringai Tribal Link Aboriginal Consultative Group - 2.3 Heritage Conservation.**
 - Mine Subsidence Board - 4.2 Mine Subsidence and Unstable Land; and**
 - NSW Rural Fire Service - 4.4 Planning for Bushfire Protection.**
- 6. Council is to address consistency with the following S117 Directions prior to community consultation:**
 - 1.2 Rural Zones**
 - 2.1 Environment Protection Zones**
 - 3.4 Integrating Land Use and Transport**
 - 3.5 Development Near Licensed Aerodromes**
 - 4.1 Acid Sulfate Soils**
 - 4.3 Flood Prone Land**
 - 5.1 Implementation of Regional Strategies**
 - 6.2 Reserving Land for Public Purposes**
- 7. Council is to provide appropriate mapping at the time of exhibition to support the planning proposal and to ensure that the community is adequately informed about the intent of the proposal. This will include providing maps in accordance with the Standard Instrument format for development standards (FSR, height of buildings, minimum lot size) and other local planning matters. Council is to liaise with the Department's Regional Planning Team prior to exhibition to agree on the form and content of mapping to be provided for public exhibition.**
- 8. Prepare a release area map for the site and include this in the consultation material along with a satisfactory arrangements clause.**
- 9. Consultation is required with the following public authorities:**
 - Hunter - Central Rivers Catchment Management Authority**
 - Office of Environment and Heritage**
 - NSW Department of Primary Industries - Agriculture**
 - NSW Department of Primary Industries - Minerals and Petroleum**
 - Mine Subsidence Board**
 - NSW Rural Fire Service**
 - Transport for NSW - Roads and Maritime Services**
- 10. The planning proposal must be made publicly available for 28 days**
- 11. A public hearing is not required.**
- 12. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.**

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13. Council is required to update the rural development component of its Settlement Strategy, prior to finalisation of the planning proposal, to include information on staging and sequencing of potential new rural residential development, information on infrastructure and servicing requirements (state and local) and strategic consideration of issues such as rural land, mine subsidence, rural fires and biodiversity as they apply to the sites where potential rural residential development has been identified.

Supporting Reasons :

Reasoning for suggested conditions (summary):

- Release area map and clauses as the development is potentially the first of 9 precincts with the potential to release additional housing supply through rural residential development in Wyong LGA.
- additional maps may be required to be consistent with Council's draft SI LEP (when available).
- 28 day consultation due to scale of proposal and 18 month PP completion date for proposed studies.
- SEPP 55 assessment to satisfy SEPP requirements.
- agency consultation/ further work for s117 directions is to address/inform potential inconsistencies.
- consultation with agencies to consider environmental impacts and state infrastructure requirements.

Signature:



Printed Name:

GARRY HOPKINS

Date:

17.6.2013