

PLANNING PROPOSAL

GOSFORD CITY COUNCIL

Additional Permitted Use of “Caravan Park” on Lot 241 DP 237227 Carolina Park Road, Avoca Beach

This Planning Proposal has been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act, 1979* and the Department of Planning & Environment's *A Guide to Preparing Planning Proposals* and *Guide to Preparing Local Environmental Plans*.

A gateway determination under Section 56 of the Environmental Planning and Assessment Act is requested from the DP&E.

Part 1 Objectives or Intended Outcomes

Section 55(2)(a) A statement of the objectives or intended outcomes of the proposed instrument.

The objective/intended outcome of the Planning Proposal is to allow, in addition to the existing residential uses permitted on the land, the opportunity for a caravan park to also be permitted. Moveable dwellings will be able to be located within the caravan park.

Part 2 Explanation of Provisions

Section 55(2)(b) An explanation of the provisions that are to be included in the proposed instrument.

The objectives/intended outcomes are to be achieved by amending the Gosford LEP 2014 to include in Schedule 1 and the Additional Permitted Uses mapping layer for the land, the use 'caravan park'.

Section 55(2)(d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

All relevant mapping to the Planning Proposal is contained at the end of this document.

Part 3 Justification for objectives & outcomes

Section 55(2)(c) The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

Section A Need for the Planning Proposal

1 Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the result of a strategic study or report.

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

The Planning Proposal is the best means of achieving the objectives/intended outcomes as the proposed use is not permitted in the R2 – Low Density Residential zone.

Section B Relationship to strategic planning framework

3 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Regional strategies include outcomes and specific actions for a range of different matters relevant to the region. In all cases the strategies include specific housing and employment targets also. The Central Coast Regional Strategy 2006 – 2031 is applicable to the subject land and the proposed rezoning. The Planning Proposal will assist Council in meeting the targets set by the State Government in the Regional Strategy for provision of housing. This Planning Proposal is consistent with the following objectives/actions contained within the Regional Strategy for the reasons specified:

Action 4.2 Councils are to provide for a mix of housing types including housing that will accommodate an aging population and smaller household sizes through the preparation of LEPs and strategies.

The Planning Proposal conforms with this action as it will provide smaller housing for lower income groups in a location which has a limited supply of affordable housing.

Action 4.15 Councils are to consider the appropriateness of the locations in which residential parks or caravan parks are permissible during preparation of principal LEPs including their access to services. This review is to have regard for protection of existing affordable housing stock.

Although this is not a principal LEP the Action is relevant. The additional use will not be located in an isolated area and services such as public transport are within walking distance of the site. The Planning Proposal will also add to the available housing stock.

3a Does the proposal have strategic merit and is it consistent with the Regional Strategy and Metropolitan Plan, or can it otherwise demonstrate strategic merit in light of Section 117 Directions?

The Planning Proposal has strategic merit as it will contribute to the supply of affordable housing at a time when there is a significant demand for affordable housing in the City. The land is located in an area where all necessary physical services are available and the use will be a minor extension to the existing long established 'The Palms' caravan park.

3b Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following: the natural environment (including known significant environmental values, resources or hazards) and the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The subject land is currently zoned R2 Low Density Residential and has previously been approved for a 9 lot residential subdivision. The additional use of 'caravan park' does not present any additional significant impact. It is anticipated that the land could accommodate a potential total of 13 moveable dwellings sites.

Surrounding land uses consist of the existing 'The Palms' caravan park and low density residential development. The additional use of caravan park use is considered to be compatible with the development that surrounds the land. No significant change to surrounding land uses is anticipated in the future.

Water and sewer infrastructure is available to the land. Vehicle access is proposed to be gained to the land from the existing 'The Palms' caravan park. This access will need to cross an existing creek. An existing crossing is in place but formalisation of this crossing will need to be given by the NSW Office of Water. This will occur as part of development application considerations.

4 Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

The Planning Proposal is consistent with the relevant Council strategic plans and in particular Council's Community Strategic Plan in the following sections.

A3.4

Increase the availability of appropriate housing

The Planning Proposal will provide additional housing choice in an affordable form in a locality that is generally in the higher price range within Gosford City.

B6.3

Plan for population growth within existing developed footprint

The Planning Proposal will result in existing R2 – Low Density Residential land being used for denser development hence making better use of the existing urban zoned footprint.

5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The following assessment is provided of the relationship of the planning proposal to relevant State Environmental Planning Policies. The matters for consideration are the following:

SEPP71 – Coastal Protection

SEPP 71 requires that the following matters relevant to the Planning Proposal need to be considered:

- (a) *the suitability of development given its type, location and design and its relationship with the surrounding area,*
- (b) *the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,*
- (c) *measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats*
- (d) *likely impacts of development on the water quality of coastal waterbodies,*
- (e) *only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,*
- (f) *the cumulative impacts of the proposed development on the environment.*

The Planning Proposal is considered to be in accordance with the relevant sections of the SEPP. In this regard the Planning Proposal;

- Will be in conformity with development in the surrounding area (see section (a) above)),
- Is located within a valley resulting in low visual impact (see section(b) above),
- Setback provisions to the creek will be required with any subsequent development consent to provide a riparian buffer to filter stormwater to the adjoining creek which is part of the catchment of the Avoca Lake (see sections c and d) above),
- The proposal does not result in the lateral expansion of urban areas (see section e) above)
- Is in a location that will not result in any negative cumulative impact on the environment (see section f) above.

SEPP 36 – Manufactured Home Estates

Manufactured home estates are permitted wherever a caravan park is a use permitted with the consent of Council.

The aims of this Policy are:

- (a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and*
- (b) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and*
- (c) to encourage the provision of affordable housing in well-designed estates, and*
- (d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and*
- (e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and*
- (f) to protect the environment surrounding manufactured home estates, and*
- (g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.*

The SEPP requires that the following matters need to be considered by councils in relation to manufactured home estate developments. In supporting an enabling clause for a caravan park Council should ensure that any subsequent manufactured home estate can comply with the provisions of the SEPP. These provisions and an analysis are provided below:

- 1 *A council may grant development consent pursuant to this Policy allowing development for the purposes of a manufactured home estate only if it is satisfied:*
 - (a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and*
 - (b) that the manufactured home estate is or will be provided with adequate transport services, and*
 - (c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and*
 - (d) that the development will not have an adverse effect on any:*
 - conservation area*
 - heritage item*
 - waterway or land having special landscape, scenic or ecological qualities, which is identified in an environmental planning instrument applicable to the land concerned.*
- 2 *A council may grant a development consent pursuant to this Policy allowing development for the purposes of a manufactured home estate only after it has considered the following:*
 - (a) the cumulative impact of the proposed development and other manufactured home estates in the locality,*
 - (b) any relevant guidelines issued by the Director,*
 - (c) the provisions of the Local Government (Manufactured Home Estates) Transitional Regulation 1993.*

Assessment under SEPP 36

- The land is serviced with reticulated water and sewer (see section 1(a) above).

- The land is located within walking distance of The Round Drive where regular bus services operate (see section 1 (b) above).
- The Avoca Beach local business centre provides medical services. The larger Kincumber business centre can be accessed by the local bus service with this centre providing a good range of shopping, community and other commercial uses (see section 1(c) above).
- No conservation area or heritage item will be affected. Setbacks from the creek will be required and the crossing of the creek will need to meet NSW Office of Water requirements (see section 1(d) above)
- The LEP amendment could potentially enable 13 additional moveable dwelling sites that would be a minor addition to the 'Palms' caravan park. 'The Palms' is the only operating caravan park in the Avoca Beach locality (see section 2(a) above).
- No relevant guidelines have been issued by the Director (see section 2(b) above).
- A review of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 which replaced the *Local Government (Manufactured Home Estates) Transitional Regulation 1993*(section 2(c) above)) has indicated that the enabling clause will permit an extension to the existing 'The Palms' caravan park that can comply with the subject Act.

State Environmental Planning Policy No 21—Caravan Parks

Aims, objectives:

1 *The aim of this Policy is to encourage:*

- the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
- the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and*
- the provision of community facilities for land so used, and*
- the protection of the environment of, and in the vicinity of, land so used.*

2 *The strategies by which that aim is to be achieved are:*

- (Repealed)*
- by requiring that development consent be obtained from the local Council for development for the purposes of caravan parks, and*
- by providing that development consent may be granted that will authorise the use of sites for short-term stays (whether or not by tourists) or for long-term residential purposes, or for both, and*
- by requiring that development consent be obtained from the local Council for the subdivision of land for lease purposes under section 289K of the Local Government Act 1919.*

The SEPP requires that the following matters need to be considered by councils in relation to caravan park developments. In supporting an enabling clause for a caravan park Council should ensure that the use can comply with the provisions of the SEPP as it relates to a subsequent development.

A Council may grant a development consent required by this Policy only after it has considered the following:

- whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,*
- whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,*

- (c) *whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,*
- (d) *whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,*
- (e) *any relevant guidelines issued by the Director, and*
- (f) *the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.*

Assessment under SEPP 21

- The site adjoins the existing 'Palms' caravan park and Council's Character Statement for the land has identified that it is appropriate for the land to be used for a caravan park subject to certain design provisions being incorporated into the development application (see section (a) above).
- The Avoca Beach area is a locality that contains a large number and range of tourist accommodation options. The site is zoned R2 – Low Density Residential and therefore was unlikely to be used for tourist accommodation. The enabling clause will only add a further permissible residential use to the land (see section (b) above).
- The Avoca Beach locality, being a beach-side locality, is not classed as an affordable housing area within the Gosford City Local Government Area. The provision of land for moveable dwelling sites on the land could provide an addition to the supply of affordable housing already available within the 'Palms' caravan park (see section (c) above).
- Community facilities for recreation purposes are available in the 'Palms' with other community facilities available in Avoca Beach and Kincumber localities (see section (f) above).
- No relevant guidelines have been issued by the Director (see section (e) above).
- A review of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 which replaced the *Local Government (Manufactured Home Estates) Transitional Regulation 1993* (section (f) above) has indicated that the enabling clause will permit an extension to the existing 'Palms' caravan park that can comply with the subject Act

State Environmental Planning Policy No. 55 – Remediation of Land

- 1 *In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:*
 - (a) *the planning authority has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
 - (c) *if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*
- 2 *Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*
- 3 *If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).*

4 *The following classes of land are identified for the purposes of this clause:*

- (a) land that is within an investigation area,*
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

Assessment under SEPP 55

Small stockpiles of fill material were observed during a site inspection. As such an assessment under State Environmental Planning Policy No. 55 (Contamination of Lands) would be required and in this instance a Stage 2 Detailed Site Investigation is recommended. In principle support can be provided for the Planning Proposal with the issue of the nature of the fill being determined by investigation after a Gateway Determination has been made. This approach has been accepted by Council in its consideration of previous Planning Proposals

6 Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 directions)?

The following assessment is provided of the consistency of the Planning Proposal with relevant Section 117 Directions applying to Planning Proposals lodged after 1 September 2009. Section 117 Directions are only discussed where applicable. The Planning Proposal is consistent, with all other Section 117s Directions or they are not applicable.

3.1 Residential Zones

Objectives

- (1) The objectives of this direction are:*
 - (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*
 - (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
 - (c) to minimise the impact of residential development on the environment and resource lands.*

The Planning Proposal is consistent with this Direction as it proposes to increase the variety and choice of housing types available on the land. The land is already zoned residential and has access to all physical services necessary to support development. There will be a slight increase in the development density associated with the enabling clause resulting in a greater yield from the zoned residential land.

3.2 Caravan Parks and Manufactured Home Estates

Objectives

- (1) The objectives of this direction are:*
 - (a) to provide for a variety of housing types, and*
 - (b) to provide opportunities for caravan parks and manufactured home estates.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities. This direction does not apply to:*
 - (a) *Crown land reserved or dedicated for any purposes under the Crown Lands Act 1989, except Crown land reserved for accommodation purposes, or*
 - (b) *land dedicated or reserved under the National Parks and Wildlife Act 1974.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal.*

What a relevant planning authority must do if this direction applies

- (4) *In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:*
 - (a) *retain provisions that permit development for the purposes of a caravan park to be carried out on land, and*
 - (b) *retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.*
- (5) *In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:*
 - (a) *take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,*
 - (b) *take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and*
 - (c) *include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.*

The Planning Proposal is consistent with this Direction as it proposes to increase the opportunity for this type of development. The land is not excluded land under SEPP36 (see section 5(a) above). The site is not in conflict with any of the 'Matters for the Consideration' contained in clause 9 of SEPP 36 (see section 5(b) above). With regards to 5(c) and the requirement to include the subdivision of MHEs by long term lease this matter has been considered and is acceptable if this Planning Proposal is supported.

3.4 Integrating Land Use and Transport

Objectives

- (1) *The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:*
 - (a) *improving access to housing, jobs and services by walking, cycling and public transport, and*
 - (b) *increasing the choice of available transport and reducing dependence on cars, and*
 - (c) *reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
 - (d) *supporting the efficient and viable operation of public transport services, and*
 - (e) *providing for the efficient movement of freight.*

Where this direction applies

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.*

The Planning Proposal is consistent with this Direction. The Planning Proposal only seeks to provide for the additional use of 'caravan park' to the list of permitted uses. Public transport provision is available within walking distance of the site, with a bus service running 7 days per week at less than hourly intervals during peak times and hourly intervals during daytime off – peak times along the Round Drive which is within 400m of the site.

4.3 Flood Prone Land

Objectives

The objectives of this direction are:

- (a) *to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and*
- (b) *to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

The 1% AEP has been identified as being confined to within the banks of the existing watercourse that runs from south to north on the western edge of the property and does not impact upon the access to the land from the 'Palms'. The land proposed to be used as a caravan park is therefore not flood prone and the direction does not apply.

4.4 Planning for Bushfire Protection

Objectives

The objectives of this direction are:

to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.

The Planning Proposal applies to land that is subject to a bushfire hazard. The Planning Proposal will therefore need to be referred to the Rural Fire Service at the Gateway Determination stage.

Direction 5.1 Implementation of Regional Strategies

Clause (4) of the Direction requires Planning Proposals to be consistent with a Regional Strategy released by the Minister for Planning.

The Planning Proposal is considered to be consistent with the objectives and actions contained in the Central Coast Regional Strategy 2006 – 2031 as indicated in the response in Section B 3 above.

Direction 6.1 – Approval and Referral Requirements

Clause (4) of the Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.

This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.

Direction 6.3 – Site Specific Provisions

The Planning Proposal is consistent with this Direction as it does not restrict the operation of the existing zoning through site specific provisions.

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?

An inspection of the site confirmed that the vegetation is consistent with Bells mapping adopted by Council.

A site inspection revealed that the site contains no understorey or midstorey however canopy tree cover is evident. The large trees on the site contain hollows and therefore a hollow bearing tree assessment would be required to progress this Planning Proposal application.

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

A Riparian Management Plan would be required to restore the ecological values of the unnamed creek. All bushfire mitigation measures, stormwater controls and access can be managed through the referral to the appropriate bodies if this Planning Proposal is supported by Council and then granted a Gateway. The provision of conditions on any future development application regarding bushfire and stormwater requirements will also be required. This will ensure that bushfire, and stormwater will be managed. Further assessment of the riparian corridor will also be required to be undertaken. The requirement of a management plan which applies the 'Guidelines for Riparian Corridors on Waterfront Land' will be necessary with any future development application.

An unnamed creek runs along the western boundary of the land. The 1% AEP is confined to the watercourse hence the land proposed to be used as a caravan park is not flood prone. Provisions relating to prevention of increased run off associated with the development of the property will be required at development application stage. The vehicle crossing of the creek will need to be above the 1% AEP and be considered by the Office of Water.

9 How has the Planning Proposal adequately addressed any social and economic effects?

The potential provision of additional affordable housing in the coastal areas of the City is considered to be potential social benefits from the Planning Proposal. Services for the occupants of the Moveable dwelling site would be within an accessible distance of the land and public transport is available within walking distance of the land. The number of additional moveable dwelling sites being created is relatively small (13) and will not result in the creation of demand that would overload the existing supply of services for the new residents.

Some economic benefits would also arise from the proposal through the construction process and the ongoing demand for services from new residents.

Section D State and Commonwealth interests

10 Is there adequate public infrastructure for the Planning Proposal?

Council's Water and Sewer section have advised that the site can only partially drain to the sewer reticulation main servicing the land. Therefore, any proposed future development will need to investigate options which could include the installation of a private sewer pump unit to be owned and maintained by the owners of the land. A Section 307 certificate and associated developer contributions will apply to any future development application.

Bus services run along The Round Drive which is within walking distance of the land on a regular basis with these services accessing retail/commercial centres such as Kincumber.

The potential addition of 13 moveable dwelling sites to the local area would not add significantly to the demand for all types of services required by the new residents.

11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?

No consultations have yet been undertaken with State and Commonwealth agencies as the gateway determination has not yet been issued.

Part 4 Mapping

S55(2)(d) If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones, heritage areas, flood prone land - a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument.

All relevant mapping to the Planning Proposal is contained below.

Part 5 Community Consultation

Section 55(2)(e) Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

Subject to Gateway support community consultation will involve an exhibition period of 28 days. The community will be notified of the commencement of the exhibition period via a notice in the local newspaper and on the web-site of Gosford City Council. A letter will also be sent to the adjoining landowners.

The written notice will:

- give a brief description of the objectives or intended outcomes of the planning proposal,
- indicate the land affected by the planning proposal,
- state where and when the planning proposal can be inspected,
- give the name and address of Gosford City Council for receipt of submissions, and
- indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection:

- the planning proposal, in the form approved for community consultation by the Director-General of Planning,
- the gateway determination, and
- any studies relied upon by the planning proposal.

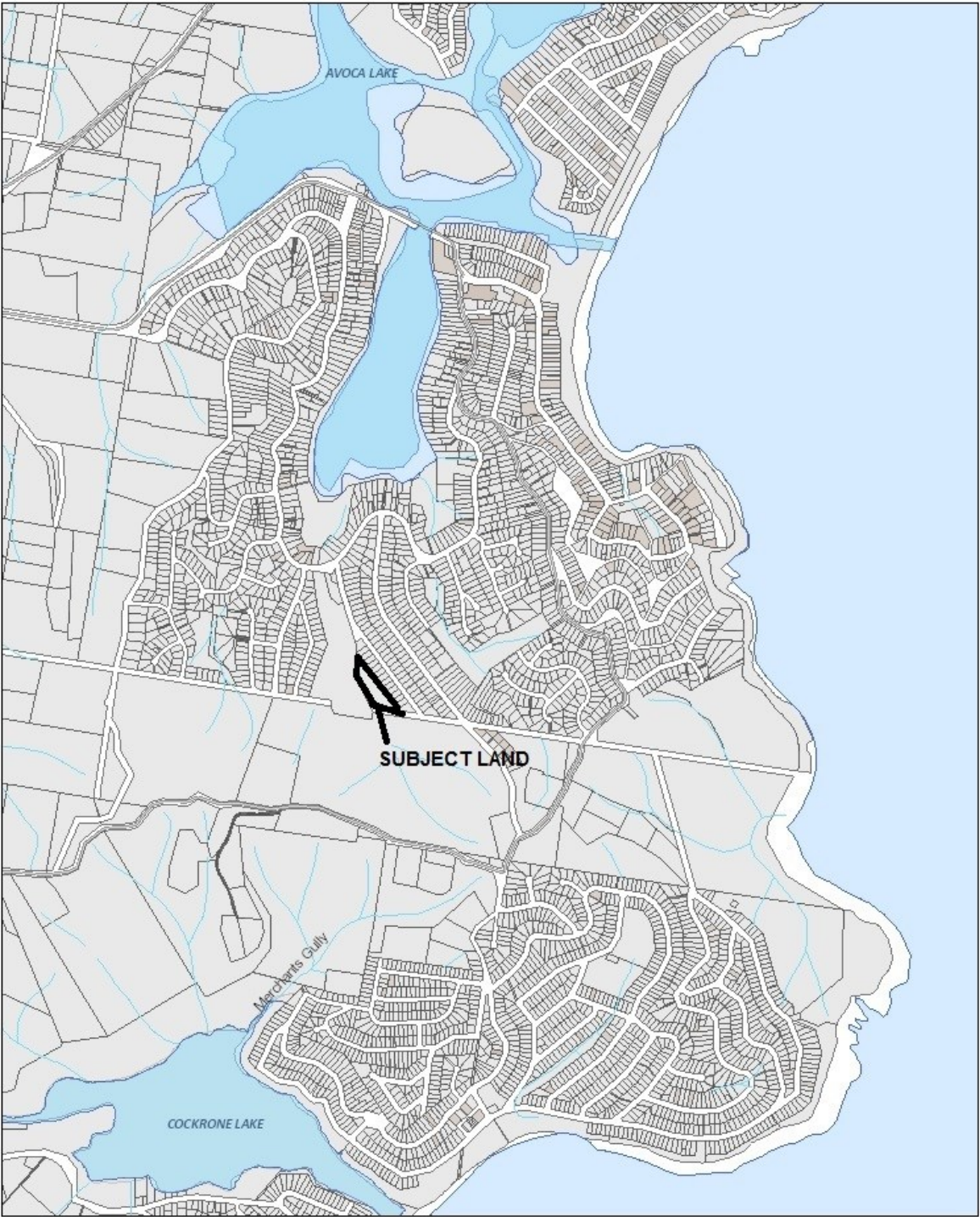
Part 6 Project Timeline

The anticipated timeline for this Planning Proposal is set out below.

Gateway Determination	May 2016
Completion of required technical information	August 2016
Government Agency consultation	September 2016
Public Exhibition	November 2016
Consideration of submissions by Council	March 2017
Date Council will make plan (delegated)	April 2017
Liaise with PC	April 2017

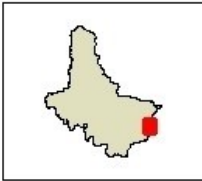
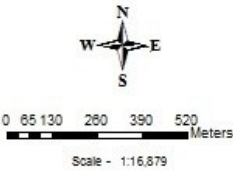
Planning Proposal Mapping

LOCALITY PLAN

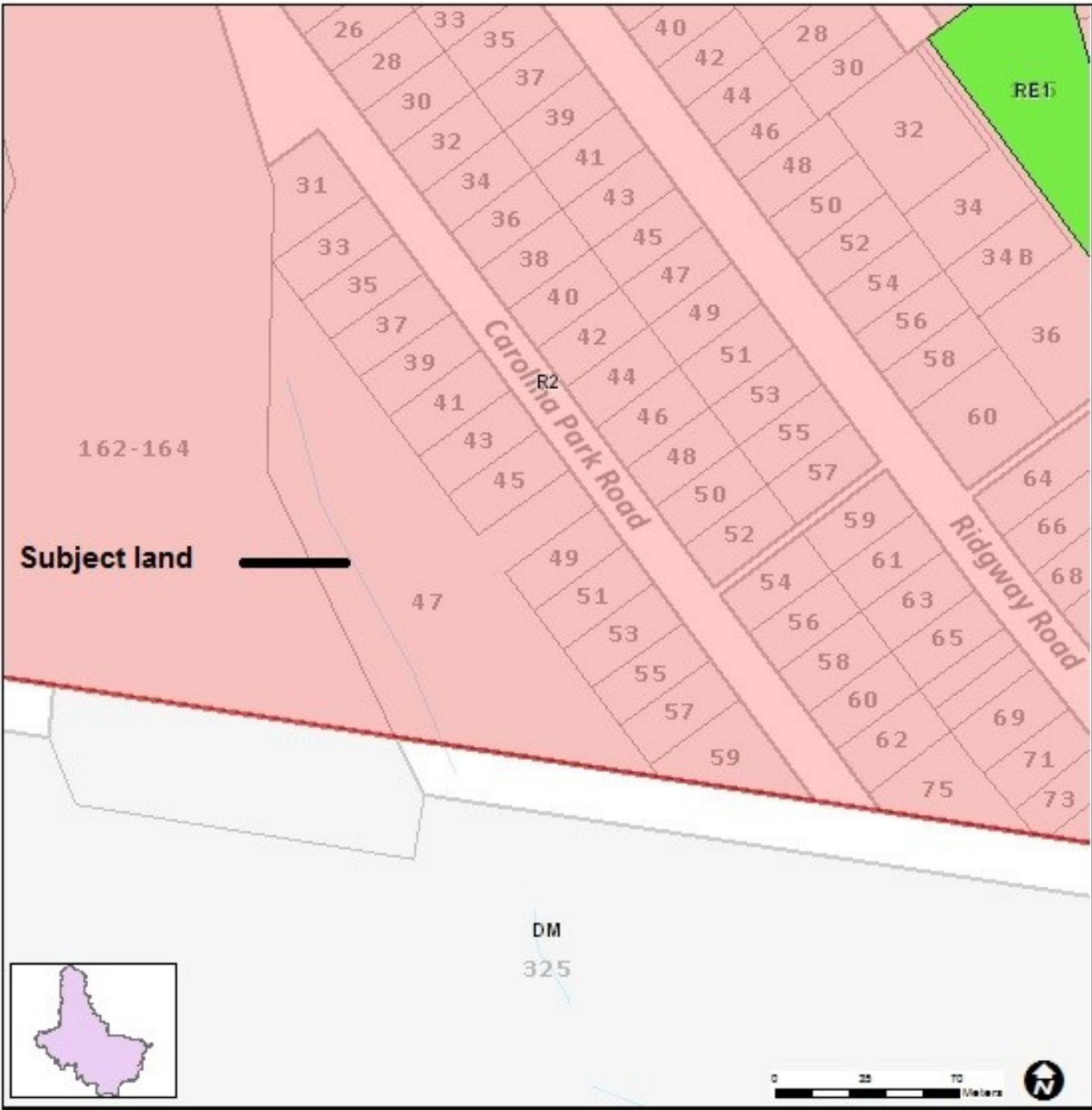


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Existing Zoning Map

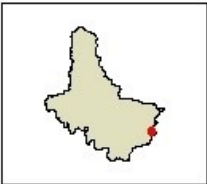
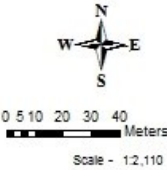


Aerial Photograph

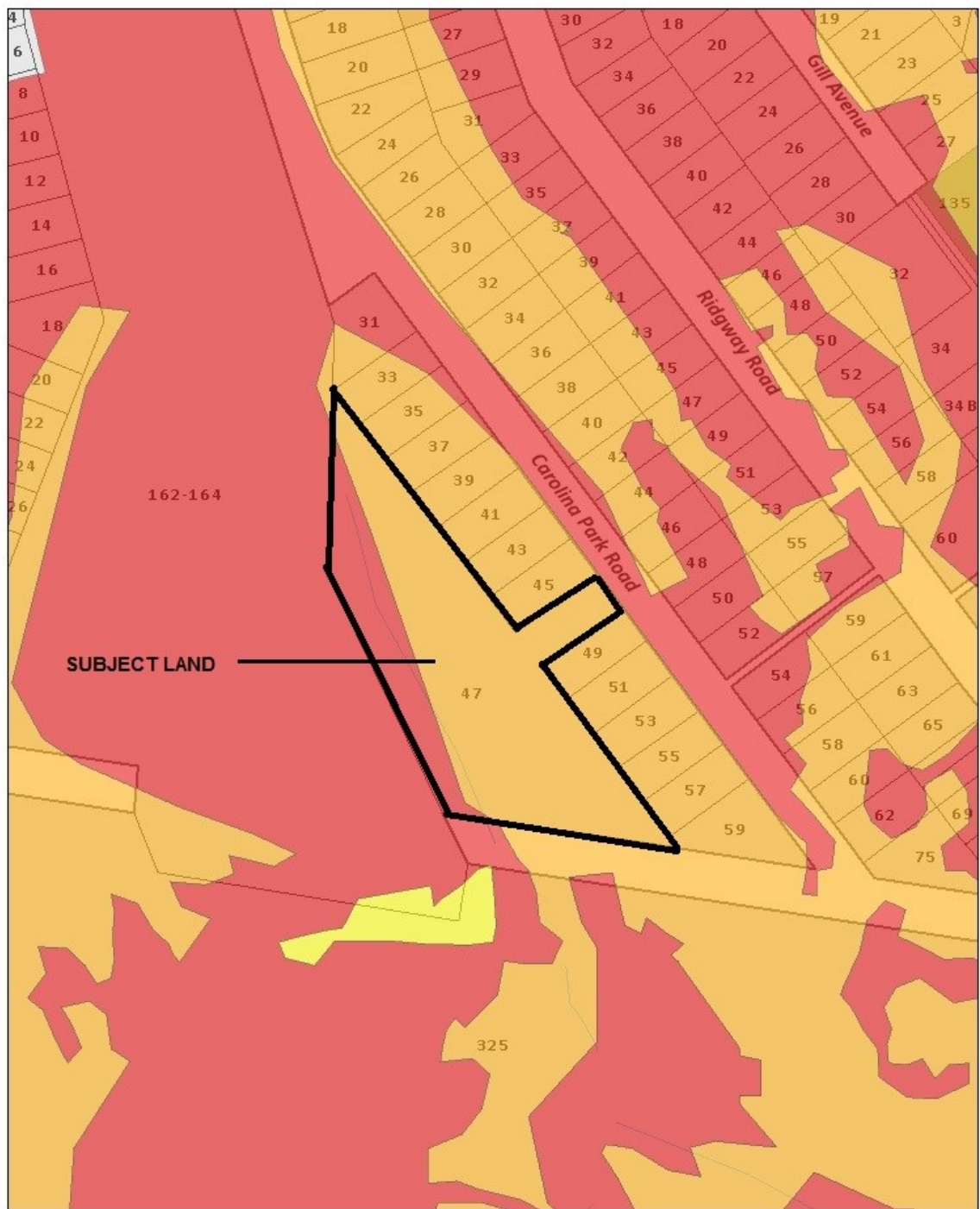


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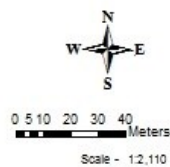


Bushfire Hazard



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Projection: GDA_1994_Transverse_Mercator, GCS_GDA_1994