



IRF 22/1878

Gateway determination report – PP-2022-1579

Rezone certain land to zones R1 and R5 and change minimum lot size to increase the supply of residential land in Narromine and Trangie

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Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Planning Proposal – Residential and Large Lot Residential Amendments
Narromine Shire Council - Ordinary Meeting Business Paper dated 13 April 2022
Flood prone Land with PP Areas Map

Flood Risk Precincts Map and Indicative Extent of Flooding (1% AEP, 5% AEP and extreme flood event)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Narromine Shire Council
PPA	Narromine Shire Council
NAME	Rezone certain land to zones R1 and R5 and change minimum lot size to increase the supply of residential land in Narromine and Trangie
NUMBER	PP-2022-1580
LEP TO BE AMENDED	Narromine Local Environmental Plan 2011
ADDRESS	Narromine Shire Local Government Area
DESCRIPTION	Various lots refer to Section 1.4 of this report
RECEIVED	3/05/2022
FILE NO.	IRF22/1878
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal
DWELLINGS/JOBS	125/0

1.2 Objectives of planning proposal

The planning proposal (on page 4) contains objectives and intended outcomes that adequately explain the intent of the proposal. The proposal intends to amend the Narromine Local Environmental Plan 2011 (LEP) controls to implement certain recommendations in the Council adopted and DPE endorsed, Narromine Residential and Large Lot Residential Strategy 2018 for Narromine East, North, West and Trangie inner areas. Controls proposed to be amended under this proposal include zoning and Minimum Lot Size (MLS).

In particular, the planning proposal seeks to:

- PP1A: To provide for more residential land in appropriate and serviceable areas

- PP1B: To amend the Narromine Local Environmental Plan 2011 to provide for additional lots in the zoned Large Lot Residential areas
- PP1C: To amend the Narromine Local Environmental Plan 2011 to provide additional land for Large Lot Residential development in appropriate locations.

The objectives of this planning proposal are clear and adequate.

1.3 Background

In 2018, Narromine Shire Council adopted the Narromine Residential Land and Large Lot Residential Strategy (the RLLR 2018). On 8 October 2018, the RLLR 2018 was reviewed and endorsed by DPE.

The Strategy provides an overview of residential land supply in Narromine LGA. The RLLR 2018 includes amendments to certain residential zones and their MLS controls to address the anticipated shortfall in housing supply under the current planning controls. A key finding in the RLLR 2018 is that most R5 zoned lots (excluding constrained lots) have been developed. These developed lots have limited potential for subdivision under existing planning controls.

This planning proposal seeks to facilitate three recommendations of the RLLR 2018 for Narromine and Trangie areas

1.4 Site description and surrounding area

Narromine and Trangie settlements are located within Narromine Shire Council Local Government area. The settlements are approximately 50km west of Dubbo - see **Figure 1**. **Figure 2** provides an overview of the areas in Narromine (Narromine East, North and West) and Trangie inner areas subject of this planning proposal.

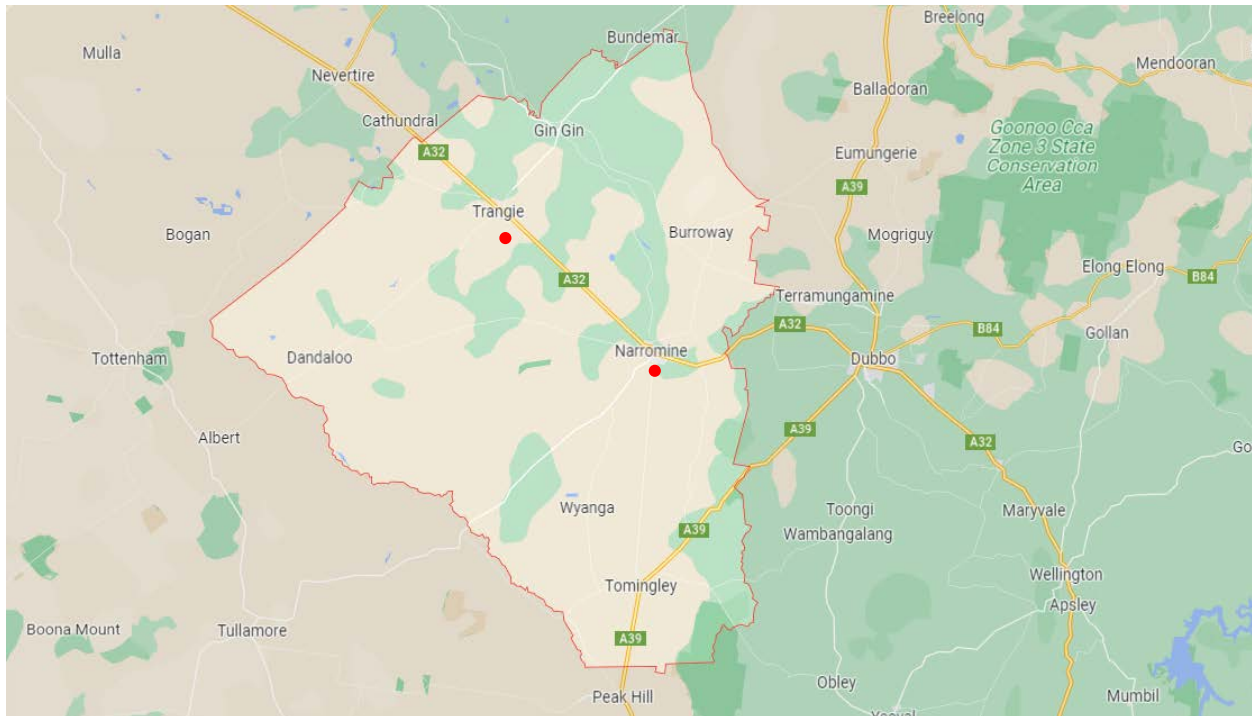
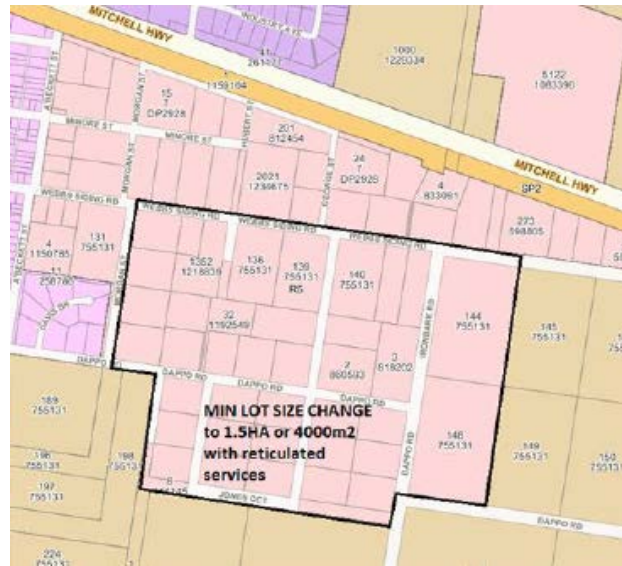


Figure 1 Map showing the locations of Trangie and Narromine areas that are subject to this planning proposal

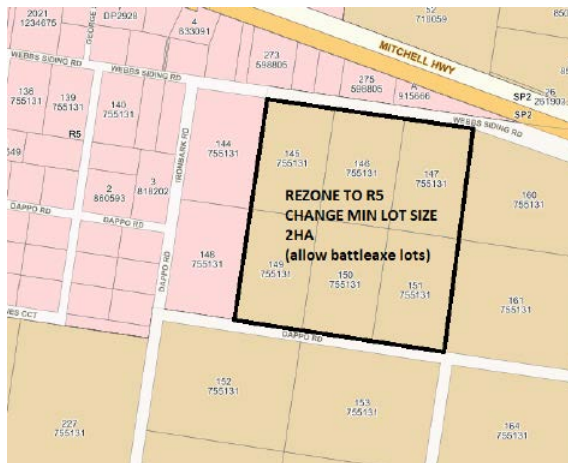
NARROMINE EAST AREA A1



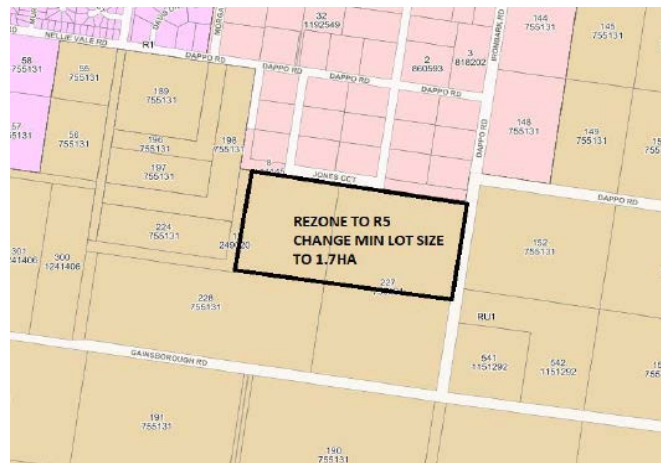
NARROMINE EAST AREA A2



NARROMINE EAST AREA B



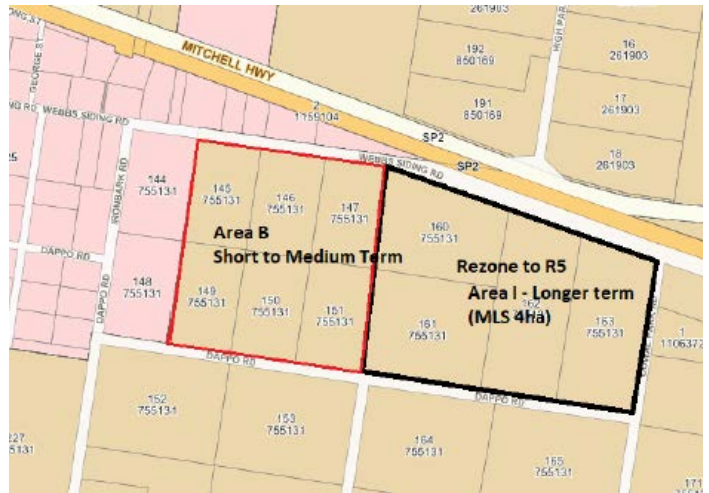
NARROMINE EAST AREA C



NARROMINE EAST AREA G



NARROMINE EAST AREA I



NARROMINE NORTH EAST AREAS B, C AND D

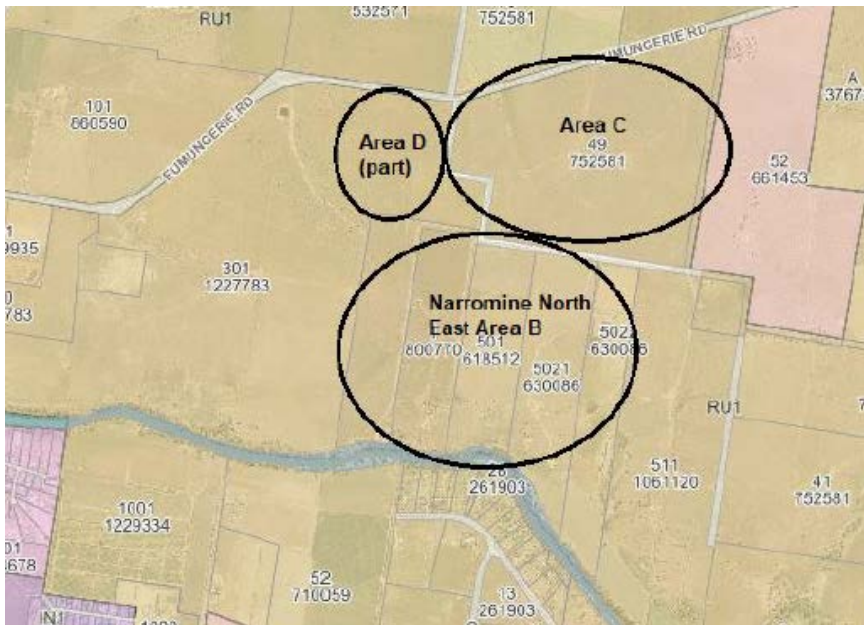


Table 3 Current and proposed controls

Site	Current	Proposed	Estimated Lots (approx)
NARROMINE EAST AREA 1			
Narromine East Area A1 LEP Map LZN-004A and LSZ-004A	Zone: R5 Large Lot Residential MLS: 3.5ha	Zone: R1 General Residential MLS: 450m ² (if with water / sewer services)	8 lots
Narromine East Area A2 LEP Map LZN-004A and LSZ-004A	Zone: R5 Large Lot Residential MLS: 3.5ha	Zone: R5 Large Lot Residential MLS: 4000m ² for serviced lots and 1.5ha for unserviced lots	15 lots (serviced) and 8 lots (unserviced)
Narromine East Area B LEP Map LZN-004 & 004A and LSZ-004 & 004A	Zone: RU1 Primary Production MLS:400ha	Zone: R5 Large Lot Residential MLS: 1.5ha	12 lots (unserviced)
Narromine East Area C LEP Map LZN-004 and LSZ-004	Zone: RU1 Primary Production MLS:400ha	Zone: R5 Large Lot Residential MLS: 1.7ha	13 lots (unserviced)
Narromine East Area G LEP Map LZN-004 & 004A and LSZ-004 & 004A	Zone: RU1 Primary Production MLS: 400ha	Zone: R5 Large Lot Residential MLS: 3.5ha	5 - 9 lots (unserviced)

Site	Current	Proposed	Estimated Lots (approx)
Narromine East Area I LEP Map LZN-004 & 004A and LSZ-004 & 004A	Zone: RU1 Primary Production MLS: 400ha	Zone: R5 Large Lot Residential MLS: 4ha	10 lots (unserved)
NARROMINE NORTH EAST			
Narromine North East Area B LEP Map LZN-004 and LSZ-004	Zone: RU1 Primary Production MLS: 40 ha	Zone: Retain RU1 Primary Production MLS: 20 ha	4 - 5 lots
Narromine North East Area C LEP Map LZN-004 and LSZ-004	Zone: RU1 Primary Production MLS: 400ha	Zone: R5 Large Lot Residential MLS: 5ha	13 lots
Narromine North East Area D LEP Map LZN-004 and LSZ-004	Zone: RU1 Primary Production MLS: 400ha	Zone: R5 Large Lot Residential MLS: 5ha	6 lots
NARROMINE WEST			
Narromine West Area A LEP Map LZN-004A and LSZ-004A	Zone: RU1 Primary Production MLS: 400ha	Zone: R5 Large Lot Residential MLS: 2ha	18 lots
TRANGIE INNER AREAS			
Trangie Inner Area MLS only LEP Map LZN-001A & 003A and LSZ-001A & 003A	Zone: R5 Large Lot Residential MLS: 3.5	Zone: Retain R5 Large Lot Residential MLS: 1.7ha (unserved) or 1 ha (served)	10 -12 lots

Site	Current	Proposed	Estimated Lots (approx)
Trangie Inner Area	Zone: RU1 Primary Production MLS: 400ha	Zone: R5 Large Lot Residential MLS: 2ha	4 lots

Indicative total lot yields:

Zone R5 serviced = 68 lots, unserviced = 44 lots

Zone RU1- 5 lots

Zone R1 – 8 lots

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

2 Need for the planning proposal

Justification for the proposed amendment has been provided in page 20 of the planning proposal.

The planning proposal submits that the proposal is directly in keeping with the Council endorsed RLLR 2018. This proposal will enable the implementation of key recommendations within the RLLR 2018 to ensure housing supply keeps pace with anticipated future demand.

Council notes that a number of recent and proposed large scale employment generating projects in Narromine are attracting more residents and workers to Narromine, placing further pressures on an already limited housing supply market. The proposal will create approximately 125 new lots that could be developed for new housing in the region and aid in alleviating housing supply shortages in the short to medium term.

Council submits that the proposal is also consistent with the Narromine LSPS 2020 which identifies a need for a range of housing options in the Shire (Planning Priority 4). Council's action plan sets out the need to monitor demand and identify shortfalls in housing in the short to medium term. Action 6 recommends Council implement the RLLR 2018 to meet housing demand. The LSPS (Planning Priority 6) also requires Council to monitor population growth and demand for land. These are to inform new land use strategies, ensuring rezonings and subdivisions keep pace with demand. Council submits that a planning proposal is necessary to facilitate changes as recommended by the LSPS and the RLLR 2018 and ensure adequate future supply.

The Department supports the planning proposal noting that the proposal is directly in keeping with both Council's RLLR 2018 and Narromine LSPS 2020.

3 Strategic assessment

3.1 Regional Plan

The planning proposal has undertaken an assessment against the Central West and Orana Regional Plan 2036 (the 2036 plan) on pages 21 - 24.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Direction 22: Manage growth and change in regional cities and strategic and local centres	Narromine is identified as a local centre in the Regional Plan 2036. The Department finds that this planning proposal strategically manages anticipated population growth in keeping with this direction. It will deliver new lots for housing as Narromine continues to attract new residents and provide new jobs in the region created by large scale infrastructure projects, such as the Inland Rail project.
Direction 25: Increase housing diversity and choice	The Department finds that the planning proposal will increase housing supply. Amending the MLS will also create opportunities for different housing types based on the varying lot sizes. Council submits that most R5 zoned lots have been developed as such this proposal will inject additional R5 large lot housing in the area in line with demand. The planning proposal has also carefully considered the location of the new lots. The proposed density (MLS control) considers availability of services, proximity to town centres, proximity to jobs and protection of agricultural land.
Direction 28: Manage Rural Residential Development	Council monitors supply of rural residential land use. Council's RLLR 2018 and its recommendation are also informed by the statistical data and land use availability. Council submits that the lots subject to this proposal have been carefully selected to minimise any land use conflicts and avoid land affected by natural hazards. Buffers are provided from conflicting land uses (productive agricultural land, land mapped for inland rail). Council submits that the proposal is also consistent with Action 28.2 noting that the proposal is in keeping with a local strategy that has been prepared by Council and approved by the Department. The Department therefore finds that this proposal is in keeping with this direction.

3.2 Local

The proposal (pages 25 and 26) states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 5 Local strategic planning assessment

Local Strategies	Justification
Narromine Shire Residential (and Large Lot Residential Use) Strategy 2018 – endorsed by DPE 8 October 2018	The planning proposal actions three key recommendations outlined in the RLLR 2018. It will ensure adequate supply of housing in the future in line with anticipated increased demand for homes in the region due to new employment opportunities associated with new infrastructure projects. The Department supports the planning proposal, noting that the proposal is a result of the recommendations of the RLLR 2018.

Narromine Shire Local Strategic Planning Statement 2020	<p>Council submits that the planning proposal is consistent with Planning Priority 4 and Planning Priority 6 and their respective actions. Specifically, Action 6 (of Planning Priority 4) recommends Council implement the RLLR 2018 to meet anticipated housing demand in the short to medium term.</p> <p>The Department finds that the planning proposal is directly in keeping with the LSPS 2020 planning priorities.</p>
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3.3 Section 9.1 Ministerial Directions.

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 6 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of regional plans	Consistent	The proposal is consistent with this Direction (see discussion in Section 3.1 of this report).
1.3 Approval and referral requirements	Not Applicable	The proposal is consistent with the Direction as it does not introduce any new referrals or consultation requirements
1.4 Site specific provisions	Consistent	The proposal is consistent with the Direction as it does not introduce any new site specific provisions. It seeks to facilitate specific housing in response to the surplus demand for worker accommodation associated with new large scale employment generating projects in Narromine.
3.2 Heritage conservation	Consistent	The proposal does not apply to land or items identified as heritage. The Department notes that clause 5.10 heritage conservation of the Narromine LEP 2011 will also apply to any future Development Application for development of these lots.
4.1 Flooding	Inconsistent - justified	<p>The Department finds that some of the subject lots in Narromine are located on flood prone land (refer to Figure 3 below). Trangie is not flood affected under the Narromine LEP 2011.</p> <p>The planning proposal submits that Council has prepared an updated Narromine Town Floodplain Risk Management Study and Plan 2021 (Flood Study 2021) which outlines mitigation measures to minimise flood risk in the town centre area. One of the recommendations proposes a levee along the Macquarie River. Flood mapping shows that a levee could significantly reduce flood impact on the lots subject to this proposal (refer to Figure 4).</p> <p>Council submits that the planning proposal is consistent with this Direction on the basis that the</p>

		<p>land subject to this planning proposal will not be affected by flooding once a levee is constructed.</p> <p>The Department notes that the levee is yet to be constructed. It is also unclear from the planning proposal when the levee is likely to be built.</p> <p>The Department finds this planning proposal to be inconsistent with this Direction. However, the inconsistency in this instance may be justified for the purposes of satisfying this Direction noting that Council has prepared an updated Floodplain Risk Management Study Plan in keeping with the principles set out under Floodplain Development Manual 2005.</p> <p>The existing flood controls will not be changed as part of this proposal and Council needs to indicate that the lands affected will be protected.</p> <p>Notwithstanding, the impact of flooding on the subject lots, in the absence of a levee is unclear from the submitted planning proposal. Refer to Section 4.1 of this report for an assessment on flood impacts.</p> <p>The Department has included a condition in the Gateway Determination requiring Council to provide a flood impact statement, clarifying potential flood impacts and flood risk at the subject lots during a maximum PMF event and 1% AEP event in the absence of a levee. The flood impact statement is to clarify whether the above impacts and risk can be mitigated or managed through Council's current flood planning controls.</p>
4.3 Planning for bushfire protection	Consistent after consultation	<p>The planning proposal submits that the lots subject to this proposal are not bushfire prone except for small area in Narromine East Area 1. The proposal submits that bushfire hazards on this lot can be managed during design through the use of APZ, in keeping with Planning for Bushfire Protection 2019 Guidelines which will apply to all future Development Applications. Notwithstanding, the Ministerial Direction requires consultation with the Rural Fire Service.</p>
4.4 Remediation of contaminated land	Inconsistent – unresolved at this time	<p>The Department notes that the subject areas included in this proposal either have been or are currently used for cropping and other agricultural activities. Whilst the planning proposal provides an overview of historic uses of these lots, a preliminary investigation has not been carried out. The terms of this Direction require Council to consider a Preliminary Site Investigation (PSI) Report noting that agricultural activity is identified</p>

		as a use that may cause contamination of land under Table 1 of the contaminated land planning guidelines. The Department recommends a condition in the Gateway determination requesting that Council satisfy itself that the subject areas included in this proposal are suitable or can be made suitable for the residential use.
5.1 Integrating land use and transport	Consistent	The proposal undertakes a detailed assessment of this Direction on pages 33-36. The Department finds that the proposal is generally consistent with this Direction. It consolidates compatible land uses. Density is increased closer to existing established town centre in order to reduce sprawl and ensure access to transport and services.
6.1 Residential zones	Consistent	<p>The proposal will deliver new lots of varying lot sizes, broadening housing choices in the area. The proposal also increases density closer to existing town centres of Narromine and Trangie to reduce sprawl.</p> <p>Whilst a number of the sites are serviced, some sites subject to this proposal are unserviced and are typical of rural residential development. The RLLR 2018 has identified the lots in unserviced areas and considers the risks around rezoning unserviced land. Council submits that serviceability of the site can be addressed at Development Application stage. All water supply and effluent disposal management controls in Narromine Shire DCP will apply to new developments on unserviced land.</p>
9.1 Rural Zones	Inconsistent - justified	The proposal is inconsistent with this Direction. Notwithstanding the Director of the Western Region (as a delegate of the Secretary) can be satisfied that the inconsistency is found to be directly in keeping the Department endorsed local RLLR 2018 and is justified in this case.
9.2- Rural lands	Inconsistent - justified	The proposal is inconsistent with this Direction. Notwithstanding the Director of the Western Region (as a delegate of the Secretary) can be satisfied that the inconsistency is found to be directly in keeping the Department endorsed local RLLR 2018 and is justified in this case.

3.4 State environmental planning policies (SEPPs)

The planning proposal identifies SEPPs that apply to the proposal and provides an assessment of the proposal's consistency with the SEPP on pages 27-28. The Department considers the following SEPPs relevant to the planning proposal:

- SEPP (Resilience and Hazards) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Biodiversity and Conservation) 2021; and
- SEPP (Housing) 2021

The planning proposal is consistent with the objectives of these SEPPs. The specific controls and provisions in each of the SEPPs are not relevant to determining the strategic or site-specific merit of this planning proposal and may be considered as part of any future development applications for the subject land.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 7 Environmental impact assessment

Environmental Impact	Assessment
Contamination	<p>The planning proposal includes a summary of historic uses carried out on the subject lots. Council submits that consent would be required from the various landowners to undertake a preliminary investigation. This may be sought, following Gateway Determination.</p> <p>The Department notes that some land identified for change have been used for agricultural activities historically which may have caused contamination of these sites. The Department recommends a condition in the Gateway determination requesting that Council satisfy itself that the subject areas included in this proposal are suitable or can be made suitable for the residential use.</p> <p>The Department also notes that SEPP (Hazards and Resilience) 2021 would continue to apply to any future Development Application which will ensure that contamination land is remediated and made suitable for residential purposes prior to development.</p>

Environmental Impact	Assessment
Bushfire impact	<p>The planning proposal submits that the subject lots are not on bushfire prone land, except for a small area in Narromine East Area I. Council notes the proposed increase of an additional 6 lots on this site is not significant additional density. The overall bushfire risk is minor and can be managed through the use of APZs. Narromine East Area I lots are also close to town and could be serviced by either the town brigade or nearby Rural Fire Services.</p> <p>The Department accepts this finding. The Department also notes that all future development for these lots will be subject to a Development Application. Bushfire risk will need to appropriately addressed at this stage and managed in keeping with Planning for Bushfire Protection 2019 Guidelines. Notwithstanding, the Ministerial Direction requires consultation with the Rural Fire Service.</p>

Flooding

Land in Narromine are identified as flood prone land (see **Figure 3**). Trangie is not mapped as flood prone land under the Narromine LEP 2011.

Council submits that an updated Narromine Town Floodplain Risk Management Study and Plan 2021 outlines mitigation measures to minimise flood risk in the town centre. The strategy finds that a levee constructed along Macquarie River could significantly reduce flood impact on the subject site (see **Figure 4**).

Council submits that land subject to this planning proposal will not be affected by flooding once a levee is constructed. However, it is unclear to the Department when the levee may be built and construction complete. On this basis, the Department has included a condition in the Gateway Determination requiring Council provide a flood impact statement, clarifying potential flood impacts and flood risk at the subject lots during a maximum PMF event and 1% AEP event in the absence of levee. The flood impact statement is to clarify whether the above impacts and risk can be mitigated or managed through Council's current flood planning controls.

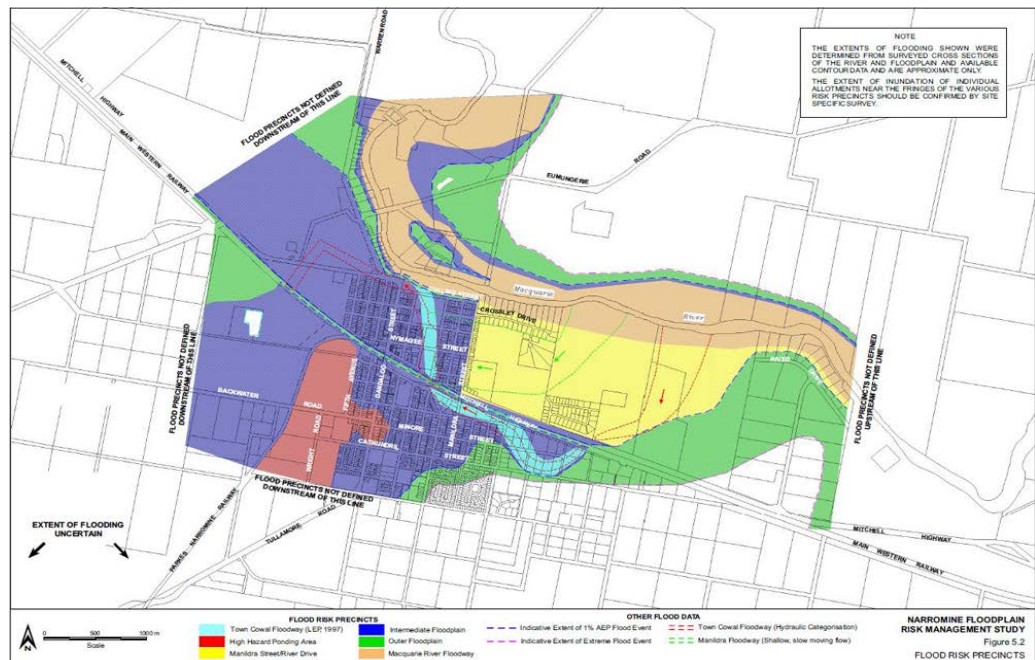



Figure 3 Narromine flooding (source: Narromine Shire Council webpage)

Environmental Impact	Assessment
Biodiversity impact	<p>The planning proposal submits that the biodiversity values map and threshold tool was used to identify lots with biodiversity. Only two sites in Narromine East Area B and I were identified as having mapped biodiversity. A Biodiversity Development Assessment Report will be required with any future Development Application to determine if the impacts are acceptable and if offsets are required <i>Biodiversity and Conservation Act 2016</i></p> <p>The Department accepts that the biodiversity impacts on the two sites could be managed at Development Application stage.</p>  <p>Figure 5 Mapped biodiversity values in Narromine East Areas B and I</p>

Parts of the proposal are also mapped as Vulnerable Land on NLEP 2011 Groundwater Vulnerability Maps and this will be a consideration at development application stage under clause 6.6 of NLEP 2011.

4.2 Social and economic

The proposal will provide the following positive social and economic benefits:

- Alleviate housing supply pressures in Narromine and Trangie areas in the short to medium term
- Narromine has been earmarked for several large scale employment generating projects. This is anticipated to create an influx of new residents and workers seeking housing in Narromine. Strategically providing homes in conjunction with the construction and development of these projects will promote economic growth
- Positive flow on economic impacts, including increased demand for local services
- Increased jobs (construction and operational) in the region

4.3 Infrastructure

Council submits that the planning proposal encourages connections to existing water and sewerage infrastructure, by allowing smaller decrease in lot sizes where services are available.

Where no servicing is available, lot sizes proposed will take into account lot sizes in the vicinity, town water bore locations, septic disposal minimum absorption areas and minimum distances between bores and effluent. Increased lot sizes to account for distance between bores and effluent disposal areas has been used with this Proposal.

Council also submits that sealed roads fronting lots have already been assessed and extensions to the garbage receival areas have been discussed with Council contractors.

Council is currently in discussions with consultants to prepare more detailed servicing plans, taking into account the residential and large lot residential expansion areas as part of this proposal.

The Department finds that Council has considered the availability of utility and services infrastructure as part of this proposal. Lots in proximity to existing and extended services are allowed to have smaller lot sizes, whilst self sufficient lots have large lot sizes to ensure that all services can be carefully accommodated on site. The servicing provision will be as required by Council.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days.

The exhibition period proposed is considered appropriate as this is categorised as a standard proposal, and forms to the conditions of the Gateway determination.

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted and consultation with agencies is not considered warranted.

It is being recommended that consultation be undertaken with DPE- Biodiversity, Conservation and Science Directorate (BCS).

6 Timeframe

Council proposes a 7 month time frame to complete the LEP.

The Department recommends a time frame of 12 months to ensure it is completed in line with its commitment to reduce processing times and undertake work in relation to contamination and flooding.

A condition to the above effect is recommended in the Gateway determination.

The project timeline is to be updated in the planning proposal prior to community consultation.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

Having regard to the nature of the planning proposal that is supported by the RLLR Strategy 2018 and the Narromine LSPS 2020, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- It alleviates current housing and rental supply pressures and introduces more housing choice and diversity for residents of Narromine. Council submits that most developable R5 lots have been developed. This proposal will release more supply of R5 lots of varying lot sizes among new R1 General Residential Lots.
- the proposal is consistent with relevant local plans, the regional plan, Ministerial Directions and SEPPs (albeit needing to be addressed at Development Application stage).
- the proposal strategically responds to the need for additional housing in Narromine as Narromine continues to attract new residents seeking employment from the several large-scale infrastructure projects proposed in Narromine.

The proposal should be updated to address the following matters, and forwarded to the Department for review and approval before exhibition:

- to clarify the number of serviced and unserviced lots created as a result of this planning proposal.
- undertake a preliminary contamination investigation to satisfy Council the subject areas are suitable or can be made suitable for future residential use
- provide a Flood Impact Statement, clarifying potential flood impacts and flood risk at the subject lots during a maximum PMF and 1% AEP event in the absence of levee. The Flood Impact Statement is to clarify whether the above impacts and risk can be mitigated or managed through Council's current flood planning controls in the DCP and/ or LEP.
- Clarify the mls is 1.5ha for Narromine East Area B

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions, 9.1 Rural Zones and 9.2 Rural Lands are justified
- Note that the consistency with section 9.1 Directions 4.4 Remediation of Land is unresolved at this time and further work is required prior to public exhibition


It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - undertake a preliminary contamination investigation to satisfy Council the subject areas are suitable or can be made suitable for future residential use for Narromine East Areas B, C, G and I, Narromine North East Areas B, C and D, Narromine West Area A and Trangie Inner Area.
 - provide a Flood Impact Statement, clarifying potential flood impacts and flood risk at the subject lots during a maximum PMF and 1% AEP at the current time in the absence of levee. The Flood Impact Statement is to clarify whether the above impacts and risk can be mitigated or managed through Council's current flood planning controls in the DCP and/ or LEP.
 - clarify that the proposed minimum lot size for Narromine East Area B is 1.5ha.

The planning proposal is to be revised and forwarded to the Department via the Planning Portal for review and approval prior to commencing public exhibition.

2. Consultation is required with DPE – BCS and RFS.

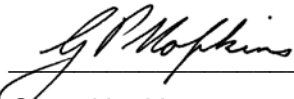
3. The planning proposal should be made available for community consultation for a minimum of 28 days and public exhibition undertaken within 3 months .
4. No public hearing is required
5. The planning proposal is to be completed in 12 months
6. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.

 _____ (Signature)

Wayne Garnsey

Manager, Western Region

_____ 18 July 2022 _____ (Date)

 _____ (Signature)

Garry Hopkins

Director, Western Region

_____ 18 July 2022 _____ (Date)

Assessment officer

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