



PLANNING PROPOSAL

New heritage item at 14 Sunderland Street Mayfield

Version 1.0 - Council Endorsement

June 2024

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New heritage item at 14 Sunderland Street Mayfield

Introduction

City of Newcastle (CN) prepared this planning proposal under Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It explains the intended effect of a proposed local environmental plan (LEP) amendment and sets out the justification for making the plan.

The NSW Government's *Local Environmental Plan Making Guideline* (August 2023) informed the preparation of this planning proposal.

This planning proposal will be used to decide whether the proposal should proceed or not. It may evolve due to various reasons, such as feedback during the exhibition. It will be updated at key stages in the plan making process.

Summary of proposal

Proposal	Amend Newcastle Local Environmental Plan 2012 to create a new heritage item at 14 Sunderland Street, Mayfield.
Property Details	14 Sunderland Street, Mayfield (Lots 27A and 27B, DP 977626)
Applicant Details	City of Newcastle

Background

The Newcastle LEP 2012 lists almost 700 heritage items, eight heritage conservation areas and 23 archaeological sites in Schedule 5 Environmental Heritage. This planning proposal relates to 14 Sunderland Street, a property that is not listed as an item of heritage significance in Newcastle LEP 2012.

CN received a development application (DA2023/00965) on 13 October 2023 for the 'demolition of an existing dwelling and erection of a two-storey co-living housing development, comprising 30 individual rooms at 14 Sunderland Street Mayfield. The DA was placed on public notification on two occasions, most recently between 10 November and 24 November 2023, attracting over 60 submissions, many of which cited heritage as a concern.

Councillors endorsed Notice of Motion 9.4 Protecting and Valuing Newcastle's Heritage on 28 November 2023. It noted CN values the unique heritage and character of its buildings, streetscapes, and landscapes, and requested further investigation into the potential heritage significance of 14 Sunderland Street, Mayfield.

CN engaged an independent consultant to prepare a preliminary heritage assessment for the site. It found the site likely to have heritage significance at a local level. In response, on 27 February 2024 Council resolved:

That Council:

- a. *Make an Interim Heritage Order as set out in Attachment B pursuant to sections 25(2) and 27(a) of the Heritage Act 1977 and in accordance with the Ministerial Order published in the NSW Government Gazette on 12 July 2013 in respect to the land located at 14 Sunderland Street, Mayfield (Lots 27A and Lot 27B in Section D of DP 977626); and*
- b. *Initiate further investigations to determine if a Planning Proposal to list the property as an item of local heritage significance within Schedule 5 Environmental Heritage of the Newcastle Local Environmental Plan 2012 is warranted; and*
- c. *Commence the Planning Proposal process, including seeking Gateway Approval, to list the property as an item of local heritage significance should it be determined through further detailed investigation that 14 Sunderland Street, Mayfield is an item of local heritage significance.*

Interim Heritage Order (IHO) No. 2024/01, relating to the subject property, was published in the Government Gazette No. 73—Planning and Heritage on 1 March 2024 (Attachment A). An IHO is a temporary heritage protection measure that safeguards a place of potential heritage significance for a period of up to 12 months. An IHO prevents demolition or harm to a building for a temporary period. It enables the Council to undertake a detailed heritage assessment, determine if a place should be listed as a heritage item under the LEP, and prepare a planning proposal if necessary. The legal effect of an IHO is to prohibit demolition and require approval for any development for the duration of the order.

Following gazettal of the IHO, CN engaged an independent heritage consultant to complete a detailed heritage assessment of the property (Attachment B). The assessment found the property at 14 Sunderland Street Mayfield has heritage significance as follows:

The dwelling at 14 Sunderland Street Mayfield is a late Victorian dwelling representing the residential development of the suburb of Mayfield and is one of few comparable places in the local area dating from the earliest phase of the Houghton Le Spring Subdivision. The dwelling is visually prominent, retaining its form, scale, detailing and integrity. The dwelling possesses aesthetic and historical qualities acknowledged by the local community.

The dwelling was purchased, occupied and likely constructed by the Braye family during Thomas Braye's first tenure as Mayor of Waratah. Thomas Braye was a well-known Waratah resident, from an early local family, known for being one of the youngest aldermen to be elected to council.

The dwelling at 14 Sunderland Street Mayfield reaches the local significance threshold under Criteria (a), (b), (d), (f) and (g).

The heritage assessment recommends CN list the site by amending the LEP 2012 to include the site as a heritage item in Schedule 5 Environmental Heritage.

Applicable land

The proposal consists of land at 14 Sunderland Street, Mayfield – legally referred to as Lots 27A and 27B, DP 977626. It is south of the Maitland Road commercial centre in an area predominantly residential in character (Figure 1).

The site of approximately 1,030 m² is rectangular, bounded by Sunderland Street to the south and an unnamed laneway to the north (Figure 2). It contains a single storey masonry dwelling house (Figure 3 and Figure 4).

LEP 2012 is the principal planning instrument for the site. It has the following attributes:

- The site is zoned R3 Medium Density Residential.
- The site has a minimum lot size of 400m².
- The maximum Height of Buildings (HOB) is 10m.
- The maximum Floor Space Ratio (FSR) is 0.9:1.
- The site is identified as containing Class 4 Acid Sulphate Soils and is flood prone.
- The site does not currently contain an item of environmental heritage and is not within a heritage conservation area.

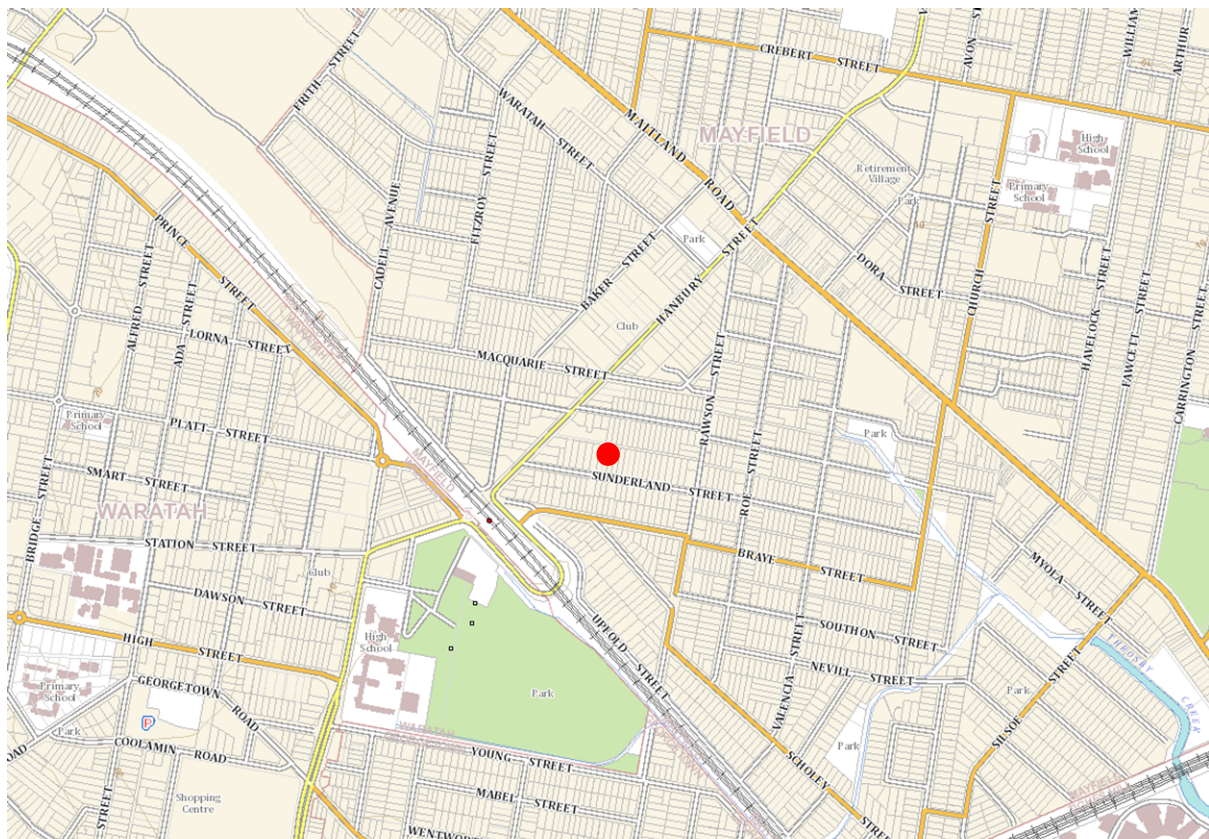


Figure 1 Local context of the site. (Source: NSW Planning Portal Spatial Viewer)



Figure 2 Aerial photo of the site. (Source: CN)



Figure 3 Street facing elevation of 14 Sunderland Street, Mayfield. (Source: Artefact, 2024)



Figure 4 View of the property looking east from Sunderland Street. (Source: Artefact, 2024)

Part 1 - Objectives and intended outcomes

The planning proposal's intended outcome is to amend the LEP 2012 to list 14 Sunderland Street, Mayfield as a heritage item of local significance.

Part 2 - Explanation of provisions

The proposed outcome will be achieved by amending LEP 2012 as follows:

- Amending Schedule 5 Environmental Heritage to include the site as a heritage item of local significance to be referred to as a 'Residence'.
- Amend the LEP 2012 Heritage Map to include the site (see excerpt below at Figure 5).



Figure 5 Excerpt of proposed Heritage Map. (Source: CN, 2024)

Part 3 – Justification of strategic and site-specific merit

Section A - Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

A preliminary heritage assessment of the site in February 2024 found the site likely to be of heritage significance with further assessment. The property is the subject of an IHO, published in Government Gazette No. 75 on Friday 1 March 2024. Following gazettal of the IHO, a detailed heritage assessment was undertaken to confirm the significance of the site. The detailed heritage assessment found:

The dwelling at 14 Sunderland Street Mayfield is a late Victorian dwelling representing the residential development of the suburb of Mayfield and is one of few comparable places in the local area dating from the earliest phase of the Houghton Le Spring Subdivision. The dwelling is visually prominent, retaining its form, scale, detailing and integrity. The dwelling possesses aesthetic and historical qualities acknowledged by the local community.

The dwelling was purchased, occupied and likely constructed by the Braye family during Thomas Braye's first tenure as Mayor of Waratah. Thomas Braye was a well-known Waratah resident, from an early local family, known for being one of the youngest aldermen to be elected to council.

The dwelling at 14 Sunderland Street Mayfield reaches the local significance threshold under Criteria (a), (b), (d), (f) and (g).

The study concludes that the site warrants heritage listing under the provisions of the Newcastle LEP 2012 in order to protect its heritage significance.

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 way to achieve the intended outcome of ensuring known and potential heritage places in Newcastle are conserved for the benefit of everyone, so they continue to contribute to the local character and sense of place.

Amending LEP 2012 is the best way of achieving the objectives of this planning proposal, and:

- Provides the necessary planning pathway to recognise the site's heritage significance.
- Establishes the formal nexus for NSW Environmental Planning Instruments such as Newcastle LEP clause 5.10, and requirements for heritage conservation.
- Provides certainty and clarity for the community and development industry regarding the development expectations for the site.
- Allows for the heritage significance of the heritage item to be considered when assessing future development of the site.

Section B - Relationship to strategic planning framework

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

Hunter Regional Plan 2041

The *Hunter Regional Plan 2041* (HRP 2041) guides land use planning for the Hunter region over the next 20 years. It identifies opportunities for sustainable growth, infrastructure, resilience, equity and provides the framework for an infrastructure-first place-based approach. The plan includes overarching directions, goals and actions as well as specific priorities for each local government area in the Hunter region.

The planning proposal is consistent with HRP 2041 objectives and strategies as follows:

Objective 6—Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments

1. Strategy 6.6—Local strategic planning will ensure all known places, precincts, landscapes and buildings of historic, scientific, cultural, social, archaeological, architectural and aesthetic significance to the region are identified and protected in planning instruments.

The planning proposal is consistent as it formally recognises and conserves the heritage significance of 14 Sunderland Street Mayfield, recommended by an evidence-based study.

Greater Newcastle Metropolitan Plan 2036

The *Greater Newcastle Metropolitan Plan 2036* (GNMP) aims to deliver a collaborative framework to achieve a significant part of the HRP 2041, by identifying the strategies and actions needed to create an integrated metropolitan city, as well as identify and prioritise infrastructure and services needed in catalyst areas.

The GNMP 2036 provides specific directions for councils, including the action to "identify, protect and celebrate Aboriginal cultural heritage, historic heritage and maritime heritage."

The planning proposal is consistent with strategies and actions to facilitate Outcome 2 – Enhance environment, amenity and resilience for quality of life. In particular, the protection of heritage buildings and places helps retain the distinctiveness of Greater Newcastle's neighbourhoods and celebrate their history and character. It will support Strategy 10 - Create better buildings and great places to 'promote innovative approaches to the creative-use of heritage places, ensuring good urban design preserves and renews historic buildings and places'.

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

Newcastle 2040 Community Strategic Plan

The Newcastle 2040 Community Strategic Plan (CSP) is a shared community vision, developed as a guide to inform policies and actions throughout the city for the next 10+ years. With direct input from the community, it represents what we value in our city and what we want to prioritise.

The CSP outlines four key themes to guide this vision (Figure 6). The planning proposal aligns with the objectives under these themes and will contribute to "enriched neighbourhoods and places" (Theme 1.1), as well as "trust and transparency" (Theme 4.2).

Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2040, local heritage places will be protected. Overall, CN aims to ensure that the significant aspects of the city's heritage are identified, cared for, celebrated, and appropriately managed on behalf of residents and visitors of Newcastle. The intention is to ensure decisions about heritage places are made with due regard to heritage significance, and that we strengthen or better appreciate heritage significance.



Figure 6 Newcastle 2040 Community Strategic Plan themes and objectives. (Source: Newcastle 2040 CSP)

The planning proposal is consistent with the following priorities and objectives in the CSP:

1 Liveable:

- 1.1 Enriched neighbourhoods and places
- 1.1.3 Protected heritage places

4 Achieving Together:

- 4.2 Trust and transparency
- 4.2.1 Genuine engagement

Newcastle Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS), adopted in May 2020, complements the CSP. It is a 20-year land use vision to guide future growth and development in Newcastle. It informs changes to LEP 2012, Development Control Plan 2012, and other land use strategies.

The planning proposal is consistent with the Principles of Priority 11 which seeks to ‘*ensure known and potential heritage places and values are conserved and contribute to local character and sense of place.*’ The LSPS states that CN's land use decisions will reflect our commitments included in our Heritage Policy, which are:

- Knowing our heritage
- Protecting our heritage
- Supporting our heritage
- Promoting our heritage

Newcastle's Heritage Strategy 2020-2030

CN's Heritage Strategy is a strategic framework for the management of heritage matters over the next ten years. It draws from the CSP and CN's Heritage Policy 2013 (updated 2022). Consultation told us the community has strongly expressed its aspiration that moving towards 2030+, local heritage will be valued, enhanced, and celebrated. It guides CN's vision, statutory obligations and community expectations to regulate and manage local heritage. It aligns with the United Nations' Sustainable Development Goals and New Urban Agenda, the HRP2041, GNMP and NSW Heritage Council's contemporary heritage guidelines for local government.

The strategy identifies actions and services that align with the CN's heritage policy, best practice, legislative responsibilities and community expectations. It identifies the vision statement for heritage, sets out the context, identifies the core themes/priorities and the objectives, outcomes and measures of these themes.

The planning proposal is consistent with the following CN's Heritage Strategy priorities:

- Priority 1 Enhancing our community's knowledge of and regard for local heritage items and places.*
- Priority 2 City of Newcastle will protect and conserve the City's heritage places for the benefit of everyone.*
- Priority 3 City of Newcastle will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations.*
- Priority 4 Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the region. City of Newcastle will invest in the promotion and care of these assets as part of the city's economic and cultural development.*

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

The planning proposal is assessed against the relevant SEPPs in the table below.

Table 1 Relevant State Environmental Planning Policies.

Relevant SEPPs	Consistency and Implications
SEPP (Biodiversity and Conservation) 2021	Consistent - this planning proposal (PP) will not prevent application of this policy.
SEPP (Exempt and Complying Development Codes) 2008	This policy requires development consent for demolition and a range of physical works if a site contains a local heritage item. Heritage listing the site reduces the scope of what constitutes exempt and complying development as stipulated by the policy, however it will not prevent the application of the policy.
SEPP (Housing) 2021	Consistent - this PP will not prevent the application of this policy. This policy applies to development for the purpose of affordable and diverse housing delivery, such as boarding houses and residential flat buildings (RFBs) among others of lower scale and intensity. The subject area is zoned R3 - Medium Density Residential under the LEP 2012, where residential accommodation, including RFBs, are permissible. In practice, listing as a heritage item may limit the extent and/or scale of future development options at the site, such as RFBs. Future development would need to be assessed using the provisions of Clause 5.10 (Heritage Conservation) requiring conservation of the heritage significance of heritage items including associated fabric, setting and views.
SEPP (Industry and Employment) 2021	N/A
SEPP (Planning Systems) 2021	N/A
SEPP (Primary Production) 2021	N/A
SEPP (Resilience and Hazards) 2021	The policy applies to the subject land. The site is within a Coastal Environment Area but is not identified as potentially contaminated. CN is satisfied the PP is

	consistent with the aims of this policy and will not prevent its application.
SEPP (Resources and Energy) 2021	N/A
SEPP (Sustainable Buildings) 2021	<p>The site is zoned R3 Medium Density Residential and residential uses are permissible and the site is currently used as a residence. The heritage listing of the site may have design implications when applying the policy to the site for sustainable building requirements (i.e. location of solar panels, water tanks etc). This is not considered significantly unfeasible or unworkable.</p> <p>Moreover, by promoting adaptive reuse and restoration of existing structures, heritage items can contribute significantly to reducing carbon footprints and embodied energy associated with new developments.</p>
SEPP (Transport and Infrastructure) 2021	Consistent - this PP will not prevent the application of this policy.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?*

The planning proposal is assessed against the relevant Ministerial Directions in the table below.

Table 2 Relevant Ministerial Directions (Section 9.1 directions).

Section 9.1 Direction	Applicable	Consistency and implications
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	Consistent. The planning proposal (PP) is consistent with HRP 2041 as outlined above.
1.3 Approval and Referral Requirements	Yes	<p>Consistent. The PP does not include any provisions that will require subsequent development applications to seek approval or referral from any other public authority and does not identify development as designated development.</p> <p>CN will consult with public authorities before exhibition per any gateway determination conditions.</p>
Focus Area 1: Planning Systems – Place-based		
N/A		
Focus Area 2: Design and Place		
N/A		
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Yes	Consistent. The PP would create a new heritage item in the LEP 2012. It intends to list an item identified in an independent heritage assessment of the site (May 2024). This will facilitate the heritage conservation of the item per the recommendations of that assessment. The PP will not affect existing heritage conservation provisions in LEP 2012.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Yes	Consistent. The site is identified by CN as being flood prone. Including the site as a heritage item in LEP 2012 will not change the flood prone land provisions or how these are applied to future site development.

4.2 Coastal Management	Yes	Consistent. The PP does not propose a change of zoning or any amendments to the maps in the policy.
4.4 Remediation of Contaminated Land	Yes	Consistent. No changes are proposed to the zoning of land or permissible uses as part of this PP. As such, CN has not sought a preliminary investigation under the contaminated land planning guidelines.
4.5 Acid Sulfate Soils	Yes	Consistent. The PP does not include provisions or amendments that will increase the risk or hazard from the current potential, and so does not require any further study.
4.6 Mine Subsidence and Unstable Land	Yes	Consistent. The PP does not affect land within a proclaimed mine subsidence district.
Focus Area 5: Transport and Infrastructure		
N/A		
Focus Area 6: Housing		
6.1 Residential Zones	Yes	Consistent. The PP should not significantly affect the ability of future development to contribute to a variety of housing choices and will continue to enable the use or adaption of existing structures on the site where possible.
Focus Area 7: Industry and Employment		
N/A		
Focus Area 8: Resources and Energy		
N/A		
Focus Area 9: Primary Production		
N/A		

Section C - Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject land does not contain critical habitat or threatened species, populations or ecological community, or their habitats.

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

Traffic and Transport Considerations

The planning proposal is not likely to result in development that would create any significant adverse traffic and transport effects.

Environmental Considerations

Bushfire hazard

The land is not bush fire-prone land in the Newcastle Bush Fire Hazard Map (2018).

Acid Sulfate Soil

The land is Class 4 Acid Sulfate Soils. The planning proposal does not propose an intensification of use. Future development must comply with Clause 6.1 Acid Sulfate Soils of LEP 2012.

Noise impact

This proposal allows the land's continued use for residential purposes, there is no increase of noise anticipated as a result of the listing of the site for its heritage significance.

Flora and / or fauna

The planning proposal is not likely to result in development that would create any significant adverse effects on local flora and/or fauna.

Soil stability, erosion, sediment, landslip assessment, and subsidence

The site is not identified as unstable or in a landslip area and is not located in a mine subsidence district. The planning proposal is not likely to result in development that would create any significant adverse effects in this regard.

Water quality

The planning proposal is not likely to result in development that would create any significant adverse impacts on water quality of the area.

Stormwater management

Appropriate stormwater management would be assessed and regulated as part of future development of the site and would not be affected by this planning proposal.

Flooding

Any future development of flood prone land is required to be consistent with NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual. Flooding is managed through LEP 2012 clauses 5.21 and 5.22, as well as through the DCP. Including the site as a heritage item in LEP 2012 will not change the provisions for flood prone land or how these are applied to future site development.

Land/site contamination

There is no known contamination of the land and the current and former uses of the land are unlikely to cause risk of contamination.

Social and Cultural Considerations

Heritage impacts

This planning proposal seeks to protect Newcastle's heritage in a sustainable way. Ongoing management and protection of Newcastle's heritage will assist making the city attractive to visitors, businesses and potential residents and strengthen "its reputation as a smart, liveable and sustainable global city" (Heritage Strategy, 2020).

An independent heritage significance assessment found the site warrants local heritage item listing and this planning proposal will enable that.

The heritage assessment found:

The dwelling at 14 Sunderland Street Mayfield is a late Victorian dwelling representing the residential development of the suburb of Mayfield and is one of few comparable places in the local area dating from the earliest phase of the Houghton Le Spring

Subdivision. The dwelling is visually prominent, retaining its form, scale, detailing and integrity. The dwelling possesses aesthetic and historical qualities acknowledged by the local community.

The dwelling was purchased, occupied and likely constructed by the Braye family during Thomas Braye's first tenure as Mayor of Waratah. Thomas Braye was a well-known Waratah resident, from an early local family, known for being one of the youngest aldermen to be elected to council.

The dwelling at 14 Sunderland Street Mayfield reaches the local significance threshold under Criteria (a), (b), (d), (f) and (g).

The planning proposal will have a positive heritage outcome for the City of Newcastle by ensuring a place of local heritage significance continues to contribute to the local community's sense of place. The planning proposal will strengthen planning controls protecting the site's heritage significance.

Aboriginal archaeology

No items of Aboriginal cultural heritage have been identified on the site. It is unlikely given the historic land uses.

European archaeology

No items of European cultural heritage have been identified on the site. It is unlikely given the historic land uses.

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

Social and Cultural Considerations

The planning proposal will have a positive impact on the social fabric of CN by ensuring a place of local heritage significance continues to contribute to the local community's sense of place.

CN received a community nomination in January 2024 to investigate the site for its potential as a heritage item. CN will consult further with the local community via public exhibition per any gateway determination conditions.

Councillors endorsed Notice of Motion 9.4 Protecting and Valuing Newcastle's Heritage on 28 November 2023. It noted CN values the unique heritage and character of its buildings, streetscapes, and landscapes, and requested an investigation of the site's potential heritage significance. This further reinforces that heritage protection of the site has community support.

Economic Considerations

The economic impact of the planning proposal is likely to be minimal with no change to the current R3 Medium Density Residential land use zoning and no proposal to intensify or reduce the existing use of the site.

Section D - State and Commonwealth interests

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

Existing infrastructure is adequate to serve or meet the needs of the proposal.

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

No State or Commonwealth public authorities have been consulted at this stage. Public authorities will be consulted in accordance with the gateway determination.

Part 4 - Mapping

The planning proposal seeks to amend the following maps within Newcastle LEP 2012:

- Heritage Map

The matrix below indicates (with an “X”), which map sheets (of Newcastle LEP 2012) are to be amended as a result of this planning proposal (eg. FSR_001C)

	FSR	LAP	LZN	WRA	ASS	HOB	LSZ	LRA	CL1	HER	URA
001											
001A											
001B											
001C											
001D											
002											
002A											
002B											
002C											
002D											
002E											
002F											
002G											
002H											
003											
004											
004A											
004B										X	
004C											
004D											
004E											
004F											
004FA											
004G											
004H											
004I											
004J											
004K											

Map Codes:	FSR	=	Floor Space Ratio map
	LAP	=	Land Application Map
	LZN	=	Land Zoning Map
	WRA	=	Wickham Redevelopment Area Map
	ASS	=	Acid Sulfate Soils Map
	HOB	=	Height of Buildings Map
	LSZ	=	Lot Size Map
	LRA	=	Land Reservation Acquisition Map
	CL1	=	Key Sites Map & Newcastle City Centre Map
	HER	=	Heritage Map
	URA	=	Urban Release Area Map

The following maps illustrate the proposed amendments to the LEP 2012 maps:

- Figure 7 - Existing Heritage Map
- Figure 8 - Proposed Heritage Map

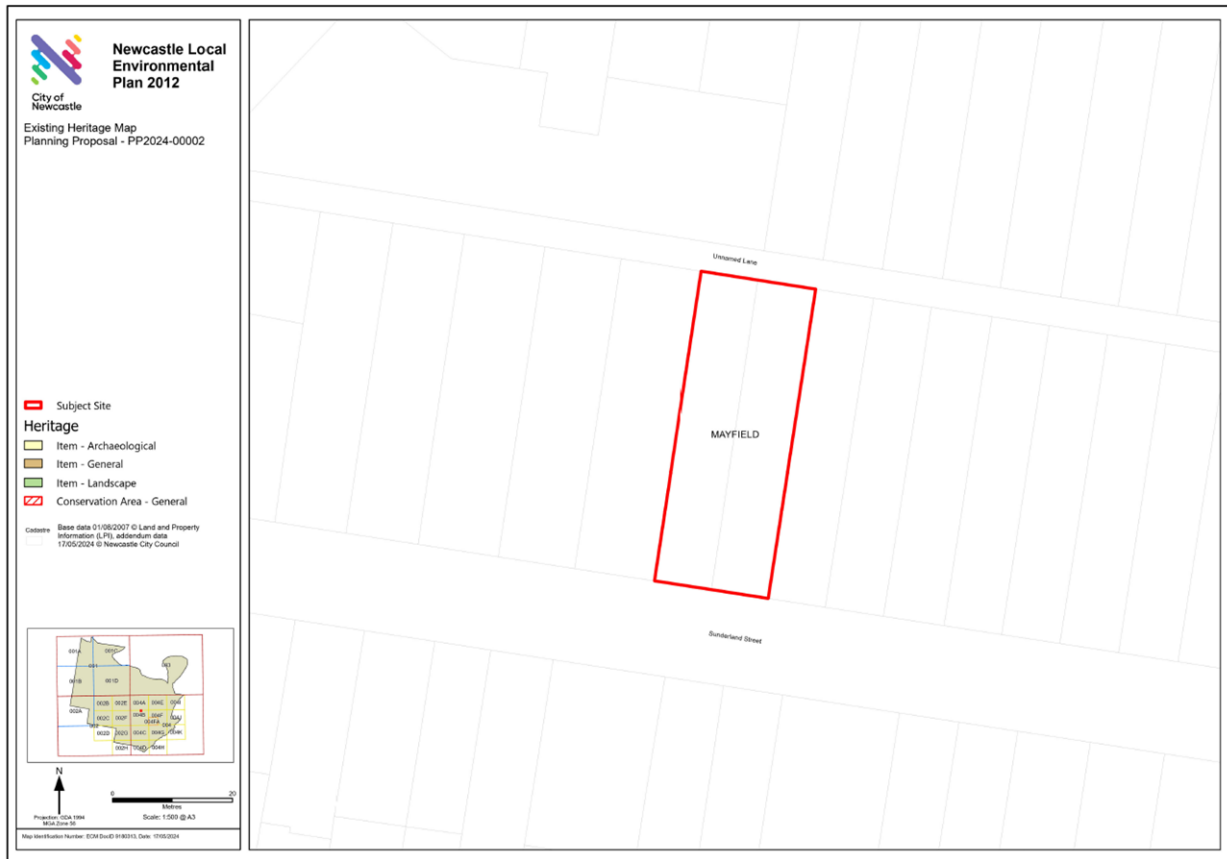


Figure 7 Existing Heritage Map. (Source: CN 2024)



Figure 8 Proposed Heritage Map. (Source: CN 2024)

Part 5 - Community consultation

The planning proposal is categorised as basic in the *Local Environmental Plan Making Guideline* (August 2023). Following the guideline the planning proposal is to be made available for comment for a minimum of 28 days. CN understands the gateway determination may alter this minimum.

Any relevant authorities will be consulted per the gateway determination requirements.

Part 6 - Project timeline

The plan making process is shown in the timeline below. It will be updated in accordance with the Gateway determination, once received.

Task	Planning Proposal Timeline											
	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
Anticipated commencement date (date of Gateway determination)		Aug 2024										
PP amended to reflect Gateway Determination												
Commencement and completion dates for public exhibition period				28 days								
Timeframe for consideration of submissions and reporting												
Anticipated report back to Council for adoption												
Anticipated date LPMA* will make the plan												
Anticipated date RPA* will forward to the Department for notification												
Local Environmental Plan made											May 2025	

*LPMA - CN to exercise Local Plan-Making Authority functions