

Planning Proposal

to amend Wingecarribee Local Environmental Plan 2010

Purpose of Amendment:

To

Prepared by **Proponent details** in accordance with the
Local Environmental Plan Making Guideline (August 2023)

The Planning Proposal has been categorised as *Standard*

Version 1 for Council Assessment

Date

We're with you

Introduction

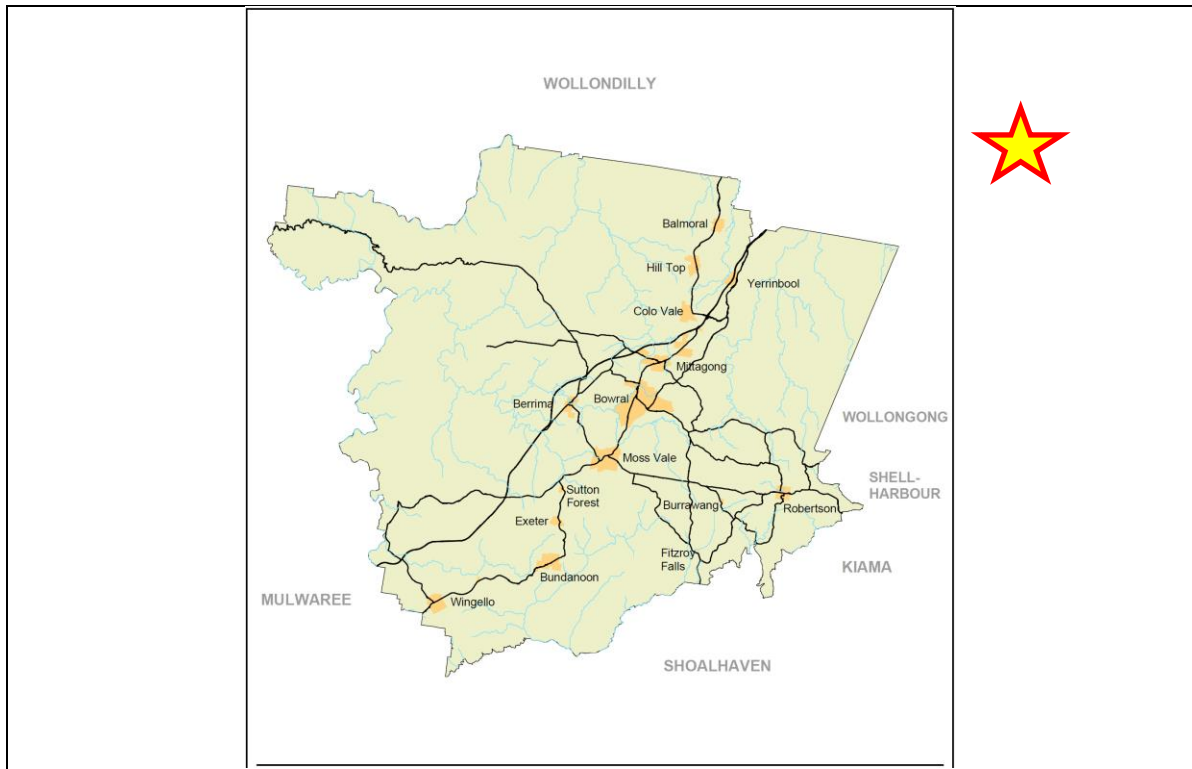
Description

Instructions and advice are presented in this format. Please remove them as you complete the Planning Proposal. Where Guide page references are provided it is strongly recommended that proponents directly acquaint themselves with that advice or instruction. The latest Guide may be viewed using the link below –

<https://www.planning.nsw.gov.au/sites/default/files/2023-03/lep-making-guideline.pdf>

Provide description of Planning Proposal intent. If site specific, locate on Shire map & complete table below. If a Shire wide proposal, the map may be removed.

Wingecarribee Shire *position star on site location*



Legal Description	
Property Address	
Current Zoning	
Site Area	

Part 1 – Objectives & Intended Outcomes of the Planning Proposal

Provide relevant background & general justification including any prior reporting to Panel & Council.

NB: The Guide requires this section to address what is planned, not just how it is to be achieved.

(Guide reference page 70)

The objective of the Planning Proposal is to

Part 2 - Explanation of the Provisions

This section must provide a detailed statement of how the objectives or intended outcomes will be achieved by amending an existing LEP. Thumbnail mapping may be used to clearly indicate the intended provisions. (Guide reference page 71)

- To achieve the intended outcomes of the Planning Proposal the following amendments to the WLEP 2010 instrument will be required:

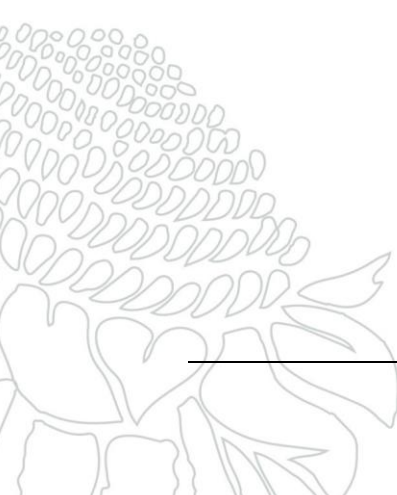
List amendments – (new clause / amended clause / land use table amendment / schedule amendment etc.)

-
-

- To achieve the intended outcomes of the Planning Proposal the following amendments to WLEP 2010 maps will be required:

List all map amendments

-
-



Part 3 - Justification of Strategic & Site-specific Merit

Strategic Merit

This is the most important Part of the planning proposal and should integrate findings from supporting studies and investigations and provide justification for the proposed amendments to the LEP. It must also consider the interaction between these findings and whether the proposal will align with the strategic planning framework and have any environmental, social, or economic impacts.

This Part must provide a detailed assessment of the proposal's strategic and site-specific merit to determine whether the planning proposal should be supported. (Guide reference page 72-73).

The Guideline notes (page 72) that:

Where a planning proposal fails to adequately demonstrate strategic merit the relevant PPA (Council) is unlikely to progress the proposal, despite any site-specific merit it may have.

Text

Site-specific Merit

Discuss how the Proposal gives regard to and assesses the impacts on:

- the natural environment of the site and other affected land (including known significant environmental areas, resources or hazards)
- existing uses, approved uses, and likely future uses of land in the vicinity of the subject land
- 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

Text

Section A – Need for the Planning Proposal

1 - Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

(Guide reference page 74)

Text

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

Where the Planning Proposal is to rezone land or amend the minimum lot size proponents should address the question on page 74 of the Guide - could the Planning Proposal be incorporated into a broader strategic stud, such as the Local Housing Strategy, or an Employment Lands Strategy or a Rural lands Strategy?

Text

Section B – Relationship to the Strategic Planning Framework

3 - Will the Planning Proposal give effect to the objectives and actions of the SE & Tablelands Regional Plan (including any draft plans or strategies)?

(Guide reference page 75)

Text

4 - Is the Planning Proposal consistent with Council's adopted and endorsed Local Strategic Planning Statement and Local Housing Strategy?

(Guide reference page 75)

Text

5 - Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

(Guide reference page 75)

Text

6 - Is the Planning Proposal consistent with applicable SEPPs?

SEPP (Housing) 2021

The intent of this SEPP is to deliver a sufficient supply of safe, diverse and affordable housing

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714>

Assessment – Consistent

The principles of this Policy are:

- (a) enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*

- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,
- (e) minimising adverse climate and environmental impacts of new housing development,
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- (h) mitigating the loss of existing affordable rental housing.

The Planning Proposal is considered consistent with this SEPP because

SEPP (Transport and Infrastructure) 2021

The intent of this SEPP is to provide well-designed and located transport and infrastructure integrated with land use

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732>

Assessment – Consistent

The key intentions of this SEPP include:

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- (b) providing greater flexibility in the location of infrastructure and service facilities, and
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and
- (g) providing opportunities for infrastructure to demonstrate good design outcomes.

The Planning Proposal is considered consistent with this SEPP because

SEPP (Primary Production)

The intent of this SEPP is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0729>

The key aims of this SEPP are:

- (a) to facilitate the orderly economic use and development of lands for primary production,
- (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,

- (c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- (d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,
- (e) to encourage sustainable agriculture, including sustainable aquaculture,
- (f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,
- (g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.

The Planning Proposal is considered consistent with this SEPP because

SEPP (Biodiversity and Conservation) 2021

The intent of this SEPP is to preserve, conserve and manage NSW's natural environment & heritage

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0722>

Assessment – Consistent

The aims of this SEPP are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

It is noted that 2.3(1)(b) of the SEPP identifies land within the R3 Medium Density Residential zone as land to which the SEPP applies.

The Planning Proposal is considered consistent with this SEPP because

SEPP (Resilience and Hazards) 2021

The intent of this SEPP is to manage risks and building resilience in the face of hazards

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0730>

Assessment – Consistent

The key aims of that part of the SEPP applicable to the Shire include:

- (d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and
- (e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact

The Planning Proposal is considered consistent with this SEPP because

SEPP (Industry and Employment) 2021 –

The intent of this SEPP is to grow a competitive and resilient economy that is adaptive, innovative and delivers jobs

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0723>

Assessment – Consistent

The provisions of Chapter 3 (Advertising & Signage) are the only part of this SEPP applicable to land in Wingecarribee Shire. The Planning Proposal is considered consistent with this SEPP because

SEPP (Resources and Energy) 2021

The intent of this SEPP is to promote the sustainable use of NSW's resources and transitioning to renewable energy

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0731>

Assessment – Consistent

The provisions of Chapter 2 (Mining, petroleum production & extractive industries) are the only part of this SEPP applicable to land in Wingecarribee Shire. The Planning Proposal is considered consistent with this SEPP because

SEPP (Planning Systems) 2021

The intent of this SEPP is to provide a strategic and inclusive planning system for the community & the environment

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0724>

Assessment – Consistent

The provisions of this SEPP address State significant development and land owned by an Aboriginal Land Council and are therefore not relevant to this Planning Proposal. (or as applicable)

SEPP (Regional Precincts) 2021

The intent of this SEPP is to consider State significant precincts, Activation precincts and other specific precincts including the Southern Highlands Regional Shooting Complex

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0727>

Assessment – Consistent

The only provisions of this SEPP which apply to Wingecarribee Shire relate to the Southern Highlands Regional Shooting Complex and is therefore not relevant to this Planning Proposal.



7 - Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?

(Guide reference page 76)

This section has been updated to reflect the introduction of 11 thematic focussed Ministerial Directions under section 9.1 of the Environmental Planning & Assessment Act 1979. Most of the previous Directions have been reallocated among the new themes/focus areas. All Directions have been included because they are numbered consecutively, but those that do not apply to Wingecarribee has been pre-filled to that effect. The Department has been known to update them without notification or warning so check online beforehand.

Focus Area 1 Planning Systems	<i>The intent of this Focus Area is to support the broader NSW planning framework, including its processes and collaborative approaches to strategic and land use planning and decision making. They seek to achieve long-term, evidence-based, strategically led planning that is inclusive, democratic, responsive to the community and the environment, and ensures decisions are transparent and prompt.</i>
1.1 Implementation of Regional Plans	
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i></p> <p><i>The Planning Proposal is considered consistent with this Direction because</i></p>	
1.2 Development of Aboriginal Land Council land	
<p>Assessment – Consistent</p> <p><i>The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.</i></p> <p><i>The Planning Proposal is considered consistent with this Direction because no Aboriginal Land Council land is involved.</i></p>	
1.3 Approval and Referral Requirements	
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i></p> <p><i>The Planning Proposal is considered consistent with this Direction because</i></p>	
1.4 Site Specific Provisions	
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.</i></p>	

The Planning Proposal is considered consistent with this Direction because

1.5 – 1.22 – Planning Systems Place Based

Assessment – Consistent

None of these place-based Directions apply to Wingecarribee Shire.

Focus Area 2 Design & Place

The intent of this Focus Area is to establish quality design approaches for new development, public spaces and the environment. They promote the design of places that are healthy, sustainable, prosperous, and supportive of people, the community and Country.

NB: This Focus Area is not included in the current Ministerial Directions.

Focus Area 3 Biodiversity & Conservation

The intent of this Focus Area is to recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.

3.1 Conservation Zones (previously 2.1 Environment Protection Zones)

Assessment – Consistent

The objective of this Direction is to protect and conserve environmentally sensitive areas.

The Planning Proposal is considered consistent with this Direction because

3.2 Heritage Conservation

Assessment – Consistent

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The Planning Proposal is considered consistent with this Direction because

3.3 Sydney Drinking Water Catchments

Assessment – Consistent

The objective of this Direction is to provide for healthy catchments and protect water quality in the Sydney Drinking Water Catchment. This Direction requires that a Planning Proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:

- (a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and*
- (b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and*
- (c) the ecological values of land within a Special Area should be maintained.*

NB: The Direction also requires that, when preparing a Planning Proposal, Council must address the following:

- consult with WaterNSW, describing the means by which the planning proposal gives effect to the water quality protection principles of this direction, and
- ensure that the proposal is consistent with Part 6.5 of Chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and
- identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site, and
- give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by WaterNSW, being the series of land use capability maps and GIS data prepared by WaterNSW and provided to councils in June 2009, and
- include a copy of any information received from WaterNSW as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&A Act.

It is expected that proponent initiated Planning Proposals will also give adequate consideration to these matters. Consultation with WaterNSW is required prior to submission of the Planning Proposal for a Gateway Determination. Council will undertake this referral prior to the matter being considered by the Local Planning Panel so failure to adequately address the following matters can delay or even prevent progression of the Planning Proposal.

Text

3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs

Assessment – Consistent

This Direction is not applicable to Wingecarribee Shire.

3.5 Recreation Vehicle Areas

Assessment – Consistent

The objective of this Direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.

The Planning Proposal is considered consistent with this Direction because

Focus Area 4 Resilience & Hazards

The intent of this Focus Area is to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.

4.1 Flooding

Assessment – Consistent

The objectives of this Direction are to:

- (a) 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) ensure that the provisions of an LEP that apply to flood prone land are commensurate with*

flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The Planning Proposal is considered consistent with this Direction because

4.2 Coastal Management

Assessment – Consistent -*This Direction is not applicable to Wingecarribee Shire.*

4.3 Planning for Bushfire Protection (previously 4.4)

Assessment – Consistent

The objectives of this Direction are to:

- (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- (b) encourage sound management of bush fire prone areas.*

The Planning Proposal is considered consistent with this Direction because

4.4 Remediation of Contaminated Land

Assessment – Consistent

The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

The Planning Proposal is considered consistent with this Direction because

4.5 Acid Sulphate Soils

Assessment – Consistent

The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. There currently no mapped acid sulphate soils in Wingecarribee Shire.

4.6 Mine Subsidence & Unstable Land

Assessment – Consistent

The objective of this Direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.

The Planning Proposal is considered consistent with this Direction because

Focus Area 5 Transport & Infrastructure

The intent of this Focus Area is to support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.

5.1 Integrating Land Use and Transport

Assessment – Consistent

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.*

The Planning Proposal is considered consistent with this Direction because

5.2 Reserving Land for Public Purposes

Assessment – Consistent

The objectives of this Direction are to (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The Planning Proposal is considered consistent with this Direction because

5.3 Development Near Regulated Airports and Defence Airfields

Assessment – Consistent

The objectives of this Direction are to:

- (a) ensure the effective and safe operation of regulated airports and defence airfields;*
- (b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and*
- (c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.*

The Planning Proposal is consistent with this Direction because

5.4 Shooting Ranges

Assessment – Consistent

The objectives of this Direction are to:

- (a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,*
- (b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,*
- (c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.*

The Planning Proposal is considered consistent with this Direction because

Focus Area 6 Housing

The intent of this Focus Area is to foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery

	<i>of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.</i>
6.1 Residential Zones	
Assessment – Consistent <i>The objectives of this Direction are to:</i> <i>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</i> <i>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i> <i>(c) minimise the impact of residential development on the environment and resource lands.</i> <i>The Planning Proposal is considered consistent with this Direction because</i>	
6.2 Caravan Parks and Manufactured Home Estates	
Assessment – Consistent <i>The objectives of this Direction are to:</i> <i>(a) provide for a variety of housing types, and</i> <i>(b) provide opportunities for caravan parks and manufactured home estates.</i> <i>The Planning Proposal is considered consistent with this Direction because</i>	

Focus Area 7 Resilient Economies	<i>The intent of this Focus Area is to support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.</i>
7.1 Business and Industrial Zones	
Assessment – Consistent <i>The objectives of this Direction are to:</i> <i>(a) encourage employment growth in suitable locations,</i> <i>(b) protect employment land in business and industrial zones, and</i> <i>(c) support the viability of identified centres.</i> <i>The Planning Proposal is considered consistent with this Direction because</i>	
7.2 Reduction in non-hosted short-term rental accommodation period	
Assessment – Consistent <i>Not applicable to Wingecarribee Shire.</i>	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	
Assessment – Consistent <i>Not applicable to Wingecarribee Shire.</i>	

Focus Area 8 Resources & Energy	<i>The intent of this Focus Area is to promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and</i>
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	<i>continued energy security, while also promoting diversified activity in regional economies.</i>
8.1 Mining, Petroleum Production & Extractive Industries	
Assessment – Consistent	
<i>The objective of this Direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i>	
<i>The Planning Proposal is considered consistent with this Direction because</i>	

Focus Area 9 Primary Production	<i>The intent of this Focus Area is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</i>
9.1 Rural Zones	
Assessment – Consistent	
<i>The objective of this Direction is to protect the agricultural production value of rural land and identifies requirements for a Planning Proposal seeking to rezone Rural zoned land to a residential, business, industrial, village or tourist zone.</i>	
<i>The Planning Proposal is considered consistent with this Direction because</i>	
9.2 Rural Lands	
Assessment – Consistent	
<i>This Direction applies when a Planning Proposal will either affect land within an existing or proposed rural or conservation zone or changes the existing minimum lot size on land within a rural or conservation zone. The objectives of this Direction are to:</i>	
<ul style="list-style-type: none"> <i>(a) protect the agricultural production value of rural land,</i> <i>(b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,</i> <i>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</i> <i>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</i> <i>(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,</i> <i>(f) support the delivery of the actions outlined in the NSW Right to Farm Policy.</i> 	
<i>The Planning Proposal is considered consistent with this Direction because</i>	
9.3 Oyster Aquaculture	
Assessment – Consistent	
<i>The objectives of this direction are to:</i>	
<ul style="list-style-type: none"> <i>(a) ensure that ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and</i> <i>(b) protect ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area from</i> 	

land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.

The Planning Proposal is considered consistent with this Direction because there are no 'Priority Oyster Aquaculture Areas' in Wingecarribee Shire.

9.4 Farmland of State & Regional Significance on the NSW Far North Coast

Assessment – Consistent

The Planning Proposal is considered consistent with this Direction because it is not applicable to Wingecarribee Shire.

Section C – Environmental, Social & Economic Impacts

8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the Proposal?

(Guide reference page 77)

Text

9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

(Guide reference page 77)

Text

10 - Has the planning proposal adequately addressed any social and economic effects?

(Guide reference page 77)

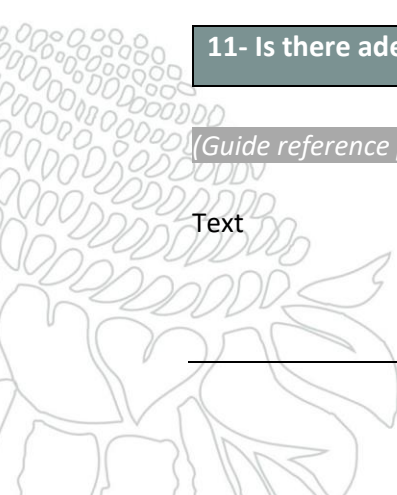
Text

Section D – Infrastructure (Local, State & Commonwealth)

11- Is there adequate public infrastructure for the Planning Proposal?

(Guide reference page 78)

Text



Section E – State and Commonwealth Interests

12 - What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?

(Guide reference page 78)

Ministerial Direction 3.3 requires referral to WaterNSW prior to submitting a Planning Proposal for Gateway determination with the need to include a copy of any information received from them.

Although currently not mandated, the Department prefers that Council also obtain preliminary comments from other relevant state or federal agencies prior to submitting a Planning Proposal, and include responses in this section, including any preliminary issues raised. This would include any scope of additional information/investigations, evidence of consultation and any agreement in relation to the progression of the planning proposal.

Part 4 - Maps

(Guide reference page 79)

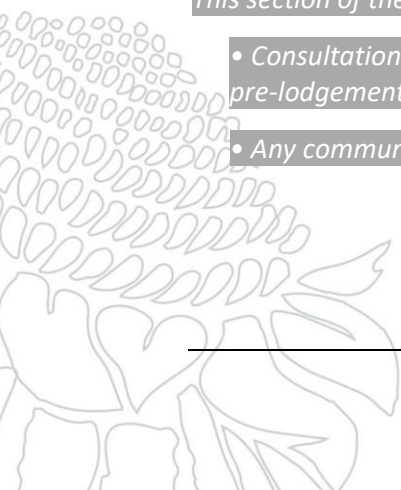
All existing and proposed mapping submitted to the Department as part of a planning proposal should be accompanied by spatial data. All LEP mapping should commence as early as possible, particularly with complex planning proposals.

Part 5 - Community Consultation

(Guide reference page 79)

This section of the planning proposal must describe:

- Consultation and outcomes undertaken with council, state agencies or authorities during the pre-lodgement stage*
- Any community consultation undertaken, or consultation with other key stakeholders*



It should set out the extent of consultation having regard for the public exhibition requirements in Section 1 of this guideline. The Gateway determination will also outline the required public exhibition period based on the different planning proposal categories.

Community consultation will be considered at the Gateway stage, with the Gateway determination confirming the requirements. Council will undertake community consultation in accordance with the Gateway Determination.

Part 6 - Project Timeline

(Guide reference page 79)

Refer to Guideline for the nominated Planning Proposal category

Stage	Timeframe and/or date
Consideration by Council	
Council decision	
Gateway determination	
Pre-exhibition	
Public Exhibition	
Consideration of submissions	
Post-exhibition review & additional studies	
Drafting Request / submission to DPE	
Gazettal of LEP amendment	

END OF PLANNING PROPOSAL

