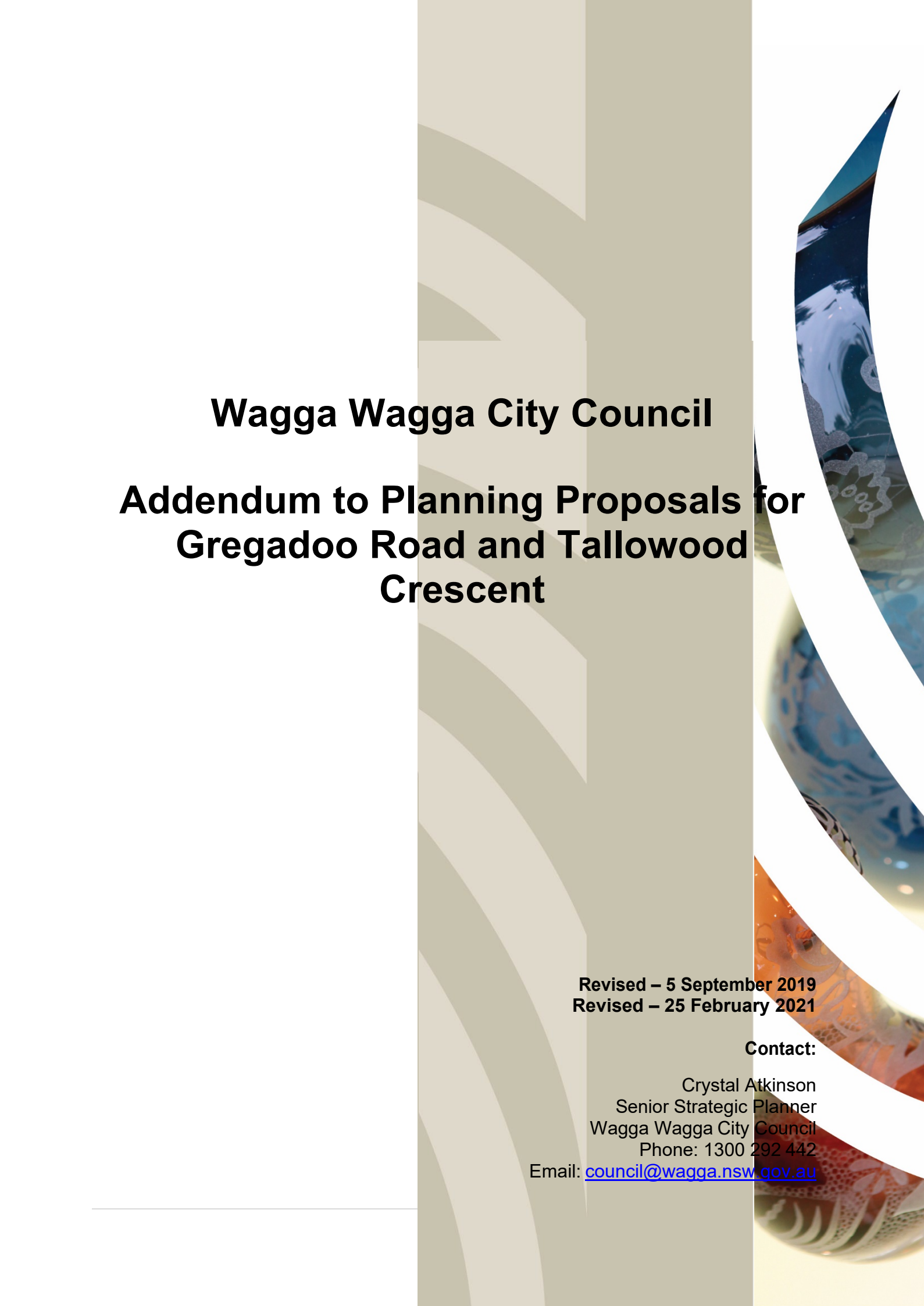




Wagga Wagga City Council

Addendum to Planning Proposals for Gregadoo Road and Tallowood Crescent

Revised – 5 September 2019
Revised – 25 February 2021

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INTRODUCTION

Council is in receipt of two planning proposals (LEP19.0004 and LEP19.0009) to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to the south of Gregadoo Road. Details of the proposals with supporting information are attached under Annexure 1 and 2.

At its meeting of 8 July 2019, Council indicated its support for the planning proposals to proceed as a combined proposal for the precinct. A copy of Council's report and minutes are attached under Annexure 3 and 4.

The addendum to the planning proposals has been prepared in accordance with the NSW Department of Planning and Environment's Guideline '*A guide to preparing planning proposals*'.

A Gateway determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* has been received.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the planning proposal is increase opportunity for residential housing in a rural setting consistent with the following R5 Large Residential Zone objectives:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.*

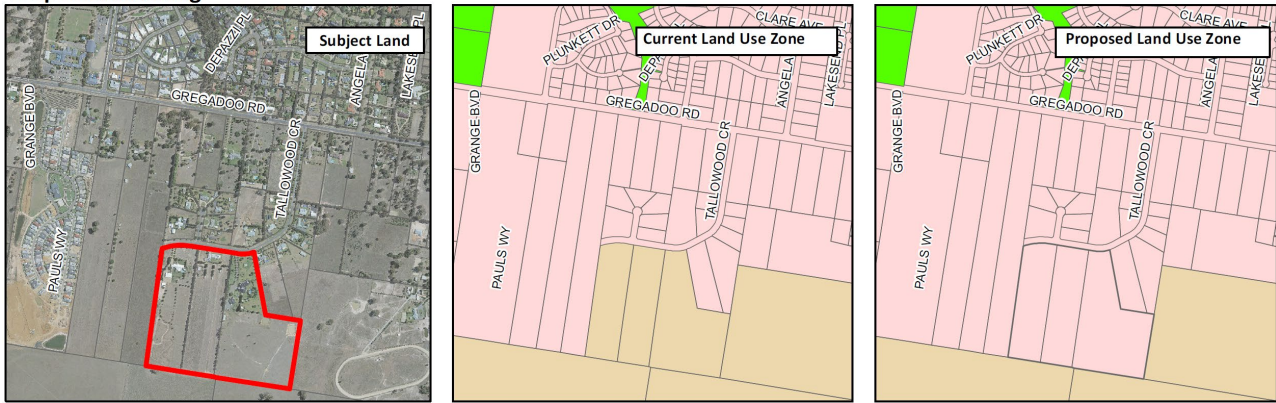
The planning proposal will create the opportunity for land owners in the precinct to subdivide their land if they choose to do so. The planning proposal will create the opportunity for approximately 130 additional lots in the precinct.

PART 2 – EXPLANATION OF THE PROVISIONS

The planning proposal seeks the following:

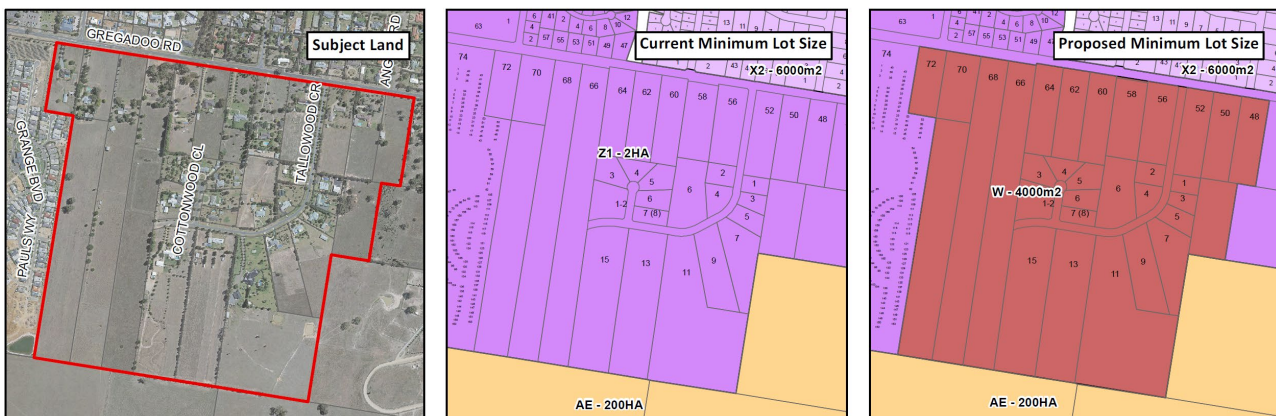
1. Rezoning of 11, 13 and 15 Tallowood Crescent, Lake Albert (Lot 1 DP 882899, Lot 2 DP 882889 and Lot 2 DP 1013227) from RU1 Primary Production Zone to R5 Large Lot Residential Zone as per the illustration below.

Proposed rezoning



2. Reduction of the minimum lot size requirement applicable to 48, 50, 52, 56, 58, 60, 62, 64, 66, 68, 70 and 72 Gregadoo Road, 1- 7 Cottonwood Close 1 – 6, 7, 9, 11, 13, 15 Tallowood Crescent (Lot 13, DP 1113455, Lot 1 DP 514671, Lot 3 DP 233523, Lot 4 and Lot 5 DP 233523, Lot 1 and Lot 2 DP 715658, Lot 5 DP 775412, Lot 8 DP 859533, Lot 7 DP 775412, Lot 15 DP 866164, Lot 2 DP 539369, Lot 3 DP 540483, Lot 9 - 13 DP 886164, Lot 1 DP 1013227, Lot 2 DP 1013227, Lot 1 and Lot 2 DP 882899, Lot 1 to Lot 8 DP 866164) from 2ha to 4000sqm as per the illustration below.

Minimum Lot Size Proposal



The above will be achieved by amending the Land Zoning Map LZN_004E, Land Zoning Map LZN_004G, Lot Size Map LSZ_004E and Lot Size Map LSZ-004G of the Wagga Wagga Local Environmental Plan 2010.

PART 3 – JUSTIFICATION

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, and the process for implementation.

Section A – Need for the planning proposal

The addition of dwellings to the housing stock is a major driver of population growth in the city, providing opportunities for households to relocate from other areas or new households to form locally. At a growth rate of 1.2% the population of Wagga Wagga will exceed 80,000 people in 2040, however the city must plan to grow to beyond 100,000 people. To accommodate a 2% population growth to 100,000 people and an additional 14,000 homes by 2040, 1,750 hectares of land is required if density rates continue at 8 dwellings per hectare.

The supply of residential land was last considered in 2013 as part of the Wagga Wagga Spatial

Plan 2013-2043 that identified that there was approximately 426 hectares of urban release area. At a density pattern of 8 dwellings per hectare this equates to an additional 3,500 dwellings. From this, current greenfield areas can accommodate 10 years supply of housing at the projected growth rate and 5 years supply at the aspirational growth rate of 2%.

Whilst the majority of housing will be provided within urban release areas, infill development through redevelopment and intensification (as proposed by the planning proposal) will also play a vital role in utilising existing services to accommodate the growing population of the city. It will also contribute to the mix of housing types available in the city.

A supply-demand analysis was undertaken under as part of the planning proposal lodged under LEP 18/0004 to ascertain that the creation of additional lots was warranted under current land development conditions. Available data indicated that progressing the planning proposal will meet a justifiable need for this type of land development and help balance the current land supply.

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

No. Council is currently in the process of reviewing and developing new land use strategies for the city. One of the key priorities is to consider the location of future growth areas and to identify existing urban areas in the city that may be intensified through further subdivision.

Noting that it will take some time to complete the above strategic work, landowners may as an interim arrangement lodge planning proposals to increase the development opportunities for their properties prior to the finalisation of the strategic work. Planning proposals will be considered on merit and the onus is on the proponents to provide Council with the necessary information to undertake assessments to determine if there is sufficient justification for a planning proposal to proceed prior to the completion of the above strategic work.

Even though the planning proposal is not supported by a local housing strategy endorsed by the Department of Planning and Environment, the Wagga Wagga Spatial Plan 2013/2043 which is endorsed by the Department of Planning and Environment identifies several approaches to addressing land demand for urban purposes in the city and encourages additional housing opportunities within existing urban areas where existing services and amenities are already provided.

This area is identified by the Spatial Plan as an area where a reduction of minimum lot sizes can be considered. The proposal is based on site opportunities to optimize the use of available land that is currently serviced by public infrastructure and accessible to existing local community facilities and therefore considered consistent with the provisions of the Spatial Plan.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Isolated amendments to the LEP ("spot rezonings") are generally not supported and land owners are encouraged to work together and submit joint planning proposals for precincts instead of individual properties.

The planning proposals submitted under LEP18/0004 and LEP18/009 present different approaches to lot sizes. LEP18/0004 proposes to reduce the minimum lot size to 52 and 56 Gregadoo Road from 2ha to 3000sqm and LEP18/0009 proposes to reduce the minimum lot size requirement for a number lots to the south of Gregadoo Road from 2ha to 1500sqm, 3500sqm and 5500sqm.

The precinct approach presented by LEP18/0009 is generally supported. The precinct boundary was chosen as a natural progression of development to the north and west and due the fact that it is void of environmental land constraints (in particular overland flow flooding) to the east. The southern precinct boundary was chosen due to the Lake Albert suburb boundary and adjoining RU1 Primary Production zoned land.

Lots to the north of the precinct (north of Gregadoo Road) vary between approximately 1500sqm and 4300sqm with the majority of lots close to 4000sqm in size.

There are smaller lots of 4000sqm already in the precinct. In consideration of the above, it is recommended that a minimum lot size of 4000sqm be applied to the entire precinct. This will ensure that future subdivision will be reflective of the existing rural residential character expected in this locality. The proposal 4000sqm lot size will also maximise the development opportunities available across the precinct in consideration of the capacity of existing sewer infrastructure.

The image below illustrates the various lot sizes that exist in the area.



Section B – Relationship with strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The Riverina Murray Regional Plan 2036 was adopted by the NSW Government in 2017. It provides a vision, goals and actions geared towards delivering greater prosperity in the

years ahead for those who live, work and visit this important region. The planning proposal is consistent with the actions of the Riverina Murray Regional Plan 2036 as follows:

Direction	Compliance
1. Protect the region's diverse and productive agricultural land.	Complies. The proposal is to rezone 11, 13 and 15 Tallowood Crescent from RU1- Primary Production Zone to RU5 Large Lot Residential Zone. It is acknowledged that the existing land use practices in the locality are likely to be more consistent with those expected in the R5 Large Lot Residential Zone. The proposal to rezone the land from RU1 Primary Production to R5 Large Lot Residential will also not result in the loss of prime agricultural land. The Department of Primary Industries, produces agricultural land classification maps on a local government area basis, which rank land on its suitability for agricultural production. The maps are produced by evaluating biophysical, social and economic factors that influence the use of land for agriculture. The land is mapped as Class 2 land, which is described as "Arable land suitable for regular cultivation for crops, but not suited to continuous cultivation. It has a moderate to high suitability for agriculture but soil factors or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures." The rezoning of the land to R5 Large Residential Zone with a minimum lot size requirement of 4000sqm is considered appropriate for the locality and will ensure that conflict between the urban and rural land uses are minimised.
15. Protect and manage the region's many environmental assets.	Complies. The Natural Resource Sensitivity Biodiversity Mapping does not indicate the presence of biodiversity sensitivities on the subject land. With the exception of 11, 13 and 15 Tallowood Crescent, the land has been bio-certified for the urban area and as such is not likely to affect any threatened species, population or ecological community, or its habitat. The proposal also avoids land use conflicts and does not affect an area of high environmental value or cultural heritage significance. More information in relation to the above may be required as part of any future development application in the precinct and particularly on the parcels of land located at 11, 13 and 15 Tallowood Crescent.

16. Increase resilience to natural hazards and climate change	Complies. The subject land is located away from areas of known high bushfire hazards, contaminated land and designated waterways. There is a minor overland flow flood risk present, however this is compatible with the type of development proposed.
22. Promote the growth of regional cities and local centres.	Complies. Current land use strategies encourage additional housing opportunities within existing urban areas where existing services and amenities are already provided. The proposal to rezone the land is based on site opportunities to optimise use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.
25. Build housing capacity to meet demand.	Complies. From data used to develop the Wagga Wagga Spatial Plan 2013-2043, existing greenfield areas at the time could only accommodate 10 years supply of housing at the projected growth rate for the city. If the aspirational growth rate of 2% is achieved, it can only accommodate housing for another 5 years. Infill development as proposed by the planning proposal also plays a vital role in utilising existing services to accommodate the growing population of the city. The proposal will create the opportunity to provide an additional 130 large residential lots.
26. Provide greater housing choice, affordability, including a greater mix of housing.	Complies. The proposal will contribute to existing housing choice in the city and the region and therefore consistent with Direction 26.
27. Manage rural residential development.	Complies. The proposal supports Direction 27 by providing rural residential development in proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure. The proposal also avoids land use conflicts and does not affect an area of high environmental value or cultural heritage significance. Prior to the implementation of the proposed new lot size, a plan must be developed to illustrate a high level road network scenario for the precinct, access arrangements, servicing provision and how any future subdivision will occur through staging. The plan will also insure that land use conflicts within the RU1 Primary Production zoned land are minimised.
28. Deliver healthy built environments and improved urban design.	Complies. The proposed rezoning and reduction in the minimum lot size will facilitate infill residential development that is compatible with the local urban built form.

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

The planning proposal complies with the Wagga Wagga Spatial Plan 2013-2043 as follows:

Direction	Compliance
Provide for a range of densities in neighbourhoods that respond to community demand.	Complies. Current land use strategies encourage additional housing opportunities within existing urban areas where existing services and amenities are already provided. The proposal to rezone the land and reduce the lot size requirement is based on site opportunities to optimize use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.
Investigate areas identified as 'potential intensification' for the provision of services.	Complies. This area is identified by the spatial plan for potential intensification subject to investigating service capacity.
Identify sites suitable for redevelopment and investigate the potential to concentrate development to infill sites to accommodate future growth.	Complies. The proposal will result in the redevelopment of the site through intensification.

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

Policy	Compliance
State Environmental Planning Policy No 55 – Remediation of Land	Complies. The SEPP requires Council to consider contamination of land as part of a rezoning application. Even though no report has been prepared in relation to a preliminary investigation, Council's evaluation concludes that due to the previous land uses (being grazing), it is unlikely that the land has been contaminated. The land is not listed on Council's potentially contaminated register nor is there any visible evidence of contamination on the land. With the information available, Council considers the risk of contamination low and that the planning proposal may proceed.

Is the planning proposal consistent with applicable Ministerial Directions (s. 9.1 directions)?

Relevant directions are assessed against the proposed amendments in the table below:

Direction	Consistency
1.2. Rural Zones. A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objectives of this direction, (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to	Justified. The proposal is to rezone 11, 13 and 15 Tallwood Crescent from RU1- Primary Production Zone to RU5 Large Lot Residential Zone. It will also increase the permissible density in the identified precinct. The above presents small area of 18.77 hectares of land to be rezoned for residential purposes. The Wagga Wagga Spatial Plan 2013/2043 which is endorsed by the Department of Planning and Environment identifies several approaches to addressing land demand for urban purposes in the city. This area is identified by the Spatial Plan as an area where a reduction of minimum lot sizes can be considered. The proposal is based on site opportunities to optimize the use of available land that is currently serviced by public infrastructure and accessible to existing local community facilities and therefore considered consistent with the provisions of the Spatial Plan. In addition, the existing land use practices in the locality are likely to be more consistent with those expected in the R5 Large Lot Residential Zone. The inconsistency with ministerial direction 1.2 is therefore considered of minor significance and justified.

the objective of this direction, or (d) is of minor significance.	
1.5 Rural Lands The planning proposal must demonstrate that it: (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses (b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains (c) where it is for rural residential purposes: i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres ii. is necessary taking account of existing and future demand and supply of rural residential land.	Justified. The Department of Primary Industries, produces agricultural land classification maps on a local government area basis, which rank land on its suitability for agricultural production. The maps are produced by evaluating biophysical, social and economic factors that influence the use of land for agriculture. The land is mapped as Class 2 land, which is described as “Arable land suitable for regular cultivation for crops, but not suited to continuous cultivation. It has a moderate to high suitability for agriculture but soil factors or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures.” Development in rural areas can raise a variety of issues depending on the development, site context and potential for impacts on the character and amenity of the area. The proposal to rezone the land from RU1 Primary Production to R5 Large Lot Residential will therefore not result in the loss of prime agricultural land or unreasonable fragmentation of rural land. The existing subdivision pattern and land use practices in the locality are likely to be more consistent with those expected in the R5 Large Lot Residential Zone. The rezoning of the land to R5 Large Residential Zone with a minimum lot size requirement of 4000sqm is considered appropriate for the locality. The proposed lot size will assist in providing lots that are compatible with existing rural activities. Buffer areas may be implemented as part of the concept development plan for the precinct and will ensure that conflict between the urban and rural land uses are minimised. The future management of the land (future land parcels) and subsequent mitigation measures will assist in reducing the impacts of the development on the surrounding rural practices and the landscape. The proposal will provide rural residential development in proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure. The proposal also avoids land use conflicts and does not affect an area of high environmental value or cultural heritage significance. A supply-demand analysis was undertaken under as part of the planning proposal lodged under LEP

	18/0004 to ascertain that the creation of additional lots was warranted under current land development conditions. Available data indicated that progressing the planning proposal will meet a justifiable need for this type of land development and help balance the current land supply. The inconsistency with ministerial direction 1.5 is therefore considered of minor significance and justified.
2.1 Protect and conserve environmental sensitive areas.	Complies. The Natural Resource Sensitivity Biodiversity Mapping does not indicate the presence of biodiversity sensitivities on the subject land. With the exception of 11, 13 and 15 Tallowood Crescent, the land has been bio-certified for the urban area and as such is not likely to affect any threatened species, population or ecological community, or its habitat. More information in relation to the above may be required as part of any future development application in the precinct and particularly on the parcels of land located at 11, 13 and 15 Tallowood Crescent.
2.3 Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Complies. The site is not identified as a site containing known significant cultural and/or heritage values or items. A Due Diligence investigation is required prior to any development application for subdivision in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.
3.1 Encourage a variety and choice of housing types to provide for existing and future housing needs.	Complies. The proposal will provide the opportunity to develop the site with a mix of housing types that will address housing needs and anticipated population growth. It will create the potential for an additional 130 lots.
3.4 Integrate land use and transport	Complies. The subject site is located within an existing urban settlement area with access to existing road infrastructure and public transport to the city. Prior to the implementation of the proposed new lot size, a master plan must be developed to illustrate a high level road network scenario for the precinct and access arrangements. The plan must be informed by a traffic assessment.
4.3 Consider potential flood impacts.	Complies. The land is not mapped as impacted by riverine flooding, however is impacted by overland flow flooding in a major rain storm event. Some small areas along the eastern boundary of the precinct and north along Gregadoo Road are mapped as being impacted by overland flow. The section along Gregadoo Road has a maximum depth of just under 800mm. The

	remainder of the effected areas are less than 250mm deep. Accordingly, the off-site flood level impact is viewed as relatively minor. Further consideration of overland flow would occur at development application stage.
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Section C – Environmental, social and economic impact

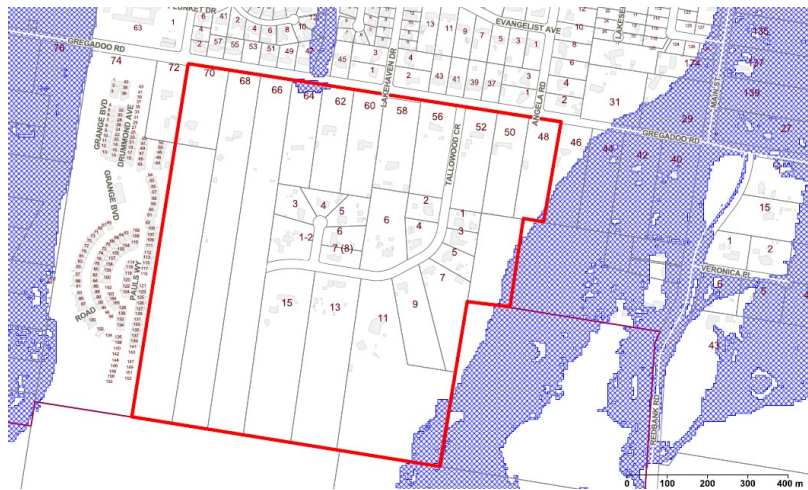
Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Natural Resource Sensitivity Biodiversity Mapping does not indicate the presence of biodiversity sensitivities on the subject land. With the exception of 11, 13 and 15 Tallowood Crescent, the land has been bio-certified for the urban area and as such is not likely to affect any threatened species, population or ecological community, or its habitat. More information in relation to the above may be required as part of any future development application in the precinct and particularly on the parcels of land located at 11, 13 and 15 Tallowood Crescent.

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

The main recognised mechanism for flooding in Wagga Wagga is the Murrumbidgee River. Flooding can also be caused by local rainfall. Recent events have emphasised that numerous areas of Wagga Wagga are liable to overland flow flooding following intense rainfall. Overland flow paths are known to be problematic and difficult to assess and mapping is used to identify the extent, along with the areas subject to potential inundation.

Council recently commenced with the review the Major Overland Flood Study of 2011 (the source of the current mapping) and the main aim is to improve mapping tools and management strategies. The strategy will identify hazards to guide rezoning and identify areas that may be suitable for intensification. It will also identify areas where intensification are best to be avoided and make recommendations for areas where appropriate planning controls could be introduced to mitigate risk as a result of overland flow.



The precinct is generally void of overflow flow, however there are some small areas along the eastern boundary of the precinct and north along Gregadoo Road that are mapped as being impacted by overland flow. The section along Gregadoo Road has a maximum depth of just under 800mm. The remainder of the effected areas are less than 250mm deep. Accordingly, the off-site flood level impact is viewed as relatively minor. Further consideration of the overland flow impact would occur at development application stage and could include design measures to lessen the flood impact if required. Building envelopes of Finished Floor Levels could solve issues around land development and can be addressed as part of any future development application. A stormwater management plan would be required as part of any future development application.

The planning proposal is not likely to result in any other environmental effects.

How has the planning proposal adequately addressed any social and economic effects?

The economic and social effects of the planning proposal are considered to be positive

The addition of dwellings to the housing stock is a major driver of population growth in the city, providing opportunities for households to relocate from other areas or new households to form locally. Whilst the majority of housing will be provided within urban release areas, infill development through redevelopment and intensification (as proposed by the planning proposal) will also play a vital role in utilising existing services to accommodate the growing population of the city.

The proposal to rezone the land and to reduce the minimum lot size requirement is based on site opportunities to optimise use of the land that is currently serviced by public infrastructure and accessible to existing local community facilities.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The proposal will provide rural residential development in proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewerage and waste services and social and community infrastructure.

Sewer: The planning proposal aims to optimise the use and capacity of existing sewer infrastructure in the locality. Existing sewer capacity can accommodate 130 additional lots in the precinct.

Stormwater: There are limited stormwater infrastructure in the precinct. Runoff is overland flow into roadside table drains with limited capacity. A Stormwater report and management strategy will be required as part of the future development application to address how additional flow would be safely controlled taking into account overland flow flooding.

The Stormwater management plan shall indicate an appropriate discharge point that will not adversely affect the surrounding properties, it is noted that current infrastructure may not be able to handle the additional stormwater generated from the development and an upgrade to existing infrastructure should be investigated at critical locations within the stormwater strategy. Investigation other than rural swale drains should be part of the proposal and

at a minimum low flow trickle stormwater pipes if swale drains are the only form of drainage. This could be addressed at development application stage.

Roads: A traffic assessment must be developed and should highlight potential recommendations around road and intersection improvements. It is recommended that Tallowood Crescent be extended to join up with Gregadoo Road to the west. No additional road connections (other than the second Tallowood Road intersection) onto Gregadoo Road will be supported.

Water: Local water supply is provided by Riverina Water County Council. Water supply can be made available to the subject land in accordance with Council and RWCC Guidelines. Any upgrades or extensions required to existing water main would be investigated at the time of detailed design of future development.

Other infrastructure networks and services, including electricity, gas, public transport, waste management/recycling, health, education, emergency, mail and other community services are established in the local area and accessible to the subject site.

PART 4 – MAPPING

The planning proposal seeks to amend the following maps:

Land Zoning Maps:

- Land Zoning Map LZN_004E
- Land Zoning Map LZN_004G

Lot Size Maps:

- Lot Size Map LSZ_004E
- Lot Size Map LSZ-004G

PART 5 – COMMUNITY CONSULTATION

Preliminary consultation was undertaken during September and October 2018 with land owners and people living in the area to ascertain if there is support for the planning proposal to proceed.

The comments received were considered as part of the assessment (refer to Annexure 3) and resulted in the Council addendum.

Formal public consultation with adjoining land owners, the general public and referral agencies will occur after the Gateway Determination.

Council requires that a plan must be developed to illustrate a high level road network scenario for the precinct, access arrangements, servicing provision and how any future subdivision will occur through staging. The plan will also ensure that land use conflicts within the RU1 Primary Production zoned land are minimised.

This planning proposal and the above plan will be exhibited for at least 28 days with an opportunity to make submissions within a 42 day period as per the community engagement table below.

	Mail			Media			Community Engagement						Digital				
	Rates notices insert	Direct mail	Letterbox drop	Council news story	Council News advert	Media releases	TV/radio advertising	One-on-one meetings	Your Say website	Community meetings	Stakeholder workshops	Drop-in sessions	Surveys and feedback forms	Social media	Email newsletters	Website	Digital advertising
TIER																	
Consult		x			x				x							x	

PART 6 – PROJECT TIMELINE

TASK	Anticipated timeframe
Anticipated date of Gateway Determination	September 2019
Anticipated timeframe for completion of required technical information	February 2020
Timeframe for Government agency consultation	March 2020
Commencement and completion dates for public exhibition.	January-February 2021
Dates for public hearing	N/A
Timeframe for consideration of submissions	February 2021
Timeframe for the consideration of a proposal post exhibition	March 2021
Date of submission to the Department to finalise the LEP	April 2021
Anticipated date RPA will make the plan	May 2021
Anticipated date RPA will forward to the Department for notification	June 2021

PART 7 – ANNEXURES

1. Planning proposal LEP19.0004 by Salvestro Planning
2. Planning proposal LEP19.0009 MJM Consulting Engineers
3. Council report and assessment, dated 8 July 2019
4. Minutes of Council's meeting of 8 July 2019