

Urban Planning Committee



Agenda: *Urban Planning Committee*

Date: *Monday 12 October 2009*

Time: *6.00pm*

Outline of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

Recommendation only to the Full Council (“R” Items)

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic matters, such as:-
 - Town Planning Objectives; and
 - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.

Delegated Authority (“D” Items)

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

Committee Membership:

7 Councillors

Quorum:

The quorum for a committee meeting is 4 Councillors.

WOOLLAHRA MUNICIPAL COUNCIL

Notice of Meeting

6 October 2009

To: His Worship The Mayor, Councillor Andrew Petrie ex-officio
Councillors Chris Howe (Chair)
Peter Cavanagh
Lucienne Edelman (Deputy)
Ian Plater
David Shoebridge
Malcolm Young
Toni Zeltzer

Dear Councillors

Urban Planning Committee Meeting – 12 October 2009

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Urban Planning Committee** to be held in the **Committee Room, 536 New South Head Road, Double Bay, on Monday 12 October 2009 at 6.00pm.**

Gary James
General Manager

Additional Information Relating to Committee Matters

Site Inspection

Other Matters

Meeting Agenda

Item	Subject	Pages
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 28 September 2009	1
----	--	---

Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Woollahra Section 94A Development Contributions Plan 2005 - 1180.G	2
R2	Consultation Model for the Woollahra Principal Local Environmental Plan - 1064.G Principal LEP Draft Woollahra Plan	112

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 28 September 2009**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 28 September 2009 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

Recommendation:

That the Minutes of the Urban Planning Committee Meeting of 28 September 2009 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: R1 Recommendation to Council

Subject: **Woollahra Section 94A Development Contributions Plan 2005**

Author: Anne White – Senior Strategic Planner

File No: 1180.G

Reason for Report: To obtain Council's decision to prepare a Section 94A Development Contribution Plan and to exhibit the Draft Woollahra Section 94A Development Contributions Plan 2009, which will repeal Woollahra Section 94A Development Contributions Plan 2005.

Recommendation

- A. That the Council resolve to prepare a contributions plan to authorise the imposition of conditions under Section 94A of the *Environmental Planning and Assessment Act 1979*.
- B. That the draft Woollahra Section 94A Development Contributions Plan as contained in **Annexure 1** of the report to the Urban Planning Committee meeting on 12 October 2009 be placed on public exhibition.
- C. That a report on the submissions to the draft contributions plan be prepared and presented to the Urban Planning Committee following the public exhibition process.

Background

Section 94A of the *Environmental Planning and Assessment Act 1979* (the Act) enables a council that has a contribution plan in force to impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage of the proposed cost of carrying out the development.

For Council to impose a condition under section 94A, a contributions plan that complies with clause 27(1) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) must be in place.

Woollahra Council approved a section 94A development contributions plan on 14 November 2005. The plan commenced operation on 16 November 2006 and applies a maximum 1% levy to all development types across the Municipality.

A Ministerial Direction under section 94E of the Act (10 November 2006) directs the maximum percentage of the levy, which is based on where the proposed cost falls within a specified range. If the proposed costs of the development is:

- up to \$100,000, the maximum percentage of the levy is Nil
- \$100,001-\$200,000, the maximum percentage of the levy is 0.5%
- more than \$200,000, the maximum percentage of the levy is 1.0%

Money obtained through the section 94A levy is applied towards the provision, extension or augmentation of public amenities or public services or towards recouping the costs in providing, extending or augmenting those amenities or services.

Levies paid may be pooled and used progressively for facilities listed in the contributions plan's schedule. Where the levies paid for different purposes are to be pooled and applied progressively for those purposes, priorities for expenditure with reference to a works schedule must be provided in the contributions plan. The contributions plan must also specify a map showing the specific public amenities and public services proposed to be provided.

Section 94A levies acquired by condition of consent under the current Plan are to be applied to the provision, extension or augmentation of the following categories of public facilities located across the Municipality:

- Community facilities
- Environmental works
- Council property
- Infrastructure renewal
- Open Space Improvements
- Business Centres and Harbourside Projects.

The demand for public facilities is related to expected residential, commercial, retail and other non-residential development across the Municipality. Demand for the public facilities has been identified by a series of studies, surveys and investigations.

The schedule of works included in the current Woollahra Section 94A Plan has not been updated since its original creation in 2005. A number of these projects have been completed or are no longer required, and additional projects have been identified as necessary. The current plan is therefore out of date, and a new plan is required.

New contributions plan

The proposed Woollahra Section 94A Development Contributions Plan 2009 can be found at **Annexure 1**. The plan will repeal the Woollahra Section 94A Development Contributions Plan. The main body of the new plan remains largely as per the 2005 plan, however, there are some minor changes. **Annexure 2** provides a comparison plan, which shows in underline or ~~strike through~~ the differences between the text of the 2005 Plan and the 2009 Plan.

The main changes between the two plans relate to the list of the supporting documents, and Schedule 2, which provides a Summary of Works schedule. This works schedule has been prepared based on those documents listed in the supporting documents. As per the previous plan, cost estimates are provided and staging is set for short, medium and long term. Changes to the work schedules are dealt within in section 3 of this report.

To accompany the new plan, a new set of maps has also been prepared which indicates the location of the works where possible.

Works schedule update

In order to compare the progress of the Woollahra Section 94A Development Contributions Plan 2005 and the new projects identified in the 2009 plan, two schedules have been prepared. The first schedule lists every project that was contained within the 2005 plan, and indicates whether the project has either been completed, is no longer necessary, or is ongoing, and has therefore been carried over into the new plan. This schedule can be found at **Annexure 3**.

The second schedule, provided in **Annexure 4**, contains a list of all those projects that are to be included within the 2009 plan. New projects, being ones that are not contained within the 2005 Plan have been highlighted in grey.

Conclusion

The works schedule contained within the Woollahra Section 94A Development Contributions Plan 2005 was last updated in 2005. Accordingly, a number of projects contained within the schedule have been completed or are no longer required. The 2005 plan is therefore out of date, and a new Section 94A Development Contributions Plan is required.

The majority of the new plan remains as per the 2005 version, with the main changes relating to the list of supporting documents, updated works schedule and accompanying maps.

We recommend that the Woollahra Section 94A Development Contributions Plan 2009, is exhibited. A statutory process involving a minimum exhibition process of 28 days follows once the decision to prepare the draft plan is made.

Allan Coker
Director Planning and Development

Warwick Hatton
Director Technical Services

Chris Bluett
Manager Strategic Planning

Anne White
Senior Strategic Planner

Annexures

1. Woollahra Section 94A Development Contributions Plan 2009
2. Comparison Plan between the Woollahra Section 94A Development Contributions Plan 2005 and the Woollahra Section 94A Development Contributions Plan 2009
3. Work Schedule Status Update from the Woollahra Section 94A Development Contributions Plan 2005.
4. Work Schedule from the Woollahra Section 94A Development Contributions Plan 2009, with the new projects highlighted.

Item No:	R2 Recommendation to Council
Subject:	Consultation Model for the Woollahra Principal Local Environmental Plan
Author:	Jacquelyne Jeffery—Team Leader Strategic Planning
File No:	1064.G Principal LEP Draft Woollahra Plan
Reason for Report:	To seek Council's endorsement of a consultation model for the preparation of Woollahra's new Principal Local Environmental Plan

Recommendation:

That Council endorse the *Consultation model for the draft Woollahra Principal LEP* provided at Annexure 1 of the report to the Urban Planning Committee meeting on 12 October 2008.

Introduction

Council's Strategic Planning Department is preparing Woollahra's new local environmental plan, known as the Woollahra Principal Local Environmental Plan (Principal LEP). The Principal LEP will replace the current Woollahra LEP 1995 (WLEP 95).

A significant amount of work has been undertaken in the preparation of the draft Principal LEP. This work has largely been informed by planning staff's consultation with the Strategic Planning Working Party and State government agencies.

The preparation of the draft Principal LEP is at a stage where it is appropriate to identify opportunities for consultation with the broader community.

This report seeks Council's endorsement of a consultation model for informing and involving the community at various stages of the LEP making process, as set out in the draft *Consultation model for the draft Woollahra Principal LEP* provided at **Annexure 1**.

Developing the consultation model

In developing the consultation model for the draft Woollahra Principal LEP, the following matters were defining influences—

- Statutory requirements to consult under the *Environmental Planning and Assessment Act 1979* (the Act) and the Environmental Planning and Assessment Regulation 2000 (the Regulation),
- Council's resolutions to Urban Planning Committee reports dated 13 October 2008¹ and 23 March 2009², which provided an overview of the preparation of Woollahra's new Principal LEP and the direction of the strategy and policy for preparing the LEP.

These are explained below.

Statutory requirements to consult

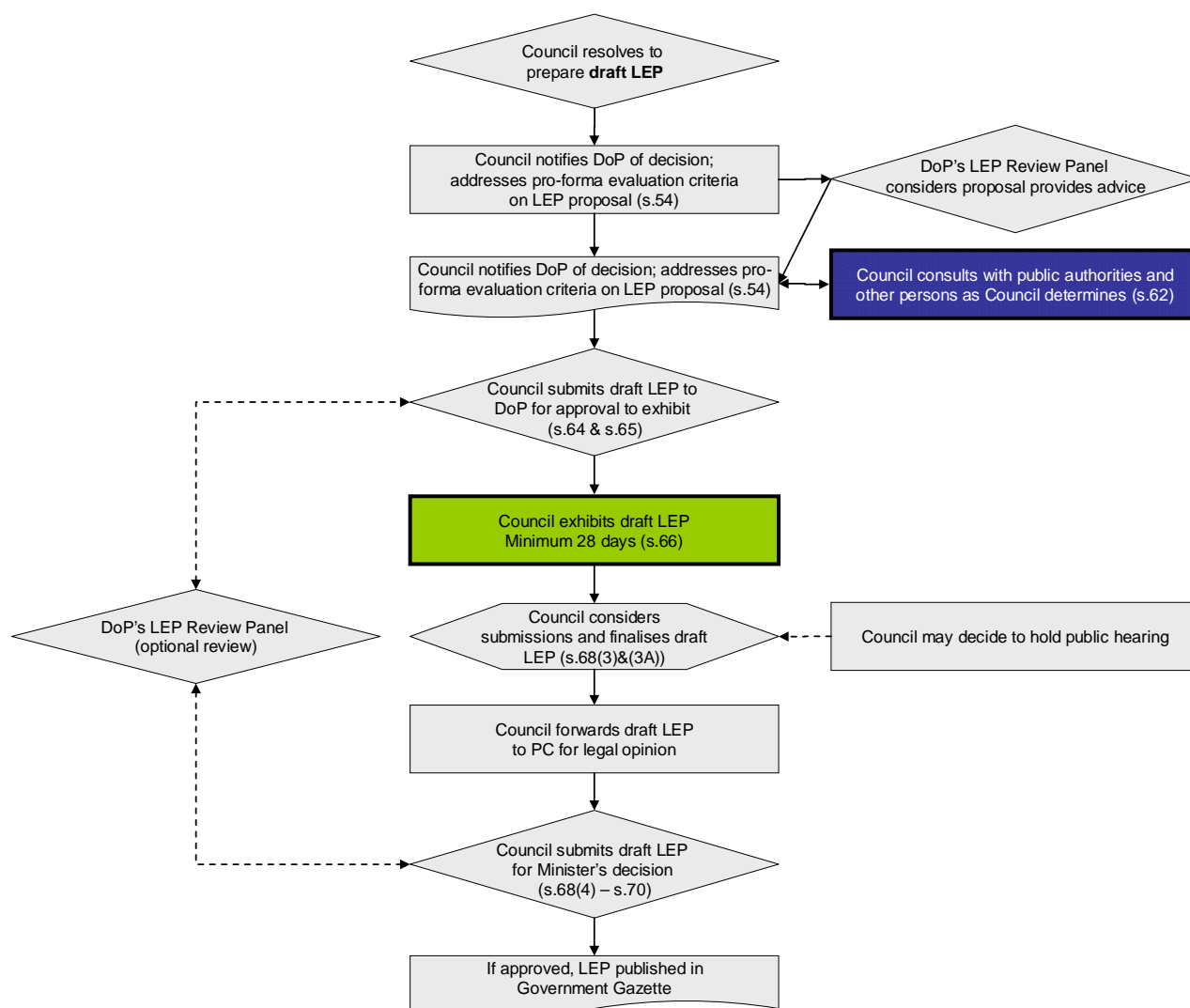
The Act and Regulation prescribe how an LEP is made, including the consultation required. This LEP making process is illustrated in Diagram 1.

As highlighted in Diagram 1 there are two distinct stages in the LEP making process where consultation must be undertaken—section 62 'Consultation' and section 66 'Public exhibition of draft local environmental plan'.

¹ New Principal Local Environmental Plan for Woollahra

² Overview of the Strategic Planning Working Party Meetings on Woollahra's new Principal LEP

Diagram 1—LEP making process



Section 62 of the Act requires that when preparing the draft Principal LEP, Council must consult with public authorities, adjoining local councils and other persons as Council determines. We are currently at this stage of preparing Woollahra's draft Principal LEP.

Consultation is focused on key strategic land use and policy matters that may inform or influence Council's planning direction when preparing the draft Principal LEP. Planning staff and the Strategic Planning Working Party are working together to identify how the strategic and policy matters may most appropriately be given effect through the planning controls in the LEP.

Section 66 of the Act requires Council to publicly exhibit the draft Principal LEP for a minimum of 28 days. Consultation is on the draft LEP in its entirety. Community consultation is broad and comprehensive, as well as targeted at stakeholders that are materially affected by a change proposed in the draft Principal LEP.

The draft *Consultation model for the draft Woollahra Principal LEP* proposes community consultation activities that are commensurate with the intent of section 62 and section 66 of the LEP making process.

Council's direction for preparing the draft Principal LEP

The other defining influence on the draft consultation model is Council's direction for preparing the draft Principal LEP.

As set out in previous Urban Planning Committee reports, Council has established a clear direction for preparing the draft Principal LEP which is to—

- take a 'translation approach'³ to preparing the new LEP, notwithstanding the need to—

- rationalise existing controls and address inconsistencies so that the controls are more practical and relevant to the built form, and
- meet the State Government's housing targets in the draft *East Subregional Strategy 2008*.

The draft *East Subregional Strategy 2008* is a NSW Government initiative. The East Subregion comprises Botany Bay, Randwick, Waverley and Woollahra local government areas (LGAs), and establishes housing and employment targets for the subregion and also for each LGA.

The total target for the East Subregion is 20,000 new dwellings and 25,100 new jobs to 2031. Woollahra's share of the targets is—2,900 new dwellings and 300 new jobs. Council must demonstrate through the zoning and floor space ratio (FSR) framework in the new Principal LEP, a capacity to meet 75% of these housing and employment targets (being 2,175 and 225 respectively).

Council and planning staff are very aware that a suitable balance must be found between protecting character and providing for increased housing opportunities. As previously reported and supported by the Strategic Planning Working Party, this is most effectively resolved by focusing the planning changes on the business centres and immediate surrounding areas, including particularly Edgecliff and the New South Head Road corridor to Rushcutters Bay.

This strategy of increasing development potential in and around the centres is consistent with good planning practice and promotes more sustainable and transport oriented development, but also importantly helps protect the character and amenity of Woollahra's low density residential areas by limiting the need for significant change to the planning controls in these areas.

Consultation model for preparing the draft Woollahra Principal LEP

Taking into consideration the intent of sections 62 and 66 of the Act, as well as Council's direction for preparing the draft Principal LEP, a draft *Consultation Model for the draft Woollahra Principal LEP* has been prepared⁴.

The consultation model identifies consultation opportunities at both the section 62 and section 66 stages. In particular—

- Community consultation activities proposed at section 62 seek to build community awareness about the preparation of Woollahra's new draft LEP, as well as consult on options for increasing development potential in and around Edgecliff. The planning changes foreshadowed at Edgecliff may be a central pillar of Council's policy for achieving the State Government's housing targets. It is therefore important that the community is consulted on this significant strategic land use and policy matter at the section 62 stage so we can gauge public sentiment.

³ Under the 'translation approach' the current zone, height and FSR controls in the WLEP 95 will be translated into similar controls under the Standard Instrument (SI) so that current land use planning controls and policy direction are broadly maintained, notwithstanding inevitable changes arising from the rigidity of applying the SI.

⁴ The draft consultation model identifies consultation activities for preparing the draft Woollahra Principal LEP. It does not identify consultation activities for preparing the draft Woollahra Development Control Plan/s (DCP). A separate consultation model will be developed and reported to Council for the DCP/s.

- Community consultation activities proposed at section 66 will facilitate broad and comprehensive consultation on all aspects of the draft Principal LEP, including all material changes such as spot rezonings or changes to height or FSR controls.

This model is also consistent with Council's 'Community Consultation Policy' and informed by the 6 step process for determining when communication or consultation should be undertaken, and by what method, as set out in Council's 'Guidelines for Communicating and Consulting with the Community'.

The draft consultation model is provided at **Annexure 1** for Council's endorsement.

This consultation model was presented to the Strategic Planning Working Party on 17 September 2009 and uniformly supported by Councillors and planning staff as the preferred approach after comparing four different models.

An extract of the presentation to the Working Party is provided at **Annexure 2**. It contains a summary of the four consultation models discussed, including the advantages and disadvantages of each model.

The preferred consultation model put forward for Council's endorsement is a hybrid of Option B and Option C, which provides (at the section 62 stage of the LEP making process) a sound balance between informing the community about Council's work on the new Principal LEP, and consulting the community about strategic policy changes proposed at Edgecliff and the New South Head Road corridor to Rushcutters Bay.

Conclusion

The draft *Consultation Model for the draft Woollahra Principal LEP* identifies consultation activities that fulfil statutory requirements under the Act and are consistent with Council's Community Consultation Policy and Guidelines.

Most importantly the consultation model distinguishes the key strategic and policy issues from material planning changes (such as spot rezonings) and identifies a timely and appropriate level of consultation for addressing these in the LEP making process.

Furthermore, the consultation model will build community capacity, enhance transparency in decision making, and can be delivered within the State Government's timeframe for gazetting the Woollahra Principal LEP by March 2010.

We recommend that Council endorse the draft *Consultation Model for the draft Woollahra Principal LEP* provided at **Annexure 1**.

Allan Coker
Director Planning and Development

Chris Bluett
Manager Strategic Planning

Jacquelyne Jeffery
Team Leader Strategic Planning

ANNEXURES:

1. *Consultation model for the draft Woollahra Principal LEP*
2. *Extract of the presentation to the Strategic Planning Working Party, 17 September 2009, of four consultation models*

Annexure 1—
*Consultation model for the
draft Woollahra Principal LEP*

Table 1—Consultation to be undertaken at section 62 ‘Consultation’ stage

The Act requires Council in preparing the draft Principal LEP, to consult with public authorities, adjoining local councils and other persons as Council determines.

The focus of consultation is on key strategic land use and policy matters that may inform or influence Council’s planning direction when preparing the draft Principal LEP.

Who	How	When
<ul style="list-style-type: none">• Target public authorities about State Government policy direction and asset management	<ul style="list-style-type: none">• Direct contact via letter and meetings	<ul style="list-style-type: none">• Commenced July 2008• Matters resolved or under negotiation• Complete March 2010
<ul style="list-style-type: none">• Target adjoining local councils about subregional policy matters and LGA boundary issues	<ul style="list-style-type: none">• Direct contact via letter and meetings	<ul style="list-style-type: none">• Commenced July 2008• Matters resolved or under negotiation• Complete March 2010
<ul style="list-style-type: none">• Raise awareness within the community that Council is preparing a draft Principal LEP• Inform the community about Council’s key planning directions for preparing the draft Principal LEP, that is:<ul style="list-style-type: none">– translation approach– housing target of 2,175 dwellings– Increased density focused on centres, especially Edgecliff	<ul style="list-style-type: none">• LGA wide broadcast of information including:<ul style="list-style-type: none">– Principal LEP website– Newsletters– Fact sheets– Public notices– Media releases– Opportunities for one on one discussions	<ul style="list-style-type: none">• Commence October 2009• Complete at section 64 stage when Council submits the draft LEP to the Dept of Planning to certify for exhibition (s64) (expected June/July 2010).• Note, however some elements of this consultation mechanism will continue throughout life of project, such as the LEP website.
<ul style="list-style-type: none">• Consult the community and target stakeholders on key strategy and policy changes that may be proposed in and around Edgecliff	<ul style="list-style-type: none">• 3D concept models illustrating proposed development options will be available for comment.• Targeted consultation including:<ul style="list-style-type: none">– Stakeholder meetings– Information stall at the Edgecliff shopping centre	<ul style="list-style-type: none">• Commence December 2009• Complete March 2010

Table 2— Consultation to be undertaken at section 66 ‘Public exhibition of draft local environmental plan’ stage

The Act requires Council to exhibit the draft Principal LEP for a minimum of 28 days. It is anticipated that the draft Woollahra Principal LEP will be exhibited for 3 months.

Consultation is on the draft LEP in its entirety. Consultation is broad and comprehensive, as well as targeted at all stakeholders that are materially affected by a change proposed in the draft Principal LEP.

Who	How	When
<ul style="list-style-type: none"> Inform the community that the draft Principal LEP is available for comment and invite submissions 	<ul style="list-style-type: none"> LGA wide broadcast of information including: <ul style="list-style-type: none"> Principal LEP website Newsletters Fact sheets Public notices Media releases Opportunities for one on one discussions Information stalls at shopping centres 	<ul style="list-style-type: none"> Exhibition period (expected July 2010 to August 2010) Complete at section 69 stage when Council submits final draft LEP to the Dept of Planning for approval (expected Dec 2010) Note, however some elements of this consultation mechanism may continue beyond exhibition and up to the gazettal of the LEP, such as the LEP website.
<ul style="list-style-type: none"> Target stakeholders that are materially affected by changes proposed in the draft Principal LEP 	<ul style="list-style-type: none"> Direct contact: <ul style="list-style-type: none"> Letter to directly affected land owners Ward meetings Focus group sessions Stakeholder meetings 	<ul style="list-style-type: none"> Exhibition period (expected July 2010 to August 2010) Complete at section 69 stage
<ul style="list-style-type: none"> Target interest groups on particular aspects of the draft Principal LEP 	<ul style="list-style-type: none"> Direct contact: <ul style="list-style-type: none"> Letter Stakeholder meetings e.g. resident groups, development industry professional etc 	<ul style="list-style-type: none"> Exhibition period (expected July 2010 to August 2010) Complete at section 69 stage

Annexure 2—
*Extract of the presentation to the
Strategic Planning Working Party
17 September 2009
of four consultation models*



Community consultation only
at exhibition of draft LEP



General community
consultation on intent &
direction of draft LEP

Four consultation modes



Community consultation
focused on key planning
changes



Informal exhibition of draft
draft LEP

A

Community consultation only at exhibition of draft LEP

When

- Section 66 stage—exhibition of draft LEP
- No consultation at section 62

What

- Draft LEP as certified by the DoP for public exhibition

Who

- General community
 - Key stakeholders
 - Interest groups

How

- LGA wide broadcast of information including:
 - Newsletters
 - Fact sheets
 - Public notices
 - Media releases and LEP website
 - Targeted consultation incl. ward meetings
 - Information stalls at shopping centres

General community consultation on intent & direction of draft LEP

When

- Section 62 stage—preparing the draft LEP

What

- Raise awareness that Council is preparing a draft LEP
- Planning strategy—intent and direction of draft LEP
 - WLEP 95 translation approach
 - Need to achieve target of 2,175 new dwellings
 - Increased density focused on centres, especially Edgecliff

Who

- General community

How

- LGA wide broadcast of information including:
 - Newsletters,
 - Fact sheets,
 - Public notices,
 - Media releases and LEP website
 - Opportunities for one on one discussions

What, who and how to consult

C

Community consultation focused on key planning changes

When

- Section 62 stage—preparing the draft LEP

What

- As per Option B, plus consult on the discretionary planning changes e.g.:
 - Proposed rezonings (the opportunity sites)
 - Changes to FSR and Height

Who

- General community
- Key stakeholders

How

- Option B, plus targeted consultation e.g.:
 - Letter box drop to directly affected residents,
 - Focus group sessions
 - Stakeholder meetings about key sites and planning changes

Informal exhibition of draft, draft LEP

When

- Section 62 stage—preparing the draft LEP

What

- Draft version of the proposed draft LEP for informal public exhibition

Who

- General community
- Key stakeholders

How

- LGA wide broadcast of information including:
 - Newsletters
 - Fact sheets
 - Public notices
 - Media releases and LEP website
 - Targeted consultation incl. ward meetings
 - Information stalls at shopping centres

A

Community consultation only at exhibition of draft LEP

Key Advantages

- No budget, time and staff resource impacts
- No duplication of consultation under s66
- Council decision making informed by best planning practice

Key Disadvantages

- Community feels alienated from the LEP project
- Community perception that Council is not involving them in the decision making process
- No opportunity to build capacity about the LEP process

General community consultation on intent & direction of draft LEP

Key Advantages

- Can commence immediately with low cost and resource impacts
- Low budget, time and staff resource impacts
- Builds community capacity
- No duplication of consultation under s66
- Council decision making informed by best planning practice

Key Disadvantages

- Community feels there is nothing tangible to comment on
- Perception that only limited information is available
- Only the informed tend to contact Council

Advantages & Disadvantages

C

Community consultation focused on key planning changes

Key Advantages

- Consult those likely to be most affected by the proposed changes
- Council informed about stakeholders' opinions

Key Disadvantages

- Council decision making may become highly politicised
- High budget, time and staff resource impacts
- Some duplication of statutory consultation under s66
- Community confusion & consultation fatigue

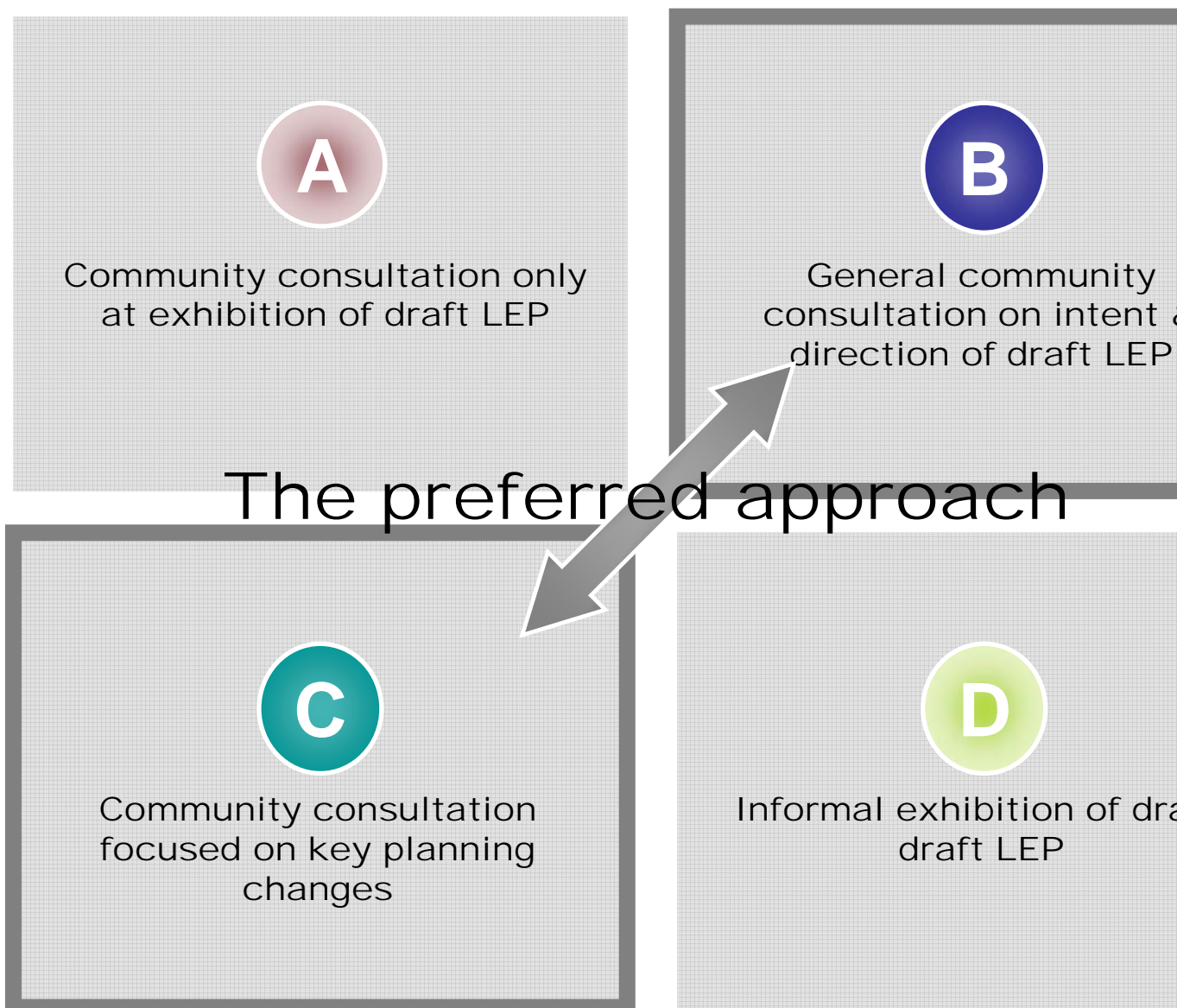
Informal exhibition of draft, draft LEP

Key Advantages

- Everyone has equal opportunity to have a say
- Perceived high level of transparency

Key Disadvantages

- Extremely high budget, time and staff resource impacts
- Council decision becomes highly politicised
- Duplication of statutory consultation under s66
- Community confusion, frustration & consultation fatigue
- Major part of consultation cannot start until the draft, draft LEP is prepared
- May require concurrent informal exhibition of the draft, draft LEP



POLITICAL DONATIONS DECISION MAKING FLOWCHART FOR THE INFORMATION OF COUNCILLORS

