

## Planning and Providing Our Infrastructure

**Item:** 13.06

**Subject:** THRUMSTER DEVELOPMENT CONTROL PLAN: REFORMATTING AND INCLUSION OF NEW PROVISIONS FOR SOUTH OXLEY - SUBMISSIONS REPORT

**Presented by:** Development & Environment, Matt Rogers

### Alignment with Delivery Program

5.4.1 Plan settlements to accommodate a range of compatible land uses that meets projected population growth for new and existing developments.

### RECOMMENDATION

**That Council:**

1. **Adopt the Port Macquarie-Hastings Development Control Plan 2013 Chapter 4.2, as described in this report, replacing the Area 13 Thrumster Development Control Plan parts 1-10.**
2. **Publish a public notice of this decision and forward a copy of the approved Development Control Plan to the Director General of the Department of Planning within 28 days.**

### Executive Summary

This report deals with two aspects of the planning for Thrumster:

1. Reformatted and revised planning controls for the Thrumster Urban Release area, for inclusion as a new chapter in the Port Macquarie-Hastings Development Control Plan, and
2. New planning controls for the Thrumster neighbourhood of South Oxley.

On 16 April 2014, Council resolved to, among other things, publicly exhibit draft Development Control Plan provisions for Thrumster (the draft plan) comprising both of the above aspects.

The primary purpose of this report is to inform Council of the results of the subsequent community engagement and seek Council's approval to adopt the draft plan.

One submission was received, detailed later in this report. Several changes are proposed to the exhibited draft plan in response to points raised in the submission.

The proposed changes fall into three categories:

- Editorial - points of clarification or fine tuning
- Removal of duplication - where further opportunity to reduce duplication with other provisions has been identified
- Removal of urban design controls - the Thrumster Development Control Plan contains a large number of detailed urban design controls prepared by Sovereign Hills Project / Lewis Land Group and adopted by Council at their

## Planning and Providing Our Infrastructure

request. Sovereign Hills has asked for these to be removed or loosened to allow some flexibility.

After considering the submission, Council may now decide whether or not to adopt the draft plan. Given there has been no significant opposition and only changes of an editorial or workability nature have been suggested in the submission, it is recommended Council proceed to adopt the draft plan as altered in response to the points raised in the submission.

### Discussion

This report deals with two aspects of the planning for Thrumster:

1. Reformatted and revised planning controls for the Thrumster Urban Release area, for inclusion as a new chapter in the Port Macquarie-Hastings Development Control Plan, and
2. New planning controls for the Thrumster neighbourhood of South Oxley.

The Thrumster Development Control Plans are the first of the area-based planning provisions to be reformatted and revised for consistency with the new layout of the *Port Macquarie-Hastings Development Control Plan 2013*. The opportunity has also been taken to address several workability issues that have emerged since the plans were adopted.

New planning controls for the Thrumster neighbourhood of South Oxley were merged with the reformatted plan for ease of understanding and to avoid unnecessary duplication.

The draft plan and explanation of the proposed changes were included in a report to Council for consideration at its meeting of 16 April 2014, at which Council resolved:

*RESOLVED: Intemann/Levido*

That Council:

1. Publicly exhibit the attached draft Development Control Plan, incorporating revised planning controls for Thrumster and new planning controls for the South Oxley neighbourhood, for a minimum of 28 days in accordance with clause 18 of the Environmental Planning and Assessment Regulation 2000.
2. Receive a further report including a review of any submissions made during the public exhibition and any necessary alterations to the draft Development Control Plan after completion of the exhibition period.
3. Prepare a planning proposal to make the necessary changes to the Port Macquarie-Hastings Local Environmental Plan 2011, as outlined in this report.

*CARRIED: 8/0*

*FOR: Besseling, Griffiths, Hawkins, Intemann, Levido, Roberts, Sargeant and Turner*

*AGAINST: Nil*

Items 1 and 2 in the above resolution are the subject of this report.

On 2 May 2014, the draft plan was publicly exhibited with a closing date for submissions of 30 May 2014. The draft plan and related information sheet were

## Planning and Providing Our Infrastructure

available for viewing during the public exhibition period at Council's online community engagement website, PMHC Listening, and also made available at Council offices in Laurieton, Port Macquarie and Wauchope.

One submission was received, detailed later in this report. Several changes are proposed to the exhibited draft plan in response to issues raised in the submission. These changes are described in the table in the Community Engagement section of this report.

The proposed changes fall into three categories:

- Editorial - points of clarification or fine tuning
- Removal of duplication - where further opportunity to reduce duplication with other provisions has been identified
- Removal of urban design controls - the Thrumster Development Control Plan contains a large number of detailed urban design controls relating to the Thrumster Town Centre and North Oxley prepared by Sovereign Hills Project / Lewis Land Group in 2008 and adopted by Council as part of the Development Control Plan at their request. Sovereign Hills has asked for these to be removed or loosened to allow some flexibility.

### Options

Council is the 'Relevant Planning Authority' under the *Environmental Planning and Assessment Act 1979* for the purpose of preparation and approval of development control plans such as the draft plan being considered here.

As described in Clause 21 of the *Environmental Planning and Assessment Regulation 2000*, after considering any submissions about the draft plan that have been duly made, Council:

1. may approve the draft plan in the form in which it was publicly exhibited, or
2. may approve the draft plan with such alterations as the Council thinks fit, or
3. may decide not to proceed with the draft plan.

Council must give public notice of its decision in a local newspaper within 28 days after the decision is made. Notice of a decision not to proceed with the draft plan must include Council's reasons for the decision.

The draft plan comes into effect on the date that public notice of its approval is given in a local newspaper, or on a later date specified in the notice.

Given there has been no significant opposition and only changes of an editorial or workability nature have been suggested in the submission as described later in the report, it is recommended Council proceed in accordance with Option 2 above and with the suggested alterations set out further below.

It is also recommended that Council publish a public notice at the first available opportunity and that the plan should come into effect on the publication date of the notice.

## Planning and Providing Our Infrastructure

### Community Engagement & Internal Consultation

Internal consultation was completed prior to community engagement. The primary purpose of this report is to inform Council of the results of the community engagement.

The majority of landowners affected by the proposed changes are represented by two local planning consultancies.

- Hopkins Consultants - representing Sovereign Hills Project / Lewis Land Group, who control much of the land within the North Oxley, South Oxley and Thrumster Town Centre neighbourhoods. Hopkins Consultants drafted the proposed provisions for South Oxley, forming part of the document on exhibition.
- King and Campbell Pty Ltd - representing various landowners, including Council, in Partridge Creek, North Oxley and West Lindfield neighbourhoods. King and Campbell drafted the neighbourhood provisions for Partridge Creek and West Lindfield, adopted in August 2013.

On 9 April 2014, Hopkins Consultants and King and Campbell were contacted by Council's Strategic Planner informing them of the pending exhibition and the nature of the proposed changes, including an offer to meet and discuss the draft plan.

On 30 April 2014, the Strategic Planner met with Hopkins Consultants at their offices to present and discuss the draft plan.

On 2 May 2014, the public exhibition formally commenced and the PMHC Listening web page was established and the documents available to download. Documents included the draft plan and an information sheet summarising and explaining the proposed changes. Due to the large file size, the draft plan was split into two approximately equal parts to make it easier to download.

On 2, 7 and 8 May 2014, public notices were published in local newspapers.

On 6 May 2014, the Strategic Planner met with King and Campbell Pty Ltd at their offices to present and discuss the draft plan.

On 29 May 2014, one submission was received by e-mail from Hopkins Consultants on behalf of Sovereign Hills Project, a subsidiary of the Lewis Land Group. The points raised are summarised and set out in the table further below.

On 30 May 2014, the public exhibition period closed.

On 27 June 2014, a late addition to the above submission was received by email from Hopkins Consultants. This issue was accepted and appended to the original submission.

No further submissions have been received by Council.

Planning and Providing Our Infrastructure

All actions required to be carried out by Council under Division 2 - Public participation, of the *Environmental Planning and Assessment Regulation 2000* have been completed.

The Community Engagement Officer reports that during the public exhibition period 162 people looked at the PMHC Listening site with 30 people taking further action to be informed. The information sheet was downloaded by 14 people, Part 1 of the draft plan was downloaded by 13 people and Part 2 was downloaded by seven people.

Submission		Issue (summarised)
1.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group  Suite 1, 109 William Street Port Macquarie 2444	The strategic vision statements are overly long and could be summarised further.
	<b>Response/Comment:</b>	Agreed. Several statements have been shortened.
2.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Several statements in the vision section are written in the past tense should be redrafted or removed.
	<b>Response/Comment:</b>	Agreed. Several statements have been redrafted into the present tense as appropriate.
3.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	References to landscape planting of Jacarandas should be removed.
	<b>Response/Comment:</b>	Agreed. Since preparation of the original landscaping plan by Sovereign Hills Project Pty Ltd, Jacarandas have been listed on Council's 'noxious plant and undesirable tree species list'.  <b>Changes proposed</b> - Replace all references to exotic species with 'native tree species' or similar and amend supporting text as necessary.
4.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	The Town Centre population and employment strategy may no longer be relevant in light of proposed Thrumster LEP changes.
	<b>Response/Comment:</b>	The Town Centre Population and Employment Strategy is a key element in the strategic planning for the Thrumster Release Area. The Strategic Context section of the draft provisions is copied from the current Development Control Plan to describe the preferred land use and development of the Town Centre and surrounding zones. It acts to guide how the Local Environmental Plan zone objectives are to be achieved at Thrumster. To remove the scenarios would



Planning and Providing Our Infrastructure

		leave the zone objectives without the local guidance considered critical for this new and developing area. No change proposed.
5.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Objective 4.2.3.2 assumes all environmental lands are dedicated to Council.
	<b>Response/Comment:</b>	Agreed. Various voluntary planning agreements exist with landowners of over 90 per cent of the Environmental zones that these areas will be progressively rehabilitated, dedicated and maintained.  <b>Proposed change:</b> Replace "...rehabilitation and dedication..." with "...rehabilitation or dedication..."
6.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Is the list of items at 4.2.3.2 a duplication of Council's Vegetation Management Plan Requirements? If so, can they be referenced instead?
	<b>Response/Comment:</b>	The introductory text refers to Council's Vegetation Management Plan Guidelines. The list is intended to be read in addition to, or as further information on, the matters outlined in the Guidelines.  No change proposed.
7.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	4.2.3.4 Development Provision d) should refer to 'relevant' subdivision certificate.
	<b>Response/Comment:</b>	Agreed. Change proposed: Insert "relevant" before "subdivision certificate".
8.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	4.2.3.5 Stormwater Management General Provision – delete all through to page 38, leave "additional neighbourhood design" considerations in. Refer instead to Council's Auspec guidelines.  Figure 31 is unnecessary detail.
	<b>Response/Comment:</b>	Partly agree. There is some duplication between Council's Aus-Spec Development Design Specification D7 and the draft plan. In some cases the Aus-Spec specification contains more design detail.  However, the Aus-Spec specification requires various studies and a stormwater management plan to be prepared in order to identify which treatment measures are required.



Planning and Providing Our Infrastructure

		<p>The preparation of the Thrumster Development Control Plan relied on a number technical studies to provide the overall water quality objectives. All neighbourhoods include a stormwater management plan as a result. These plans are useful as they identify where particular design solutions are to be applied.</p> <p>Referring to the Aus-Spec specification would avoid the need to amend the development control plan should the design specification change.</p> <p>Figure 31 is useful as it provides strategic context to the stormwater management strategy.</p> <p>Changes proposed:</p> <p>To avoid duplication and confusion, delete technical specifications from the draft plan and incorporate a reference to Aus-Spec. Retain the stormwater management plans to guide the application of particular design solutions.</p>
9.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	<p>4.2.3.5 Stormwater Management</p> <p>The General DCP sets out when a stormwater management plan is required.</p>
	<b>Response/Comment:</b>	<p>The provisions under 4.2.3.5 are noted as being in addition to those required by the general provisions. However, with the proposed changes to comment 10 above, duplication will be removed.</p>
10.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	<p>4.2.3.5 Stormwater Management</p> <p>Requirement for permeable paving should be deleted.</p> <p>Requirements for Gross Pollutant Traps are a duplication of Aus-Spec.</p>
	<b>Response/Comment:</b>	<p>Agreed. Both items can be deleted. Given recent experience with the practicality and durability of permeable paving, Council's infrastructure and stormwater officers have now advised against its use in situations such as suggested in the draft plan.</p> <p>Design of gross pollutant traps is covered in Council's Aus-Spec design standard.</p> <p><b>Change proposed:</b></p> <p>Delete development provisions e) and j)</p>
11.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land	<p>Reclaimed water provisions are a duplication of those already in the</p>



## Planning and Providing Our Infrastructure

	Group	DCP.
	<b>Response/ Comment:</b>	Agreed. The general requirements for reclaimed water are dealt with sufficiently in Chapter 3 of the Development Control Plan.  <b>Change proposed:</b> Delete the 'General' section of 4.2.3.6
12.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	The 'Flooding' section is duplication of Local Environmental Plan and Development Control Plan provisions and can be removed.
	<b>Response/ Comment:</b>	The Development Control Plan provides more detailed guidance on achievement of the Local Environmental Plan requirements for flooding. The general Development Control Plan provisions call up Council's Floodplain Management Plan and Flood Policies. The area-specific provisions for Thrumster add further detail with regard to identifying the area that can be filled for development, how to treat overland flow paths, and when a flood evacuation plan is required. The area-specific provision also calls up the flood management plans for each neighbourhood.
13.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Bushfire provisions are entirely covered by Planning for Bushfire Guidelines, the RFS integrated development provisions, etc. Could delete this section quite safely including figure 38.
	<b>Response/ Comment:</b>	Agree that some parts of this section are unnecessary. <b>Changes proposed:</b> Delete reference to Planning for Bushfire Protection Guidelines as this is triggered under normal development assessment rules under the planning legislation. Amalgamate references to neighbourhood bushfire management plans. Delete Figure 38 as this is superseded by the neighbourhood bushfire management plans.
14.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Noise - provisions are duplicated by the Local Environmental Plan mapping and requirements and some parts are duplications of the Development Control Plan general provisions.
	<b>Response/ Comment:</b>	This section adds further local guidance to the Local Environmental Plan and Development Control Plan controls, in particular by providing guidance on the location of



Planning and Providing Our Infrastructure

		development and the location and preferred design of noise control structures.
15.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Requirement for acoustic fences to be maintained by development for normal wear and tear for 10 years is not practical.
	<b>Response/Comment:</b>	This provision requires any acoustic fence to be guaranteed to provide a minimum ten years of life and is to be maintained by the developer for normal wear and tear. Acoustic fences are required to be provided on private land and as such 'the developer' will not be able to easily maintain the fence once the land is sold. Responsibility for maintenance will pass to the landowner. <b>Change proposed:</b> Replace reference to 'the developer' with 'the landowner'.
16.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Omit the parking and servicing section relating to the Town Centre as this is duplicated by the Development Control Plan.
	<b>Response/Comment:</b>	Agreed there is some duplication. However, controls relating to short stay parking and servicing location should remain. <b>Changes proposed:</b> Amend 4.2.3.14 a) to refer only to short stay parking. Delete 4.2.3.14 b) and c).
17.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Pedestrians and cycleways - amend item c) to refer to Council's Aus-Spec design specification.  Are pedestrian and koala underpasses practical and cost effective to achieve?
	<b>Response/Comment:</b>	Agree that Aus-Spec design specification is suitable. A review of the need for pedestrian underpasses would require a more technical traffic assessment and is beyond the scope of this review. The issue may be considered in a later review of the Thrumster provisions. <b>Change proposed:</b> Include reference to Aus-Spec.
18.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Figure 54 - Cycleways map is inconsistent with neighbourhood maps and should be updated or replaced.
	<b>Response/Comment:</b>	Figure 54 shows the indicative bicycle network across Thrumster. The neighbourhood maps provide more detail



Planning and Providing Our Infrastructure

		but may still be subject to change prior to actual construction. Revising this and other maps in the DCP is a significant project and would add only limited value to development assessment. The maps may be revised in a later review of the Thrumster provisions.
19.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Roads and fauna management corridors - underpass at Carlie Jane Drive, could koalas be accommodated through a nearby drainage culvert 100m to the east.
	<b>Response/Comment:</b>	Alternative solutions can be considered in detail during the development assessment process.
20.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Roads and fauna management corridors - requirement for an additional koala underpass may not be necessary given the relocation of the Oxley Highway.
	<b>Response/Comment:</b>	The Koala Plan of Management assumes full development of Thrumster and requires underpasses in core koala habitat areas where traffic will exceed 500 vehicle movements per day. Revised traffic projections for John Oxley Drive, taking into account future development in the area, are not available and beyond the scope of this review. Without such evidence, the requirement cannot be reviewed.
21.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Figure 60 and 64 – reconsider the need for second set of traffic lights now the road is no longer the Oxley Highway.
	<b>Response/Comment:</b>	Revised traffic projections for John Oxley Drive, taking into account future development in the area, are not available and beyond the scope of this review. Without such evidence, the requirement cannot be reviewed.
22.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Delete figures 66 to 68 (indicative road cross-sections) and refer instead to Council’s Aus-spec requirements.  Items b) and c) are duplications of requirements elsewhere.
	<b>Response/Comment:</b>	These cross sections provide an indicative layout in order to achieve a sense of place and local character.  Agree item b) is duplication and can be deleted.  Item c) is required to call up the collector roads shown on Figure 65 but can be deleted with some amendments to the



## Planning and Providing Our Infrastructure

		Road Hierarchy section.
23.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Delete out of date infrastructure requirements in section 4.5.
	<b>Response/Comment:</b>	Agreed. The requirements for North Oxley, other than Barton Ridge East, have been dealt with and can be deleted.  <b>Change proposed:</b> Delete infrastructure requirements for North Oxley.
24.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	4.2.3.23 Residential Density Delete redundant height and dwelling yield provisions, including Figure 75.
	<b>Response/Comment:</b>	Heights identified in the draft plan are a guide only to encourage two storey rather than single storey development. Items c) and d) are redundant and adequately covered in the Local Environmental Plan.  <b>Change proposed:</b> Delete items c) and d)
25.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Suggest lower dwelling yields for R1. Some residential dwelling yield requirements are unnecessary given the new table.
	<b>Response/Comment:</b>	Dwelling yields in the draft plan are based on original calculations for Thrumster and provide the basis for the contributions plans. To reduce may create an economic cost to Council. They also set out what is considered to be good practice for unconstrained land and encourage efficient use of urban zoned land. On review, several requirements related to yield were found to be unnecessary and can be deleted. <b>Change proposed:</b> Delete neighbourhood yield provisions for North Oxley, South Oxley, Partridge Creek Residential and West Lindfield. Delete Figure 75.
26.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Figure 76 is out of date given recent changes to open space layout.
	<b>Response/Comment:</b>	Figure 76 is an indicative layout only. This will be updated once a planning proposal is prepared to allow the zoning map to change. This will be the subject of a separate report to Council and community engagement.  <b>Change proposed:</b>

Planning and Providing Our Infrastructure

		Insert 'Indicative' into Figure 76 caption for clarity.
27.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Section on Service Infrastructure is irrelevant as Council is not an electricity provider.
	<b>Response/Comment:</b>	Agree that many of these provisions add no value to development assessment and are dealt with by the electricity provider. <b>Change proposed:</b> Delete unnecessary provisions. Retain those related to optic fibre and Council services only.
28.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Delete section 4.6 Design Guidelines for North Oxley as these are duplicated elsewhere in the DCP.
	<b>Response/Comment:</b>	Agreed this section is addressed by the general provisions. <b>Change proposed:</b> Delete section 4.6.
29.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Too many objectives in section 4.7, some are duplicated. The objectives can be reduced.
	<b>Response/Comment:</b>	This is a result of the new plan format. The revised section is a compilation of 21 urban design objectives from the current Thrumster Development Control Plan. On review, many are duplicated elsewhere and can be deleted. <b>Change proposed:</b> Delete all objectives that are duplicated elsewhere or add little value to development assessment.
30.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Much of the design guidelines are unnecessary and can be deleted.
	<b>Response/Comment:</b>	On review, sufficient design information is provided in the design framework figures. The text can be deleted without losing the intent or content. Several provisions have already been implemented and can be deleted. <b>Change proposed:</b> Delete all unnecessary text.
31.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Reduce the requirements to provide awnings in the Town Centre.



Planning and Providing Our Infrastructure

	<b>Response/ Comment:</b>	Provision of awnings for shade is good practice for high pedestrian use areas in a subtropical climate.
32.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	No need for provisions to encourage business incubators.
	<b>Response/ Comment:</b>	Encouraging business incubators, buildings suitable for a range of start up businesses, is part of the overall economic development strategy for Thrumster.
33.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group	Much of the section on design in business zones is duplicated elsewhere in the DCP.
	<b>Response/ Comment:</b>	Agree this section is duplication and can be deleted. <b>Change proposed:</b> Delete section 4.7 building design in business zones.
34.	Hopkins Consultants on behalf of Sovereign Hills/Lewis Land Group (received 27 June 2014)	Request to amend the Oxley Highway precinct to exclude the south western portion of the precinct from the urban design requirements.
	<b>Response/ Comment:</b>	The relevant urban design guidelines require the entire precinct to be built to seven metres on the John Oxley frontage. This is impractical in the south western portion of the precinct which is adjoining a residential area. It would be preferable to allow a transition of scale and uses from the highly urbanised part of the precinct to the residential area. <b>Change proposed:</b> Add a statement to the strategic context section for the Oxley Highway precinct as follows - 'The western edge of the precinct is to provide a transition in scale and land use from the precinct to the adjoining residential area.' Amend the relevant figure showing desired urban form of the Oxley Highway precinct to show the south western portion as a 'transition area'.

Planning & Policy Implications

The relevant Community Strategic Plan action is *5.4 Plan settlements to accommodate a range of compatible land uses and projected population growth*. The associated outcome is to have “employment and population growth that is clustered within urban centres”. The draft plan contributes to this outcome by guiding new urban growth to develop surrounding the future Thrumster Town Centre.



## Planning and Providing Our Infrastructure

The draft plan is intended to improve the current situation by consolidating planning controls for Thrumster into the Development Control Plan 2013, reducing the risk of confusion and making the controls easier to use.

The proposed controls remain consistent with Council's strategic land use planning framework, notably the Urban Growth Management Strategy, the Local Environmental Plan and the Development Control Plan provisions for Thrumster and the state endorsed Koala Plan of Management for the Thrumster Release Area.

### Financial & Economic Implications

The preparation and implementation of development controls relating to Thrumster is identified in Council's Strategic Planning Program for 2013-2014 and 2014-2015. Completion of work in the manner outlined in this report is able to be undertaken within Council's Strategic Planning Section in consultation with other divisions of Council. The work is funded as a scheduled project within Council's Strategic Planning Program.

If adopted, the draft plan will be part of a suite of planning tools that aim to facilitate a vibrant place that will contribute to positive economic outcomes through both the development construction phase and the occupancy phases of the Thrumster locality.

### Attachments

- 1 [View](#). Draft Thrumster Chapter - with track changes
- 2 [View](#). Draft Thrumster Chapter - for adoption
- 3 [View](#). Request to amend DCP
- 4 [View](#). Review of Thrumster DCP & SOX