Masterplanning process

- A planning proposal is a request to amend a Local Environmental Plan (LEP) through the 'Gateway' process.
- LEPs guide planning decisions within local government areas. They do this by establishing zoning and development controls that outline how land can be used.
- This process is likely to take 1-2 years and will include multiple public exhibition periods.

Draft masterplan on public exhibition for community feedback.

Community submissions reviewed and updates to the masterplan made.

Final masterplan reported to elected Council for adoption.

Council prepares the <u>planning proposal (PP)</u> to amend the Local Environmental Plan (LEP), ie height, zoning.

Prepare supporting documents ie traffic study/model.

Prepare related documents, ie development control plan, contributions plan, voluntary planning agreement policy, etc.

Council resolves to forward the PP to the Department of Planning, Housing, and Infrastructure (DPHI)

The DPHI assesses the PP and is considered by the LEP review panel.

A Gateway Determination is made by the Minister for Planning.

If a determination is made to proceed with the PP,
the PP and policy documents are placed on public exhibition.

Council considers submissions received and, if necessary, amends the PP.

Council resolves to forward the PP to the DPHI to finalise.

DPHI assesses the final PP.

The amended LEP is published and passed as legislation.

Developer lodges development application.

eurobodalla shire council

