

2011

Maitland Development Control Plan



Part A

Administration

Part A – Administration

A.1 - Introduction..... 2

A.2 – Preparing an Application..... 7

A.3 – Lodging an Application..... 10

A.4 – Community Participation 12

A.5 – Post Determination Matters 18

A.6 - Dictionary 20

A.1 - Introduction

The Maitland Local Environmental Plan 2011 (LEP) has been prepared in the Standard Instrument format. Consequential amendments were required to the Maitland Citywide DCP to reflect the new language and provisions in the LEP. The opportunity was also taken to further consolidate the document, resulting in the preparation of the Maitland DCP 2011.

The Maitland DCP 2011 has been designed to allow for amendments over time, within a logical framework of Parts and Chapters.

1.1 Purpose

The purpose of this DCP is to provide detailed provisions for development within the Maitland LGA. These provisions supplement the legal framework contained in the Maitland LEP 2011.

1.2 Aims

The aims of this DCP are:

- a) To provide a detailed planning document that outlines requirements for development which meets community expectations and addresses the key environmental planning issues of the Local Government Area;
- b) To identify certain development as advertised development and to detail public notification requirements in accordance with Section 74C of the EPA Act;

1.3 Legal Status

This Plan is titled **Maitland Development Control Plan 2011 (MDCP 2011)**.

This document is a Development Control Plan prepared in accordance with the provisions of the Environmental Planning and Assessment Act, 1979, and associated Regulations.

This DCP came into force on 16 December 2011. The amendment table at the beginning of this document lists any amendments since this time.

A DCP does not have the same legal force as an environmental planning instrument (such as the Maitland LEP 2011 or various State Environmental Planning Policies). In the event of any inconsistency between this DCP and an environmental planning instrument, the Environmental Planning and Assessment Act 1979 states that the environmental planning instrument shall prevail.

A consent authority is required to consider this DCP when determining Development Applications within the Maitland LGA. However, compliance with the provisions of this DCP does not necessarily imply that a consent authority will consent to the application. A consent authority is required to consider the full range of matters listed under Section 79C of the Environmental Planning and Assessment Act 1979 in its assessment of a development application.

This DCP does not apply to any development considered to be either “exempt” or “complying” development under an environmental planning instrument. These categories of development are currently regulated by various State Environmental Planning Policies.

1.4 Land to which this DCP applies

The Maitland DCP 2011 applies to all land within the Maitland LGA to which the Maitland LEP 2011 applies.

1.5 Relationship to previous Development Control Plans

This DCP **repeals** the following chapters in the Maitland Citywide DCP:

- Aberglasslyn/North Rutherford
- Avalon Forest Rural-Residential Estate
- Bolwarra/Largs
- Chisholm Road, Greenhills
- Commercial and Retail Policy
- Conservation of Clay Resources
- Former Rutherford Abattoir Site and Adjoining Land
- Greenhills Low Density Residential
- Items of Environmental Heritage
- Metford
- Oakhampton Heights
- Raworth
- Stormwater
- Telecommunications and Radio Communications
- Thornton Business Park – Thornton East
- Thornton County (Somerset Park)
- Thornton Rural Residential Area

This DCP **repeals, condenses and replaces** the following chapters in the Maitland Citywide DCP 2006:

<u>Description</u>	<u>Relevant chapter in this DCP</u>
Aberglasslyn Area Plan	F: Aberglasslyn Urban Release Area
Accessible Living	C: Accessible Living
Advertisement/Notification of DAs	A.4: Community Participation
Ashtonfield Sth Residential Precinct	D: Ashtonfield South
Bolwarra Heights Rural Small Holdings	D: Bolwarra Heights
Car Parking Requirements	C: Vehicular Access and Parking
Central Maitland	E: Central Maitland
Child Care	C: Child Care Centres
Exhibition Homes and Villages	C: Exhibition Homes & Villages
Gillieston Heights Area Plan	F: Gillieston Heights Urban Release Area
Glenwood Residential and Industrial Estate	D: Thornton (Woodlands Estate)
Hunter River Floodplain Management	B: Hunter River Floodplain Management
Industrial Development	C: Industrial Development
Largs Urban Release Area Plan	F: Largs Urban Release Area
Louth Park – Waterforde Estate	D: Louth Park (Waterforde Estate)
Maitland Conservation & Design Guidelines (Part 1)	C: Heritage Design and Conservation Guidelines (Appendix 1)
Maitland Conservation & Design Guidelines (Part 2)	E: Heritage Conservation Areas
Maitland Conservation & Design Guidelines (Part 3)	C: Heritage Design and Conservation Guidelines
Maitland Conservation & Design Guidelines (Part 4)	C: Heritage Design and Conservation Guidelines
On-Site Sewage Management Systems	B: On-Site Sewage Management Systems
Orient Street Greta – Small Rural Lots	D: Greta (Orient Street)
Outdoor Advertising	C: Outdoor Advertising
Outdoor Dining	C: Outdoor Dining
Regulation of Brothels & Other Sex Industry Establishments	C: Sex Services Premises and Restricted Premises
Residential Design	C: Residential Design
St Helena Village Lochinvar	D: Lochinvar (St Helena Village)
Subdivisions	C: Subdivisions
Tenambit	D: Tenambit
Thornton North Area Plan	F: Thornton North Urban Release Area
Waste Not	B: Waste Not
West Bolwarra Heights	D: West Bolwarra Heights
West Rutherford Area Plan	D: West Rutherford

1.6 How to Use this DCP

The DCP is divided into six (6) parts:

- Part A: **Administration** details the statutory requirements of the DCP under the *Environmental Planning and Assessment Act 1979*, explains the aims of this DCP, the structure of the document and the public notification and advertising process.
- Part B: **Environmental Guidelines** contains chapters of the DCP that are not design-specific, but relate to consideration of environmental matters that may be relevant when preparing a Development Application, such as flooding and vegetation management. These chapters assist in pre-planning a development outcome.
- Part C: **Design Guidelines** contains chapters of the DCP that provide design-specific guidelines, such as car parking requirements and residential design.
- Part D: **Locality Plans** collates a number of chapters in the DCP that guide development outcomes for specific localities based on an analysis of both natural and man-made constraints.
- Part E: **Special Precincts** contains chapters of the DCP that provide comprehensive design concepts for areas that contain a mixture of land uses and development outcomes such as Central Maitland, or areas that have specific requirements such as Heritage Conservation Areas.
- Part F: **Urban Release Areas** contains chapters of the DCP that are identified as Urban Release Areas in the Maitland LEP 2011.

1.7 Departures from this DCP

Council may consent to an application that departs from the provisions of this DCP. In this case, the request for a departure shall be in writing (either as part of the Statement of Environmental Effects or a separate submission) justifying the need for the departure. Such justification may necessitate the need for additional plans, photomontages and the like, or additional studies and reports such as traffic or car parking studies.

Any departure from this DCP will only be considered where it can be demonstrated to the satisfaction of the consent authority that the departure has merit.

1.8 Savings and transitional provisions

This DCP does not apply to the following applications, where they were lodged with the consent authority but undetermined at the time this DCP came into force:

- A Development Application,

- An application to modify a Development Consent under s96 of the EPA Act, or
- An application for a review of a determination under Section 82A of the EPA Act.

In this circumstance, the application will be assessed in accordance with the DCP that was in force at the time of lodgement of the application.

This clause does not apply to any site-specific DCP that is prepared concurrently with a Development Application.

1.9 Disclaimer

The contents of this DCP are subject to periodic review and change. Applicants must ensure that they have obtained the latest version.

The DCP is not necessarily an exhaustive list of requirements for particular proposals. Pre-application discussion with Council staff is essential to ensure all relevant matters are considered.

Council will accept no responsibility for reader interpretation of this DCP. Applicants should consult with Council staff to ensure the relevant parts of the DCP have been addressed and are understood.

A.2 – Preparing an Application

2.1 Before you begin

Pre-application discussion with relevant Council staff **prior to preparation of detailed plans** is highly recommended to ensure that the development proposal is permissible under the LEP, to ensure that all relevant matters are addressed in the application, and that adequate supporting documentation is submitted.

For larger or more complex proposals, it is recommended that applicants meet with Council's **Development Control Unit**. The Unit is a team of senior Council staff responsible for the assessment of development, subdivision and construction certificate proposals. It provides advice aimed at avoiding delays during application processing and maintaining effective communication. Attendance at the Panel does not infer an approval from Council.

2.2 Preparing an Application

A Development Application must be accompanied by a Statement of Environmental Effects and other relevant documentation as prescribed under the EPA Regulation 2000 (Schedule 1). Council's Application Form Guides can assist in this regard by identifying the types of information required.

The supporting documentation required with an application will vary with the nature of the proposal, its size and complexity, the other agencies from which comment or approval is required and the particular environmental characteristics of the land to be developed. Additional detail regarding issues to be addressed, and the resulting documentation requirements, can be found throughout this DCP.

2.2.1 Section 79C of the EPA Act

This section of the Act specifies matters that a consent authority needs to consider in the assessment of development applications. These heads of consideration also provide an applicant with a checklist to ensure that all aspects of a development have been addressed in the preparation of an application.

Section 79C of the Act includes:

- a) Environmental planning instruments – this section requires consideration of whether the application is consistent with environmental planning instruments (State Environmental Planning Policies and Local Environmental Plans);
- b) Any DCP that applies to the land;
- c) matters prescribed by the Regulation associated with the Act – these include such matters as fire safety considerations;

- d) environmental, historical, social and economic impacts;
- e) whether the site is suitable for the development;
- f) any submissions made in relation to the development; and
- g) public interest matters.

Consideration of matters specified in the EPA Act may require the applicant to prepare site-specific specialist reports or studies and/or broader studies where the proposed development will have greater impacts on the wider community.

2.2.2 Integrated Development

In addition to any consent issued under the EPA Act, some proposals will also require approvals (or licences) from other statutory authorities or agencies before commencing work or undertaking the activity.

Section 91 of the EPA Act lists the approvals that trigger the 'integrated development' provisions in the Act. The onus is on the applicant to identify whether their proposal is integrated development and 'tick the box' on the DA form and pay the associated referral and administration fee to the relevant authority.

It is the responsibility of the applicant/owner to obtain the relevant approval necessary, either through Council at DA stage or alternatively post approval and prior to the commencement of any works on site. This alternative process may require amendments to be sought to the development consent granted.

Council staff can provide advice about other approvals required. Additional information may be necessary for referral to other authorities, such as a bushfire threat assessment report.

2.2.3 Bushfire Prone Land

Any Development Application over land that is classified as 'bush fire prone land' on Council's Bush Fire Prone Map is required to comply with the NSW Rural Fire Service's publication titled "*Planning for Bushfire Protection*" (2006). Where the development is 'integrated development', the application will be referred to the NSW RFS for comment.

2.2.4 Clearing native vegetation

The *Native Vegetation Act 2003* (NVA) and Regulation came into force in 2005. This Act regulates the clearing of native vegetation on all land across NSW except for land excluded in that Act (including certain urban zones). This Act is administered by the Hunter-Central Rivers Catchment Management Authority (CMA) as the consent authority.

Where clearing of native vegetation (as defined under the NVA) is proposed, development consent may be required from the CMA before any clearing works can be undertaken. Early consultation with the CMA is recommended in this regard.

2.2.5 Consent authority

In most cases, Council is the relevant consent authority for applications within the LGA. *State Environmental Planning Policy (Major Developments) 2005* establishes the Minister for Planning (or by delegation the Department of Planning) as the consent authority for development categorised as Major Projects/State Significant Development.

Other subordinate panels have also been established under the EPA Act, including the Planning Assessment Commission (PAC) and Joint Regional Planning Panels (JRPPs). These panels exercise consent functions either under delegation from the Minister or for development of regional significance. Details of projects that are determined by JRPPs can be found in the Major Developments SEPP. Council officers can assist in this regard.

A.3 – Lodging an Application

3.1 Application Form and documentation

All Development Applications must be lodged with the Development Application Form, the Statement of Environmental Effects and appropriate accompanying documentation. Applicants should refer to Council's Application Guide for details. **Applications will not be accepted without the required documentation.**

The length of time taken for assessment and determination of applications will vary depending upon the extent to which the proposal complies with the provisions of this DCP, and on the adequacy of the supporting documentation submitted. Variations to development standards contained in the LEP or requests for departures from the provisions of this DCP may require a decision of Council for final approval. This will generally delay determination of an application considerably.

3.2 Fees and Charges

All Development Applications attract fees and charges for the administration and assessment of the proposal, including public notification and advertising if required. Council's Corporate Management Plan contains all the relevant information and is updated annually. Applicants should ensure they have consulted the current document.

3.2.1 *Integrated Development*

Where an application is identified as "integrated development", an additional fee as prescribed by the EPA Act and Regulation is required. The fee is applicable to each separate approval or licence process identified as 'integrated', as the application is referred to each relevant Authority on behalf of the applicant with the prescribed fee.

3.2.2 *Subdivision*

In addition to Development Application fees, other fees and charges which may be applicable for subdivision include, but are not limited to:

- Subdivision Certificate (Endorsement) fees;
- Principal Certifying Authority fees;
- Hunter Water Corporation Fees;
- Construction Certificate fees; and
- House numbering/Rural house numbering fees.

3.2.3 Developer Contributions

Sections 94 and 94A of the EP&A Act permits Council to levy certain developer contributions towards the cost of facilities and amenities in the LGA.

Details relating to the amount of a monetary contribution, other forms it may take and when the contribution is required are contained in the relevant Section 94 Contributions Plan (CP).

Additional infrastructure levies may be required where land is identified as an Urban Release Area in the Maitland LEP 2011. Part 6 in the LEP applies in this regard.

A.4 – Community Participation

Changes to the EPA Act 1979 have provided the opportunity for the procedures relating to notification and advertisement of development applications to be incorporated into a Development Control Plan.

This section applies to all development applications lodged for land within the Local Government Area of the City of Maitland to which the Maitland Local Environmental Plan 2011 applies.

4.1 What kinds of development are advertised?

Designated Development

Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* identifies certain development as “designated development” and also describes thresholds over which other forms of development become “designated development”. These are developments that are likely to significantly impact on the environment. The EP&A Act and Regulation prescribes the procedures for the public exhibition and notification of designated developments.

Integrated Development

The EPA Act & Regulation also provides specific requirements for the advertisement of integrated development which is neither designated development nor State significant development.

Integrated development is development that, as well as requiring development consent, also requires one (or more) nominated State agency permits or licences as listed in Section 91 of the EPA Act.

Advertised Development

Where a development is classified as advertised development, but does not comprise designated development, the EP&A Act provides that it must be advertised in the same manner as is designated development.

Development to be advertised in accordance with this Chapter

Generally, development in residential zones that requires development consent (with the exception of dwelling houses and dual occupancies) shall be advertised by the Council in a local newspaper and owners of land adjoining the proposed development notified by the Council of the development application.

Where in the opinion of Council the development is considered to be of a minor nature, advertising of the development may not be required.

Other Development

It is Council's Policy to advertise development applications for the following kinds of development:-

- All development and/or demolition proposed in a Heritage Conservation Area or affecting a Heritage Item identified under Maitland Local Environmental Plan 2011 (with the exception of private swimming pools),
- Major Council Projects (not including utility services, with a value exceeding \$100,000 or likely to be of a significant community interest),
- Non-residential uses in or adjacent to a Residential zone,
- Subdivision of land zoned R5 Large Lot Residential or E4 Environmental Living (Torrens Title) – any number of lots,
- Subdivision of residential land (Torrens Title) except where the subdivision forms part of a development application for dual occupancy (2 dwellings), and
- Development for the purpose of hotel or motel accommodation, pubs, hostels, boarding houses, places of public entertainment, hospitals, places of worship, multi dwelling housing, and sex services premises in any zone.

4.2 What kinds of development are notified?

Apart for the exceptions listed below, all other development applications that involve alteration to the external configuration of a building or the erection of a new building are notified in accordance with clause 4.5 below. The kinds of developments which will not automatically be notified comprise:-

- Single storey dwelling house
- Single storey additions to a dwelling house
- Single storey dual occupancies
- Open car port, pergola, verandah or the like
- Enclosure of an existing patio or verandah within the existing roofed area
- Private swimming pool
- Detached garage or shed enclosed by walls and associated with a dwelling
- Any building on a property in a rural zone which has an area of 2 hectares or more
- Industrial development in an industrial zone
- Subdivision of R1 General Residential land (Torrens Title) resulting in not more than two (2) lots.

However, it is emphasised that, if following an inspection of the site and consideration of such factors as the character of existing development, slope of the site and local amenity, Council may proceed with notification of the development.

Minor external alterations

Where, after a site inspection, the responsible Council officer determines that the proposed development will not be visible to any adjoining land owner, the notification procedure may be dispensed with.

Complying Development

It should be noted that an application for a Complying Development Certificate is not a development application and is subject to a separate procedure under the EPA Act. Where a proposal comprises “complying development” either Council or an Accredited Certifier may certify it. Given that there is no mechanism by which a public submission may be evaluated, no notification of the proposal will be carried out.

Where the work has been authorised by a complying development certificate issued under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the SEPP provides for the certifier (either Council or an accredited certifier) to advise neighbours that work is to commence.

4.3 Applications to Modify a Development Consent

The Act does not require minor modifications under section 96(1A) to be notified.

Council will notify applications under section 96(1A) for modifications of minimal environmental impact, only where an objection was received in response to the original application or where there are new adjoining property owners.

Council will advertise and/or notify an application under section 96(2) for other modifications, in accordance with the requirements for the original application.

It should be noted that the notification requirements for modification applications under section 96 (2) for:

- Designated development
- State significant advertised development
- Nominated integrated development; and
- Any other advertised development where a council is not the consent authority is set out in clause 72A of the Regulation. Councils cannot reduce the notification requirements for these types of developments.

4.4 What form does advertisement take?

Designated Development

The requirements for the advertisement for designated development are prescribed in cl.57-62 of the *Environmental Planning and Assessment Regulation 1994*. In summary:-

- The period of exhibition must be no less than 30 days;
- The notice must appear in a local newspaper at least twice (in a prescribed format);
- A notice must be placed on the subject land (in a prescribed format); and
- Adjoining landowners must be notified in writing (in prescribed format).

Development to be advertised

Where this plan identifies that a development application is required to be advertised, the following procedure is to be observed.

1. To be published at least once in the Maitland Council News Section of the local newspaper.
2. Written notice of the proposal to be given to all adjoining landowners, including a notification plan.
3. A period of at least 14 days from the date of the written notice to be allowed for the receipt of submissions.

4.5 What form does notification take?

The written notice to adjoining landowners shall contain the following information:

- Real property description and address of the land
- The applicant's name
- A description of the proposal for which consent is sought
- The period in which submissions may be made, being a minimum of seven (7) days
- A notification plan

4.6 Who is an adjoining landowner?

For the purposes of this DCP, certain landowners will receive individual written notice of development proposals. It is necessary to clearly define the circumstances of "adjoining" so that landowners are aware of when this will occur. Maps 1 and 2 depict these situations.

"Adjoining land" comprises land which:-

- Shares a common boundary with the land subject to the application;
- Is directly opposite the subject land and is only separated by a pathway, laneway or public road;
- Is only separated from the subject land by land held in the same ownership as that being developed.

It should be noted that, in certain circumstances, it will be appropriate to notify further than those considered as adjoining allotments. This will occur where the characteristics of the development are such that it may have an impact on a larger area, e.g. traffic-generating or noise impacts.

4.7 Lodging a submission

Advertisements and written notices will both detail the period during which submissions will be accepted. It is necessary to adhere to these deadlines to ensure that adequate time is available to prepare any required Council report and that applicants can have some certainty in regard to the expected processing time.

4.8 What happens next?

Council delegates the authority to determine certain development applications to its staff. Staff may use delegated authority to determine an application where an objection is received that relates to:

- the construction of a two storey dwelling, or a second storey addition to a single storey or two storey dwelling, in the R1 General Residential zone, R5 Large Lot Residential zone or E4 Environmental Living zone,
- the type of development proposed only;
- possible market competition arising if the development is approved;
- an issue that may be reasonably alleviated by the imposition of a condition of consent; or
- standards adopted by the *Local government Act or Regulations*.

All applications which are subject to an objection that is not of the kind listed above must be referred to Council for determination.

4.9 Council meetings

Meeting times and dates

Council normally meet at 5.30pm on the second and fourth Tuesday of the month. Details of meeting times and agendas can be found on Council's website at www.maitland.nsw.gov.au – click on “Council Information” and then “Meeting Agendas & Minutes”.

Public Access

Public Access provides an opportunity for members of the public to address the Council in relation to an item on the Agenda. Speakers at the public access are limited to a three (3) minute address unless Council extends such time. No more than two (2) speakers in support of a particular matter and two (2) against will be permitted. A person wishing to speak at public access must register with the Mayor or General Manager's Executive Assistant prior to the close of business on the day of the Meeting. A copy of the Public Access Register Form

can be downloaded from Council's website at www.maitland.nsw.gov.au – click on “Council Information” and then “Meeting Agendas & Minutes”.

A.5 – Post Determination Matters

5.1 Subdivision

If the development consent requires the carrying out of any works associated with the subdivision of land, a Construction Certificate is required prior to any work being undertaken. Detailed Engineering Plans will usually be required for approval. Council is the sole Principal Certifying Authority (PCA) able to oversee the subdivision construction process. You cannot appoint an accredited certifier to be your PCA.

A Subdivision Certificate is required prior to release of the final plan of survey, so that the plan of subdivision can be registered under the Conveyancing Act 1919. All required work must be completed and consent conditions satisfied prior to issue of a Subdivision Certificate, or else security must be lodged with Council (usually in the form of a Bond and Agreement) to cover the cost of the outstanding works plus contingencies.

A Subdivision Certificate can be issued over part of a subdivision, provided that all requirements for that part have been met. Details of requirements for Construction Certificates, Engineering Plans and Subdivision Certificates are contained in Council's Manual of Engineering Standards (MOES).

5.1.1 Bonding of Works

In some instances, Council may require the applicant to provide a monetary bond to ensure that works relating to a development consent are completed. A monetary bond may be required to be lodged prior to the issue of a Construction Certificate.

5.2 Modification of Consents

Sections 96 and 96A of the Environmental Planning and Assessment Act 1979 set out the procedure for modification of development consents. An application for modification must be made to the consent authority, and fees paid, in accordance with the Environmental Planning and Assessment Regulation 2000.

Minor errors, mis-descriptions or miscalculations may be modified without further referral or notification. However, more significant modifications may require re-advertising and referrals to government authorities.

In all cases, the consent authority must be satisfied that the development to which the consent as modified relates is substantially the same development. For significant modifications, lodgement of a new development application will be required.

5.3 Lapsing of Consents

Section 95 of the *Environmental Planning and Assessment Act 1979* describes when a development consent lapses.

5.4 Review of Applications and Rights of Appeal

Should an applicant be dissatisfied with the determination of a development application where Council is the consent authority, a Review of Determination may be requested under Section 82A of the *Environmental Planning and Assessment Act, 1979*. The request must be made within 28 days of determination of the application, accompanied by the prescribed fee.

Rights of appeal also exist to the Land and Environment Court of NSW. These rights are set out in Sections 97, 98 and 99 of the *Environmental Planning and Assessment Act, 1979*.

A.6 - Dictionary

“Adjoining land” comprises –

- a) Land identified in Map 1 as being land which shares a common boundary with the development site, or is separated only by a pathway, driveway, laneway or public road or,
- b) Land identified in Map 2 as being the closest land that is not owned by the registered proprietor of the development site.

NB – Council will need to apply discretion in relation to sub-clause (b). For example, development within the State Rail Authority corridor would not require all those properties which also about the corridor to be notified.

“Notification plan” means an A3 or A4 size plan submitted by the applicant specifically for notification purposes which incorporates the following components –

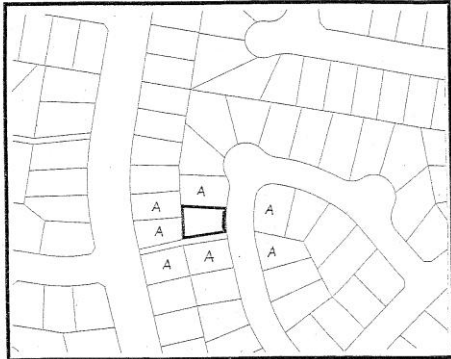
- a) A site plan indicating:-
 - (I) The dimensions of each boundary of the allotment;
 - (II) The distance between each part of the building and the allotment boundary; and,
 - (III) The effect of the proposed building on any existing building, trees, landscaping and fences.
- b) An elevation of each side of the proposed building indicating:-
 - (I) The gradient of the land adjacent to the elevation and the existing ground surface;
 - (II) The overall height of the wall measured from the existing ground level;
 - (III) The height of the proposed roof measured for the top of the wall to the ridgelines or highest point;
 - (IV) The size, position and shape of any openings, windows and doors, whether such windows or doors are openable and the type of glass used; and
 - (V) The position, size and shape of any verandahs, landings and decking.

“Written notice” in relation to advising of a proposed development shall contain the following information –

- a) A description and address of the site;
- b) The proposed use of the building and a description of the building;
- c) The name of the applicant;
- d) The time period within which written submissions may be made; and
- e) A notification plan.

MAP 1

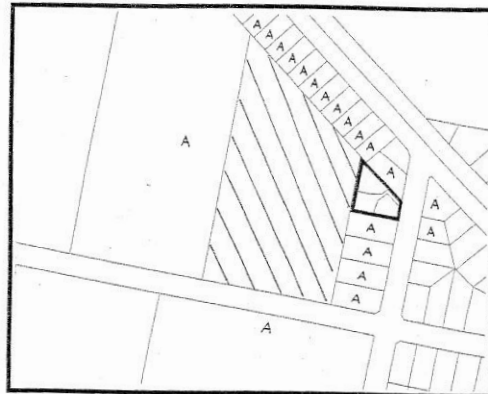
Map 1 illustrates which properties come within the definition of "adjoining land" pursuant to clause 6.6 of this plan.



- The development site is edged heavy black
- Adjoining land is marked with an "A"

MAP2

Map 2 illustrates "adjoining land" where adjacent parcels are held in one ownership.



- The development site is edged heavy black.
- Land in the same ownership as the development site is hatched.
- Adjoining land is marked with an "A".