

## The Planning Process

Planning Step	Description
<p>Harris Farm submits a Pre-Lodgment Application</p> <p>(Optional)</p>	<p>Harris Farm attends a pre-lodgment meeting with Council staff to discuss the proposal and the information that is required to submit a formal application. There is no legal requirement for public exhibition or advertisement.</p> <p>Harris Farm would be advised to prepare a Planning Proposal to change the legal zoning of the land from Residential R2 Low Density Residential Zone to Commercial B1 Neighbourhood Centre Zone.</p>
<p>Harris Farm prepare's a Planning Proposal (PP) and supporting documentation</p>	<p>A Planning Proposal is a legal town planning process that can result in an amendment to the Ku-ring-gai Local Environmental Plan (LEP). In this case it would amend the land zoning. If the land zoning is changed, the permitted uses for new development will allow for an Aldi complex Harris Farm or a similar scale of enterprise to be built.</p> <p>Harris Farm finalises their supporting documentation to explain the effect and justification for the proposal to re-zone the land.</p>
<p>Harris Farm lodges the PP with Council.</p>	<p>Council staff assess the PP and prepares a report that is presented to the Independent Hearing Assessment Panel (IHAP) with a recommendation to support the PP, undertake preliminary consultation or not proceed with the PP.</p> <p>The PP documentation may be made available to the public via Council's website after submission to Council.</p>
<p>The PP is considered at a Independent Hearing Assessment Panel (IHAP) Meeting</p>	<p>IHAP resolve on their own recommendation to support the PP, undertake preliminary consultation or not proceed with the PP. The IHAP recommendation is attached to the Council staff report to be presented to the elected Council.</p>

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The PP is considered at a Council Meeting	<p>Council resolves to either support the PP, undertake preliminary public consultation or not to proceed with the PP taking into consideration the staff and IHAP recommendation.</p> <p>The Council meeting is a public meeting and representatives of the community may attend and address Council on the matter.</p> <p>If Council adopts the PP, Council will forward the PP to the Department of Planning &amp; Environment to start the Gateway Process.</p> <p>If Council resolves not to proceed with the PP, Harris Farm can seek a pre-Gateway review with the NSW Department of Planning &amp; Environment. Harris Farm can also submit a Pre-Gateway review if Council does not make a decision in 90 Days.</p>
Council undertakes Preliminary Public Consultation	If Council resolves to undertake preliminary public consultation, Council will upload the PP documents on Council's website for public comment, provide copies to be viewed within the Administration Building, place advertisements in the local news papers and possibly prepare a public hearing.
A report on public submissions is considered at a Council Meeting	Following the public consultation period Council staff prepares a report listing the main issues raised by the community and makes a recommendation for Council to support the PP or not.

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Application submitted to the Department of Planning & Environment	<p>If Council supports the PP, Council forwards the PP to the Department of Planning &amp; Environment to begin the Gateway Process.</p> <p>The Gateway Process is the legal town planning process to apply to the Minister of the Department of Planning &amp; Environment for approval to propose an amendment to the KLEP.</p> <p>If Council does not support the PP, Harris Farm can submit a Pre-Gateway Review.</p> <p>The Minister determines whether the PP is to proceed. If the Minister does not grant approval the application process is complete.</p> <p>If the Minister grants approval to complete a Gateway Process, a Community Consultation process is determined.</p> <p>This will be similar to the preliminary public consultation process.</p> <p>A Pre-Gateway review are informed by advice by the Joint Regional Planning Panel (JRPP) or IHAP</p>
PP Assessment	The PP is placed on Public Exhibition for 28 days. Council considers the public submissions and the proposal is varied as necessary. Parliamentary Council prepares a draft Local Environment Plan (LEP) with the amended Zoning for the site. A report is prepared for Council.
PP Decision	Council resolves to forward the PP to the Department of Planning & Environment for finalisation and making of the amended LEP.
LEP Amendment	With the Ministers approval the amended LEP becomes law and is published on the NSW legislation website. The site is now zoned for B1 for Commercial use and Harris Farm or a similar size enterprise is a permitted use.

Planning Step	Description
Development Application (DA)	Harris Farm submits a DA with Council to build on the site. The application is advertised for 14 days. Council staff consider any submissions received and the proposal against the relevant planning controls.
DA Decision	Council staff determine the DA or prepare a report to be considered by the IHAP or JRRP, depending on the estimated cost of works. IHAP or the JRPP would be the consent authority for the final buildings to be constructed on site.