## Introduction

To begin the process to have land included in the Aboriginal Land Planning framework, Local Aboriginal Land Councils (LALCs) will need to prepare and provide information to explain what their development aspirations are for their priority landholdings. This information will help the department to prepare a Development Delivery Plan (DDP) in collaboration with your LALC.

An overview of planning opportunities should reflect your LALC’s development aspirations and set out the following information:

* Potential types of land uses for priority sites (ie. residential, commercial, environmental)
* The scale of development and built form envisaged for development sites
* Any key infrastructure that would be required to support new or additional development
* Details of the economic, social and cultural objectives or aspirations of the LALC for its land as informed by the land audit
* Prioritisation of existing and future proposals for landholdings as informed by the relevant strategic plans applying to the land, such as district and regional plans, and local strategic planning statements

An overview of planning opportunities should be informed by the findings of an audit of LALC landholdings (such as planning analysis report) and the LALC’s Community Land and Business Plan prepared under the *Aboriginal Land Rights Act 1983*.

This template will assist LALCs to prepare an overview of planning opportunities for their priority landholdings. LALCs can edit and reformat this document as required or provide the overview in a different format, if preferred.

Should you require any assistance, please contact the Aboriginal land use planning team at the Department of Planning, Industry and Environment at aboriginal.policy@planning.nsw.gov.au

| **Local Aboriginal Land Council Details** |
| --- |
| LALC Name |   |
| Postal Address |   |
| Phone Number |   |
| Email Address |   |

## Site 1 – *Insert Property Address or Site Name*

### Property Information

Identify and describe the subject land.

| **Site 1 – Property Information** |
| --- |
| **Lot and DP details***The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify Lot and DP details* |   |
| **Property Address** (if available)*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify property address details* |   |
| **Site Area** (ha) *The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer measurement tool can help identify site area details* |   |
| **Are there any easements or covenants that affect the property?**If yes, please provide details*Details are outlined in:** *A site survey for the land; or*
* *Section 88B instrument and Deposited Plan for the land*
 |   |
| **How is vehicle access provided to the site?***Road names, intersections and driveway crossovers* |   |

### Existing Development

Detail any existing development, land uses and natural features present at the site.

| **Site 1 – Existing Development**  |
| --- |
| **Describe any existing buildings or structures on the property** |   |
| **Describe how the land is currently being used** *I.e. residential dwelling, vacant, conservation* |   |
| **Describe any vegetation coverage at the site and any notable vegetation types***Location, approximate density, notable communities*  |   |
| **What is the nature of the land uses of the adjoining properties (if known)?***I.e. residential dwelling, vacant, conservation* |   |

### Planning Controls

Detail key planning controls applying to the property contained in the relevant Local Environmental Plan, State Environmental Planning Policy or other planning legislation. An audit of LALC landholdings (including a planning analysis report) should include sufficient information to assist to complete this section.

| **Site 1 – Planning Controls**  |
| --- |
| **What is the zoning of the land and under what instrument?***The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify land use zoning details* |   |
| **Does a maximum building height control apply to the property?** If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify maximum building height controls* |   |
| **Does a minimum lot size control apply to the property?** If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify minimum lot size controls* |   |
| **Does a maximum floor space ratio apply to the property?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify minimum lot size controls* |   |

### Environmental Constraints

Detail any key environmental constraints to development at the site. An audit of LALC landholdings (including a planning analysis report) should include sufficient information to assist to complete this section.

| **Site 1 – Environmental Constraints** |
| --- |
| **Is any part of the site identified as containing an item of environmental heritage, or within a heritage conservation area?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify heritage items, and heritage conservation areas and other controls* |   |
| **Is any part of the site bushfire prone land?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer or your local council website can help identify bushfire prone land* |   |
| **Is any part of the site flood prone land?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer or your local council website can help identify flood prone land* |   |
| **Does any part of the site contain areas of outstanding biodiversity value under the Biodiversity Conservation Act 2016?**If yes, provide details.*The* [*Biodiversity Values Map viewer*](https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-offsets-scheme/entry-requirements/biodiversity-values-map) *can help identify areas of outstanding biodiversity value* |   |
| **Is any part of the site identified as containing an item of Aboriginal Cultural Heritage under the National Parks and Wildlife Act 1974?**If yes, provide details.*The Environment, Energy and Science Group’s* [*Aboriginal Heritage Information Management System register*](https://www.environment.nsw.gov.au/topics/aboriginal-cultural-heritage/protect-and-manage/aboriginal-heritage-information-management-system/search-for-aboriginal-sites) *can help to identify items of Aboriginal Cultural Heritage*  |   |

### Development Proposal

Detail the development proposed for the site to be identified in the DDP.

| **Site 1 – Development Proposal** |
| --- |
| **Provide a summary the proposed use of the land***I.e. seniors housing, biodiversity conservation, dwelling house, community facility etc.* |   |
| **Is the proposed land use currently permitted under the property’s land use zoning?**  |   |
| **Are any buildings or built form proposed for the site?** If yes, provide indicative details of built form and scale of development. |   |
| **Is any tree removal or clearing required to accommodate the proposed use of the site?**If yes, provide indicative details of the extent of the tree removal or clearing. |   |
| **Are any biodiversity conservation methods proposed under a Biodiversity Offsets Scheme outlined in the Biodiversity Conservation Act 2016?**If yes, provide details. *The* [*Biodiversity Conservation Trust*](https://www.bct.nsw.gov.au/) *can provide further information about biodiversity stewardship agreements and other schemes under the Act* |   |
| **Does the proposed use of the site respond to, or align with any actions or directions of the relevant** [**Regional Plan**](https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans)**,** [**District Plan**](https://www.greater.sydney/district-plans) **or** [**Local Strategic Planning Statement**](https://www.planning.nsw.gov.au/Policy-and-Legislation/Environmental-Planning-and-Assessment-Act-updated/Guide-to-the-updated-Environmental-Planning-and-Assessment-Act-1979/Part-3-Strategic-planning)? |   |

### Planning Actions

Detail the planning actions required to achieve the development following inclusion of land in the Aboriginal Land SEPP.

| **Site 1 – Planning Actions** |
| --- |
| What planning actions will be required to achieve the proposed use of the site? (mark any as relevant, if known) | Planning Proposal (Independent Proposal Review) |[ ]
|  | Development Application |[ ]
|  | Complying Development Certificate |[ ]
|  | Other |[ ]

### Infrastructure Considerations

Detail any infrastructure upgrades that would likely be required to support the proposed development. Depending on the nature and scale of the development proposed, infrastructure upgrades could include traffic intersection upgrades, stormwater and drainage infrastructure and essential services (water, electricity emergency access).

| **Site 1 – Infrastructure Considerations** |
| --- |
| Are you aware of any infrastructure upgrades that would be required to facilitate the proposed use of the site?If yes, provide details. |   |

### Community Benefits

Describe how the proposed use of the site will benefit the community, particularly with regard to the provision of community benefits schemes under the Aboriginal Land Rights Act 1993.

| **Site 1 – Community Benefits** |
| --- |
| Outline the intended community benefits of the proposal, such as: * employment and economic development opportunities
* new housing opportunities
* benefits from retaining and/or promoting Aboriginal culture
* social benefits
* environmental, ecological and conservation benefits relating to the land
 |   |

## Site 2 – *Insert Property Address or Site Name*

### Property Information

Identify and describe the subject land.

| **Site 1 – Property Information** |
| --- |
| **Lot and DP details***The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify Lot and DP details* |   |
| **Property Address** (if available)*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify property address details* |   |
| **Site Area** (ha) *The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer measurement tool can help identify site area details* |   |
| **Are there any easements or covenants that affect the property?**If yes, please provide details*Details are outlined in:** *A site survey for the land; or*
* *Section 88B instrument and Deposited Plan for the land*
 |   |
| **How is vehicle access provided to the site?***Road names, intersections and driveway crossovers* |   |

### Existing Development

Detail any existing development, land uses and natural features present at the site.

| **Site 1 – Existing Development**  |
| --- |
| **Describe any existing buildings or structures on the property** |   |
| **Describe how the land is currently being used** *I.e. residential dwelling, vacant, conservation* |   |
| **Describe any vegetation coverage at the site and any notable vegetation types***Location, approximate density, notable communities*  |   |
| **What is the nature of the land uses of the adjoining properties (if known)?***I.e. residential dwelling, vacant, conservation* |   |

### Planning Controls

Detail key planning controls applying to the property contained in the relevant Local Environmental Plan, State Environmental Planning Policy or other planning legislation. An audit of LALC landholdings (including a planning analysis report) should include sufficient information to assist to complete this section.

| **Site 1 – Planning Controls**  |
| --- |
| **What is the zoning of the land and under what instrument?***The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify land use zoning details* |   |
| **Does a maximum building height control apply to the property?** If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify maximum building height controls* |   |
| **Does a minimum lot size control apply to the property?** If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify minimum lot size controls* |    |
| **Does a maximum floor space ratio apply to the property?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify minimum lot size controls* |   |

### Environmental Constraints

Detail any key environmental constraints to development at the site. An audit of LALC landholdings (including a planning analysis report) should include sufficient information to assist to complete this section.

| **Site 1 – Environmental Constraints** |
| --- |
| **Is any part of the site identified as containing an item of environmental heritage, or within a heritage conservation area?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer can help identify heritage items, and heritage conservation areas and other controls* |   |
| **Is any part of the site bushfire prone land?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer or your local council website can help identify bushfire prone land* |   |
| **Is any part of the site flood prone land?**If yes, provide details.*The* [*Planning Portal*](https://www.planningportal.nsw.gov.au/) *spatial viewer or your local council website can help identify flood prone land* |   |
| **Does any part of the site contain areas of outstanding biodiversity value under the Biodiversity Conservation Act 2016?**If yes, provide details.*The* [*Biodiversity Values Map viewer*](https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-offsets-scheme/entry-requirements/biodiversity-values-map) *can help identify areas of outstanding biodiversity value* |   |
| **Is any part of the site identified as containing an item of Aboriginal Cultural Heritage under the National Parks and Wildlife Act 1974?**If yes, provide details.*The Environment, Energy and Science Group’s* [*Aboriginal Heritage Information Management System register*](https://www.environment.nsw.gov.au/topics/aboriginal-cultural-heritage/protect-and-manage/aboriginal-heritage-information-management-system/search-for-aboriginal-sites) *can help to identify items of Aboriginal Cultural Heritage*  |   |

### Development Proposal

Detail the development proposed for the site to be identified in the DDP.

| **Site 1 – Development Proposal** |
| --- |
| **Provide a summary the proposed use of the land***I.e. seniors housing, biodiversity conservation, dwelling house, community facility etc.* |   |
| **Is the proposed land use currently permitted under the property’s land use zoning?**  |   |
| **Are any buildings or built form proposed for the site?** If yes, provide indicative details of built form and scale of development. |   |
| **Is any tree removal or clearing required to accommodate the proposed use of the site?**If yes, provide indicative details of the extent of the tree removal or clearing. |   |
| **Are any biodiversity conservation methods proposed under a Biodiversity Offsets Scheme outlined in the Biodiversity Conservation Act 2016?**If yes, provide details. *The* [*Biodiversity Conservation Trust*](https://www.bct.nsw.gov.au/) *can provide further information about biodiversity stewardship agreements and other schemes under the Act* |   |
| **Does the proposed use of the site respond to, or align with any actions or directions of the relevant** [**Regional Plan**](https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans)**,** [**District Plan**](https://www.greater.sydney/district-plans) **or** [**Local Strategic Planning Statement**](https://www.planning.nsw.gov.au/Policy-and-Legislation/Environmental-Planning-and-Assessment-Act-updated/Guide-to-the-updated-Environmental-Planning-and-Assessment-Act-1979/Part-3-Strategic-planning)? |   |

### Planning Actions

Detail the planning actions required to achieve the development following inclusion of land in the Aboriginal Land SEPP.

| **Site 1 – Planning Actions** |
| --- |
| What planning actions will be required to achieve the proposed use of the site? (mark any as relevant, if known) | Planning Proposal (Independent Proposal Review) |[ ]
|  | Development Application |[ ]
|  | Complying Development Certificate |[ ]
|  | Other |[ ]

### Infrastructure Considerations

Detail any infrastructure upgrades that would likely be required to support the proposed development. Depending on the nature and scale of the development proposed, infrastructure upgrades could include traffic intersection upgrades, stormwater and drainage infrastructure and essential services (water, electricity emergency access).

| **Site 1 – Infrastructure Considerations** |
| --- |
| Are you aware of any infrastructure upgrades that would be required to facilitate the proposed use of the site?If yes, provide details. |   |

### Community Benefits

Describe how the proposed use of the site will benefit the community, particularly with regard to the provision of community benefits schemes under the Aboriginal Land Rights Act 1993.

| **Site 1 – Community Benefits** |
| --- |
| Outline the intended community benefits of the proposal, such as: * employment and economic development opportunities
* new housing opportunities
* benefits from retaining and/or promoting Aboriginal culture
* social benefits
* environmental, ecological and conservation benefits relating to the land
 |   |

## ***Repeat headings as required for each site***

© State of New South Wales through Department of Planning, Industry and Environment 2020. The information contained in this publication is based on knowledge and understanding at the time of writing (November 2020). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry and Environment or the user’s independent adviser.