

SHELLHARBOUR LOCAL ENVIRONMENTAL PLAN 2013

PLANNING PROPOSAL No 14

Summary of Planning Issues Checklist

Location: Part of Lot 6 DP 2534, 532 Calderwood Rd, Calderwood

Proposal: Rezone the land from RU1 Primary Production to RE2 Private Recreation

Compliance with SEPPs:	Yes
Compliance with Deemed SEPPS (REPs):	Yes
Compliance with Section 117 Directions:	Yes
Compliance with Illawarra Regional Strategy:	Yes
Heritage Studies required:	No
Illawarra Urban Development Program	Yes
Coastal Policy	Land not in Coastal Zone
LES Necessary:	No

Draft Planning Proposal Assessment

The following planning instruments, S117 Directions and Regional Strategy items apply to the Shellharbour LGA:

Draft SEPPs	Consistency Yes/No/NA	Comments
Application of Development Standards 2004	NA	
SEPP 66 Integration of Transport and Land Use	NA	
SEPP (Competition) 2010	NA	

SEPPs	Consistency Yes/No/NA	Comments
SEPP 1 Development Standards	NA	
SEPP 4 Development Without Consent and Miscellaneous Complying Development	NA	
SEPP 6 Number of Storeys in a Building	NA	
SEPP 14 Coastal Wetlands	NA	
SEPP 21 Caravan Parks	NA	
SEPP 22 Shops and Commercial Premises	NA	

SEPPs	Consistency Yes/No/NA	Comments
SEPP 26 Littoral Rainforests	NA	
SEPP 30 Intensive Agriculture	NA	
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	NA	
SEPP 33 Hazardous and Offensive Development	NA	
SEPP 36 Manufactured Home Estates	NA	
SEPP 50 Canal Estates	NA	
SEPP 55 Remediation of Land	YES	
SEPP 62 Sustainable Aquaculture	NA	
SEPP 64 Advertising and Signage	NA	
SEPP 65 Design Quality of Residential Flat Development	NA	
SEPP 70 Affordable Housing (Revised Schemes)	NA	
SEPP 71 Coastal Protection	NA	Land not in Coastal Zone
SEPP (Housing for Seniors or People with a Disability) 2004	NA	
SEPP (BASIX) 2004	NA	
SEPP (Major Development) 2005	NA	
SEPP (Mining, Petroleum Production and	NA	

SEPPs	Consistency Yes/No/NA	Comments
Extractive Industries) 2007		
SEPP (Temporary Structures) 2007	NA	
SEPP (Infrastructure) 2007	NA	
SEPP (Rural Lands) 2008	YES	
SEPP (Exempt and Complying Development Codes) 2008	NA	
SEPP (Affordable Rental Housing) 2009	NA	
SEPP (Urban Renewal) 2010	NA	
SEPP (State and Regional Development) 2011	NA	

Deemed SEPPs (IREP1)	Consistency Yes/No/NA	Comments
(IREP1)	NA	Shellharbour LEP 2013 clause 1.8B states that Shellharbour LGA has been omitted from IREP 1

Deemed SEPPs (IREP2)	Consistency Yes/No/NA	Comments
Preparation of LEPs (Clause 9)	NA	

Section 117 Directions	Consistency Yes/No/NA	Comments
1. Employment and Industrial Zones		
1.1 Business and Industrial zones	NA	
1.2 Rural Zones	YES	The site is rural land that has been converted to an approved golf course that has been in existence for 20 years. The planning proposal does not rezone the site to residential, business, industrial, village or tourist zone and there is no increase in the density of the land. The proposal is therefore consistent with this direction.
1.3 Mining, Petroleum Production and Extractive Industries	NA	
1.4 Oyster Aquaculture	NA	
1.5 Rural Lands	YES	This Direction applies as the planning proposal will affect land within an existing rural zone (including the alteration of any existing rural zone boundary). The proposal is consistent with the Rural Planning Principles of the SEPP (Rural Lands) 2008 as required by clause 4 of this Direction. The planning proposal does not undermine the importance of rural lands and agriculture in the Calderwood area as it seeks to properly recognise the existing golf course and approved rural tourist facility. These land use activities do not prejudice future agriculture activities occurring on the site or adjoining lands.
2. Environment and Heritage		
2.1 Environmental Protection Zones	NA	
2.2 Coastal Protection	NA	

Section 117 Directions	Consistency Yes/No/NA	Comments
2.3 Heritage Conservation	YES	The Aboriginal Heritage Information Management System (AIHMS) search confirmed that no aboriginal objects or places have been found on the site or within 50m of the site boundaries.
2.4 Recreation Vehicle Areas	NA	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	NA	
3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	YES	
3.4 Integrating Land Use and Transport	YES	
3.5 Development near Licensed Aerodromes	NA	
3.6 Shooting Ranges	NA	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	NA	
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	YES	
4.4 Planning for Bushfire Protection	YES	
5. Regional Planning		
5.1 Implementation of Regional Strategies	YES	The land is not identified in the Illawarra Regional Strategy for urban development and is proposed to continue its current uses.

Section 117 Directions		Consistency Yes/No/NA	Comments
5.2	Sydney Drinking Water Catchment	NA	
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NA	
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NA	
5.5	Revoked	NA	
5.6	Revoked	NA	
5.7	Revoked	NA	
5.8	Second Sydney Airport: Badgerys Creek	NA	
6. Local Plan Making			
6.1	Approval and Referral Requirements	NA	
6.2	Reserving Land for Public Purposes	NA	
6.3	Site Specific Provisions	NA	

Illawarra Regional Strategy		Consistency Yes/No/NA	Comments
Economic development and employment growth			
Implement principles in the Employment		NA	

Illawarra Regional Strategy	Consistency Yes/No/NA	Comments
Lands Guidelines		
Maintain the supply and protect regionally significant employment lands (Airport, Shell Cove and Shellharbour town centre)	NA	
Additional employment lands identified	NA	
Hierarchy of commercial centres for the region identified	NA	
Existing centres revitalised	NA	
Resist fragmentation of agricultural and employment lands	YES	The proposal will not fragment existing agricultural land.
Encourage clustering of synergistic businesses	NA	
Efficient use of existing infrastructure and networks including Airport	YES	
Long term strategy for the Airport and surrounding employment lands prepared	NA	
Shell Cove marina identified as a major tourism development site.	NA	
Regional Transport		
Protect Princes and Illawarra Highway corridors and proposed realignments	NA	
Minimise need to travel and encourage energy and resource efficiency	NA	

Illawarra Regional Strategy	Consistency Yes/No/NA	Comments
Identify and manage strategic transport corridors	NA	
Include Rail Corp requirements	NA	
Protect Illawarra Regional Airport	NA	
Housing and Settlement		
Higher densities around Shellharbour City Centre, Albion Park, Oak Flats, Warilla subject to densities and character	NA	
Provide for an additional future urban expansion area at Calderwood if demand arises	NA	
Proposal outside Regional strategy but complies with sustainability criteria	NA	
Appropriate housing mix provided	NA	
Housing types capable of adapting to ageing populations	NA	
LEP includes appropriate urban design and land use objectives including: ► sustainability principles ► revitalisation of centres ► promoting community	NA	
Affordable housing options	NA	

Illawarra Regional Strategy	Consistency Yes/No/NA	Comments
Consultation Department of Housing	NA	
State Infrastructure considered	NA	
Natural Environments		
Hard rock resource and endangered ecological communities considered	NA	
Protect significant native vegetation and regional habitat	YES	The Biodiversity Map considers riparian corridors and habitat linkages and is proposed to remain unchanged
Consultation DPI (Fisheries) - habitats and riparian buffers	NA	
Manage impact of land use change and development in the catchments of high value coastal lakes, estuaries, wetlands	NA	
Use strategic assessments of riparian corridors methodology when planning new urban areas	NA	
Incorporate controls to protect the values of riparian lands	YES	The Biodiversity Map considers riparian corridors and habitat linkages and is proposed to remain unchanged
SEPP 14 and 26 lands zoned E2 or W1	NA	
Consult with Southern Rivers Catchment Management Authority.	NA	Undertake with exhibition if approved
Natural Hazards		
Manage risk associated with climate change	NA	

Illawarra Regional Strategy	Consistency Yes/No/NA	Comments
Adequate setbacks in areas of coastal erosion risk and ocean based inundations	NA	
Until above completed no land zoned in potential hazard areas	NA	
Zone areas subject to high hazard to reflect the limitations of the land.	NA	
Water, Energy and Waste		
Land required for wastewater treatment/recycling, energy, waste avoidance and resource recovery identified and zoned appropriately in consultation with Departments and utilities	NA	
Local power generation supported in suitable locations.	NA	
Rural Landscape and Rural Communities		
New residential or rural residential zones only supported where meet sustainability criteria	NA	
Non-compatible uses in core productive agricultural and mineral resource areas limited	NA	
Minimum subdivision standards for rural and environmental protection zones	NA	
Limit dwellings in rural and environmental	NA	

Illawarra Regional Strategy	Consistency Yes/No/NA	Comments
protection zones.		
Cultural Heritage		
Aboriginal cultural and community values considered. Aboriginal heritage studies and DEC study 'Murii, Dhungang, Jirrar - living in the Illawarra 2005 considered	YES	The Aboriginal Heritage Information Management System (AIHMS) search confirmed that no aboriginal objects or places have been found on the site or within 50m of the site boundaries.
Heritage items reviewed	NA	
Cultural heritage values of Shellharbour City Centre, Warilla and Albion Park reviewed and protected	NA	
Cultural landscapes	NA	
Aboriginal cultural values associated with Lake Illawarra and Shell Cove (DEC 2005) are protected.	NA	