

The Planning Proposal

Local Government Area: Shellharbour City Council

Property Details: Part of Lot 6 DP 2534, 532 Calderwood Road, Calderwood.

Part 1 Objectives or intended outcomes.

To rezone the land from RU1 Primary Production to RE2 Private Recreation to better reflect existing approved uses.

Part 2 An explanation of the Provisions that are to be included in the proposed local environmental plan.

The proposed outcome will be achieved by amending the zoning map layer to show Part of Lot 6 DP 2534, 532 Calderwood Road, Calderwood as RE2 Private Recreation

Part 3 Justification for the objectives, outcomes, provisions and the process for their implementation.

Council resolved on 30 September 2014 to support the preparation of this planning proposal to better reflect the existing approved uses on the land.

A. Need for the planning proposal.

1. Is the planning proposal a result of any strategic study or report?

No, the Planning Proposal is not a result of a strategic study or report.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is the best and only means to achieve the objectives and intended outcomes.

B. Relationship to strategic planning framework.

1. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Illawarra Regional Strategy

The planning proposal is consistent with the objectives and actions of the Illawarra Regional Strategy.

2. Is the planning proposal consistent with a councils' local strategy, or other local strategic plan?

Shellharbour City Community Strategic Plan 2013-2023

The Shellharbour City Community Strategic Plan 2013-2023 establishes objectives and strategies under the themes of Community and Economy which the planning proposal is consistent with:

Community – Objective 1.2 Active and Healthy Community

The proposed zoning will recognise the existing golf course and approved improvements. This will facilitate on-going and existing participation in sporting and recreation activities.

Economy – Objective 3.3 Welcomes, engages and attracts visitors

The existing golf course and approved improvements will contribute to Shellharbour as a tourist destination of choice.

3. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There are no SEPPs or draft SEPPs applicable to this proposal.

4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with all applicable Ministerial Directions as described in Attachment 6.

C. Environmental, social and economic impact.

1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No, the land affected by the planning proposal has been historically cleared for agriculture and the existing golf course.

2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No

3. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will rezone the land to a more appropriate zone to reflect the existence of the existing golf course and the approved rural tourist facility and assist the facilitation of investment in the development of the site. This investment will also have a positive effect on the city as a whole.

D. State and Commonwealth interests.

1. Is there adequate public infrastructure for the planning proposal?

The existing golf course has power and telecommunications connected whilst the approved rural tourist facility requires an on-site effluent disposal system and rainwater harvesting.

2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?

To be decided as part of the gateway determination

Part 4 Maps, where relevant to identify the intent of the planning proposal and the area to which it applies

The maps included in the planning proposal are:

- Current Zoning Map – Attachment 2
- Site Identification Map – Attachment 3
- Proposed Zoning Map – Attachment 4

Part 5 Details of the community consultation that is to be undertaken on the planning proposal.

To be decided as part of the gateway determination. It is anticipated that there will be a 28 day exhibition period.

Part 6 Project timeline.

- Anticipated gateway determination – December 2014
- Anticipated timeframe for completion of required technical information – NA
- Timeframe for government agency consultation - January/February 2015
- Commencement and completion of public exhibition – February/March 2015
- Dates for public hearing – NA
- Timeframe for consideration of submissions – April 2015
- Anticipated date RPA will make the plan (if delegated) – May 2015
- Anticipated date the RPA will forward to the department for notification – April 2015

ATTACHMENTS

Attachment 1 - Information Checklist

Attachment 2 – Current Zoning Map

Attachment 3 – Site identification Map

Attachment 4 – Proposed Zoning Map

Attachment 5 – Council report.

Attachment 6 – Planning Control Checklist

INFORMATION CHECKLIST

Attachment 1

> STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

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| <ul style="list-style-type: none"> Objectives and intended outcome Mapping (including current and proposed zones) Community consultation (agencies to be consulted) | <ul style="list-style-type: none"> Explanation of provisions Justification and process for implementation (including compliance assessment against relevant section 117 direction/s) |
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> STEP 2: MATTERS - CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context			Urban Design Considerations		
• Demonstrated consistency with relevant Regional Strategy	☒	☐	• Existing site plan (buildings vegetation, roads, etc)	☐	☒
• Demonstrated consistency with relevant sub-regional strategy	☐	☒	• Building mass/block diagram study (changes in building height and FSR)	☐	☒
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	☐	☒	• Lighting impact	☐	☒
• Demonstrated consistency with Threshold Sustainability Criteria	☐	☒	• Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Site Description/Context			Economic Considerations		
• Aerial photographs	☐	☒	• Economic impact assessment	☒	☐
• Site photos/photomontage	☐	☒	• Retail centres hierarchy	☐	☒
Traffic and Transport Considerations			• Employment land	☐	☒
• Local traffic and transport	☐	☒	Social and Cultural Considerations		
• TMAP	☐	☒	• Heritage impact	☐	☒
• Public transport	☐	☒	• Aboriginal archaeology	☒	☐
• Cycle and pedestrian movement	☐	☒	• Open space management	☒	☐
Environmental Considerations			• European archaeology	☐	☒
• Bushfire hazard	☐	☒	• Social and cultural impacts	☒	☐
• Acid Sulphate Soil	☐	☒	• Stakeholder engagement	☐	☒
• Noise impact	☐	☒	Infrastructure Considerations		
• Flora and/or fauna	☒	☐	• Infrastructure servicing and potential funding arrangements	☒	☐
• Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒	Miscellaneous/Additional Considerations		
• Water quality	☒	☐	List any additional studies		
• Stormwater management	☒	☐			
• Flooding	☐	☒			
• Land/site contamination (SEPP55)	☒	☐			
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☒	☐			
• Sea level rise	☐	☒			

