

Planning Proposal - Calderwood

Proposal Title :	Planning Proposal - Calderwood		
Proposal Summary :	The Planning Proposal has two key elements: 1. Amend State Environmental Planning Policy (Major Development) 2005 by removing "Part 28 Calderwood Site" from the SEPP; and 2. Amend either the Shellharbour LEP 2012 (if notified) or the Shellharbour LEP 2000 and Shellharbour Rural LEP 2004 to apply a mix of rural, environmental and infrastructure zones to the area - and to introduce a 40 hectare minimum lot size; a 9 metre building height, various environmental overlays and recognise a number of heritage items.		
PP Number :	PP_2012_SHELL_001_00	Dop File No :	12/13754

Planning Team Recommendation

Preparation of the planning proposal supported at this stage :	Not Recommended		
S.117 directions :	1.1 Business and Industrial Zones 1.2 Rural Zones 2.1 Environment Protection Zones 2.3 Heritage Conservation 3.1 Residential Zones 3.2 Caravan Parks and Manufactured Home Estates 3.3 Home Occupations 3.4 Integrating Land Use and Transport 3.5 Development Near Licensed Aerodromes 4.1 Acid Sulfate Soils 4.2 Mine Subsidence and Unstable Land 4.3 Flood Prone Land 4.4 Planning for Bushfire Protection 5.1 Implementation of Regional Strategies 6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes 6.3 Site Specific Provisions		
Additional Information :	It is recommended that the Planning Proposal is not supported for the reasons outlined in the attached report.		
Supporting Reasons :	See attached report.		

Panel Recommendation

Recommendation Date :	11-Oct-2012	Gateway Recommendation :	Rejected
Panel Recommendation :	The Planning Proposal should not proceed for the following reasons: 1. The proposed Calderwood development rezoning will reduce housing stock and employment lands in the Illawarra and is therefore inconsistent with: • The Illawarra Regional Strategy • Section 117 Direction 3.1 Residential Zones • The Major Projects SEPP		

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Signature:			
Printed Name:	<u>Neil McGaffin</u>	Date:	<u>15.10.12</u>