

PLANNING PROPOSAL

PROPOSED AMENDMENT TO SHOALHAVAVEN LOCAL ENVIRONMENTAL PLAN 2014

LOTS 1, 29 & 30 DP 25114

ALBATROSS ROAD & KINGHORNE ST NOWRA

APRIL 2016

TABLE OF CONTENTS

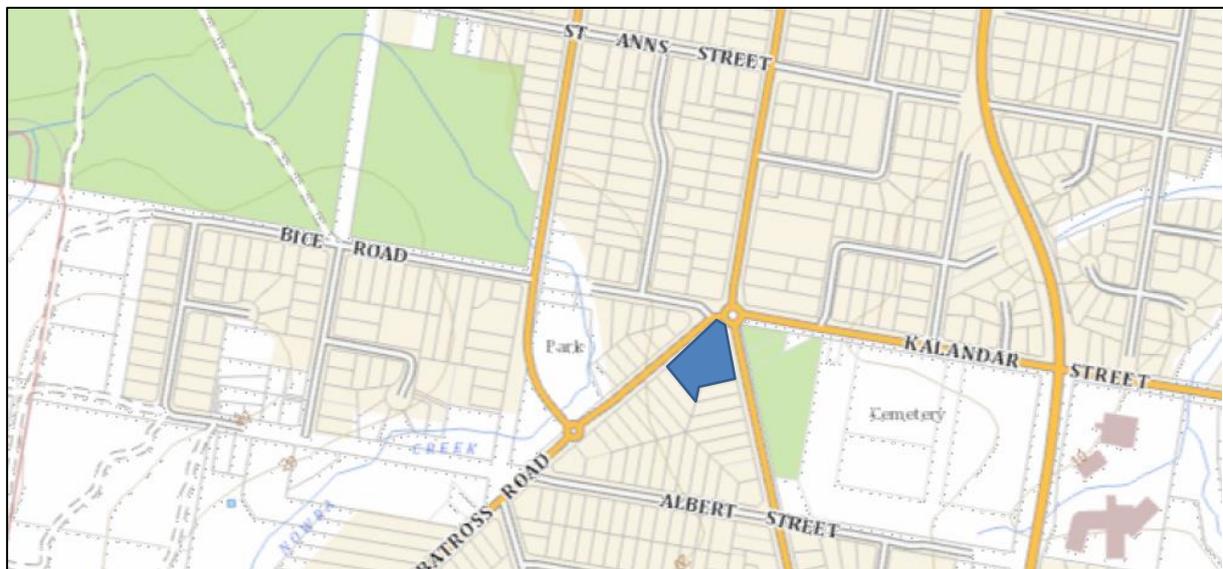
Introduction and Background Information	3
Part 1 – Objectives and Intended Outcomes.....	5
Part 2 – Explanation of Provisions	5
Part 3 - Justification.....	5
Is the PP a result of any Strategic Study or report?	5
Is the PP the best means of achieving the objectives or intended outcomes, or is there a better way?	5
Is the PP consistent with the objectives and actions contained within the applicable regional or sub- regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?	5
Is the PP consistent with the local council’s Community Strategic Plan, or other local strategic plan?	6
Is the planning proposal consistent with applicable state environmental planning policies?	6
Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?	7
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?	11
Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	11
How has the planning proposal adequately addressed any social and economic effects?	11
Part 4 – Mapping.....	12
Part 5 – Community Consultation	15
Part 6 – Project timeline	15
Attachments	15
Attachment 1	16
Attachment 2	17
Attachment 3	18
Attachment 4	19
Attachment 5	20

Introduction and Background Information

The Shoalhaven Local Environmental Plan 2014 (SLEP 2014) commenced on 22 April 2014 and it is the principle planning document within the City of Shoalhaven. The SLEP 2014 zones the majority of land within the Shoalhaven and outlines permitted and prohibited development throughout the Shoalhaven region. It also sets various land development standards in relation to a broad range of issues including subdivision lot sizes, building heights, floor space ratio's, environmental management and other miscellaneous matters.

This Planning Proposal (PP) explains the intent of, and justification for, an amendment to SLEP 2014.

The amendments to the SLEP 2014 sought relate to a specific site located in Nowra. The site comprises 3 separate parcels of land Lots 1, 29 & 30 DP 25114. The land is located on the corner of Albatross Road and Kinghorne St.



Above: Locality Sketch

Currently all of the site is zoned for business purposes. The particular business zone which applies to the site is known as the B5 Business Development Zone.

The site is currently and has historically been used for the servicing and repair of motor vehicles in associate with local car dealerships.

The owner of the site proposes to develop it for the purposes of a 4 storey residential flat building with some commercial floor space at street level.

Currently the provisions of the SLEP 2014 allow for the site to be developed in a similar fashion by way of commercial development at ground floor with shop-top housing located above. Developing the site in this manner is not considered appropriate as this form of development would result in what is considered to be an excessive quantity of commercial floor space for a site which is not located within the commercial core of Nowra. If undertaken in this manner, the development would have the potential to impact upon the viability of the Nowra central business district (CBD) through fragmentation and decentralisation of commercial land uses within Nowra.

The situation described above comes as a result of the SLEP 2014 definition of 'shop top housing'. The definition reads as follows:

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

The implications of this are such that any dwelling located on the site would need to be located above a ground floor retail or business premises. No dwellings could be located at ground floor.

To achieve the required number of residential dwellings on site to ensure the redevelopment remains viable, over 1000m² of commercial floor space would be required so as to provide for a large enough commercial footprint whereby residential apartments could be situated above.

A more desirable outcome would be for the majority of the site to be developed by way of a residential flat building with the potential for a limited quantity of commercial floor space to be provided at ground floor (approx. 250m²). It is considered that this quantity of commercial floor space would be appropriate for the area and it would complement the proposed residential development located above it and indeed existing residential development within the locality. This PP seeks to amend the SLEP 2014 to allow for this form of development to occur.

The site currently has a building height limit of 11m as set by Clause 4.3 of the SLEP 2014. This is the default height limit for all land affected by the SLEP 2014 where no other height limit has been mapped for a particular site.

In order to achieve a well-designed 4 storey development on this site, an increase to the current height limit is proposed. This PP therefore seeks to increase the height limit applicable to the site under the SLEP 2014.

The proposed increase to the height limit for the site will ensure that a 4 storey development can proceed in a logical way and without the need to excessively cut the higher portions of the site and thus sink part of ground floor the new development below natural surface level merely to achieve a greater degree of compliance with current controls. The proposed increase to the height limit therefore not only seeks to enable a better presented and more amenable 4 storey building, but also to ensure the development makes a positive contribution to the streetscape by having the ground floor elements of the building address the public domain entirely at the street interface.

To provide the Council and the community with a greater deal of certainty regarding the ramifications of this request, the decision has been made by the proponent and in consultation with the Council to lodge a development application which can be assessed concurrently and in parallel with this PP. The development application proposes the construction of a residential flat building containing 57 residential apartments with basement car parking and approx. 250m² of commercial floor space at ground level.

The development application as submitted includes a comprehensive suite of supporting information and reports including but not limited to:

- A detailed statement of environmental effects;
- Full set of architectural plans;
- Shadow diagrams;
- Photo montages;

- Site contamination assessment report;
- Landscaping plans;
- Stormwater concept plans;
- Traffic impact assessment report;
- Building Code of Australia assessment report;
- Disabled access report.

Part 1 – Objectives and Intended Outcomes

The objectives and intended outcomes of the proposal are as follows:

- To enable the subject site to be developed by way of mixed use development including a residential flat building and commercial floor space at ground floor.
- To enable development to occur within the site up to 15m above natural ground level.

Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

- Amending the Shoalhaven LEP 2014 Land Zoning Map for Lots 1, 29 & 30 DP 25114 in accordance with the proposed zoning map shown in Part 4 of this report which shows the site zoned B4 – Mixed use Business; and
- Amending the Shoalhaven LEP 2014 Height of Building Map for Lots 1, 29 & 30 DP 25114 in accordance with the proposed height of building map shown in Part 4 of this report, which indicates a maximum permissible height of 15m above natural ground level.

Part 3 - Justification

Is the PP a result of any Strategic Study or report?

The PP is not as a direct result of any strategic study or report. It is however noted that the Nowra Bomaderry Structure Plan in part aims to maintain and enhance the commercial primacy of the Nowra CBD as a Major Sub-Regional Centre.

Is the PP the best means of achieving the objectives or intended outcomes, or is there a better way?

This PP is the only means of amending Shoalhaven LEP 2014 to achieve the intended land use outcomes. There is no other or better way to achieve the desired outcomes in relation to the land use proposed for the site.

Is the PP consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The PP is consistent with the objectives and actions of the Illawarra Shoalhaven Regional Plan. In this regard and with respect to the Nowra CBD, the Illawarra Shoalhaven Regional Plan aims to renew and

revitalise the Nowra Centre. This PP aims to facilitate a development of the land subject of this report without impacting upon the viability of the Nowra CBD through inappropriate positioning of large quantities of commercial floor space in an area not considered to be within the CBD area.

In relation to the proposed height limit increase, this is not inconsistent with the Illawarra Shoalhaven Regional Plan.

Further to the Illawarra Shoalhaven Regional Plan, the South Coast Regional Strategy (SCRS) is also of relevance. This PP is consistent with the SCRS which has key objectives which address the provision of a broader housing mix.

The Department of Planning's South Coast Regional Strategy (SCRS) states that 45,600 new homes over the next 25 years will be required to accommodate 60,000 new people. It is expected that 26,300 of these homes will be in the Shoalhaven.

The SCRS proposes to increase the amount of housing in existing centres to ensure the needs of future households are better met, in particular the needs of a smaller households and an aging population.

The SCRS has a focus on providing a more appropriate mix of dwellings to cater for the projected household types through increased densities and maximising growth around existing well serviced centres.

Is the PP consistent with the local council's Community Strategic Plan, or other local strategic plan?

The PP is consistent with Council's Community Strategy Plan, Shoalhaven 2023, and the relevant objective, strategy and action is listed below:

Objective 2.2 Population and urban settlement growth that is ecologically sustainable and carefully planned and managed

Objective 2.5 Major town centres that are attractive, vibrant and popular destinations

Strategy 2.4.2 Develop land use and related plans for the sustainable growth of the City which use the core principles of the Growth Management Strategy and ESD principles, also carefully considering community concerns and the character of unique historic townships.

Is the planning proposal consistent with applicable state environmental planning policies?

Yes. The PP is consistent with the applicable state environmental planning policies (SEPPs). Refer to the checklist found in **attachment 1**.

There are few State Environmental Planning Policies (SEPPs) that impact upon this PP which involves a change of the type of business zone applicable to the land from B5 to B4 and an increase to the applicable height limit.

Of particular note are SEPP 55 (Remediation of Land) and SEPP 65 (Residential Flat Buildings) as these are of most relevance to the PP and indeed the submitted DA.

In relation to SEPP 55 (Remediation of Land), the provisions of this policy have been addressed through preparation of a Phase 2 site assessment report. A copy of this report may be found in **attachment 2**. It must be remembered that the site has a great degree of development potential with its current zone and the issue of site contamination is not considered to be of critical importance to this PP.

In any case, the aforementioned Phase 2 report concludes that the site is acceptable for redevelopment in respect of potential site contamination issues.

With respect to SEPP 65, the submitted development application makes a thorough assessment of the proposal against the relevant provisions.

This PP is not directly impacted upon by the provisions of SEPP 65 as the policy essentially sets out development controls of relevance only to the assessment of development applications. It is however important to note that in relation to the proposed increase in height limit to 15m, the information submitted with the development application demonstrates that the impacts of this on neighbouring dwellings is acceptable and within the tolerances set by SEPP 65 particularly in relation to boundary setbacks and overshadowing.

The State Environmental Planning Policies of relevance to the site and the planned redevelopment have also been addressed in detail as part of the submitted development application.

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

Yes. The PP is consistent with the applicable Ministerial Directions as shown in **attachment 3** – Checklist of Ministerial Directions. Those ministerial directions of most relevance to the proposal are addressed in more detail below.

Business and Industrial Zones	
Item	Comment
<p>Objectives The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.</p>	<p>The PP is consistent with the objectives for the following reasons:</p> <p>a) The proposal seeks to ensure that employment growth occurs within the actual Nowra CBD which is an identified strategic centre. The subject site is not located within the core CBD of Nowra. Developing the all of the land for commercial purposes would impact on the viability of the Nowra CBD.</p> <p>b) The proposal seeks to protect the business zones within the CBD of Nowra and not detract from its viability. This is to be achieved by changing the type of business zone which applies to the site from B5 to B4. The purpose of this is to allow for a more suitable development mix on site which comprises residential and commercial development.</p> <p>c) The proposal will support the viability of the Nowra CBD through provision of additional residential development nearby to it whilst also allowing for an appropriate scale of commercial development to occur on site.</p>
<p>Where this direction applies This direction applies to all relevant planning authorities.</p>	Noted.
<p>When this direction applies This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p>	The proposal is for the alteration of an existing business zone. The alteration proposed involves changing the current B5 zone to B4.
<p>What a relevant planning authority must do if this direction applies A planning proposal must:</p> <p>(a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses</p>	<p>a) The PP is consistent with the objectives of the direction as outlined above.</p> <p>b) The zoning of the land for business purposes is to be retained. It is only the type of business zone that is being altered. In this regard, a change from a B5 zone to a B4 zone is proposed.</p> <p>c) The planning proposal in isolation does not reduce the</p>

<p>and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.</p>	<p><u>potential</u> floor space for employment uses. Absent the proposal to develop the site by way of a residential flat building with a commercial ground floor element, the site would continue to enjoy the ability to be developed for business purposes.</p> <p>d) A key objective of this planning proposal is to ensure the viability of the Nowra CBD is not impacted upon and indeed strengthened and this is consistent with the relevant regional strategy applicable to Nowra.</p>
<p>Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which:</p> <p>(i) gives consideration to the objective of this direction, and</p> <p>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</p> <p>(iii) is approved by the Director-General of the Department of Planning.</p> <p>or</p> <p>(b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) of minor significance.</p> <p>Note: In this direction, "identified strategic centre" means a centre that has been identified as a strategic centre in a regional strategy, sub-regional strategy, or another strategy approved by the Director General.</p>	<p>The PP achieves consistency with this Ministerial Direction for reasons outlined above.</p>

Residential Zones	
Item	Comment
<p>Objectives The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>The PP is not inconsistent with the above objectives. The PP if approved will go some way towards supporting development that will provide for a greater variety of housing types in Nowra.</p> <p>The PP aims to make use of existing infrastructure and services including roads, water, sewer, gas and electrical services.</p> <p>The environmental impacts of the proposal are minimal.</p>
<p>Where this direction applies This direction applies to all relevant planning authorities.</p>	<p>Noted.</p>
<p>When this direction applies This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>The proposal may be regarded as being impacted upon by this 117 direction as residential development is currently permitted within the B5 zone (i.e. shop-top housing) and within the proposed B4 zone (residential flat buildings and the like).</p>
<p>What a relevant planning authority must do if this direction applies A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban</p>	<p>The proposal will facilitate the provision of a broader range of housing choices in the locality.</p> <p>The proposal makes efficient use of existing infrastructure;</p> <p>The proposal will facilitate the provision of a significant quantity of residential apartments on a relatively compact site.</p> <p>The PP is proposed to be assessed concurrently with a development</p>

<p><i>development on the urban fringe, and</i> <i>(d) be of good design.</i></p> <p><i>A planning proposal must, in relation to land to which this direction applies:</i> <i>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</i> <i>(b) not contain provisions which will reduce the permissible residential density of land.</i></p>	<p>application which demonstrates the approval of the PP will result in good urban design outcomes for the site.</p> <p>The PP aims to increase the residential density of the land as opposed to an increased commercial density.</p>
<p>Consistency <i>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:</i> <i>(a) justified by a strategy which:</i> <i>(i) gives consideration to the objective of this direction, and</i> <i>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</i> <i>(iii) is approved by the Director-General of the Department of Planning, or</i> <i>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or</i> <i>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</i> <i>(d) of minor significance.</i></p>	<p>The PP achieves consistency with this Ministerial Direction for reasons outlined above.</p>

Integrating Land Use and Transport	
Item	Comment
<p>Objectives <i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight.</i></p>	<p>The proposal is consistent with these objectives as follows:</p> <ul style="list-style-type: none"> a) The site is located within a part of Nowra which is serviced by way of pedestrian infrastructure and public transport. b) Given the site is within close proximity to nearby employment lands and services, car dependency is expected to be reduced. c) The PP aims to facilitate a form of development that, if approved, will increase the viability of public transport in the area.
<p>Where this direction applies This direction applies to all relevant planning authorities.</p>	<p>Noted.</p>
<p>When this direction applies This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Noted.</p>
<p>What a relevant planning authority must do if this direction applies A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: <i>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i> <i>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</i></p>	<p>The proposal is not inconsistent with the aims, objectives and principles of the abovementioned documents.</p>
<p>Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: <i>(a) justified by a strategy which:</i> <i>(i) gives consideration to the objective of this direction, and</i> <i>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</i></p>	<p>The PP achieves consistency with this Ministerial Direction for reasons outlined above.</p>

<p>(iii) is approved by the Director-General of the Department of Planning, or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.</p>	
---	--

Implementation of Regional Strategies	
Item	Comment
<p>Objectives <i>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</i></p>	<p>The PP seeks to achieve greater consistency with the regional strategy of relevance to the area (i.e. the Illawarra Shoalhaven Regional Strategy). A key object of the PP is to allow a form of development on the subject site that will strengthen the viability of the Nowra CBD which is an identified as a strategic centre.</p> <p>The Illawarra Shoalhaven Regional Plan aims to renew and revitalise the Nowra Centre. This PP aims to facilitate a development of the land subject of this report without impacting upon the viability of the Nowra CBD through inappropriate positioning of large quantities of commercial floor space in an area not considered to be within the CBD area.</p> <p>Further to the Illawarra Shoalhaven Regional Plan, the South Coast Regional Strategy (SCRS) is also of relevance. This PP is consistent with the SCRS which has key objectives which address the provision of a broader housing mix.</p> <p>The Department of Planning's South Coast Regional Strategy (SCRS) states that 45,600 new homes over the next 25 years will be required to accommodate 60,000 new people. It is expected that 26,300 of these homes will be in the Shoalhaven.</p> <p>The SCRS proposes to increase the amount of housing in existing centres to ensure the needs of future households are better met, in particular the needs of a smaller households and an aging population.</p> <p>The SCRS has a focus on providing a more appropriate mix of dwellings to cater for the projected household types through increased densities and maximising growth around existing well serviced centres.</p>
<p>Where this direction applies This direction applies to land to which the following regional strategies apply: (a) Far North Coast Regional Strategy (b) Lower Hunter Regional Strategy (c) Illawarra Regional Strategy (d) South Coast Regional Strategy (e) Sydney–Canberra Corridor Regional Strategy (f) Central Coast Regional Strategy, and (g) Mid North Coast Regional Strategy.</p>	<p>Noted.</p>
<p>When this direction applies This direction applies when a relevant planning authority prepares a planning proposal.</p>	<p>Noted.</p>
<p>What a relevant planning authority must do if this direction applies Planning proposals must be consistent with a regional strategy released by the Minister for Planning.</p>	<p>Noted.</p>
<p>Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), that the extent of inconsistency with the regional strategy: (a) is of minor significance, and (b) the planning proposal achieves the overall intent of the regional strategy and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.</p>	<p>The proposal is not inconsistent with this Section 117 direction for reasons outlined.</p>

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 site subject of the PP is entirely development and located within an urbanised area.

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

No. The PP primarily aims to provide a means by which the site can be developed appropriately without impacting in a negative way upon the viability of the Nowra CBD.

It must be remembered that the site already has a great degree of development potential and it does not change or impact upon how the redevelopment of the site may or may not impact on the environment.

With respect to the potential environmental impacts of amending the height of building map applicable to the site to allow for a 15m height limit, this is supported through submission of shadow diagrams which demonstrate that the impacts of this are acceptable.

The shadow diagrams (**see attachment 4**) indicate that the extent to which adjoining properties are overshadowed. The NSW Department of Planning Apartment Design Guide indicate that on the 21st of June adjoining properties should receive at least 3 hours of sunlight between 9am and 3pm to living room windows and 50% of private open space areas.

The impacts of a proposed 15m height limit upon the streetscape is a matter requiring consideration also. To assist with providing readers of this report with an appreciation of these streetscape impacts, photo montages have been prepared and may be viewed in **attachment 5**. It must be noted that the photo montages form part of the submitted development application and are an accurate representation of the proposed building. The bulk of the building sits below the 15m height limit with only lift overruns and the like proposed to 15m.

The proposed increase to the height limit for the site will ensure that a 4 storey development can proceed in a logical way and without the need to excessively cut the higher portions of the site and thus sink part of ground floor the new development below natural surface level merely to achieve a greater degree of compliance with current controls. The proposed increase to the height limit therefore not only seeks to enable a better presented and more amenable 4 storey building, but also to ensure the development makes a positive contribution to the streetscape by having the ground floor elements of the building address the public domain entirely at the street interface.

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

The PP will likely have positive social and economic benefits as it aims to ensure the development of the site can occur in a manner which will not negatively impact on the commercial viability of the Nowra CBD.

Further, the PP seeks to facilitate development of a site which would, if approved, increase the supply of affordable housing, increase the supply of housing choice and increase housing diversity within the Nowra area. The social benefits resulting from this give the proposal merit.

Is there adequate public infrastructure for the planning proposal?

The PP to increase the SLEP 2014 height limit to 15m and change the SLEP 2014 land use zone from B5 to B4 does not trigger the need for additional infrastructure.

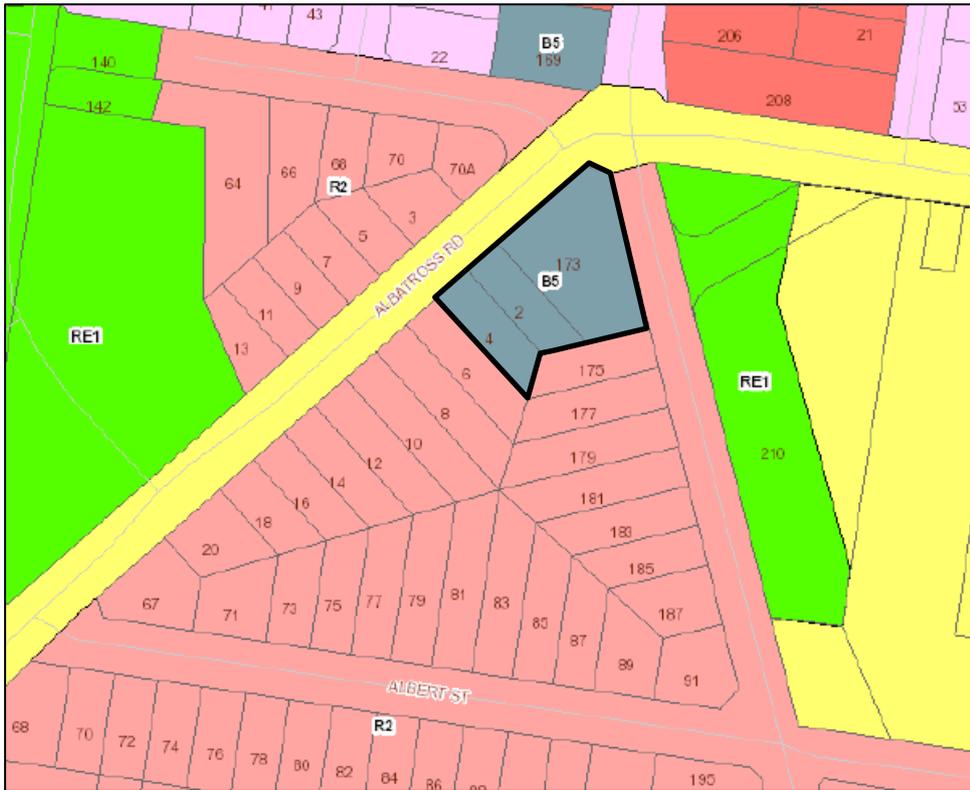
What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

As Gateway determination has not yet been granted consultation has not yet occurred with any State or Commonwealth public authorities. Given the minor and localised nature of the PP, it is unlikely that consultation with State or Commonwealth public authorities will be necessary.

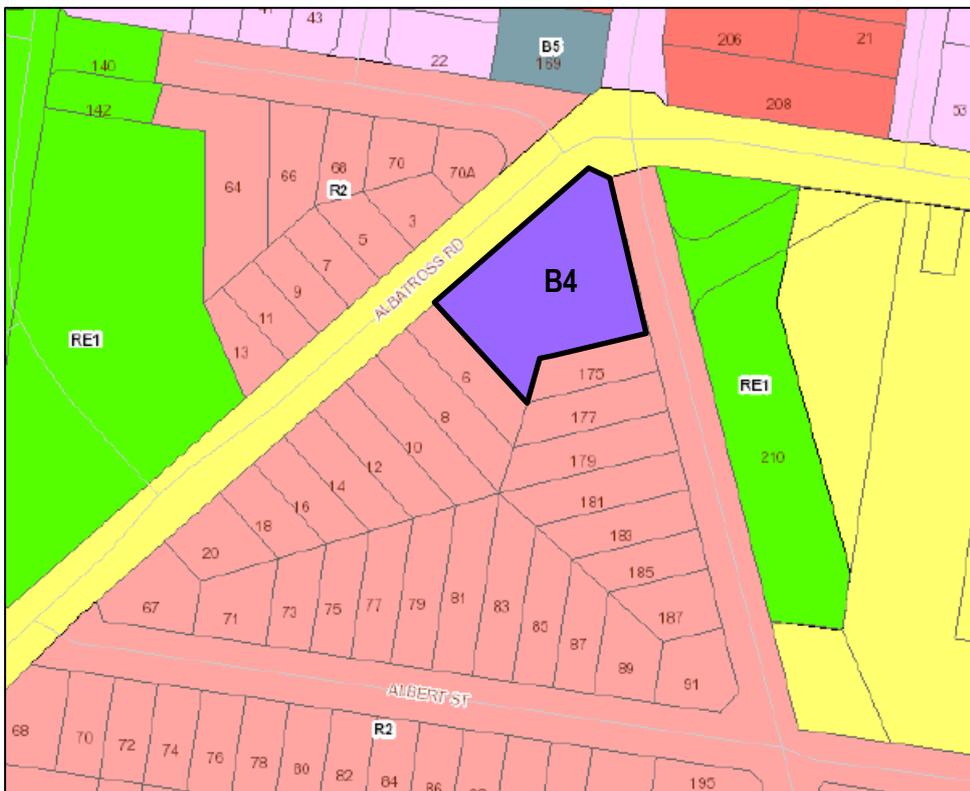
Part 4 – Mapping



Above: Aerial photograph of the site and surrounds



Above: Extract from SLEP 2014 showing the subject site and current land use zoning.



Above: Extract from SLEP 2014 showing the subject site and proposed new land use zoning.



Above: Extract from SLEP 2014 showing the subject site and current height of building map.



Above: Extract from SLEP 2014 showing the subject site and the proposed height of building map. Note N3 represents a 15m height limit.

Part 5 – Community Consultation

Community consultation will be undertaken in accordance with the Gateway Determination which specifies that the PP must be made publically available for a minimum of 14 days.

Part 6 – Project timeline

The following timeframes are anticipated; The below will be revised if any significant delays are encountered.

Planning Proposal Project Timeline Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	June 2016
Completion of Gateway determination requirements	July 2016
Public exhibition	August 2016
Consideration of submissions	August 2016
Post exhibition consideration of PP	September 2016
Finalisation and notification of Plan	September 2016

Attachments

Attachment 1 – SEPP Checklist

Attachment 2 – Phase 2 Contamination report

Attachment 3 – Section 117 Directions Checklist

Attachment 4 – Shadow Diagrams

Attachment 5 – Photo montages

Attachment 1

Draft LEP Checklist – State Environmental Planning Policies

SEPP	Date	Name	Applicable	Not Inconsistent
1	17.05.02	Development Standards	x	n/a
14	12.12.85	Coastal wetlands	x	n/a
15	14.01.11	Rural Land sharing Communities	x	n/a
19	22.02.14	Bushland in Urban Areas	x	n/a
21	24.04.92	Caravan parks	x	n/a
26	05.02.88	Littoral rainforests	x	n/a
30	08.12.89	Intensive agriculture	x	n/a
32	15.11.91	Urban consolidation (Redevelopment of urban land)	x	n/a
33	13.03.92	Hazardous and Offensive development	x	n/a
36	16.07.93	Manufactured home estates	x	n/a
44	06.01.95	Koala habitat protection	✓	✓
50	10.11.97	Canal estate development	x	n/a
55	28.08.98	Remediation of land	✓	✓
62	25.09.00	Sustainable aquaculture	x	n/a
64	16.03.01	Advertising and signage	x	n/a
65	26.07.02	Design quality of residential flat development	x	n/a
70	31.07.09	Affordable Housing (Revised Provisions)	x	n/a
71	01.11.02	Coastal protection	x	n/a
--	31.03.04	Housing for Seniors or People with a Disability 2004	x	n/a
--	25.06.04	BASIX : 2004	x	n/a
--	01.08.05	Major Development 2005	x	n/a
--	16.02.07	Mining, Petroleum Production and Extractive Industries 2007	x	n/a
--	26.10.07	Miscellaneous Consent Provisions 2007	✓	✓
--	01.01.08	Infrastructure 2007	✓	✓
--	09.05.08	Rural Lands 2008	x	n/a
--	12.12.08	Exempt and Complying Development Codes 2008	✓	✓
--	31.07.09	Affordable Rental Housing 2009	x	n/a
--	15.12.10	Urban Renewal 2010	x	n/a
--	21.01.11	Sydney Drinking Water Catchment 2011	x	n/a
--	28.09.11	State and Regional Development 2011	x	n/a



PLANNING PROPOSAL - PROPOSED AMENDMENT TO SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014
LOTS 1, 29 & 30 DP25114
CNR ALBATROSS ROAD AND KINGHORNE ST NOWRA.

Attachment 2

Attachment 3

Draft LEP Checklist – Section 117(2) Directions

Direction		Applicable	Relevant	Not inconsistent
1 Employment and Resources				
1.1	Business and Industrial Zones	✓	✓	✓ Addressed in detail within this PP
1.2	Rural Zones	✗	✗	n/a
1.3	Mining, Petroleum Production and Extractive Industries	✗	✗	n/a
1.4	Oyster Aquaculture	✗	✗	n/a
1.5	Rural lands	✗	✗	n/a
2 Environment and Heritage				
2.1	Environmental Protection Zones	✗	✗	n/a
2.2	Coastal Protection	✗	✗	n/a
2.3	Heritage Conservation	✗	✗	n/a
2.4	Recreation Vehicle Area	✗	✗	n/a
3 Housing, Infrastructure and Urban Development				
3.1	Residential Zones	✓	✓	✓ Addressed in detail within this PP
3.2	Caravan Parks and Manufactured Home Estates	✗	✗	n/a
3.3	Home Occupations	✗	✗	n/a
3.4	Integrating Land Use and Transport	✓	✓	✓ Addressed in detail within this PP
3.5	Development Near Licensed Aerodromes	✗	✗	n/a
3.6	Shooting Ranges	✗	✗	n/a
4 Hazard and Risk				
4.1	Acid Sulphate Soils	✗	✗	n/a
4.2	Mine Subsidence and Unstable Land	✗	✗	n/a
4.3	Flood Prone Land	✗	✗	n/a
4.4	Planning for Bushfire Protection	✗	✗	n/a
5 Regional Planning				
5.1	Implementation of Regional Strategies	✓	✓	✓ Addressed in detail within this PP
5.2	Sydney Drinking Water Catchments	✗	✗	n/a
5.3	Farmland of State & Regional Significance Far North Coast	✗	n/a	n/a
5.4	Commercial & Retail Development Far North Coast	✗	n/a	n/a
5.8	2nd Sydney Airport: Badgerys Creek	✗	n/a	n/a
5.9	North West Rail Link Corridor Strategy	✗	n/a	n/a
6 Local Plan Making				
6.1	Approval and Referral Requirements	✗	✗	n/a
6.2	Reserving Land for Public Purposes	✗	✗	n/a
6.3	Site Specific Provisions	✗	✗	n/a
6 Metropolitan Planning				
7.1	Implementation of A Plan for Growing Sydney	✗	✗	n/a

Attachment 4



PLANNING PROPOSAL - PROPOSED AMENDMENT TO SHOALHAVEN LOCAL
ENVIRONMENTAL PLAN 2014
LOTS 1, 29 & 30 DP25114
CNR ALBATROSS ROAD AND KINGHORNE ST NOWRA.

Attachment 5





