

# Explanatory Document

## Planning Proposal (PP060) Huntingdale Park Estate Large Lot Residential Precinct

### Proposed amendment to Shoalhaven Local Environmental Plan 2014 Affected Land

There are forty-three (43) properties affected by PP060, consisting of properties in the western corner of Parker Crescent and along the north-western section of Connors View in Huntingdale Park Estate, Berry. Refer to the Planning Proposal document for a complete list of affected properties.

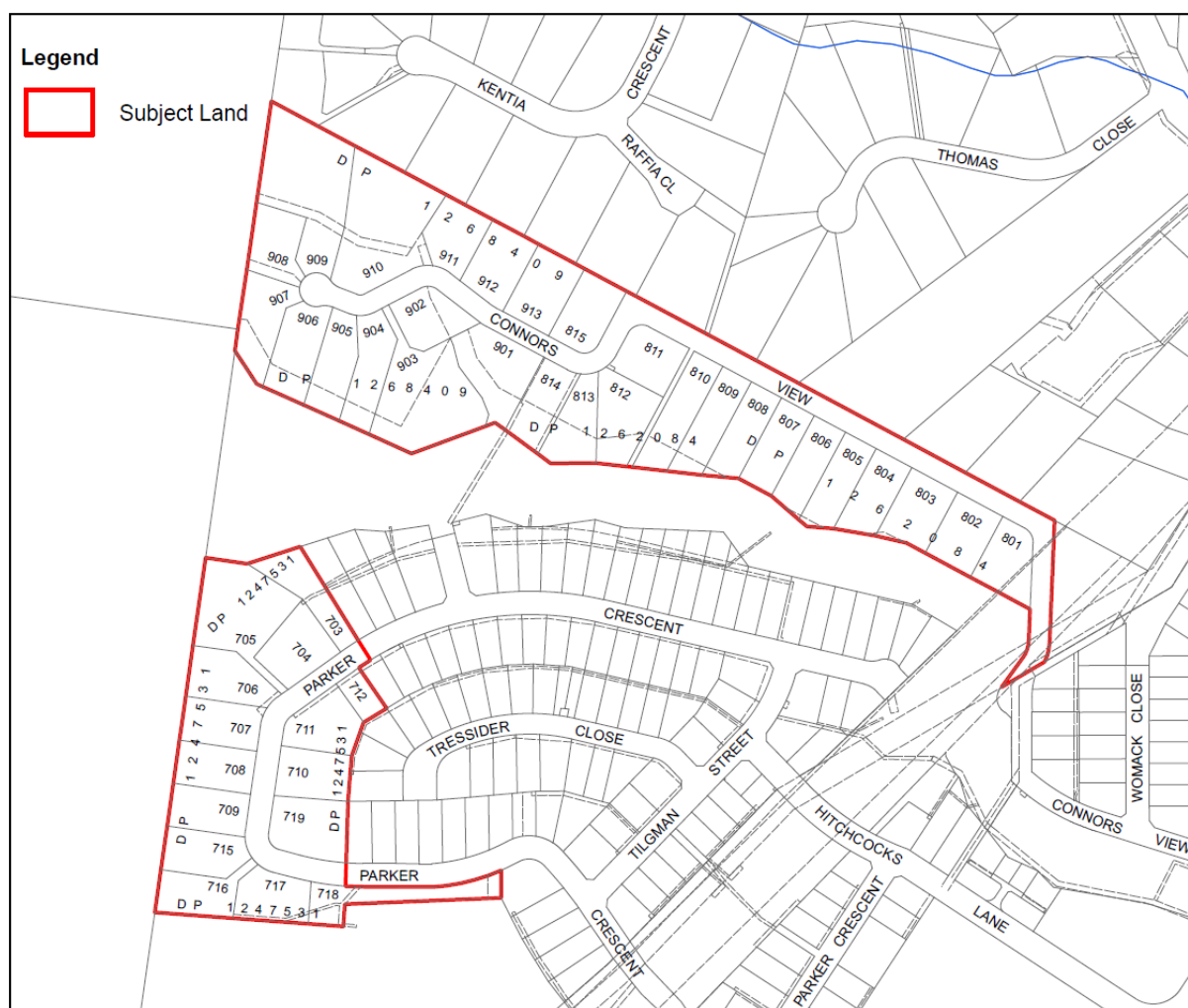


Figure 1: PP060 Subject Land Map

## Overview

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This Planning Proposal (PP) seeks to align planning controls for large lots in Huntingdale Park Estate with the current and future desired character of the area. The large lots are intended to provide a low density transition to surrounding rural and bushland areas and to assist in preserving the scenic quality of the area. This PP responds to community concerns about recent planning changes that impact the area.

## Background

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A brief history of the area is outlined below. Please refer to the Planning Proposal document for further details.

- A site-specific Development Control Plan (DCP) 70 was approved in 1998 to guide development of the Estate, including identification of large lot areas on the fringes.
- The first subdivision of the Estate was approved in 2003, with all stages released in 2020. Large lots were created on the periphery of Estate consistent with strategic plans for the area.
- A series of changes to contemporary planning controls now however allow for more development than originally expected or planned for this area.
- In January 2021, Council resolved to rezone the large lot area of the Estate to R5 Large Lot Residential in response to community concerns about increased development potential and character and infrastructure implications.

## Proposed Changes

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The following amendments are proposed to Shoalhaven Local Environmental Plan 2014:

- Rezone 42 large lot properties along the western and northern boundary of the Estate from R1 General Residential to R5 Large Lot Residential.  
**Intent:** To permit low density residential and other compatible land uses that reflect the current and future desired character of the area.
- Extend the minimum lot size for subdivision requirement to 2000m<sup>2</sup> across the entire area proposed to be zoned R5 Large Lot Residential.  
**Intent:** To apply a consistent minimum lot size for subdivision across the area proposed to be rezoned R5 Large Lot Residential.
- Apply a minimum lot size of 500m<sup>2</sup> across the entire Lot 712 DP 1247531 (60 Parker Crescent). The lot measures 784m<sup>2</sup> and is not a large lot. The current R1 General Residential zone will be retained over this property.  
**Intent:** To rectify a minimum lot size mapping anomaly over this lot. The lot is currently mapped as having two different minimum lot size restrictions.

Refer to the Planning Proposal document for further detail.

## Exhibition Documents

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PP060 – Huntingdale Large Lot Residential Precinct is on public exhibition from **Wednesday 26 May 2021 – Friday 25 June 2021** (inclusive) and is available for viewing online at [www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition](http://www.shoalhaven.nsw.gov.au/MyCouncil/Public-exhibition/Documents-on-exhibition). Electronic copies of the exhibited package will be available at Council's City Administration Centre (Bridge Road, Nowra) and at the Ulladulla Administration Building (Deering Street, Ulladulla) during business hours (9am-5pm) for the duration of the exhibition period.

The exhibition package includes:

1. Explanatory Document
2. Planning Proposal (PP060)
3. Frequently Asked Questions (FAQs)
4. Public Notice
5. Gateway Determination (16 April 2021)

## Request For Comment

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Submissions relating to PP060 – Huntingdale Large Lot Residential Precinct are invited during the exhibition period and should be made in writing, and addressed to:

**Post:** The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541

**E-mail:** [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

**Website:** via the form on the Exhibition page at:  
<http://shoalhaven.nsw.gov.au/My-Council/Publicexhibition/Documents-on-exhibition>

All submissions must be received in writing by **5pm Friday 25 June 2021**, quoting Council's reference **66385E**.

Please note that correspondence submitted to Council on this matter may be open to public inspection without notifying the correspondents. Pre-printed form letters, which have been individually signed, will be considered but not formally acknowledged. All persons who lodge a submission are required to declare any relevant political, donations and/or gifts in accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979.

Enquiries should be directed to Rebecca Jardim on (02) 4429 3522, quoting Council's reference **66385E**.