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24 June 2015

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Department of Planning
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RECEIVED

25 JUN 2015

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Southern Region-Queanbeyan

Shellharbour Local Environmental Plan 2013 Planning Proposal No 16

Dear Sir

Council at its meeting held on 23 June 2015 resolved to prepare a Planning Proposal to amend Shellharbour Local Environmental Plan 2013. The Planning Proposal is for the properties identified in the maps and table of properties attached to this planning proposal.

The Planning Proposal is to amend Shellharbour LEP 2013 to address LEP 2013 and subdivision boundary anomalies at Bonville Parkway/Fairways Drive and Rangoon Avenue, Shell Cove as follows:

- a) To rezone E3 Environmental Management zoned parts of lots to R2 Low Density Residential to remove the prohibition on residential on land at Bonville Parkway/Fairways Drive
- b) To rezone RE1 Public Recreation zoned parts of lots to R2 Low Density Residential to remove the prohibition on residential on land at Rangoon Avenue
- c) To introduce R2 Low Density related planning controls to the land being zoned R2 Low Density Residential
- d) To rationalize the floor space ratio map for Bonville Parkway/Fairways Drive land
- e) To remove the Mineral Resource and Transition Area affectation from land at Rangoon Avenue

Council proposes to use its plan making delegation under Section 59 of the Environmental Planning & Assessment Act 1979 as it considers the matters included in the Planning Proposal are:

- o Mapping alterations;
- o Of local significance; and
- o Spot rezoning consistent with surrounding zones.

Under Section 56 of the *Environmental Planning & Assessment Act 1979*, the Planning Proposal is attached for your consideration.

It is requested that any gateway determination separate any public exhibition/community/public agency consultation, so that it is separately specified for

Department of Planning & Environment

each locality; i.e. one set for Bonville Parkway/Fairways Drive and one set for Rangoon Avenue.

This would potentially enable one locality of the planning proposal to proceed to finality before the other if appropriate.

Please contact me on 4221 6126 if you need more information.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Michael Tuffy', written in a cursive style.

Michael Tuffy
Senior Strategic Planner

Attached:

- Planning Proposal and its attachments as follows:
 - 1. Summary of Planning Issues Checklist
 - 2. Table of Properties
 - 3. Planning Proposal 16 Maps
 - 4. Council report of 23 June 2015
 - 5. Council resolution of 23 June 2015
- Letter from NSW Trade and Investment – Geological Survey of NSW
- Letters from and on behalf of Hanson
- Planning Proposal Submission on behalf of Australand