

10 FEB 2016

Southern Region-Wollongong



PWG002544

Postal Address
Locked Bag 155
Shellharbour City Centre
NSW 2529

p. 02 4221 6111
f. 02 4221 6016

e. records@shellharbour.nsw.gov.au
www.shellharbour.nsw.gov.au

DX 26402 Shellharbour City Centre

5 February 2016

Team Leader Local Planning
Southern Region
Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2520

Shellharbour Local Environmental Plan 2013 Planning Proposal No 19
Location: Part of Lot 243 DP 1056253, 32-52 Taylor Rd, Albion Park.
Proposal: To rezone part of the subject land to enable the land to be used for residential purposes.

Dear Graham,

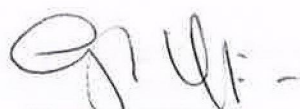
Council at its meeting held on 15 December 2016 resolved to prepare a Planning Proposal to amend Shellharbour Local Environmental Plan 2013. The Planning Proposal is for Part of Lot 243 DP 1056253, 32-52 Taylor Rd, Albion Park to be rezoned to enable the land to be used for residential purposes.

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 relate to a spot rezoning which is consistent with surrounding zones and are of local significance.

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

Please contact me on 42216127 if you need more information.

Yours sincerely



Cheryl Lappin
Senior Strategic Planner

Attached

- Planning Proposal Note: The Planning Proposal attachments are found on the CD version only.

ENGLISH

If you have difficulties understanding this correspondence, please contact Council by phone (4221 6111) or, if you wish, come into the office where staff will be pleased to assist you and if required, an appropriate interpreter will be called.

MACEDONIAN

Ако имате тедшкотии да ја разберете оваа кореспонденција, ве молиме контактирајте ја Општината по телефон на 4221 6111 или ако сакате, дојдете во канцеларијата каде што службениците со задоволство ќе ви помогнат, и ако е потребно, ќе повикат соодветен преведувач.

SPANISH

Si tuviera dificultades para entender esta correspondencia, le rogamos llamar por teléfono al Municipio, número 4221 6111, o bien, si lo prefiere, puede venir a nuestras oficinas, donde el personal tendrá el agrado de ayudarle y, si fuera necesario, de llamar a un intérprete.

GERMAN

Wenn Sie Schwierigkeiten haben, diese Korrespondenz zu verstehen, setzen Sie sich bitte telefonisch mit der Gemeinde in Verbindung (4221 6111) oder, falls Ihnen das lieber ist, kommen Sie in unser Büro: wir werden Ihnen gerne behilflich sein und werden, falls nötig, einen estsprechenden Dolmetscher hinzurufen.

ITALIAN

Se non riuscite a capire bene questa lettera, vi preghiamo di telefonare al Comune, numero telefonico: 4221 6111. Se preferite, potete venire di persona al nostro ufficio dove il personale sarà felice di aiutarvi. Se richiesto, un interprete sarà messo a vostra disposizione.

GREEK

Αν έχετε δυσκολία να καταλάβετε την παρούσα αλληλογραφία, παρακαλούμε επικοινωνήστε με τη Δημαρχία (Τηλ.4221 6111), ή αν επιθυμείτε ελάτε στα γραφεία όπου το προσωπικό θα σας βοηθήσει ευχαρίστως και αν χρειαστεί θα κληθεί κατάλληλος διερμηνέας.

CROATIAN

Ako ne možete razumjeti ovo pismo, molimo nazovite općinu na 4221 6111 ili, ako želite, dođite u naš ured gdje će vam osoblje rado pomoći i po potrebi nazvati odgovarajućeg tumača.

PORTUGUESE

Se tem dificuldade de entender esta correspondência, aueira contactar o Conselho Municipal pelo telefone (4221 6111) ou, se o quiser, queira vir á secretaria onde o pessoal terá prazer de lhe prestar ajuda e, se for preciso, mandar-se-á vir um intérprete.

SERBIAN

Ако имате потешкоћа у разумевању овог дописа, молим назовите Општину на 4221 6111 или, ако желите, дођите у нашу канцеларију где ће вам особље радо помоћи, или, где је потребно, назвати одговарајућег тумач.

TURKISH

Bu yazıyı anlamakta zorluk çekerseniz, Belediyeyi lütfen telefonla 4221 6111 arayınız, veya dilerseniz ofise geliniz; oradaki görevliler size memnuniyetle yardım edecekler ve gerekirse uygun bir tercümanla temasa geçilecektir.

POLISH

Jeśli masz trudności ze zrozumieniem treści niniejszego pisma, skontaktuj się z Radą Miejskiej (Council) telefonicznie pod numerem 4221 6111, lub też - jeśli wolisz - przyjdź do naszego urzędu, gdzie personel z przyjemnością udzieli Ci pomocy i - w razie konieczności - zorganizuje pomoc tłumacza.

The Planning Proposal

Local Government Area: Shellharbour City Council

Property Details: Part Lot 243 DP 1056253, 32-52 Taylor Road, Albion Park

Part 1 - Objectives or intended outcomes.

To amend Shellharbour Local Environmental Plan 2013 to enable part of the land to be developed for residential purposes

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 Shellharbour LEP 2013 by amending the following Map Layers for Part Lot 243 DP 1056253

- Land Zoning Map in accordance with the proposed zoning map shown in **Attachment 5**;
- Floor Space Ratio Map in accordance with the proposed floor space ratio map in **Attachment 6**;
- Lot Size Map in accordance with the proposed lot size map shown in **Attachment 7**.

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

The land is no longer required for its current private recreation use and Council resolved on 15 December to support the preparation of this Planning proposal

A. *Need for the planning proposal.*

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

The Planning Proposal is not a result of any 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?**

Yes, it is considered that the Planning Proposal is the best means of achieving the intended outcome.

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 land is not identified in the Illawarra Regional Strategy or the Illawarra Shoalhaven Regional Plan for urban development. Currently there is no shortage of zoned and serviced ready land in the Shellharbour LGA and this land is not required to meet a shortage of supply in the Shellharbour LGA.

However, the inconsistency is considered to be of a minor nature.

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

The land has not been identified as being required for residential development in any local strategy or local strategic plan.

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

The applicable State Environmental Planning Policies that are applicable to this proposal are limited to SEPP 55- Remediation of Land. A preliminary site investigation report has been submitted by the proponent. In general, the report confirms that from a contaminated land perspective, the subject site is compatible with a proposed future residential land use.

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

The Planning Proposal is consistent with all applicable Ministerial Directions (s.117 directions).

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?

There are no critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal

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

There are no other likely environmental effects as a result of the planning proposal.

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

The land is located within an established suburban area which is generally characterised by low and medium density residential development. This Planning Proposal is likely to result in further residential development of this type and it is not envisaged that the use of the site would give rise to any land use conflict.

In addition, the rezoning will provide additional housing stock opportunities, which will have a positive socio-economic impact in terms of job and product generation through construction and management. The Planning Proposal will also ensure that appropriate facilities are available to the community from a social and recreational perspective with the retention of the RE2 Private Recreation zone on the remainder of the land.

D. State and Commonwealth interests.

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

The subject site is readily serviced by sewer, water, power, telecommunications and the like, which are readily connected to the existing public infrastructure presently supporting the surrounding neighbourhood. This infrastructure currently has sufficient capacity to accommodate the future housing opportunities that will be facilitated by this Planning Proposal.

Access to the subject site will be gained via a public road (Taylor Road), which services the immediate residential area as a local road.

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

To be decided after the Gateway determination and consultation.

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

- Locality Map - **Attachment 2**
- Current Zoning Map - **Attachment 3**
- Proposed Zoning and planning control maps - **Attachments 4-7**

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.

To be determined after Gateway determination.

ATTACHMENTS

Attachment 1 - Council resolution and report 22 July 2014

Attachment 2 – Locality Map

Attachment 3- Current Zoning Map

Attachment 4 – Site Identification Map

Attachment 5 - Zoning Map

Attachment 6 - Floor Space Ratio Map

Attachment 7 - Lot Size Map

Attachment 8 - Summary of Planning Issues Checklist