

Taylor Road Albion Park - Albion Park Bowling Club

Proposal Title : **Taylor Road Albion Park - Albion Park Bowling Club**

Proposal Summary : **The proposal will rezone part of the Albion Park Bowling Club land - that is surplus to the Club's operational needs - from RE2 Private Recreation to R2 Low Density Residential, with corresponding changes to minimum lot size and floor space ratio controls.**

PP Number : **PP_2016_SHELL_001_00** Dop File No : **16/03152**

Proposal Details

Date Planning Proposal Received : **10-Feb-2016** LGA covered : **Shellharbour**

Region : **Southern** RPA : **Shellharbour City Council**

State Electorate : **KIAMA** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **32-52 Taylor Road**

Suburb : **Albion Park** City : Postcode : **2527**

Land Parcel : **Part of Lot 243 DP 1056253**

DoP Planning Officer Contact Details

Contact Name : **Louise Myler**

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RPA Contact Details

Contact Name : **Cheryl Lappin**

Contact Number : **0242216111**

Contact Email : **cheryl.lappin@shellharbour.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Graham Towers**

Contact Number : **0242249468**

Contact Email : **graham.towers@planning.nsw.gov.au**

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Consistent with Strategy :

Regional Strategy :

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 0

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No

meetings or

communications with

registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting

Notes :

External Supporting

The proposed zoning would match the adjoining zone.

Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The statement of objectives and property description adequately describes the intended outcome of the proposal to rezone part of the site to residential and change the development controls.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment :

The proposal will result in changes to the relevant Land Zoning Map to R2; Minimum Lot Size Map to 450m2; and Floor Space Ratio Map to 0.5:1 in the Shellharbour LEP 2013. There are no changes to the written LEP as a result of the proposal.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

Is the Director General's agreement required? No

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

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e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain : **Council has identified that the proposal is consistent with all relevant s117 Directions and State Environmental Planning Policies.**

This is a minor proposal that will rezones approximately 2140m² of RE2 land to R2 Low Density Residential. The land is located in a residential area and the rezoning does not raise issues of state or regional significance.

The Secretary's delegate may be satisfied that the proposal is consistent with all applicable s117 Directions or that any inconsistencies are of minor significance.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping provided clearly identifies the proposed changes to zones and controls for the subject land and is appropriate for exhibition purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has identified an exhibition period of 28 days. This is considered appropriate.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Shellharbour Local Environmental Plan 2013 is in operation.**

Assessment Criteria

Need for planning proposal : **A planning proposal to amend zone and lot size maps is necessary to achieve the desired outcome.**

Consistency with strategic planning framework : **This is a minor proposal - involving the rezoning of an existing car park and unused bowling green - approximate area of 2149m² - to facilitate residential development. The site adjoins residential development and the proposed R2 Low Density Residential zone and controls are consistent with the surrounding area.**

The proposal is not inconsistent with relevant strategic planning.

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Environmental social
economic impacts :

The site has previously been used as a bowling green and car park. There are no critical habitats or threatened species on the site and the proposal will not have any negative environmental outcomes. A preliminary contamination study was prepared which revealed no major issues.

The proposal will allow the redevelopment of land that is no longer required by the Albion Park Bowling Club while retaining the social and recreational use of the remainder of the site.

The proposal will have no negative social or economic impacts.

Assessment Process

Proposal type : **Consistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority
Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Shellharbour PP19 TAYLOR ROAD ALBION PARK - Planning Proposal and letter.pdf	Proposal	Yes
Shellharbour PP19 Taylor Road Albion Park - Council report and resolution.pdf	Proposal	Yes
Shellharbour PP19 Taylor Road Albion Park - Maps.pdf	Map	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

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S.117 directions:

Additional Information : It is **RECOMMENDED** that the Acting Director Regions, Southern, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to the Shellharbour Local Environmental Plan 2013 to: rezone Part of Lot 243 DP 1056253 Taylor Road, Albion Park from RE2 Private Recreation to R2 Low Density Residential, with corresponding changes to planning controls, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is to be made publicly available for 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing local environmental plans (Department of Planning and Infrastructure 2013).

2. Consultation is not required with State Agencies.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

SECTION 117 DIRECTIONS

5. The Secretary's delegate can be satisfied that the planning proposal is consistent with all relevant s117 Directions, or that any inconsistencies are of minor significance.

Supporting Reasons : This is a minor proposal that does not raise issues or state or regional significance. The proposal will enable the Albion Park Bowling Club to sell surplus land for residential development, consistent with the surrounding area.

Signature:

 Team Leader

Printed Name:

GRAHAM TOWERS Date: 16/2/16.