

PLANNING PROPOSAL – PP022

Shoalhaven Local Environmental Plan 2014

Housekeeping 2016 – Minor Mapping & Instrument Changes

Prepared by
Planning, Environment & Development Group
Shoalhaven City Council

File: 54634E
Version 1 – Pre-Gateway
Date: May 2017

Shoalhaven City Council
PO Box 42
NOWRA NSW 2541
telephone (02) 4429 3111
facsimile (02) 4422 1816
e-mail planning@shoalhaven.nsw.gov.au
internet www.shoalhaven.nsw.gov.au

Disclaimer

Every effort has been made to provide accurate and complete information.
However, Shoalhaven City Council assumes no responsibility for any direct, indirect, incidental, or consequential damages arising from the use of information in this document.

Copyright Notice

No part of this publication may be reproduced in any form, or stored in a database or retrieval system, or transmitted or distributed in any form by any means, electronic, mechanical photocopying, recording, or otherwise without written permission from Shoalhaven City Council. All rights reserved.

Copyright © 2017, Shoalhaven City Council

Table of Contents

Table of Contents	3
1 Introduction	5
1.2 Background	5
2 Part 1 –Intended Outcome.....	5
3 Part 2 – Explanation of Provisions	7
3.1 Proposed Changes to Shoalhaven LEP 2014 Instrument.....	7
3.1 Proposed Changes to Shoalhaven LEP 2014 Map Layers	10
4 Part 3 – Justification	58
4.1 Need for the Planning Proposal (Section A)	59
4.1.1 Is the Planning Proposal a result of any strategic study or report?	59
4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	59
4.2 Relationship to strategic planning framework (Section B).....	59
4.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?.....	59
4.2.2 Is the Planning Proposal consistent with the local council’s Community Strategic Plan, or other local strategic plan?.....	60
4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?	60
4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 directions)?	61
4.3 Environmental, Social and Economic Impact (Section C)	67
4.3.1 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?	67
4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	68
4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?	68
4.4 State and Commonwealth Interests (Section D)	68
4.4.1 Is there adequate public infrastructure for the Planning Proposal?	68
4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?	68
5 Part 4 – Mapping	68
6 Part 5 - Community Consultation	68
7 Part 6 – Project Timeline	69

Planning Proposal 022 – Shoalhaven LEP 2014 – Housekeeping 2016 – Minor Mapping & Instrument Changes (File Number: 54634E)

Attachments.....70

1. SEPP Checklist.....70

2. Section 117 Directions Checklist71

3. Evaluation Criteria for the Delegation of Plan Making Functions72

4. Council Resolution Supporting the PP.....76

1 Introduction

The Planning Proposal (PP) *Shoalhaven Local Environment Plan (LEP) 2014 – Housekeeping 2016 – Minor Mapping & Instrument Changes (PP022)* explains the intent of, and justification for, an amendment to Shoalhaven LEP 2014.

This PP covers a variety of relatively minor matters and seeks to amend Shoalhaven LEP 2014 to improve its operation and accuracy. The amendment responds to a range of issues that were identified during the 2016 calendar year.

1.2 Background

Shoalhaven LEP 2014 commenced on 22 April 2014. The LEP consolidated planning controls into the one local environment plan and also transitioned existing controls into the NSW Government's Standard Instrument Local Environment Plan format.

As part of the completion, and also since Shoalhaven LEP 2014 has been in force, Council has undertaken a number of housekeeping amendments to improve the operation and accuracy of the plan. Council continuously reviews Shoalhaven LEP 2014 to ensure it aligns with strategic documents, is improved where necessary and delivers positive outcomes for the community.

2 Part 1 –Intended Outcome

The intended outcome of this PP is to:

- Add or amend provisions to the LEP instrument and maps to improve the plan's operation and address issues that have arisen through registration of new land titles, landowner requests, staff identified anomalies, development assessment processes and as resolved by Council; and
- Amend a number of maps to correct identified anomalies or inconsistencies in the LEP mapping.

The PP intends to amend the LEP instrument as follows:

1. Add "Landscape Material Supplies" as a permissible use in the IN1 General Industrial & IN2 Light Industrial zones;
2. Update LEP Schedule 5 – Heritage Inventory to change the property description of 91 Osborne Street, Nowra to read Lot 1001 DP 1220696;
3. Update LEP Schedule 5 – Heritage Inventory to change the property description of 122 Queen Street, Berry to read CP SP 93194;
4. Expand Clause 4.1E(8) to identify land that is affected by the 'flood planning level' in Clause 7.3 ;
5. Change wording attached to heritage item No. 437 in Schedule 5 – Heritage Items to correct the spelling of "Jerringa" to "Jerrinja".

The PP intends to make the following changes to the LEP maps:

1. Change the zoning of Lot 1 DP 1026902 – 115F Brogers Creek Road, Brogers Creek from E1 National Parks and Nature Reserves to E2 Environmental Conservation and apply a minimum lot size of AB4 – 40ha and change the zoning of Lot 251 DP 751292 (Por 251) from E2 Environmental Conservation to E1 National Parks and Nature Reserves and remove the minimum lot size layer. ;
2. Update the Heritage layer to cover the whole of Lot 1001 DP 1220696 - 91 Osborne Street, Nowra;
3. Rezone Lot R2 DP 1182358, The Wool Road, Vincentia from B2 Local Centre to SP2 Infrastructure (Road) as the road is now Council owned;
4. Extend the Heritage layer over Lot 103 DP 1213873 – 27A Millbank Rd, Terara to match the lot boundary;
5. Remove the Land Reservation Acquisition (LRA) layer from Lot 7324 DP 1166433 and Lot 5 DP 875956, Yalwal Road, West Nowra;
6. Remove the Terrestrial Bio-diversity Layer over Lot 1 DP 1218456 – 245 Tindalls Lane, Broughton Vale and the hatching that covers Tindalls Lane adjoining this lot;
7. Remove the LRA layer affecting various (88) lots now owned by NSW Roads and Maritime Services (RMS) in the Berry Bypass. See mapping in Part 2 Explanation of Provisions to identify affected lots;
8. Rezone Crown land Lot 4 DP 1216169, Forest Road, Comberton from SP2 Water Treatment Facility to RU2 Rural Landscape to be consistent with the surrounding zone as the pipeline is no longer required;
9. Lot 2 DP 436644, Colloden Avenue, Vincentia currently zoned E2 Environmental Conservation is now under ownership of National Parks and Wildlife Services. Rezone to E1 National Parks and Nature Reserve and remove the minimum lot size layer;
10. Lot 232 DP 1040152 – 7 Lebene Grove, Cambewarra – rezone a small portion of R2 Low Density Residential zoned land to RU1 Primary Production as per development consent - as building envelope has been approved in RU1 zoned land;
11. Lot 31 DP 1198692 – 58 Jonsson Road, Mundamia - rezone R2 portion of the land to E2 as per remainder of the lot. Remove Urban Release Area (URA) layer and Clause (Sch 1.5) layer from the property;
12. Lot 12 DP 286581 – Illaroo Road, North Nowra - rezone from R3 Medium Density Residential to RE1 Public Recreation as the lot has now been dedicated to Council as a public reserve;
13. Lot 369 DP 15648 – 122 Princes Highway, Burrill Lake - remove LRA layer as this lot is already under NSW Roads Maritime Services (RMS) ownership;
14. Lot 2 DP 1204108, Gerroa Road, Coolangatta has been acquired by Council for road widening – rezone E2 Environmental Conservation and RU1 Primary Production portions to SP2 Infrastructure (Road);
15. Remove LRA layer from Lot 102 DP 1176270, Plunkett Street, Nowra as the land has been acquired by Council;
16. Remove the significant vegetation hatching from Lot 18 DP 703426 and Lot 20 DP 251554 – 19 Stewart Street, Conjola Park and the adjoining roadways of Stewart Street and Havilland Street as there are no biodiversity values on the road. Change the 'significant vegetation' hatching shown on to 'Biodiversity corridor';
17. Lot CP SP 93194 – 122 Queen Street, Berry – Lots have been consolidated. Amend Heritage layer to extend to the map full property and amend Heritage schedule with updated property description;
18. Rezone Lot 159 DP 755972 (Por 159) Highway Drive, Dolphin Point from E3 Environmental Management to E2 Environmental Conservation to ensure

consistency with the previous Shoalhaven LEP 1985 zone of Environment Protection 7(f2) (Coastal Reservation) and to ensure Clause 5.1 Relevant Acquisition Authority clearly applies.

19. Remove LRA layer from Lot 31 DP 35634 & Lot 29 DP 35634, Bainbrigge Crescent, Nowra as they are already in Council ownership;
20. Remove LRA layer from road in front of Lot 100 DP 1196566 – 11 Lawrence Avenue, Nowra - as the road widening has already occurred;
21. Remove LRA from Lot 1 DP 181400, Lot 1 DP 334547, Lot B DP 335109 – 2 Moss Street, Nowra; Lot A DP 335109 – 6 Moss Street; Lot 2 DP 1607 Sec 2 – 10 Moss Street, Nowra as these are already in Council ownership;
22. Change Height of Building layer from maximum height 7.5m to maximum height 8.5m on Lot 3 DP 1224170, 6B Burrill St North, Ulladulla to reflect registered subdivision;
23. Remove Coastal Risk Layer from Lot 3 DP 1224170, 6B Burrill St North, Ulladulla as following the subdivision of this land, only the front lots are now affected by the coastal risk overlay;
24. Remove LRA layer from Lot 1 DP 209665 – 77 Princess Street, Berry - as the lot is already in Council ownership;
25. Rezone Lot 1 DP 557669 – 66 Princes Highway, Milton – from SP2 Public Admin Buildings to B2 Local Centre & rezone SP2 portion of Lot 21 DP 1103418 – 23 Wason Street, Milton to B2 for consistency with surrounding lots;
26. Rezone RE1 Public Recreation portion of land to R2 Low Density Residential on Lot 21 DP 1170383 – D2399 Princes Highway, Lot 3 DP 778240 – 7 Laurina Place and Lot 2 DP 778240 – 8 Laurina Place, Bewong as per surrounding zones. Add minimum lot size layer to W2 – 4000m2 to be consistent with adjoining large lot residential land.

A detailed explanation and justification for each proposed amendment is included in Part 2 (Explanation of Provisions) of this PP.

3 Part 2 – Explanation of Provisions

To achieve the proposed objectives, the PP proposes to amend the provisions of Shoalhaven LEP 2014 as shown in Table 1.

3.1 Proposed Changes to Shoalhaven LEP 2014 Instrument

Item	Clause	Proposed Amendment
1	IN1 General Industrial & IN2 Light Industrial Land Use Table (LUT) - additions	Issue: Landscape materials supplies are not currently permissible in the IN1 and IN2 zone even though similar land uses such as <i>garden centres, hardware and building supplies</i> and <i>timber yards</i> are all permissible within the IN1 and IN2 zones. Proposed amendment: Add <i>landscape materials supplies</i> to the list of permissible uses within the IN1 & IN2 zones. Justification:

		Council resolved to make this change (MIN16.573) to ensure consistency with other similar LEP's and current permissible uses that are similar. Given the nature of a <i>landscape materials supplies</i> use, and given that other similar land use types such as <i>garden centres</i>, <i>hardware and building supplies</i> and <i>timber yards</i> are all currently permissible land uses within the IN1 zone, it is appropriate to add landscape materials supplies to the IN1 and IN2 zones. Many surrounding councils include <i>landscape materials supplies</i> as permissible in both the IN1 & IN2 zone land use tables. The addition of <i>landscape materials supplies</i> to the list of permissible uses within the IN1 & IN2 zones is considered to be a minor change given the nature of these zones.
2	Schedule 5 Environmental Heritage – Change to property description	Issue: The property description for 91 Osborne Street, Nowra has changed and therefore the Schedule 5 Environmental Heritage entry needs to be updated. Proposed amendment: Change property description from “Lot 91 DP 847151” to “Lot 1001 DP 1220696”. Justification: These are the updated and correct property details for Heritage Item Number 383 in Schedule 5 Environmental Heritage.
3	Schedule 5 Environmental Heritage – Change to property description	Issue: The property description for 122 Queen Street Berry has changed following the consolidation of lots and therefore Schedule 5 Environmental Heritage needs to be updated. Proposed amendment: Change property description from “Lot 1 DP 742700” to “Lot CP SP 93194” Justification: These are the updated and correct property details for Heritage Item Number 88 in Schedule 5 Environmental Heritage.
4	Clause 4.1E (8) Minimum lot size for certain split zone lots	Issue: Clause 4.1E (8) defines ‘flood prone land’ as land identified as “Flood Planning Area” on the Flood Planning Area Map, whilst Clause 7.3 Flood Planning applies to land mapped as “Flood Planning Area” and to other land at or below the flood planning level. Proposed Amendment: Amend Clause 4.1E (8) to identify flood prone land that is in the <i>Flood Planning Area</i> extent and/or below the <i>Flood Planning Level</i> (FPL) (as identified in Clause 7.3 Flood Planning in Shoalhaven Local Environmental Plan 2014).

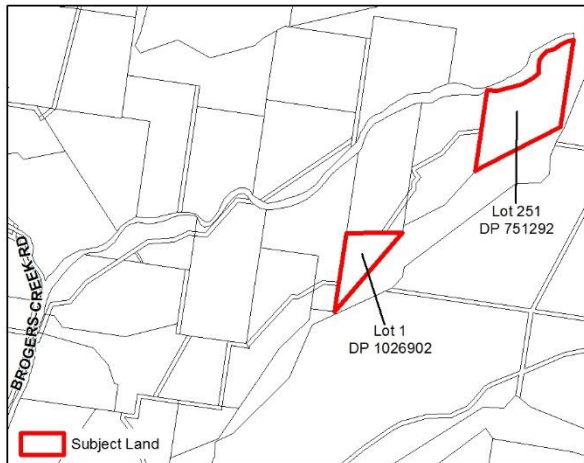
		Justification: The wording in this clause currently only covers areas identified on the ‘flood planning area’ map and does not capture the ‘flood planning level’ areas identified through adopted flood studies. This can result in flood affected land meeting the requirements of Clause 4.1E (8) despite being affected by the flood planning level through Council’s adopted flood studies and other flood data. Council is also seeking to remove the Flood Planning Area maps from the LEP through a separate Planning Proposal to ensure the flood controls are up to date and consistent with updated flood studies. The reference to the Flood Planning Area map is likely to be redundant following this possible amendment.
5	Schedule Environmental Heritage – Change to item name	Issue: The item name listed in Schedule 5 Environmental Heritage, Item Number 437 has Jerrinja spelt incorrectly, it is spelt “Jerringa”. This needs to be corrected. Proposed Amendment: Change spelling from “Jerringa” to “Jerrinja”. Justification: This is the correct spelling for Jerrinja and will therefore ensure the item name is correct.

3.1 Proposed Changes to Shoalhaven LEP 2014 Map Layers

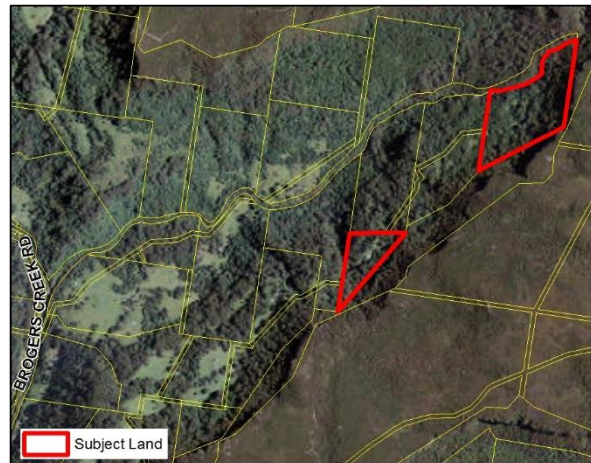
Map Change 1 – Change of Land Zoning and Change to Lot Size Map – Brogers Creek	
Property	Lot 1 DP 1026902 - 115F Brogers Creek Road, Brogers Creek and Lot 251 DP 751292 (Por 251) Brogers Creek Road, Brogers Creek
Issue	Council received representation from the landowner to advise that they undertook a 'land swap' with National Parks and Wildlife Services (NPWS) of the properties Lot 1 and Lot 251 through a transfer of land in 2008. At the time of preparing draft Shoalhaven LEP 2014, the Shoalhaven LEP 1985 zoning was 8 (a) National Parks and Nature Reserves. Council staff were unaware of the transfer and as such during the "best fit" transfer of zones from Shoalhaven LEP 1985 to Shoalhaven LEP 2014 the property was inadvertently zoned E1 National Parks and Nature Reserves. No submissions were received during the two (2) exhibitions of the draft LEP. Lot 1 needs to be rezoned to E2 with a 40ha minimum lot size to reflect the private ownership of the land and Lot 251 needs to be rezoned to E1 with no minimum lot size to reflect the NPWS ownership.
Amendment	Change the zoning of Lot 1 DP 1026902 from E1 National Parks and Nature Reserves to E2 Environmental Conservation and apply a minimum lot size of AB4 – 40ha and change the zoning of Lot 251 DP 751292 (Por 251) from E2 Environmental Conservation to E1 National Parks and Nature Reserves and remove the minimum lot size layer.
Justification	As Council was unaware of the transfer of this land from National Parks and Wildlife Services to private ownership this lot was transferred to its current E1 zoning during the adoption of SLEP 2014. As this lot is in private ownership the E1 zoning is not appropriate and should therefore be rezoned E2 with a minimum lot size of 40HA consistent with adjoining properties in this location. In the same respect, the E2 zoning and minimum lots size of 40HA are not appropriate for the NPWS land and the appropriate E1 zoning should be applied as the lot was gazetted as an addition to the Barren Grounds Nature Reserve (17/7/2009 – Folio 4112/4113).

PP022
Planning Proposal
Lot 1 DP 1026902
Lot 251 DP 751292
Brogers Creek

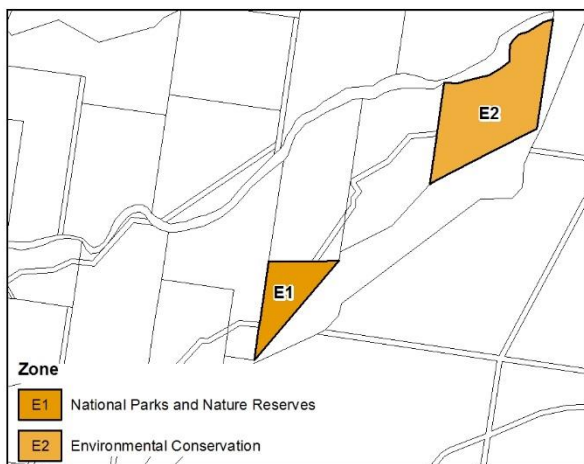
Subject Land



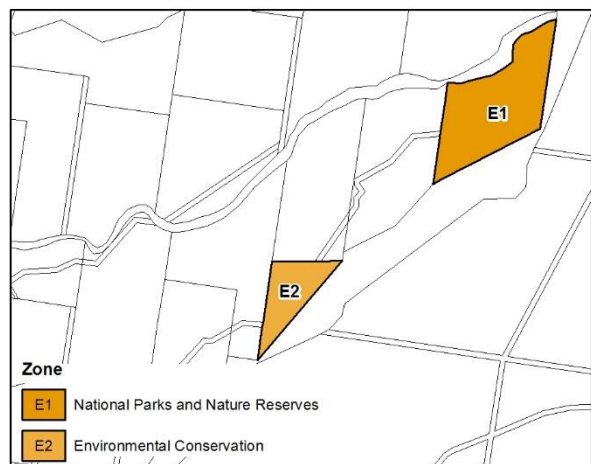
Air Photo 2014



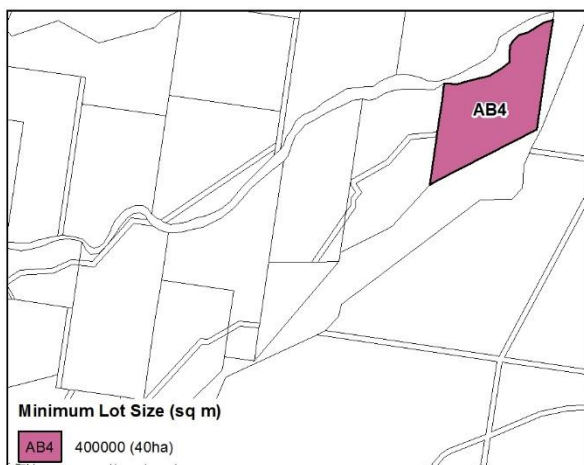
SLEP2014 LZN



Proposed LZN



SLEP2014 LSZ



Proposed LSZ



I:\Planning\Graphics\Projects\City\PlanningProposals\PP022_Housekeeping_2016\PP022_Housekeeping2016_BrogersCreekRoad.mxd

Map Change 2 – Updating Heritage Mapping – 91 Osborne Street – Nowra	
Property	Lot 1001 DP 1220696 - 91 Osborne Street Nowra
Issue	The boundaries of the property were recently adjusted and as a result the heritage layer in the SLEP 2014 mapping does not cover the whole of the lot. The heritage layer needs to be updated to include the revised lot boundaries.
Amendment	Extend the heritage overlay to map the entire lot.
Justification	As the lot still remains a heritage affected lot the heritage layer needs to apply to the lot in its entirety. Updating the mapping to reflect this will correct the current mapping.

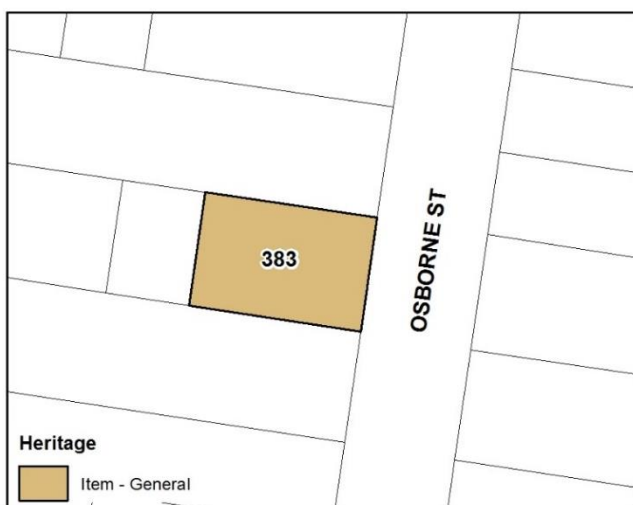
Subject Land



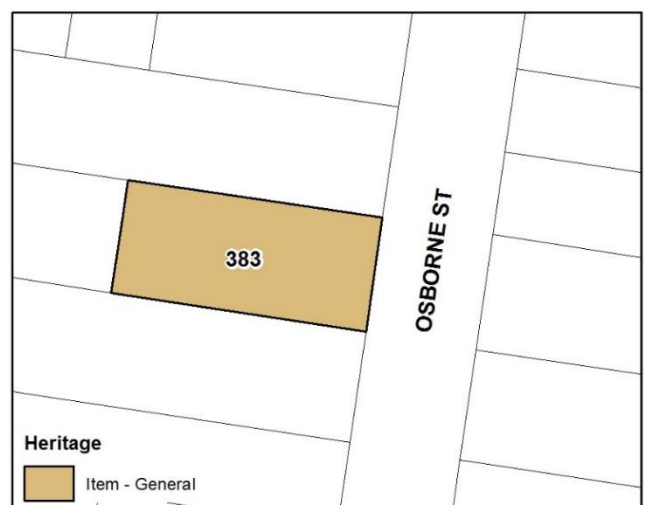
Air Photo 2014



SLEP2014 HER

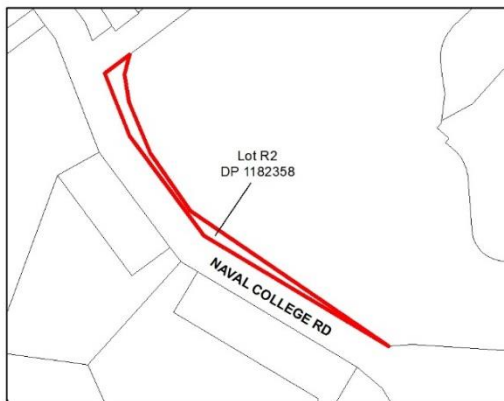


Proposed HER



Map Change 3 – Rezone Council Owned Road from B2 to SP2 (Road) – Vincentia	
Property	Lot R2 DP 1182358, The Wool Road, Vincentia
Issue	This road reserve is currently zoned B2 Local Centre. The lot was dedicated as Public Road via DP 1182358, gazetted 26 March 2013. This zoning is not appropriate for this parcel of land, given it now forms part of Naval College Road and is now in Council ownership. It should be rezoned to SP2 Infrastructure (Road) consistent with the zoning of Naval College Road.
Amendment	Rezone from B2 Local Centre to SP2 Infrastructure (Road).
Justification	The SP2 (Road) zoning is a more appropriate zoning for the road given that it is now in Council's ownership.

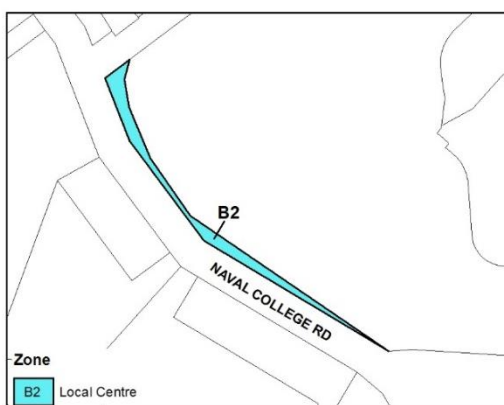
Subject Land



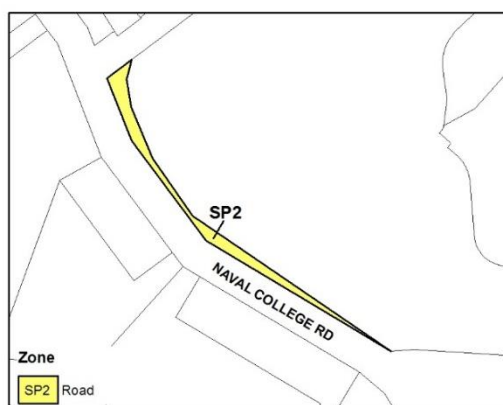
Air Photo 2014



SLEP2014 LZN



Proposed LZN

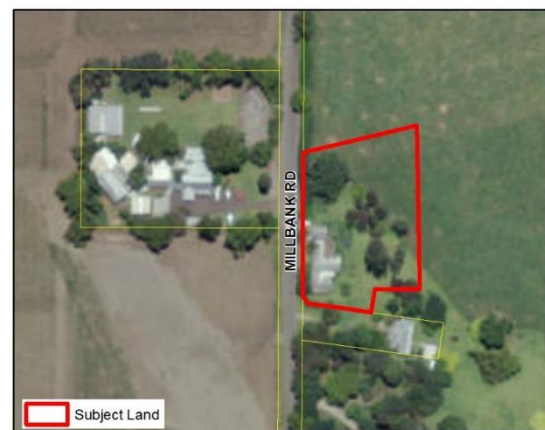


Map Change 4 – Update Heritage Mapping – Terara	
Property	Lot 103 DP 1213873 27A Millbank Road, Terara
Issue	The boundaries of the property were recently adjusted and as a result the heritage layer in the SLEP 2014 mapping does not cover the whole of the current lot. The heritage layer needs to be updated to show that it extends to the new lot boundaries.
Amendment	Extend the heritage layer to cover the whole of the new lot.
Justification	As the lot still contains a heritage affected item the heritage layer needs to apply to the lot in its entirety. Updating the mapping to reflect this will correct the current mapping.

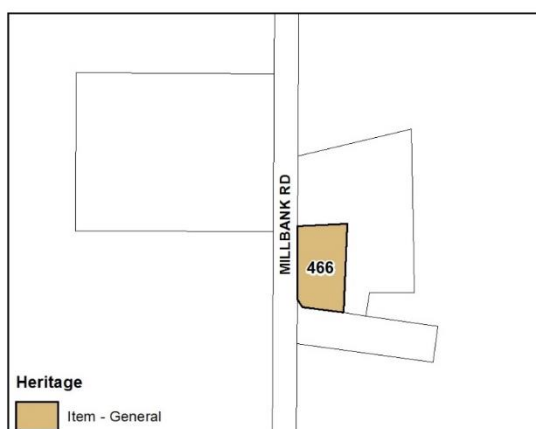
Subject Land



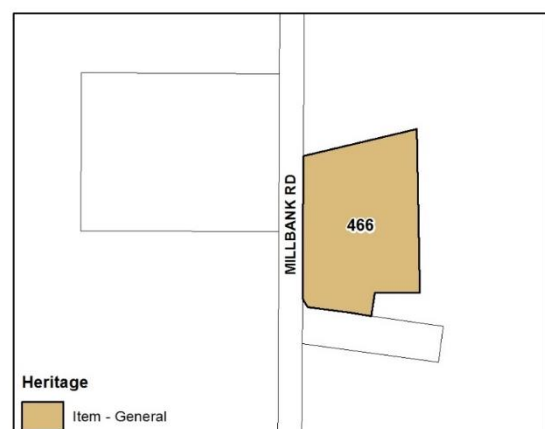
Air Photo 2014



SLEP2014 HER

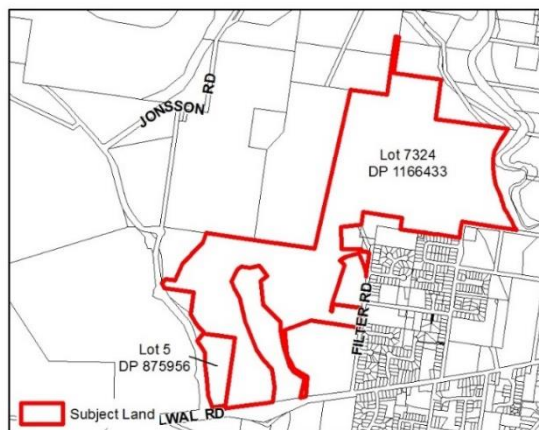


Proposed HER



Map Change 5 – Remove Land Reservation Acquisition (LRA) Layer – West Nowra	
Property	Part Lot 7324 DP 1166433 and Lot 5 DP 875956, Yalwal Road, West Nowra
Issue	The affected land was zoned Recreation 6(d) (Open Space - Reserve) in Shoalhaven LEP 1985. The “best fit” transfer for this zone was considered to be RE1 Public Recreation with the Land Reservation Acquisition layer applied. The owner, The Crown, agreed during the re-exhibition of the draft LEP to change to an E2 zone as this is a more appropriate zoning to reflect the environmental constraints on site. As a result these lots no longer require to be shown on the LRA layer as they are no longer intended to be acquired for future public recreation areas given they are already held in Crown Land ownership.
Amendment	Remove the Land Reservation Acquisition (LRA) layer from both lots.
Justification	As The Crown agreed to have the properties zoned E2 rather than RE1 it is sensible to remove the LRA layer mapping.

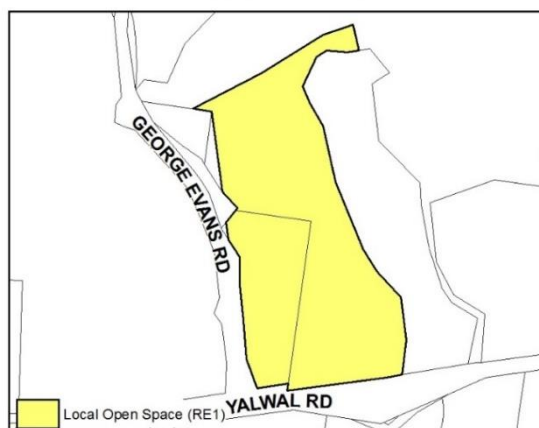
Subject Land



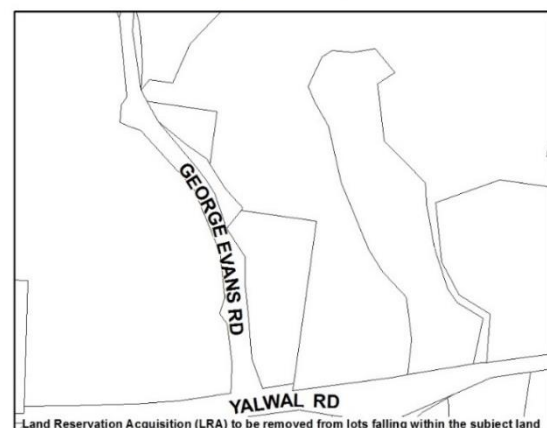
Air Photo 2014



SLEP2014 LRA

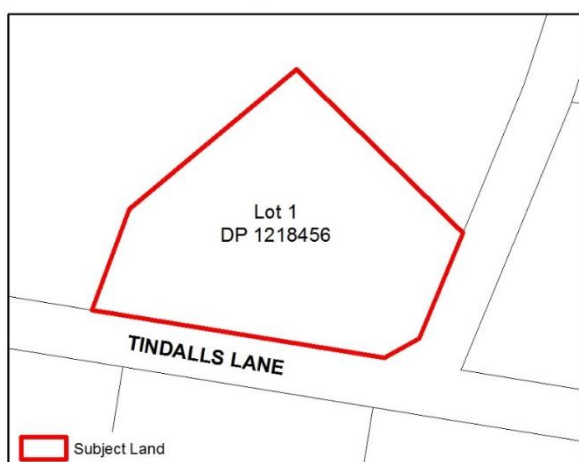


Proposed LRA



Map Change 6 – Remove Biodiversity Layers – Broughton Vale	
Property	Tindalls Lane Road Reserve and Lot 1 DP 1218456 - 245 Tindalls Lane, Broughton Vale
Issue	The biodiversity layer (excluded land & significant vegetation) that applies to 245 Tindalls Lane and on Tindalls Lane roads reserve is an anomaly and needs to be removed.
Amendment	Remove both the excluded land and significant vegetation biodiversity layers from 245 Tindalls Lane and from Tindalls Lane.
Justification	Council's biodiversity mapping shows the biodiversity hatching over 245 Tindalls Lane and the Tindalls Lane road to be errors. As such the biodiversity layers should be removed.

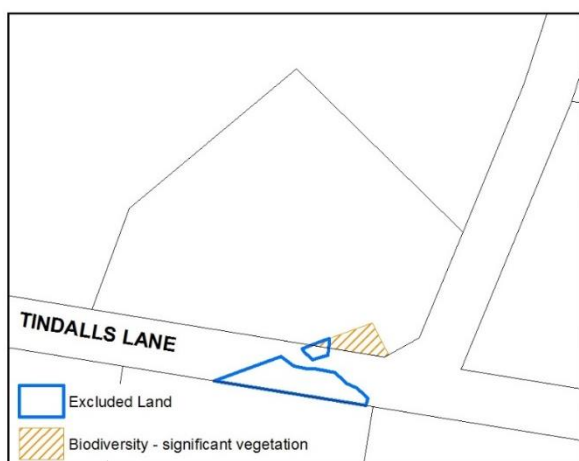
Subject Land



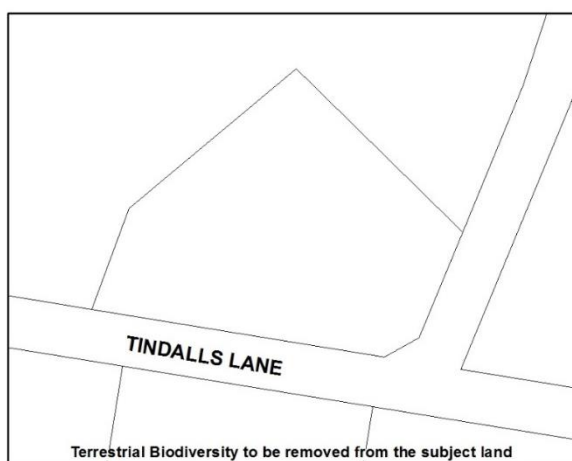
Air Photo 2014



SLEP2014 BIO



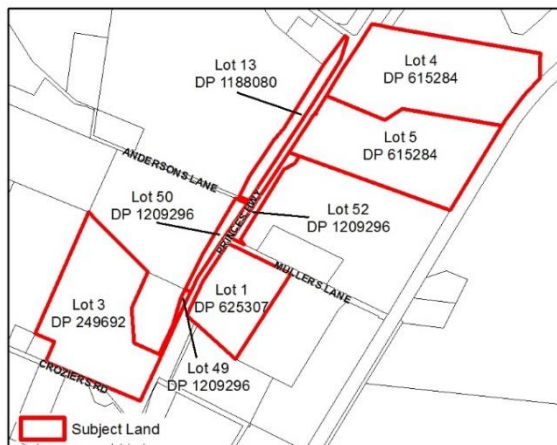
Proposed BIO



Map Change 7 – Remove Land Reservation Acquisition (LRA) Layer – Berry	
Property	Various lots shown in the following mapping
Issue	The Land Reservation Acquisition (LRA) Layer - Arterial Road Widening (SP2) applied to these lots as land required for acquisition for the Princes Highway Berry Bypass. As the NSW Roads & Maritime Services (RMS) is the owner of these lots the LRA layer can be removed from the affected lots.
Amendment	Remove the LRA layer from various lots identified in the mapping.
Justification	As the owner of these lots is now the RMS the LRA layer is not required. As a result the LRA layer can now be removed. The zoning of the land is appropriately zoned SP2 Infrastructure (Road) and no amendment to the current zone is required.

**Planning Proposal
PP022**
Part Lot 3 DP 249692
Part Lot 1 DP 625307
Part Lot 4 DP 615284
Part Lot 5 DP 615284
Lot 13 DP 1188080
Part Lot 49 DP 1209296
Part Lot 50 DP 1209296
Part Lot 52 DP 1209296
Jaspers Brush / Berry

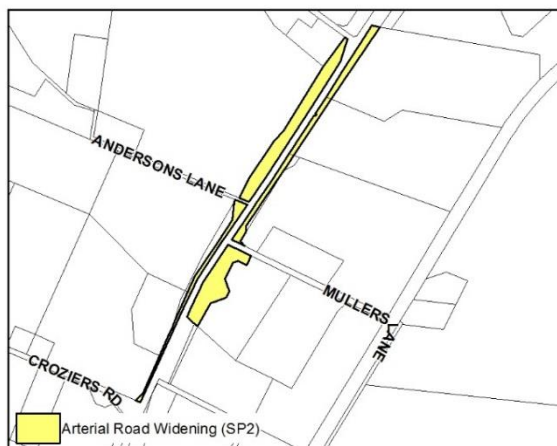
Subject Land



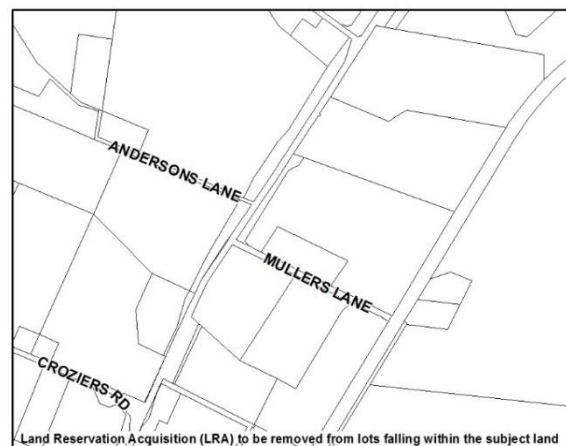
Air Photo 2014



SLEP2014 LRA

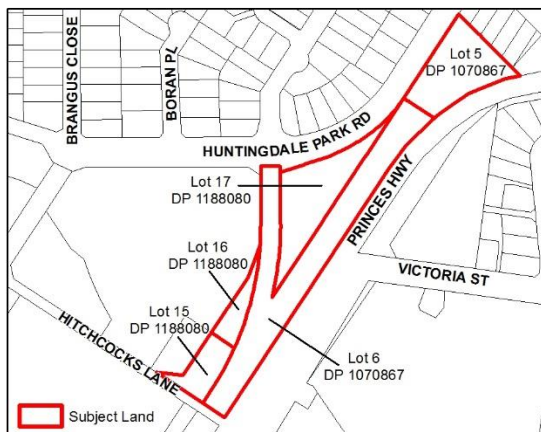


Proposed LRA



**Planning Proposal
PP022
Lot 5 DP 1070867
Lot 6 DP 1070867
Lot 15 DP 1188080
Lot 16 DP 1188080
Part Lot 17 DP 1188080
Berry**

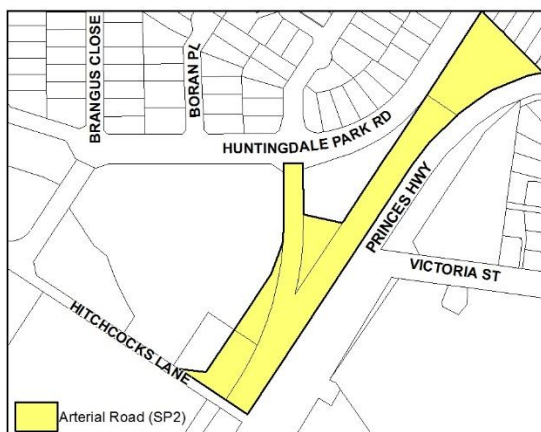
Subject Land



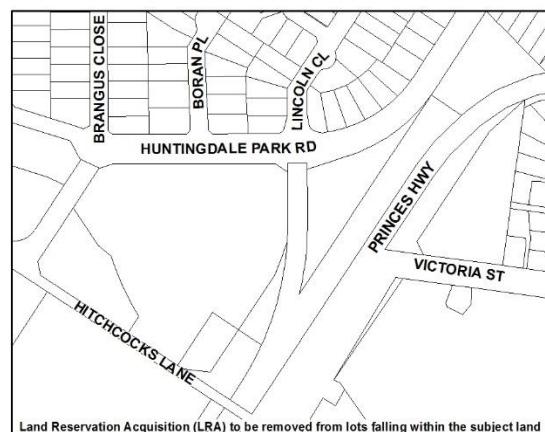
Air Photo 2014



SLEP2014 LRA

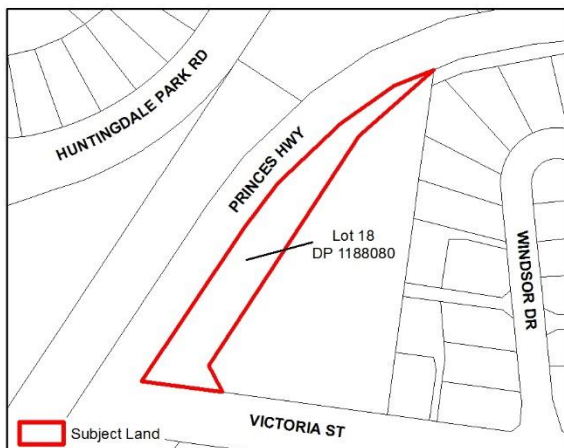


Proposed LRA



**Planning Proposal
PP022
Lot 18 DP 1188080
Berry**

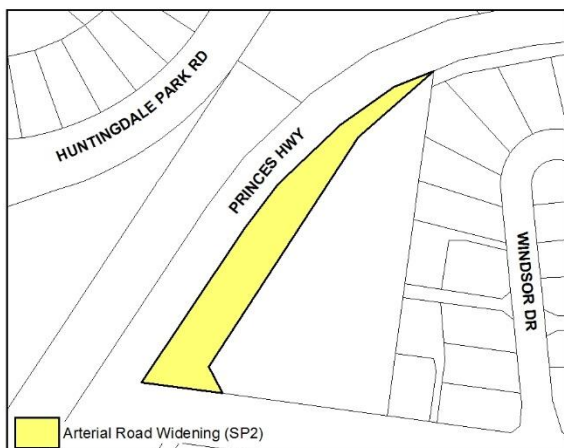
Subject Land



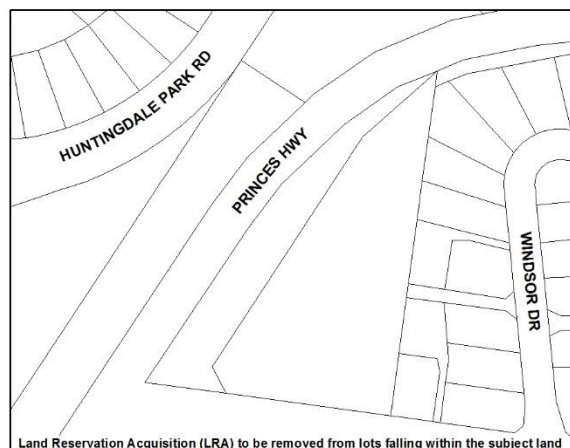
Air Photo 2014



SLEP2014 LRA



Proposed LRA



**Planning Proposal
PP022**

Lot 27 DP 13701

Lot 28 DP 13701

Lot 29 DP 13701

Lot 30 DP 13701

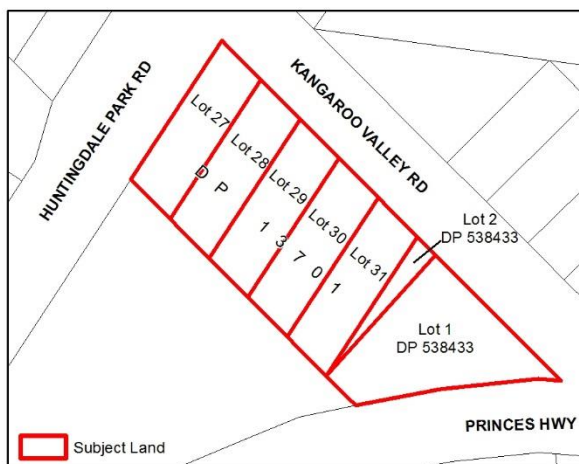
Lot 31 DP 13701

Lot 1 DP 538433

Lot 2 DP 538433

Berry

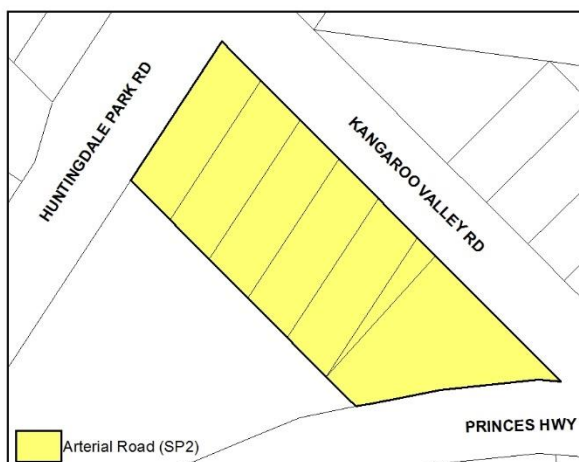
Subject Land



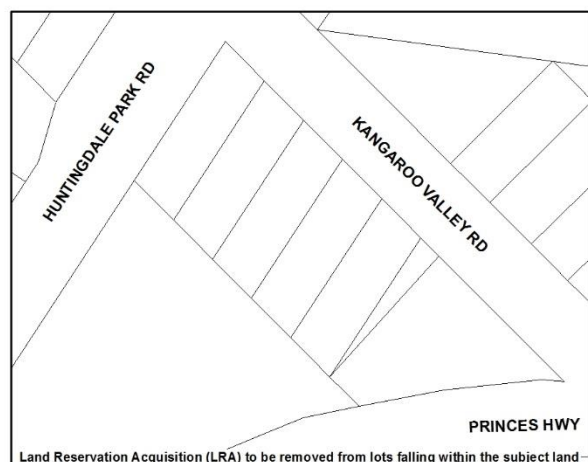
Air Photo 2014



SLEP2014 LRA



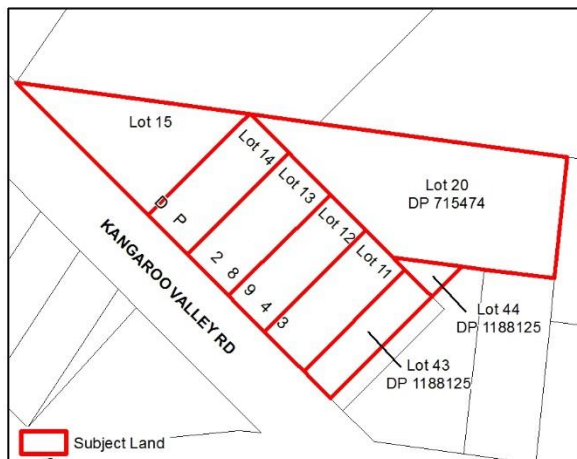
Proposed LRA



**Planning Proposal
PP022**

Lot 11 DP 28943
 Lot 12 DP 28943
 Lot 13 DP 28943
 Lot 14 DP 28943
 Lot 15 DP 28943
 Part Lot 20 DP 715474
 Lot 43 DP 1188125
 Lot 44 DP 1188125
Berry

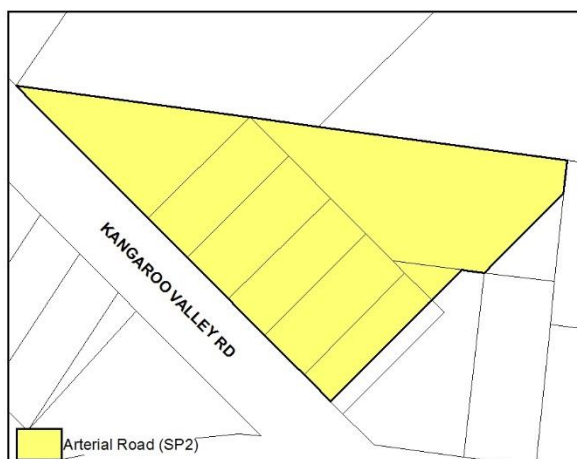
Subject Land



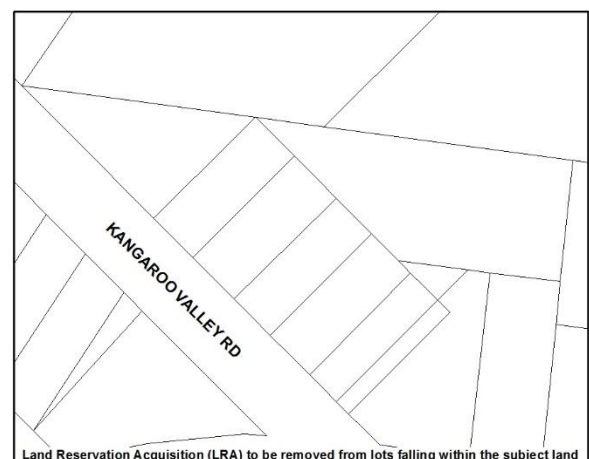
Air Photo 2014



SLEP2014 LRA

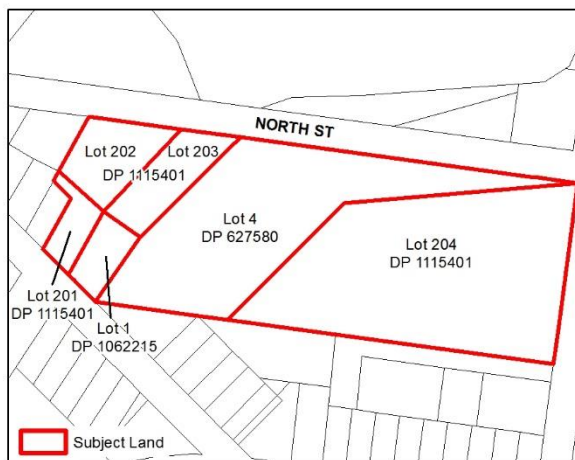


Proposed LRA



**Planning Proposal
PP022
Lot 1 DP 1062215
Lot 4 DP 627580
Part Lot 201 DP 1115401
Part Lot 202 DP 1115401
Lot 203 DP 1115401
Part Lot 204 DP 1115401
Berry**

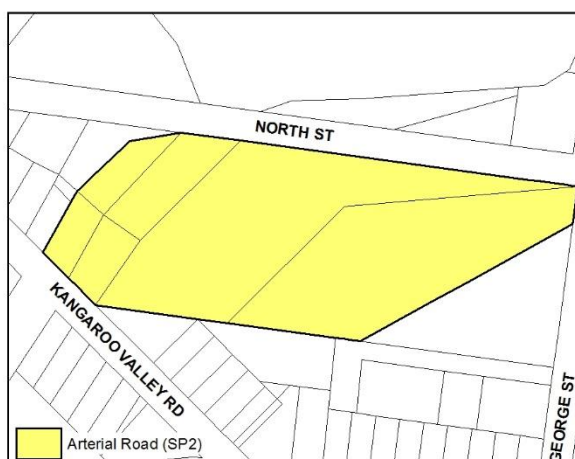
Subject Land



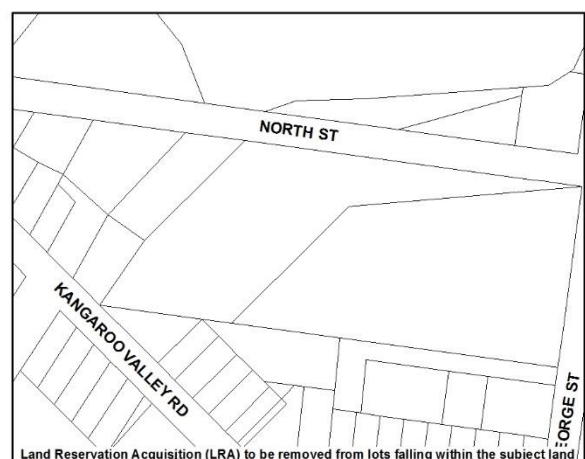
Air Photo 2014



SLEP2014 LRA



Proposed LRA



**Planning Proposal
PP022**

Lot 57 DP 1188161

Lot 58 DP 1188161

Lot 11 DP 1205892

Lot 1 DP 206971

Lot 2 DP 206971

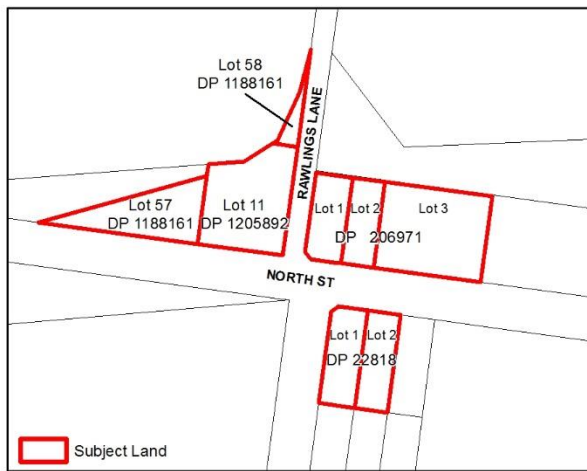
Lot 3 DP 206971

Part Lot 1 DP 22818

Part Lot 2 DP 22818

Berry

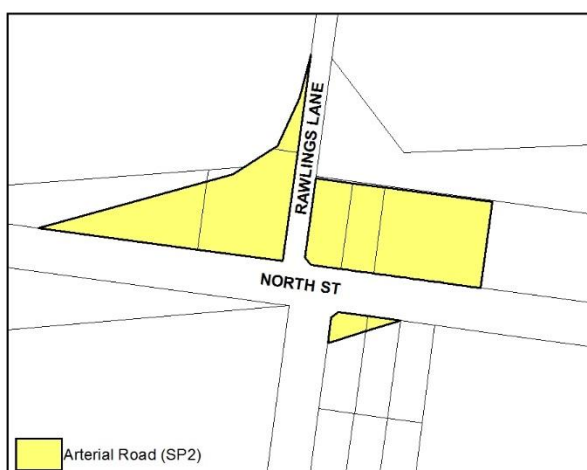
Subject Land



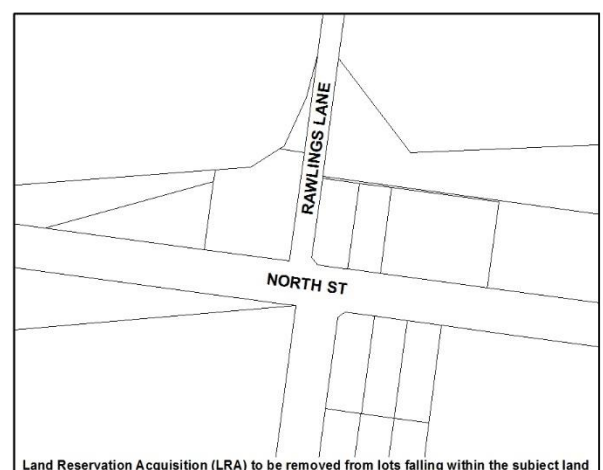
Air Photo 2014



SLEP2014 LRA

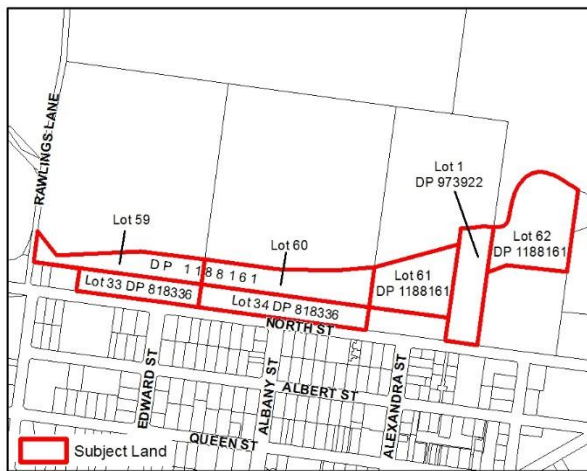


Proposed LRA



**Planning Proposal
PP022**
Lot 59 DP 1188161
Lot 60 DP 1188161
Part Lot 61 DP 1188161
Part Lot 33 DP 818336
Part Lot 34 DP 818336
Part Lot 1 DP 973922
Lot 62 DP 1188161
Berry

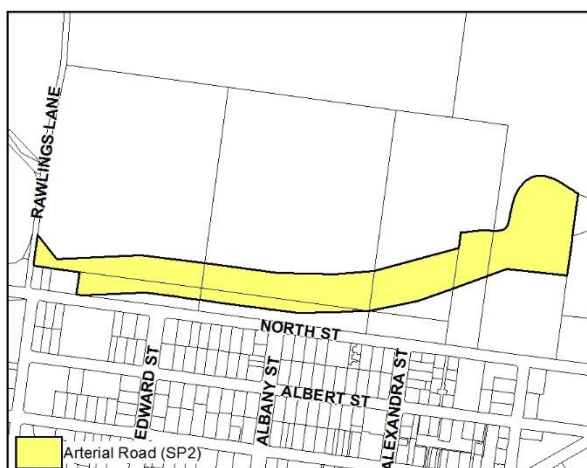
Subject Land



Air Photo 2014



SLEP2014 LRA

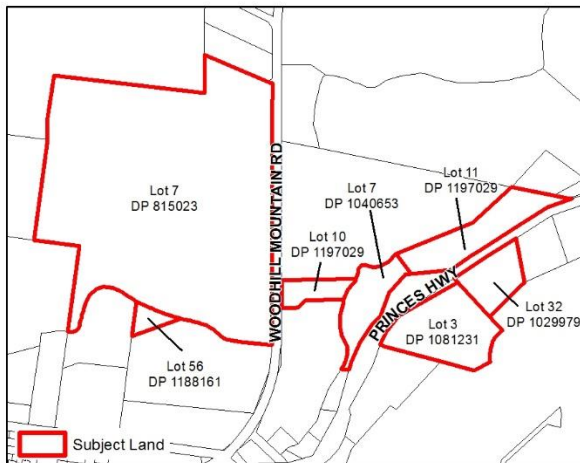


Proposed LRA



**Planning Proposal
PP022**
Part Lot 7 DP 815023
Lot 56 DP 1188161
Lot 10 DP 1197029
Part Lot 7 DP 1040653
Part Lot 11 DP 1197029
Part Lot 3 DP 1081231
Part Lot 32 DP 1029979
Berry

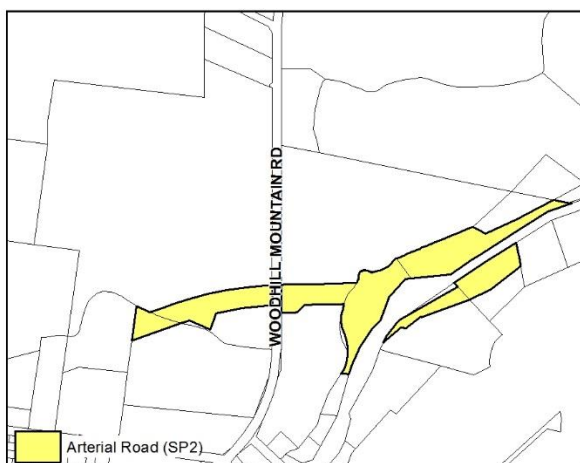
Subject Land



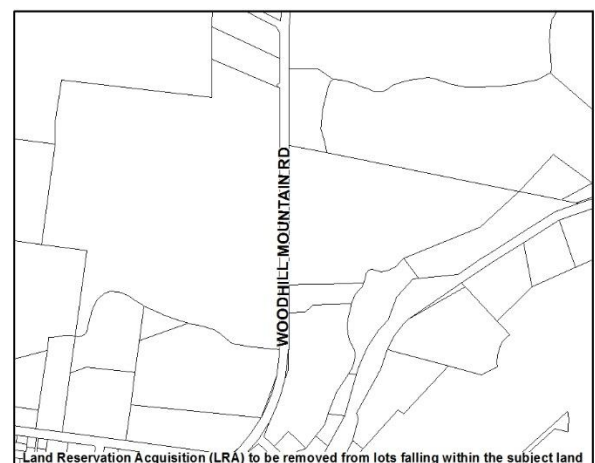
Air Photo 2014



SLEP2014 LRA

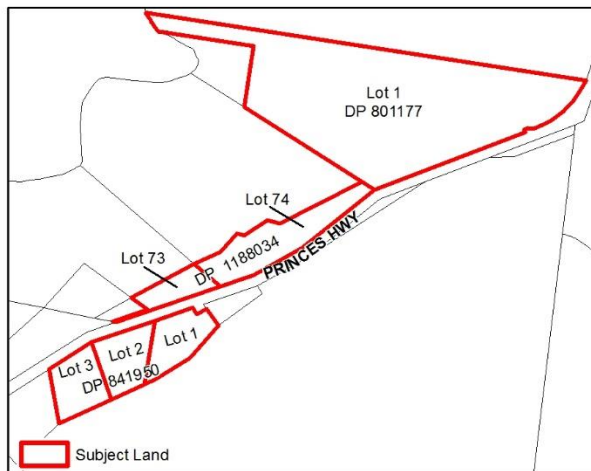


Proposed LRA



**Planning Proposal
PP022
Part Lot 1 DP 841950
Part Lot 2 DP 841950
Part Lot 3 DP 841950
Lot 73 DP 1188034
Lot 74 DP 1188034
Part Lot 1 DP 801177
Berry**

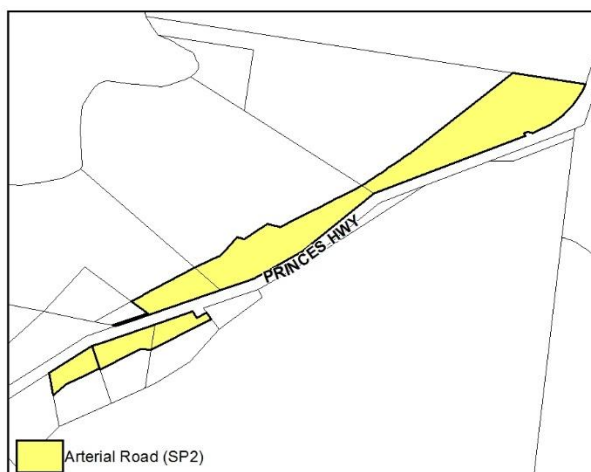
Subject Land



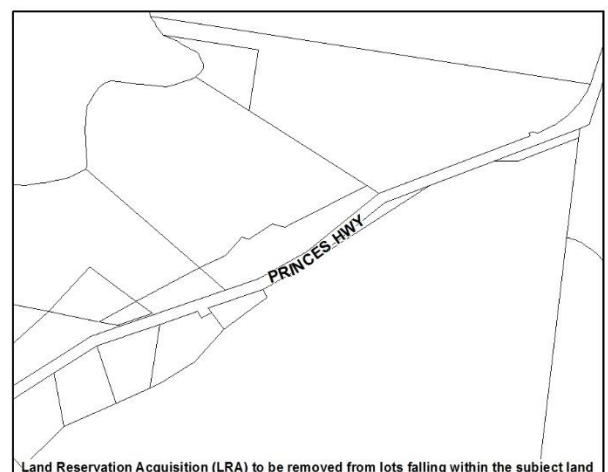
Air Photo 2014



SLEP2014 LRA

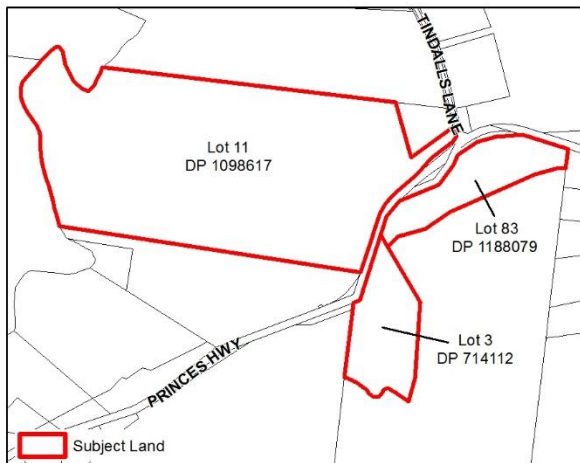


Proposed LRA



**Planning Proposal
PP022
Part Lot 11 DP 1098617
Lot 83 DP 1188079
Part Lot 3 DP 714112
Berry**

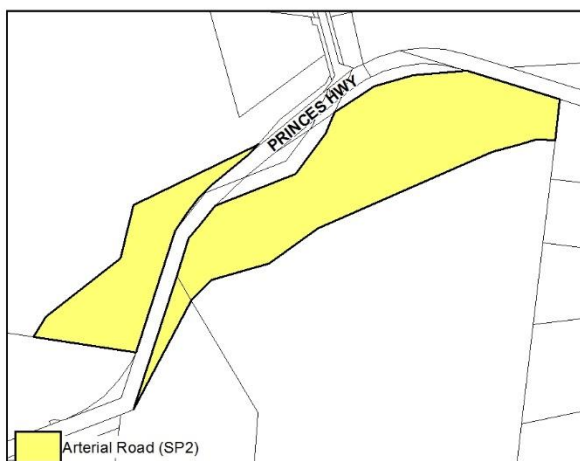
Subject Land



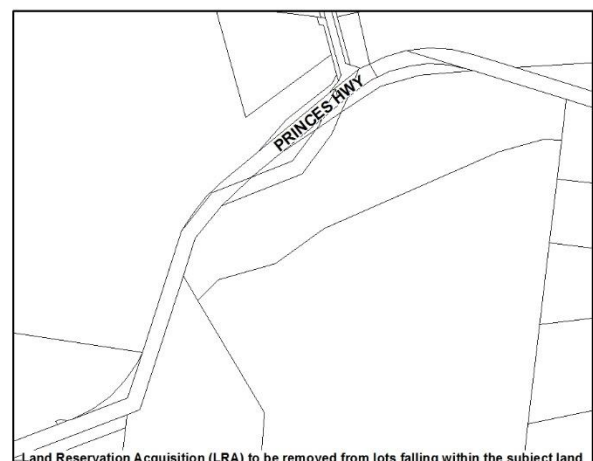
Air Photo 2014



SLEP2014 LRA

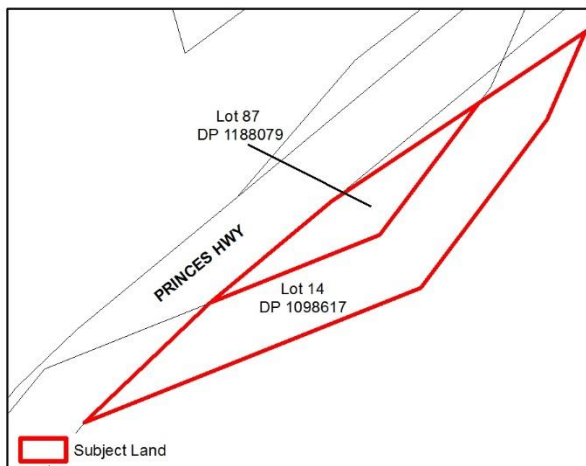


Proposed LRA



**Planning Proposal
PP022
Lot 14 DP 1098617
Lot 87 DP 1188079
Berry**

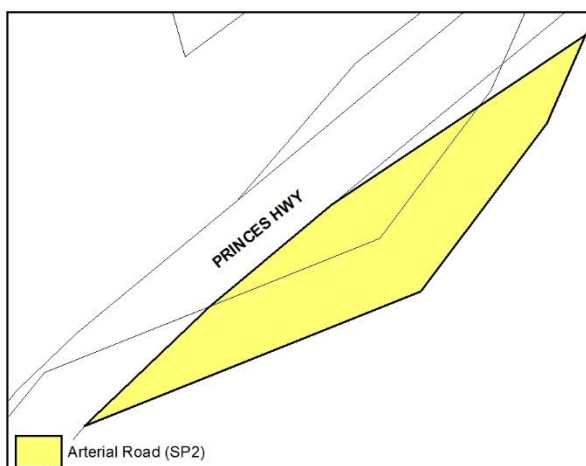
Subject Land



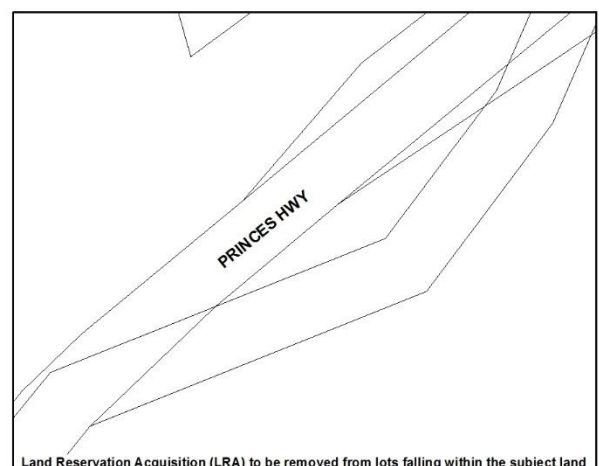
Air Photo 2014



SLEP2014 LRA



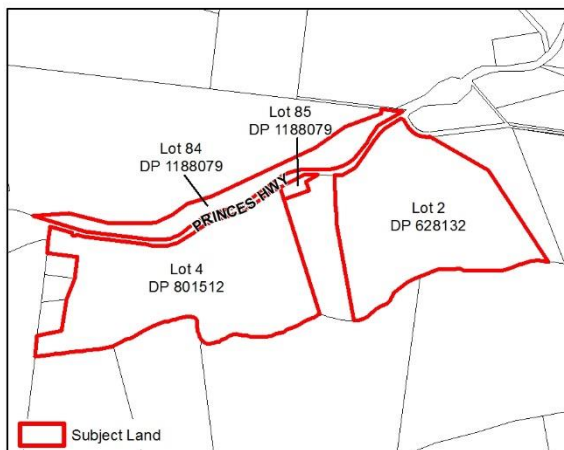
Proposed LRA



Land Reservation Acquisition (LRA) to be removed from lots falling within the subject land

**Planning Proposal
PP022
Part Lot 4 DP 801512
Lot 84 DP 1188079
Lot 85 DP 1188079
Part Lot 2 DP 628132
Broughton**

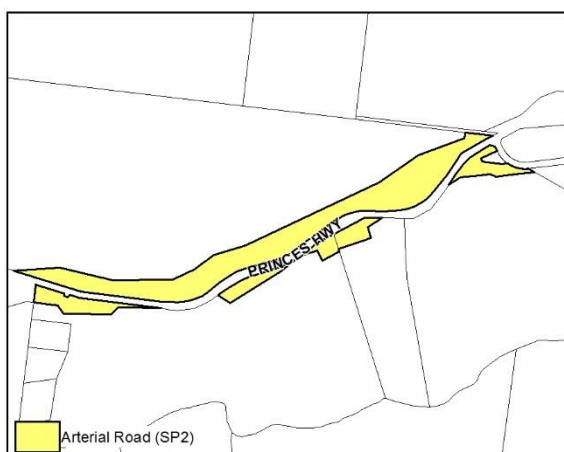
Subject Land



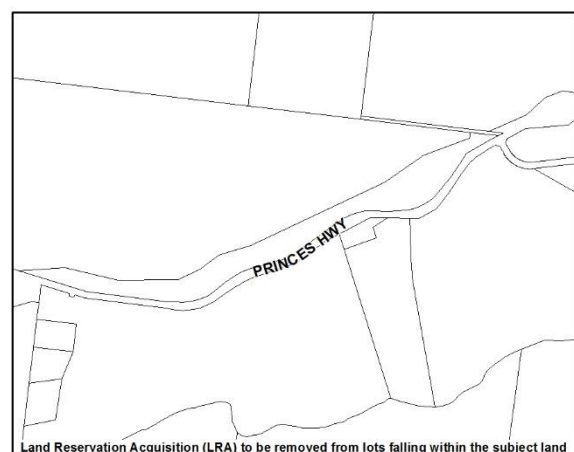
Air Photo 2014



SLEP2014 LRA

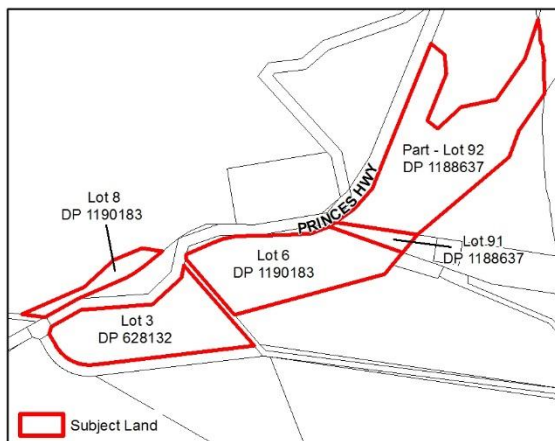


Proposed LRA



**Planning Proposal
PP022
Part Lot 3 DP 628132
Lot 8 DP 1190183
Lot 6 DP 1190183
Lot 91 DP 1188637
Part - Lot 92 DP 1188637
Broughton Village**

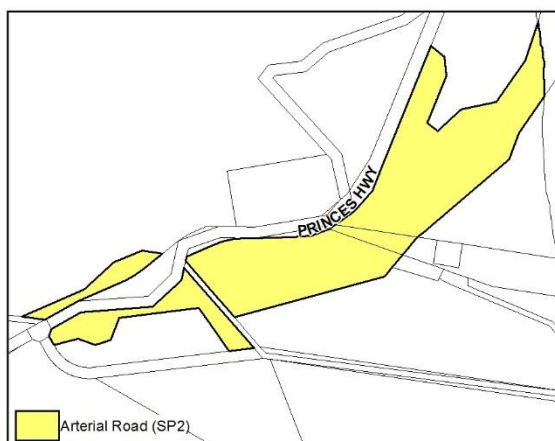
Subject Land



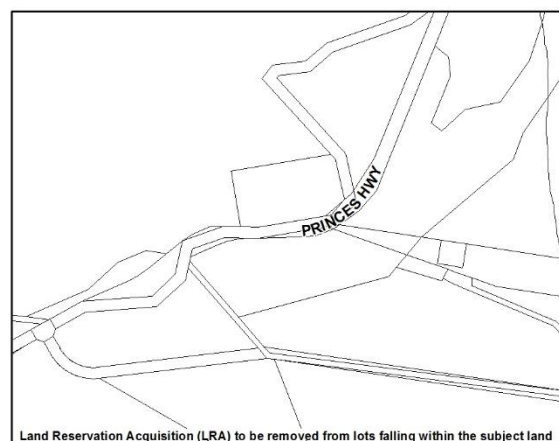
Air Photo 2014



SLEP2014 LRA

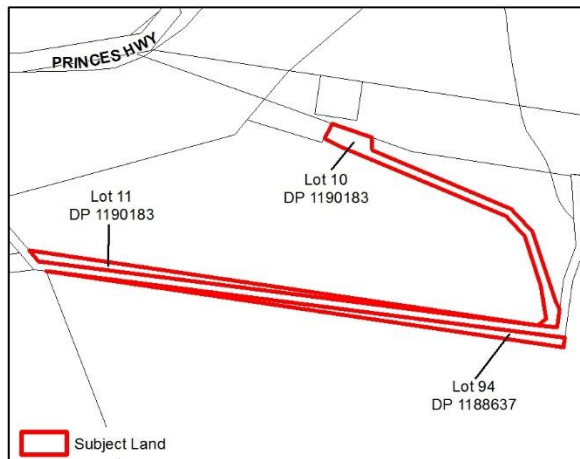


Proposed LRA



**Planning Proposal
PP022
Part Lot 10 DP 1190183
Lot 11 DP 1190183
Lot 94 DP 1188637
Broughton Village**

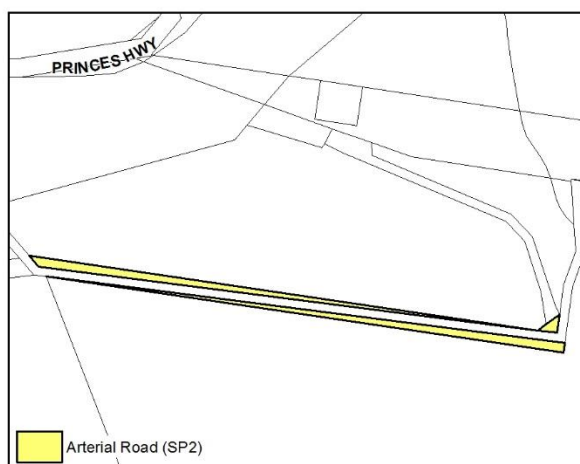
Subject Land



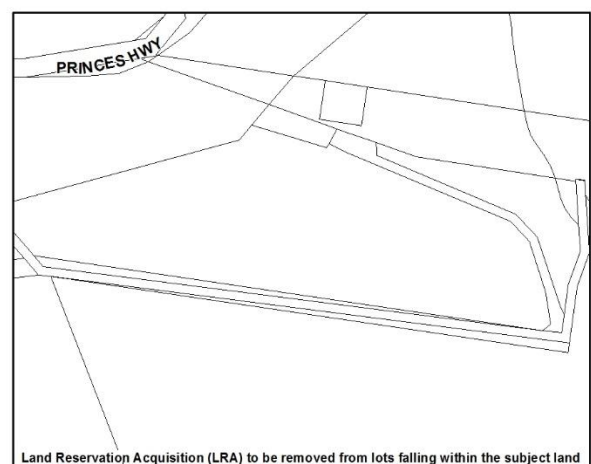
Air Photo 2014



SLEP2014 LRA

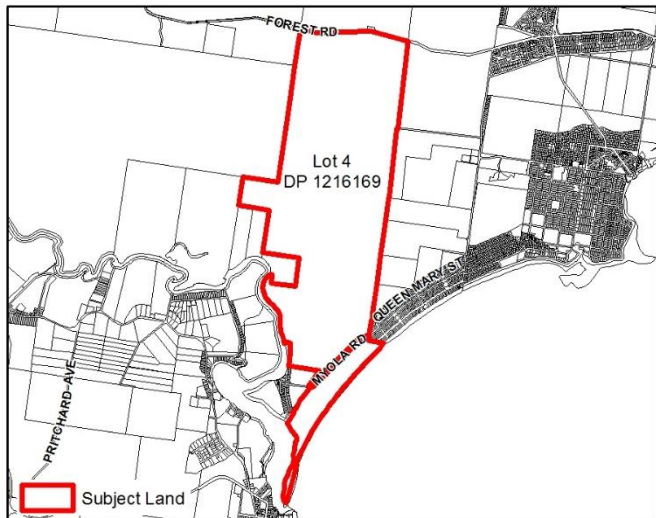


Proposed LRA



Map change 8 – Change of Land Zoning – Comberton	
Property	Part Lot 4 DP 1216169, Forest Road, Comberton
Issue	The identified lot is under Crown ownership and is currently zoned SP2 Infrastructure (Water Treatment Facility), E1 National Parks and Nature Reserves (with LRA for National Park acquisition) and RU2 Rural Landscape. The small area of SP2 zoned land is no longer required by Shoalhaven Water as the section of pipeline has been acquire. It should therefore be rezoned to RU2 consistent with the adjoining land.
Amendment	Rezone the small area of SP2 Infrastructure (Water Treatment Facility) land to RU2 Rural Landscape.
Justification	As the land is no longer required by Shoalhaven Water the SP2 (Water Treatment Facility) zoning is no longer appropriate. The land should be rezoned to RU2 to be consistent with the adjoining land.

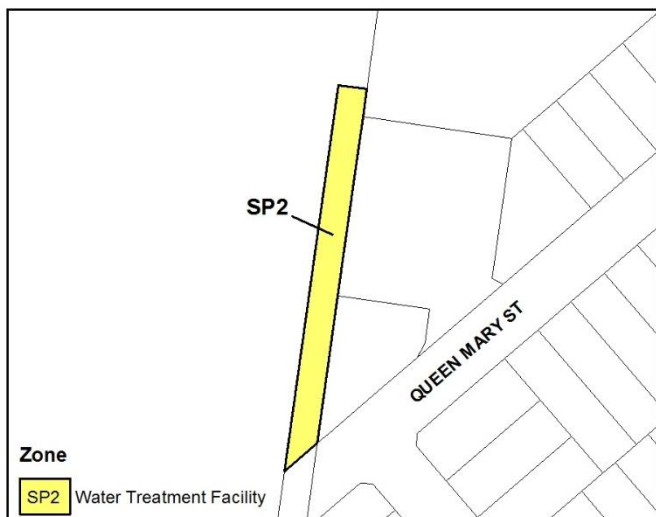
Subject Land



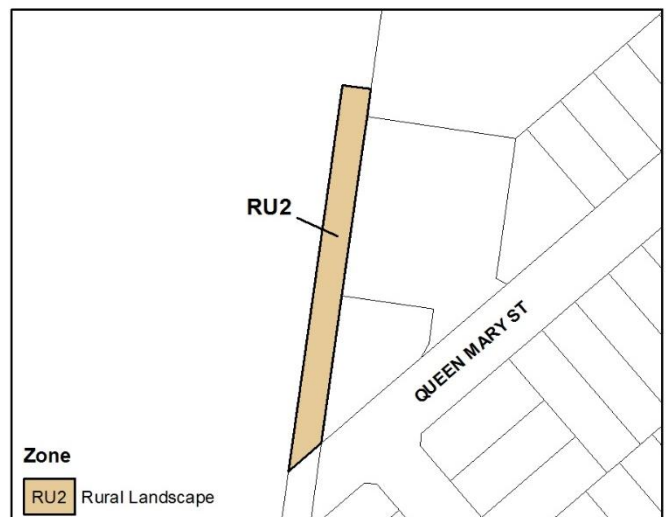
Air Photo 2014



SLEP2014 LZN



Proposed LZN



Map Change 9 – Change of Land Zoning and Change of Lot Size – Vincentia	
Property	Lot 2 DP 436644, Colloden Ave, Vincentia
Issue	The identified lot was recently transferred to the National Parks and Wildlife Services and as a result the zoning of the lot needs to be changed to E1 National Parks and Nature Reserves. As lots zoned E1 do not have a minimum lot size the AB4 minimum lot size also needs to be removed.
Amendment	Rezone to E1 National Parks and Nature Reserves and remove the Minimum Lot Size layer consistent with the ownership of the land.
Justification	As the land is now under the ownership of National Parks and Wildlife Services and has been dedicated to National Parks the E2 zoning is no longer appropriate. As there is no minimum lot size for National Parks zoned land the minimum lot size layer needs to be removed.

Planning Proposal 022 – Shoalhaven LEP 2014 – Housekeeping 2016 – Minor Mapping & Instrument Changes (File Number: 54634E)

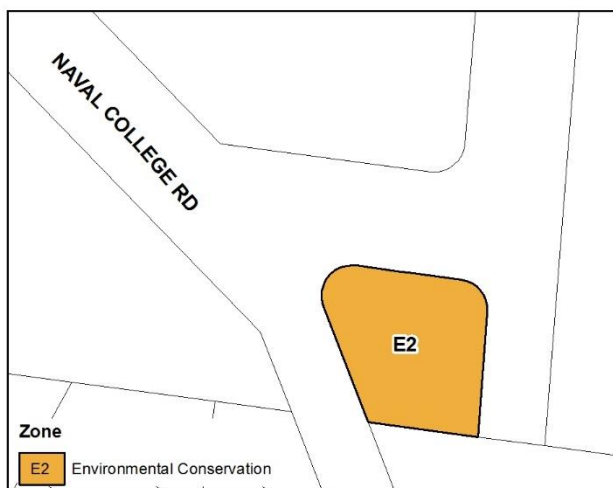
Subject Land



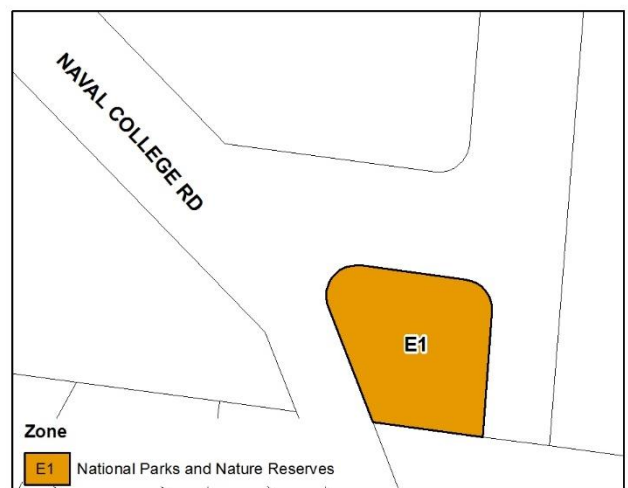
Air Photo 2014



SLEP2014 LZN



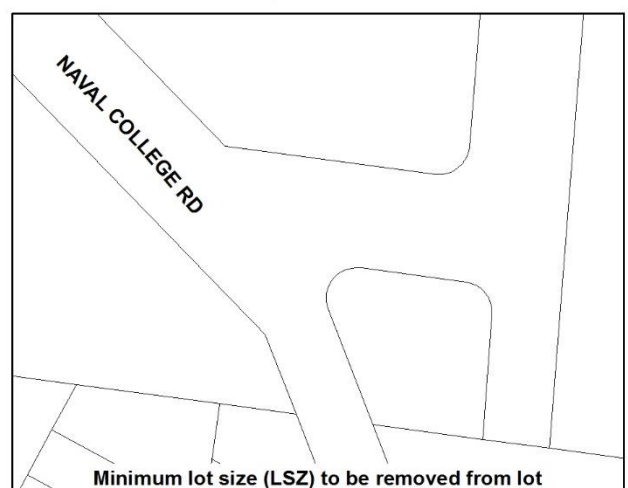
Proposed LZN



SLEP2014 LSZ



Proposed LSZ



Map Change 10 – Change of Land Zoning – Cambewarra Village	
Property	Lot 232 DP 1040152 - 7 Lebene Grove, Cambewarra
Issue	The current split zoning of this property allows for potential uses that are not in keeping with the remainder of the RU1 zoning of the lot. Given that a building envelope has been placed in the RU1 zoned area of the lot (DS16/1073 Section 94 Modification to subdivision approval SF8832). The R2 zoned area should be rezoned to RU1 to be consistent with the remainder of the lot and to ensure that there is no future applications for subdivision of the R2 portion from the RU1 portion of the lot and/or for additional dwellings. The intent under the LEP was always to enable a single dwelling on this residue lot.
Amendment	Change the R2 Low Density Residential zone to RU1 Primary Production
Justification	As the building envelope on this lot has been approved in the RU1 zone. It necessary to rezone the R2 portion of the lot in order to ensure no future subdivision or additional development of the land occurs, this will help maintain the rural character of the surrounding RU1 zones and maintain the intended outcome.

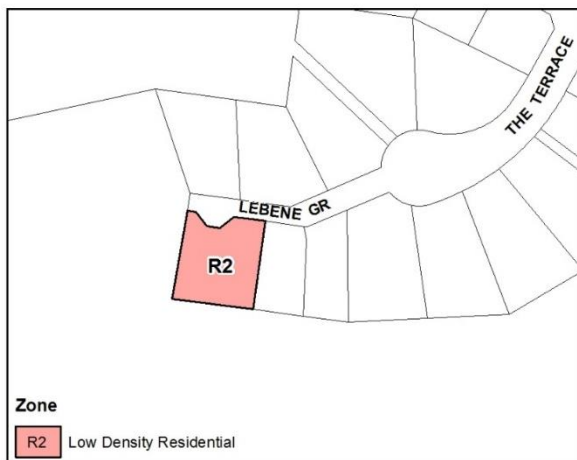
Subject Land



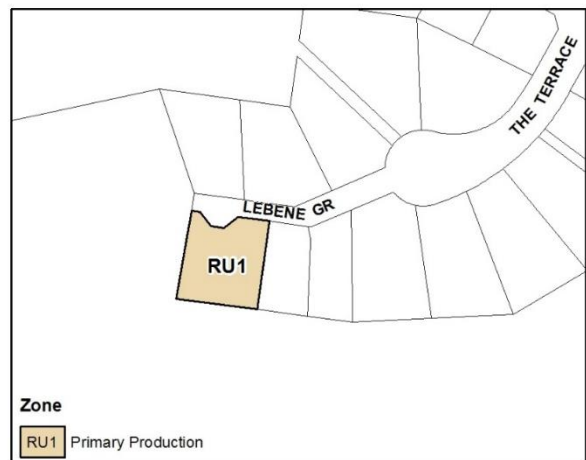
Air Photo 2014



SLEP2014 LZN

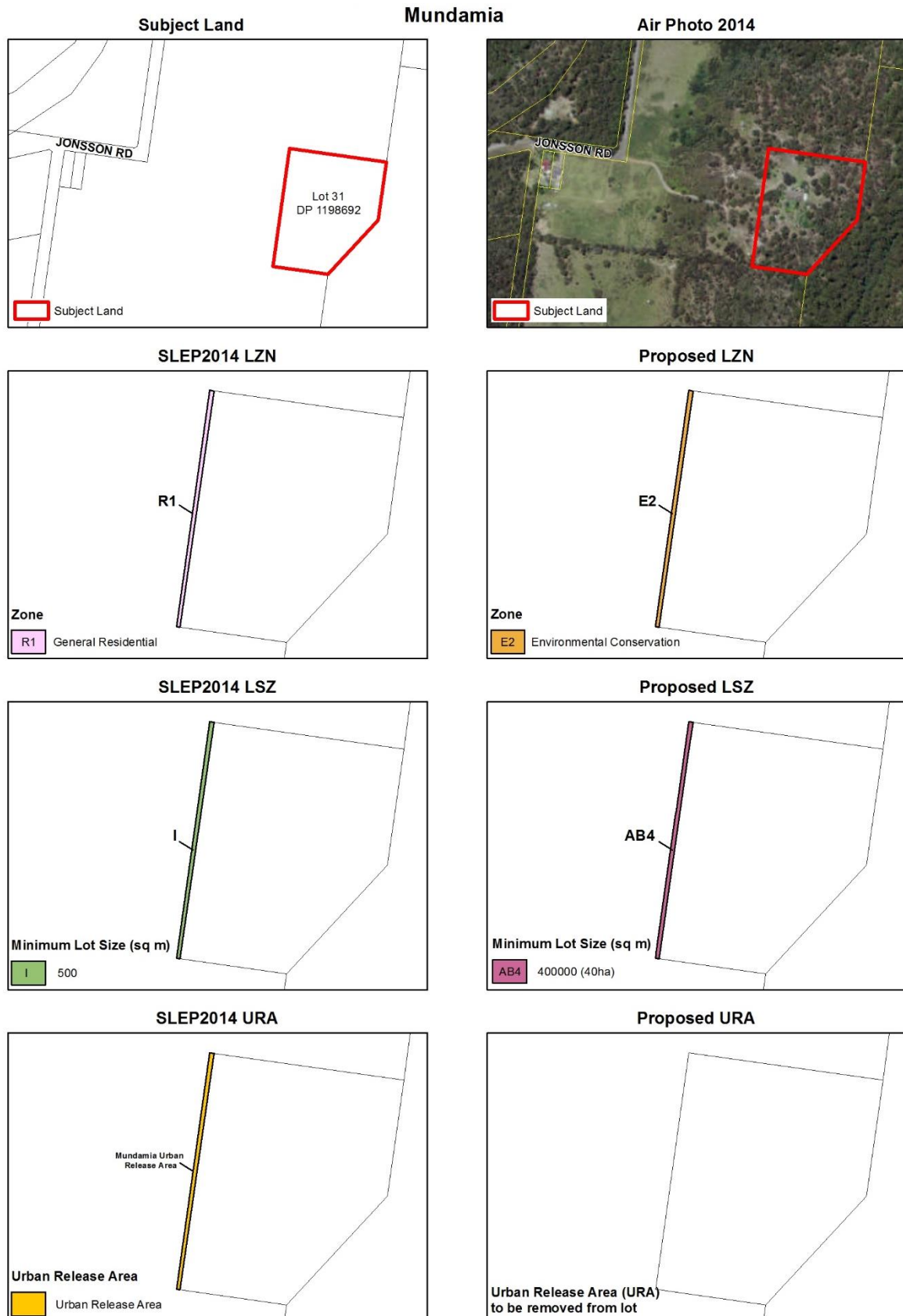


Proposed LZN



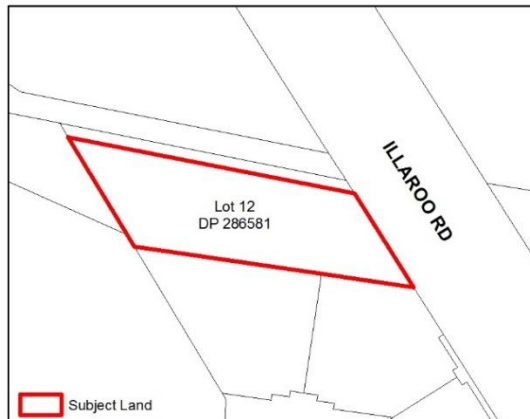
Map Change 11 – Change of Land Zoning, Change of Lot Size and Removal of Urban Release Area (URA) Layer – Mundamia	
Property	Lot 31 DP 1198692 - 58 Jonsson Road, Mundamia
Issue	The small section of land zoned R2 Low Density Residential on 58 Jonsson Road is an anomaly possibly caused by a cadastral shift. The section of land is affected by three map overlays that should not apply to the lot. As a result the R2 zoning and the minimum lot size layer needs to be changed and the Urban Release Area (URA) layer and clause (Sch 1.5 - Use of certain land in the Nowra-Bomaderry Urban Release Area) layer needs to be removed from the property.
Amendment	Change R2 Low Density Residential zone to E2 Environmental Conservation, change the minimum lot size to AB4 – 40HA & remove URA layer and Schedule 1.5 clause layer consistent with the remainder of the property.
Justification	As this is an anomaly the small section of land needs to be consistent with the remainder of the lot.

Planning Proposal 022 – Shoalhaven LEP 2014 – Housekeeping 2016 – Minor Mapping & Instrument Changes (File Number: 54634E)



Map Change 12 – Change to Land Zoning – North Nowra	
Property	Lot 12 DP 286581, Illaroo Rd, North Nowra
Issue	This lot has been dedicated to Council for the purposes of a public reserve. The lot needs to be rezoned from R3 to RE1 to reflect its status.
Amendment	Change R3 Medium Density Residential zone to RE1 Public Recreation.
Justification	As this lot has been dedicated to Council for the purposes of a public reserve the zoning over the lot needs to reflect this use of a public reserve. Therefore RE1 is the most suitable zone.

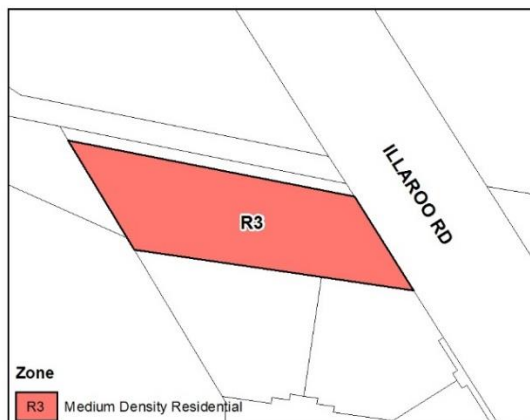
Subject Land



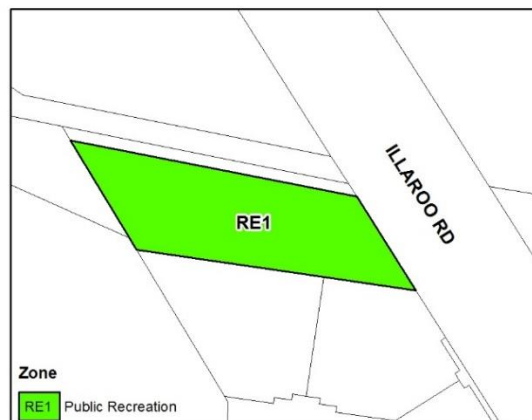
Air Photo 2014



SLEP2014 LZN

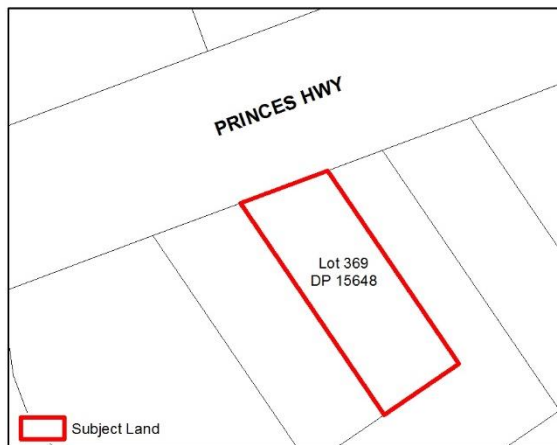


Proposed LZN



Map Change 13 – Remove Land Reservation Acquisition (LRA) Layer – Burrill Lake	
Property	Lot 369 DP 15648,122 Princes Highway, Burrill Lake
Issue	The LRA for Arterial Road Widening (SP2) applies to this lot. As RMS is now the owner of this lot the LRA layer should be removed.
Amendment	Remove the Land Reservation Acquisition (LRA) from the lot.
Justification	As the owner of this lot is RMS the LRA layer is not required as it has been acquired. As a result the LRA layer can be removed.

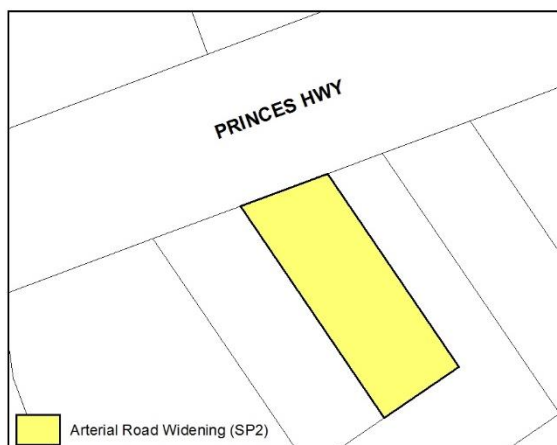
Subject Land



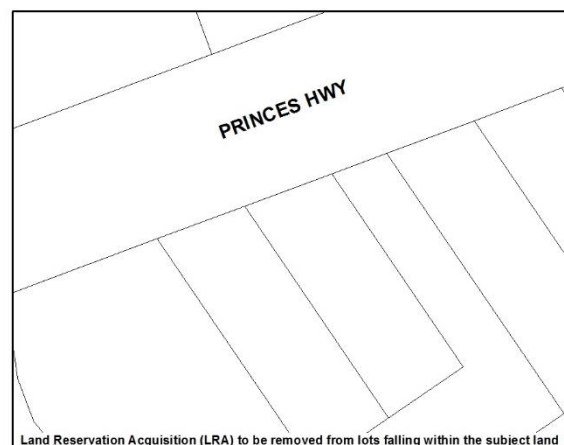
Air Photo 2014



SLEP2014 LRA

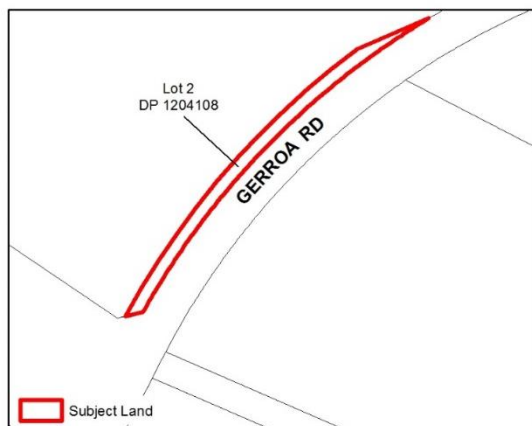


Proposed LRA



Map Change 14 – Change Land Zoning – Coolangatta	
Property	Lot 2 DP 1204108, Gerroa Road, Coolangatta
Issue	This stretch of road reserve is zoned RU1 & E2. This zoning is not appropriate, given it has been acquired by Council for the purposes of arterial road widening. As the road is now in Council ownership it should be rezoned SP2 (Road).
Amendment	Change the zone of the road from RU1 Primary Production & E2 Environmental Conservation to SP2 Infrastructure (Road).
Justification	As this road was acquired by Council for the purposes of arterial road widening the current zones are not appropriate. To reflect its use for road widening the road needs to be rezoned SP2 (Road).

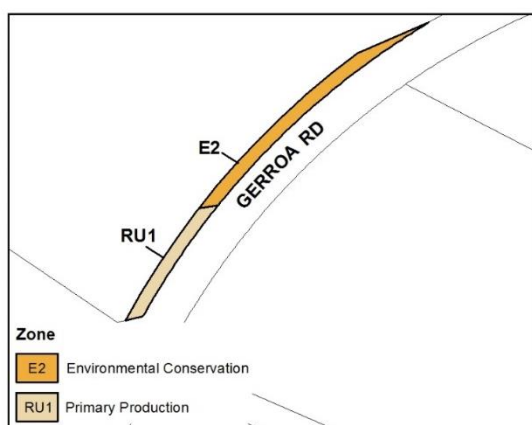
Subject Land



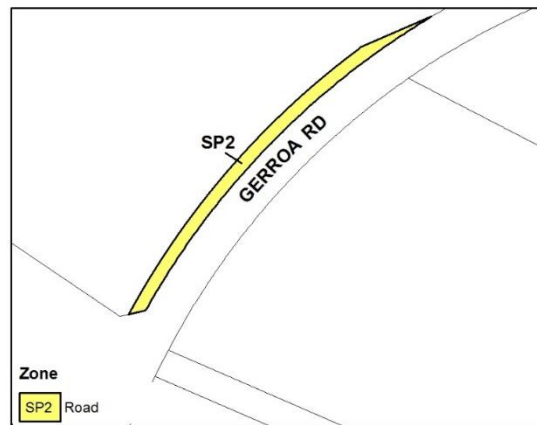
Air Photo 2014



SLEP2014 LZN

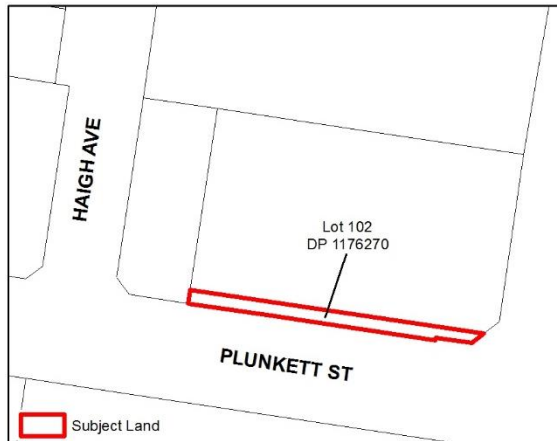


Proposed LZN



Map Change 15 – Remove Land Reservation Acquisition (LRA) Layer – Nowra	
Property	Lot 102 DP 1176270, Plunkett Street Nowra
Issue	The LRA for Local Road Widening (SP2) applies to this lot. As the road has already been acquired by Council the LRA layer should be removed.
Amendment	Remove the LRA (Local Road Widening - SP2) layer from the lot.
Justification	As the road has already been acquired by Council the LRA layer for road widening can be removed.

Subject Land



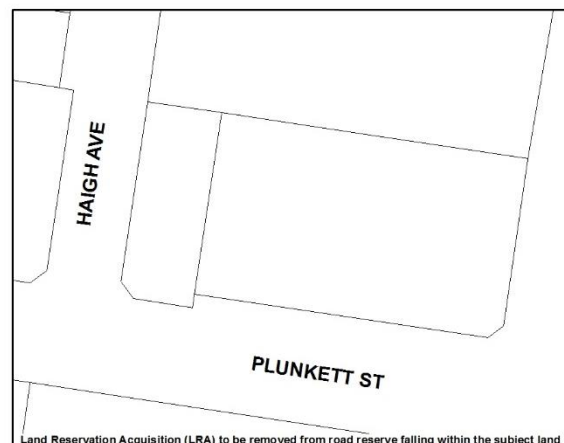
Air Photo 2014



SLEP2014 LRA

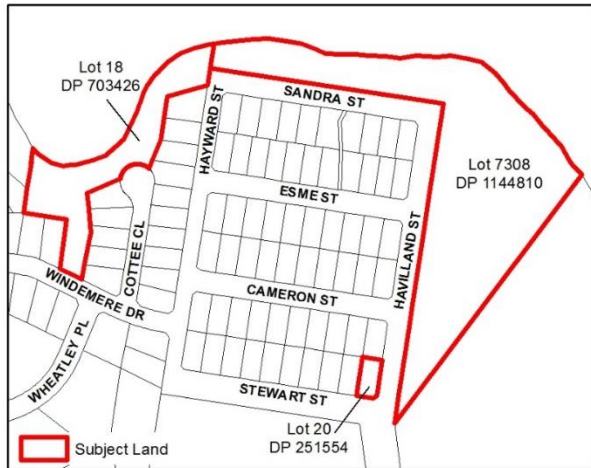


Proposed LRA



Map Change 16 – Remove Biodiversity Layers – Conjola Park	
Property	Lot 18 DP 703426, Lot 7308 DP 1144810 & 19 Stewart Street & Havilland Street Conjola Park
Issue	The biodiversity layer (habitat corridor & significant vegetation) that applies to Lot 18 DP 703426, 19 Stewart St and the Havilland St road is an anomaly and needs to be removed. The biodiversity layer (significant vegetation) over Lot 7308 DP 1144810 needs to be removed and the rest of the lot needs to have the biodiversity (habitat corridor) overlay over it.
Amendment	Remove the biodiversity layers from Lot 18 DP 703426, 19 Stewart St and Havilland St. Remove the biodiversity (significant vegetation) layer from Lot 7308 DP 1144810 and map the entire lot with the biodiversity (habitat corridor) layer.
Justification	That the Biodiversity - habitat corridor layer is more appropriate in this location due to the lack of information regarding significant vegetation on site. Council's records shows Lot 7308 as not being affected by significant vegetation but it does show the entirety of the lot as being a habitat corridor. Therefore the SLEP 2014 mapping should be adjusted accordingly.

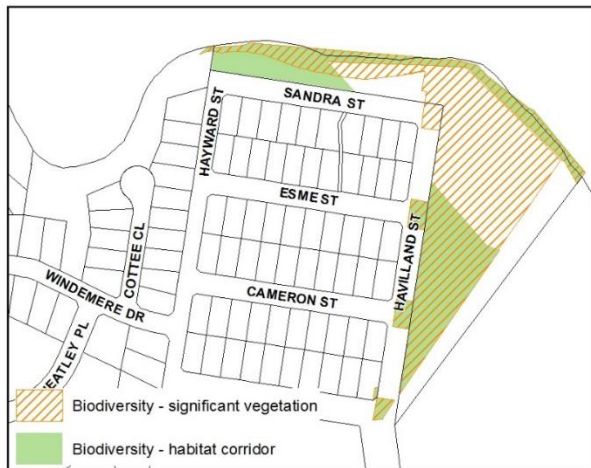
Subject Land



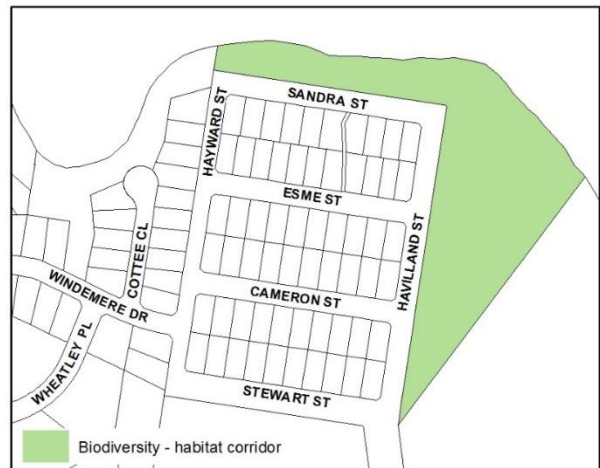
Air Photo 2014



SLEP2014 BIO



Proposed BIO



Map Change 17 – Updating Heritage Mapping – Berry	
Property	Lot CP SP 93194 - 122 Queen Street Berry
Issue	Lot 1 DP 742700 and Lot 1 DP 972097 were recently consolidated to create Lot CP SP 93194 and as a result the heritage layer in the SLEP 2014 mapping does not cover the whole of the current lot. The heritage layer needs to be updated to show the new lot boundaries.
Amendment	Apply the heritage overlay to the whole of the new lot.
Justification	As the lot still contains a heritage item the heritage layer needs to apply to the lot in its entirety. Updating the mapping to reflect this will correct the current mapping. The associated change to the Heritage Schedule is also addressed earlier in this Planning Proposal.

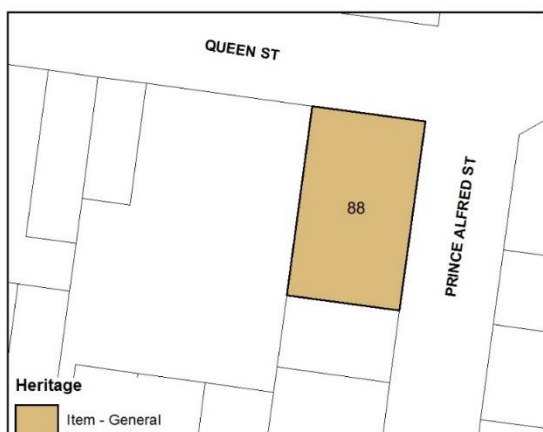
Subject Land



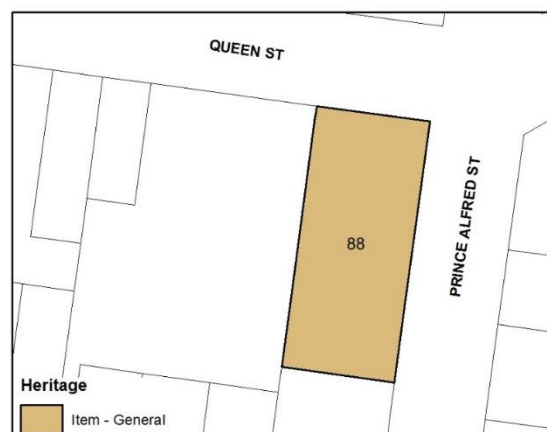
Air Photo 2014



SLEP2014 HER

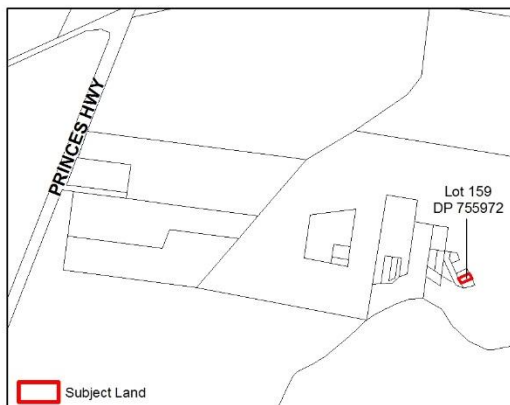


Proposed HER



Map Change 18 – Change Land Zoning – Dolphin Point	
Property	Lot 159 DP755972, Highway Drive, Dolphin Point
Issue	A number of properties in this location are identified on the Land Reservation Acquisition (LRA) layer for the purpose of Coastal Land Acquisition (E2). All affected lots are zoned E2 Environmental Conservation except for Lot 159 which is currently zoned E3 Environmental Management. The zoning of Lot 159 should be amended to E2 to ensure consistency in this location. It is Council's understanding the land is still proposed to be acquired. If the Department of Planning do not wish to acquire the land, a change to the LRA layer may also be required.
Amendment	Amend the zoning of Lot 159 from E3 Environmental Management to E2 Environmental Conservation.
Justification	Lot 159 was inadvertently zoned E3 Environmental Management with the LRA layer applied in the Shoalhaven LEP 2014. This zoning is inconsistent with other properties in this area identified for Coastal Land Acquisition.

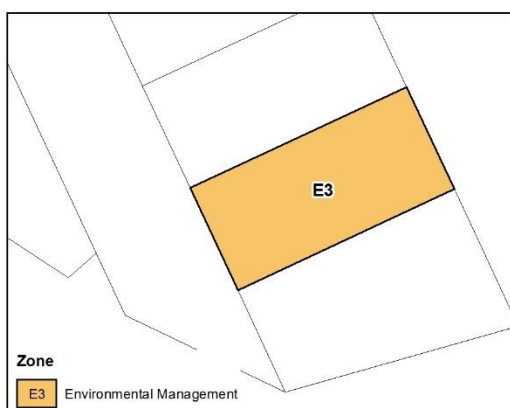
Subject Land



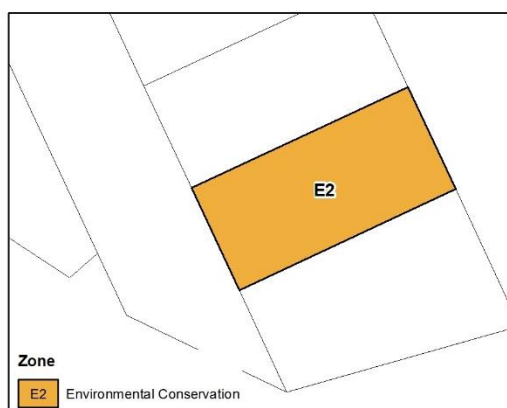
Air Photo 2014



SLEP2014 LZN

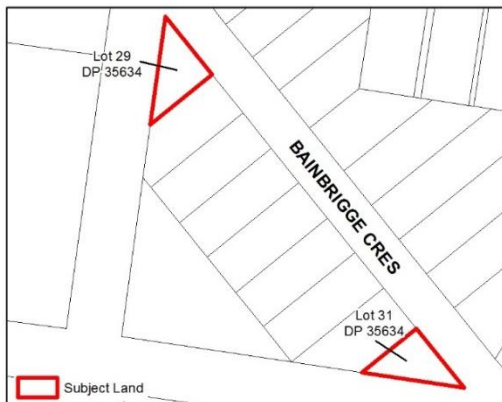


Proposed LZN



Map Change 19 – Remove Land Reservation Acquisition (LRA) Layer – Nowra	
Property	Lot 29, Lot 31 DP 35634, Bainbrigge Crescent, Nowra
Issue	The LRA for Local Road Widening (SP2) applies to these lots. As Council is already the owner of these lots the LRA layers are not needed.
Amendment	Remove the Land Reservation Acquisition (LRA) layer from the lots.
Justification	As Council is already the owner of these lots the LRA layer should be removed.

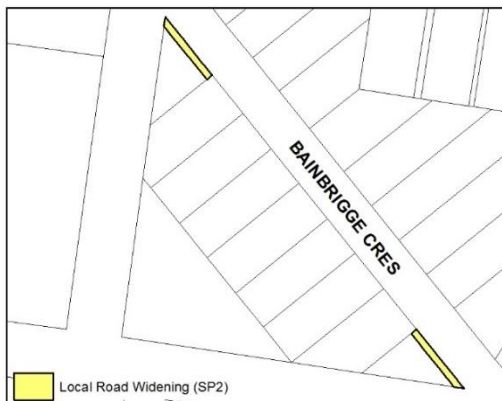
Subject Land



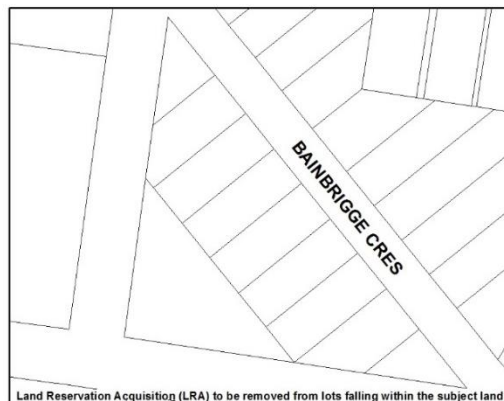
Air Photo 2014



SLEP2014 LRA

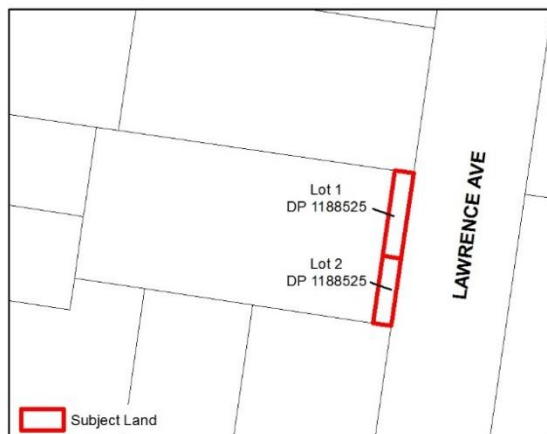


Proposed LRA



Map Change 20 – Remove Land Reservation Acquisition (LRA) Layer – Nowra	
Property	Lot 1 & Lot 2 DP 1188525, Lawrence Avenue Nowra
Issue	The LRA for Local Road Widening (SP2) applies to this lot. As Council now owns the land there is no need for the LRA to apply to the land.
Amendment	Remove the Land Reservation Acquisition (LRA) layer from the lots.
Justification	Given Council owns the lots the LRA layer for road widening should be removed for the lots.

Subject Land



Air Photo 2014



SLEP2014 LRA

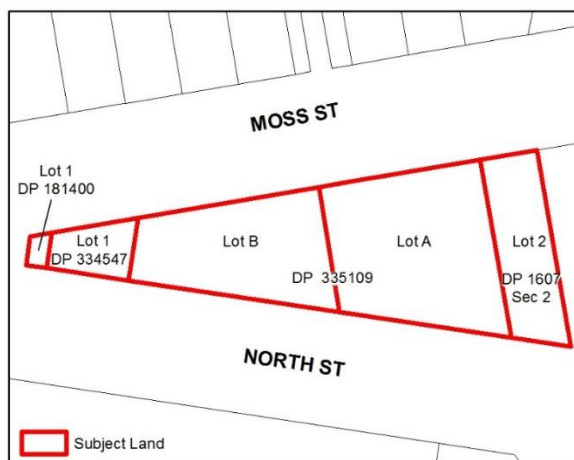


Proposed LRA

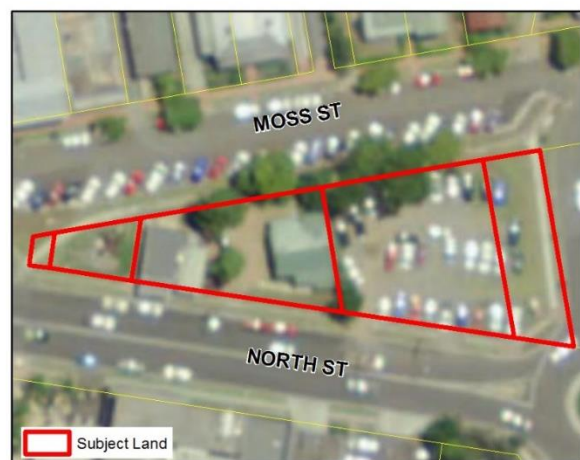


Mapping Change 21 – Remove Land Reservation Acquisition (LRA) Layer – Nowra	
Property	Lot 1 DP 181400, Lot 1 DP 334547, Lot B DP 335109 – 2 Moss Street Nowra and Lot A DP 335109 – 6 Moss Street & Lot 2 DP 1607 Sec 2 – 10 Moss Street Nowra
Issue	The LRA for Local Road Widening (SP2) applies to these lots. As Council is already the owner of these lots the LRA layer needs to be removed.
Amendment	Remove the Land Reservation Acquisition (LRA) layer from the lots.
Justification	As Council is already the owner of these lots there is no need for the lots to be acquired. Therefore the LRA layer can be removed.

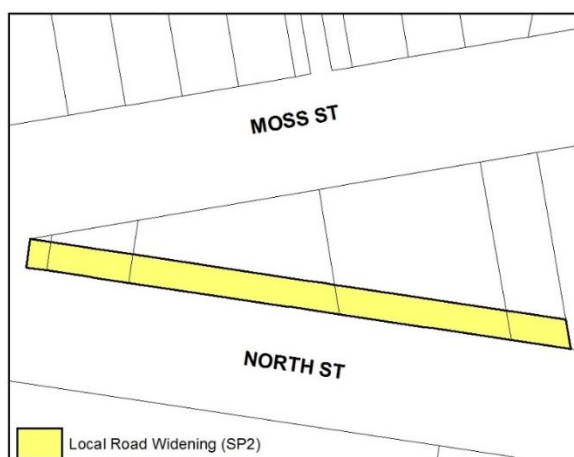
Subject Land



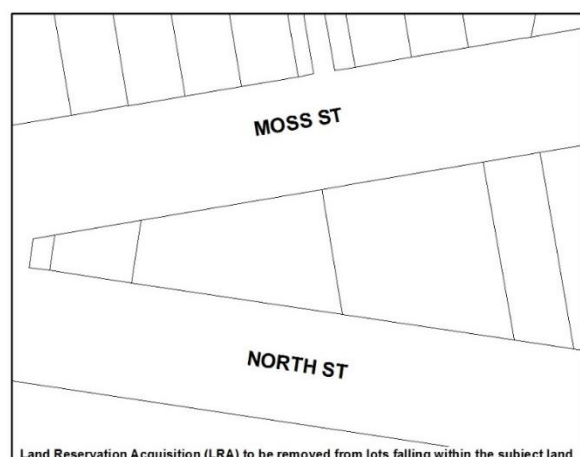
Air Photo 2014



SLEP2014 LRA



Proposed LRA



Map Change 22 – Change to Height of Buildings (HOB) Mapping – Ulladulla	
Property	Lot 3 DP 1224170, 6B Burrill Street North, Ulladulla
Issue	6B Burrill Street North was recently created by subdivision and as a result it inherited the same zones and controls as the lot it was subdivided from (the parent lot). The parent lot has a maximum HOB of 7.5m and so therefore so does lot 6B. The HOB on 6B should actually be 8.5m.
Amendment	Amend the maximum Height of Buildings (HOB) on 6B Burrill Street North to I2 - 8.5 metres.
Justification	The basis for the foreshore properties being 7.5m came from the previous Development Control Plan No. 62 – Residential Development in Foreshore areas. The height limit in the DCP applied to the first lot back from the water (the parent lot) and this height limit was applied based on this principle to foreshore properties in Shoalhaven LEP 2014. As this new lot is not a foreshore property an 8.5m maximum HOB should be applied consistent with the lots adjoining it to the South and the West.

Subject Land



Air Photo 2014



SLEP2014 HOB

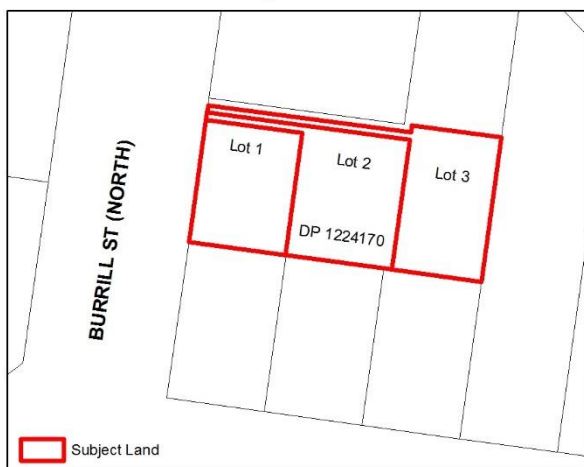


Proposed HOB



Map Change 23 – Remove Coastal Risk Layer – Ulladulla	
Property	Lot 3 DP 1224170, 6B Burrill Street North, Ulladulla
Issue	6B Burrill Street North was recently created by subdivision and as a result it inherited the same zones and controls as the lot it was subdivided from (the parent lot). The parent lot has the Coastal Risk Planning layer applying to it and is currently mapped over the newly created Lot 3.
Amendment	Remove the Coastal Risk Planning (CRP) Layer from 6B Burrill Street North
Justification	Given that the recently created Lot 3 is not affected by the Cliff Recession Lines in the adopted SMEC – Coastal Slope Instability Hazard Study , the Coastal Risk Planning layer should not apply to the lot.

Subject Land



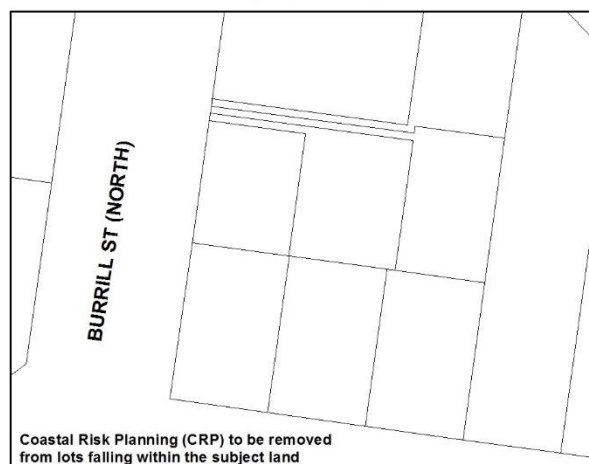
Air Photo 2014



SLEP2014 CRP

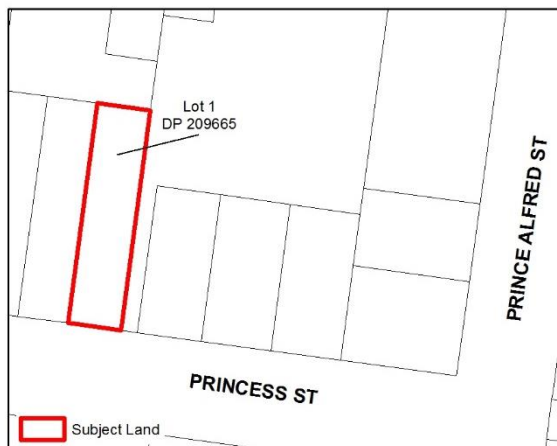


Proposed CRP



Map Change 24 – Remove Land Reservation Acquisition (LRA) Layer – Berry	
Property	Lot 1 DP 209665 – 77 Princess Street Berry
Issue	The LRA for Public Car Park (SP2) applies to this lot. As Council is now the owner of this lot, the LRA layer is no longer required.
Amendment	Remove the Land Reservation Acquisition (LRA) Layer from this lot.
Justification	As Council is already the owner of this lot there is no need for the lot to be acquired. Therefore the LRA layer can be removed.

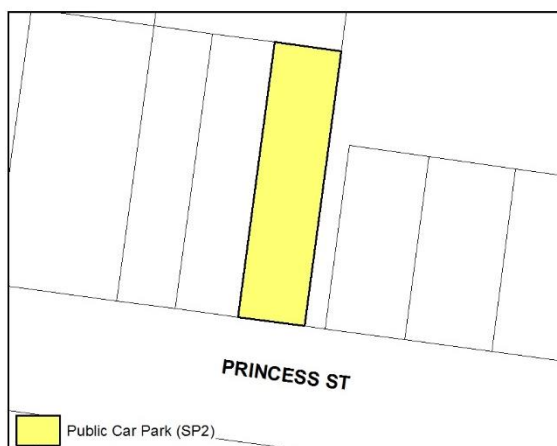
Subject Land



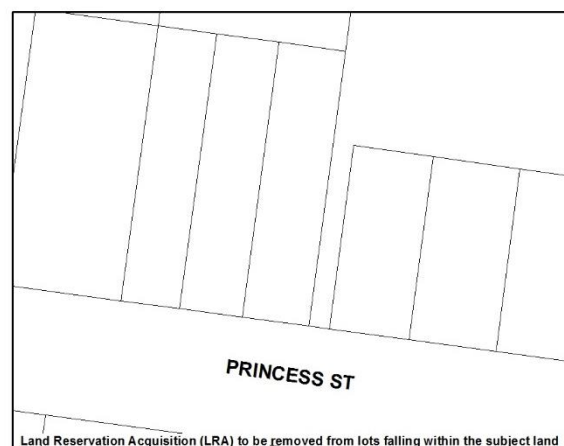
Air Photo 2014



SLEP2014 LRA



Proposed LRA

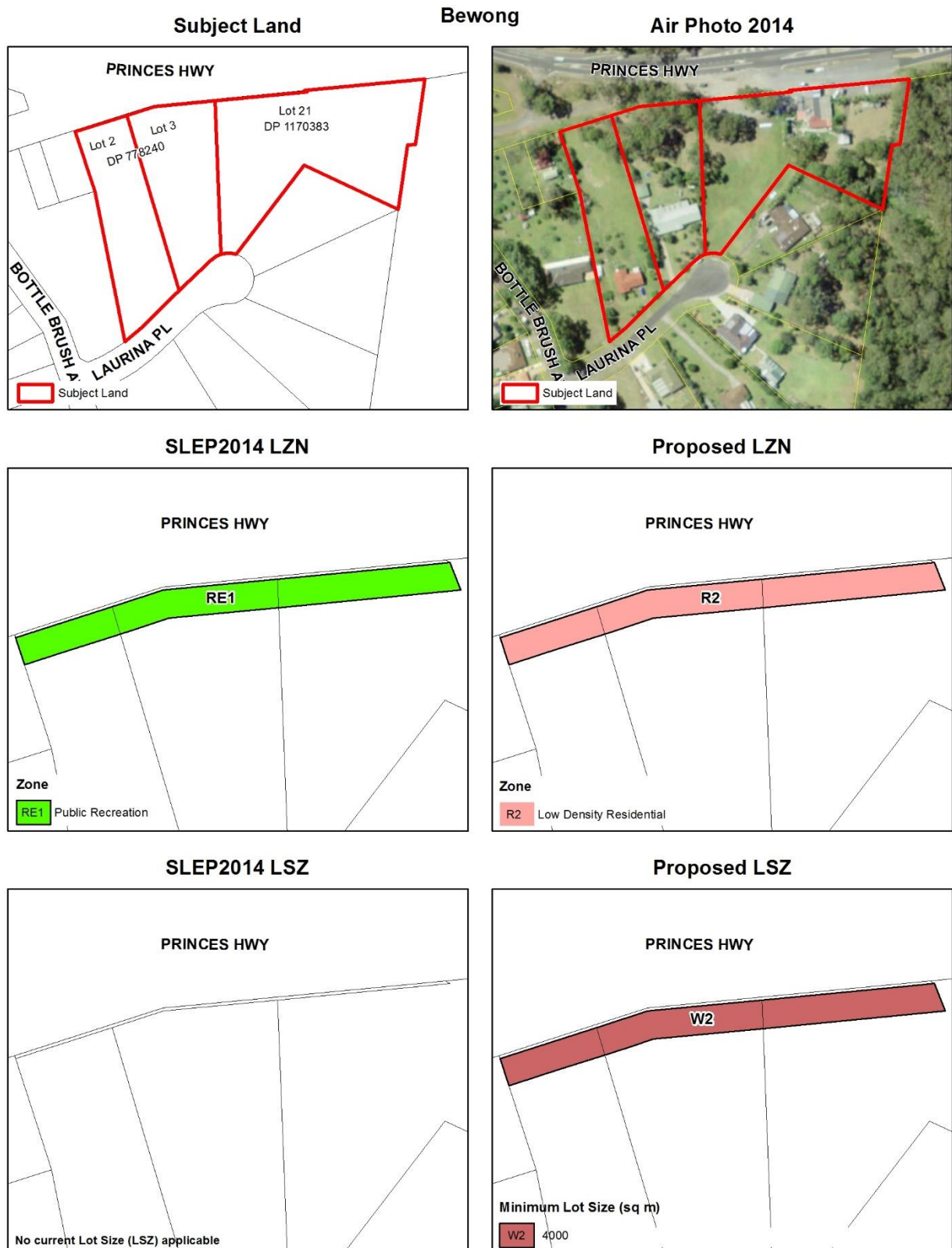


Map Change 25 – Change of Land Zoning – Milton	
Property	Lot 1 DP 557669 – 66 Princes Highway, Milton and part Lot 21 DP 1103418 – 23 Wason Street Milton
Issue	The SP2 Infrastructure (Public Administration Building) zoning on 23 Wason Street was a “best fit” transfer from the Shoalhaven Local Environmental Plan 1985 Special Uses (5a) (Post Office) zone. The SP2 restricts the use of the building that is currently in private ownership and does not allow for flexibility in the use of the building. The Post Office Building is also identified as Heritage Item in Shoalhaven LEP 2014.
Amendment	Rezone both Lot 1 and part Lot 21 from SP2 (Public Admin Buildings) to B2 Local Centre
Justification	Amending the zoning of the post office building to a B2 Local Centre allows for a range of land uses to be undertaken on the lot whilst supporting the existing service of the Post Office. The current public administration building zoning restricts the lot to solely allowing for ‘public administration buildings’. The property is a Heritage Item and therefore is subject to the Conservation Incentives Clause 5.10(10) in Shoalhaven LEP 2014, however given that the property is privately owned and is located with a key area in the main street of Milton a more flexible zoning such as B2 is supported.

Planning Proposal 022 – Shoalhaven LEP 2014 – Housekeeping 2016 – Minor Mapping & Instrument Changes (File Number: 54634E)



Map Change 26 – Change to Land Zoning and Minimum Lot Size – Bewong	
Property	Lot 21 DP 1170383 – D2399 Princes Highway, Lot 3 DP 778240 – 7 Laurina Pl and Lot 2 DP 778240 – 8 Laurina Place, Bewong
Issue	The RE1 zoning on the lots is not appropriate as the lots are all in private ownership. The lots are not identified for acquisition and so there is no reason for the lots to be zoned RE1 whilst the rest of the lots are zoned R2 and RU5 respectively. It is likely that the RE1 zoning was introduced in an attempt to prevent direct access to the Princes Highway, however a small lot was created through this subdivision (ownership unknown – likely to be Council or Crown Land) that serves the purpose of preventing direct access.
Amendment	Rezone RE1 Public Recreation portion of land to R2 Low Density Residential and add minimum lot size layer to W2 – 4000m2
Justification	There is no reason for Council acquire the lands as there is no direct recreational purpose. Given this and the fact that the lands are in private ownership there is no reason for the lots to be zoned RE1. The zoning of R2 is more appropriate as this is the zone that adjoins all of the RE1 zones. With this R2 zoning a minimum lot size of W2 – 4000m2 will have to be added to the subject land as the RE1 zone does not have a minimum lot size.



4 Part 3 – Justification

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of any strategic study or report?

No, given that this PP covers a range of housekeeping matters related to the current LEP.

The PP has arisen from the notification of Shoalhaven LEP in 2014 which replaced SLEP 1985. The proposed amendments included in this PP have been identified as housekeeping issues that need to be addressed to ensure that the LEP operates as originally intended or to improve its operations.

While these amendments are not the result of a strategic study or report, they are consistent with Council's policy position and will help achieve the expected outcomes of Council's new LEP.

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

Yes.

A PP is the only means of amending and including clauses, addressing the mapping errors and making spot rezoning changes to the LEP.

There is no other way to achieve the required outcomes.

4.2 Relationship to strategic planning framework (Section B)

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

Yes.

The PP is consistent with the objectives and actions of the Illawarra Shoalhaven Regional Plan. The plan applies to Shoalhaven Local Government Area (LGA) and aims to grow the economy, provide affordable housing, secure agricultural land, build infrastructure and protect natural and cultural environments.

The proposed amendments will better align Shoalhaven LEP 2014 with the aims of these plans and cater for future development more effectively by way of improving the efficiency and operational integrity of the instrument which will enable for more streamlined processes.

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

The PP is consistent with Council's Community Strategic Plan and the relevant objective, strategy and actions below:

Objectives:

2.1 A city which values, maintains and enhances its natural and cultural environments

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

2.4 Community infrastructure that is environmentally responsible and ecologically sustainable

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

Strategies:

2.1.2 Ensure that the natural ecological and biological environments and the built and cultural heritage of Shoalhaven are protected and valued through careful management

Prosperity – Objectives:

3.1 An economy with growing employment opportunities based on Shoalhaven's distinct characteristics, advantages and natural qualities

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

With the exception of SEPP 55 remediation of land, the PP is consistent with the applicable state environmental planning policies (SEPP's). Please see Attachment "B" – Checklist of State Environmental Planning Policies.

Map Change 26 proposes to intensify the land use on a site that is identified as being potentially contaminated. The RE1 Public Recreation portion of the lot is proposed to be rezoned R2 Low Density Residential as the RE1 zoning is not suitable given that the lot is privately owned. Rezoning the section of Lot 21 DP 1170383 to R2 will make this section of the lot consistent with this section of the lot and the adjoining zone. An assessment of potential contamination would be required through any future development application and has been addressed through development applications and approvals for the Bewong Roadhouse service stations.

4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 directions)?

The PP is consistent with the majority of applicable Ministerial Directions. Attachment 2 provides a checklist of all relevant Section 117 directions and whether the PP is consistent with the relevant directions. Any inconsistencies with the directions are considered to be of minor significance and are addressed below.

1.1 Business and Industrial Zones

This direction applies as the PP affects land within an existing or proposed business or industry zone. PP022 intends to alter existing business and industrial zones through the following changes:

Instrument Change 1	Add Landscape Material Supplies to permissible in the IN1 General Industrial & IN2 Light Industrial zones.
Map Change 3	Rezone Lot R2 DP 1182358, The Wool Road, Vincentia from B2 Local Centre to SP2 (Road).
Map Change 25	Rezone Lot 1 DP 557669 – 66 Princes Hwy, Milton – from SP2 Public Admin Buildings to B2 Local Centre & rezone SP2 portion of Lot 21 DP 1103418 – 23 Wason Street Milton to B2 for consistency with surrounding lots.

The PP is consistent as it:

- Gives effect to the objectives of Direction 1.1 Business and Industrial Zones;
- Retains the area and locations of existing business and industrial zones;
- Does not propose to reduce the total potential floor space area for employment uses and related public services in business zones; and
- Does not propose to reduce the total potential floor space area for industrial uses in industrial zones.

Although Mapping Change 3 proposes to rezone of land from B2 to SP2 (Road) this is considered to be of minor significance as this B2 zoned road is already identified as a road and therefore does not reduce the potential floor space area for employment uses and related public services in business zones.

1.2 Rural Zones

This direction applies as the PP affects land within an existing or proposed rural zone. PP022 intends to alter provisions for existing rural zones through the following changes:

Instrument Change 4	Expand Clause 4.1E (8) to identify land that is affected by the 'flood planning level' as per Clause 7.3.
Mapping Change 8	Rezone Crown land Lot 4 DP 1216169, Forest Road, Comberton from SP2 Water Treatment Facility to RU2 Rural Landscape to be consistent with the surrounding zone as the pipeline is no longer required.
Mapping Change 10	Lot 232 DP 1040152, 7 Lebene Grove, Cambewarra, rezone small portion of R2 zoned land to RU1 to align with building envelope being approved in the RU1 zoned land.
Map Change 14	Council road Lot 2 DP 1204108, Gerroa Road, Coolangatta has been acquired for road widening, rezone E2 and RU1 portions to SP2 Road.

The PP is consistent as it:

- Does not propose to rezone land from a rural zone to a residential, business, industrial, village or tourist zone; and
- Does not contain provisions that will increase the permissible density of land within a rural zone.

1.5 Rural Lands

This direction applies as the PP affects land within an existing or proposed rural or environmental zone and proposing to change the existing minimum lot size on land within a rural or environmental protection zone through the following changes:

Instrument Change 4	Expand Clause 4.1E(8) to identify land that is affected by Clause 7.3 flooding.
Map Change 1	Change the zoning of Lot 1 DP 1026902 from E1 National Parks and Nature Reserves to E2 Environmental Conservation and apply a minimum lot size of AB4 – 40HA and change the zoning of Lot 251 DP 751292 (Por 251) from E2 Environmental Conservation to E1 National Parks and Nature Reserves and remove the minimum lot size layer.
Map Change 8	Rezone Crown land Lot 4 DP 1216169, Forest Road, Comberton from SP2 Water Treatment Facility to RU2 Rural Landscape to be consistent with the surrounding zone as the pipeline is no longer required.
Map Change 9	Lot 2 DP 436644, Colloden Avenue, Vincentia currently zoned E2 is now under ownership of NPWS and is to be rezoned E1.
Map Change 10	Lot 232 DP 1040152, 7 Lebene Grove, Cambewarra, rezone small portion of R2 zoned land to RU1 to align with building envelope being approved in the RU1 zoned land.

Map Change 11	Lot 31 DP 1198692, 58 Jonsson Road, Mundamaia Rezone R2 portion of the land to E2 as per remainder of the lot.
Map Change 14	Council road Lot 2 DP 1204108, Gerroa Road, Coolangatta has been acquired for road widening, rezone E2 and RU1 portions to SP2 Road.
Map Change 18	Rezone Lot 159 DP 755972 (Por 159), Highway Drive, Dolphin Point from E3 to E2.

The PP is consistent as it:

- Is consistent with the Rural Planning Principles listed in *State Environmental Planning Policy (Rural Lands) 2008* (with exception to Map Change 14); and
- Is consistent with the Rural Subdivisions Principles listed in the *State Environmental Planning Policy (Rural Lands) 2008*

Map change 14 is considered to be justified as the proposed change is of minor significance. This change proposes to rezone a road easement from E2 and RU1 to SP2 (Road) for road widening purposes. The road easement is currently under Council ownership. This inconsistency is considered to be minor as the area to be rezoned is only narrow and therefore will not significantly affect the surrounding lots.

2.1 Environmental Protection Zones

A number of mapping changes propose to amend the environmental zoning of the property or amend the biodiversity overlay however any inconsistencies are considered to be of minor significance. The changes do not reduce the environmental protection of that land.

This direction applies as the PP affects land within an environment protection zone or land otherwise identified for environment protections purposes through the following changes:

Instrument Change 4	Expand Clause 4.1E(8) to identify land that is affected by Clause 7.3 flooding.
Map Change 1	Change the zoning of Lot 1 DP 1026902 from E1 National Parks and Nature Reserves to E2 Environmental Conservation and apply a minimum lot size of AB4 – 40ha and change the zoning of Lot 251 DP 751292 (Por 251) from E2 Environmental Conservation to E1 National Parks and Nature Reserves and remove the minimum lot size layer.
Map Change 6	Remove the terrestrial bio-diversity layer over Lot 1 DP 1218456 – 245 Tindalls Lane, Broughton Vale and the hatching that covers Tindalls Lane.
Map Change 9	Lot 2 DP 436644, Colloden Avenue, Vincentia currently zoned E2 is now under ownership of NPWS and is to be rezoned E1.
Map Change 11	Lot 31 DP 1198692, 58 Jonsson Road, Mundamia Rezone R2 portion of the land to E2 as per remainder of the lot.
Map Change 14	Council road Lot 2 DP 1204108, Gerroa Road, Coolangatta has been acquired for road widening, rezone E2 and RU1 portions to SP2 Road.

Map Change 16	Remove the significant vegetation hatching from Lot 18 DP 703426 and Lot 20 DP 251554, 19 Stewart Street Conjola Park and Havilland Street road – there are no biodiversity values on the road. Change the 'significant vegetation' hatching shown on Conjola Park to 'Biodiversity corridor'.
Map Change 18	Rezone Lot 159 DP 755972 (Por 159), Highway Drive, Dolphin Point from E3 to E2.

The PP is considered to be consistent with this direction with the exception of map change 1, map change 6, map change 14 and map change 16.

Map change 1 is considered to be justified as the proposed change is of minor significance as it proposes to correct an anomaly. The land was transferred from National Parks to the owners in 2008. At the time, the Shoalhaven LEP 1985 zoning was 8 (a) National Parks and Nature Reserves. Council's Strategic Planning team were not specifically notified of the transfer and as such during the best fit transfer of zones from Shoalhaven LEP 1985 to Shoalhaven LEP 2014 the property was zoned E1. Changing this zone to E2 simply corrects this error.

Map change 6 is considered to be justified as the proposed change is of minor significance. Council's biodiversity mapping shows the biodiversity hatching over 245 Tindalls lane and the Tindalls Lane road in a residential area with no known environmental constraints. The biodiversity layer in this location is considered to be an anomaly in this location and should be removed.

Map change 14 is considered to be justified as the proposed change is of minor significance. Map change 14 proposes to rezone a road easement from E2 and RU1 to SP2 (Road) for road widening purposes. The road easement is currently under Council ownership. This inconsistency is considered to be minor as the area to be rezoned is only narrow and therefore will not significantly affect the lot's surrounds.

Map change 16 is considered to be justified as the proposed change is of minor significance. Council's biodiversity mapping shows that neither 19 Stewart St nor Havilland St have biodiversity affectations and as such the layer should be removed from those properties. Council's Environmental Planner advised that the biodiversity overlay – habitat corridor for the entirety of Lot 7308 DP 114810 is more appropriate and Council's records indicate that Lot 7308 is not affected by significant vegetation.

2.3 Heritage Conservation

Instrument Change 2	Update LEP Schedule 5 – Environmental Heritage – change property description of 91 Osborne Street Nowra to read Lot 1001 DP 1220696.
Instrument Change 3	Update LEP Schedule 5 – Environmental Heritage – change property description of 122 Queen Street Berry to read CP SP 93194.
Instrument Change 5	Change wording attached to heritage item 437 in Schedule 5 – Environmental Heritage of the LEP from "Jerringa" to read "Jerrinja".

Map Change 2	Update the heritage layer so that it covers the whole of 91 Osborne Street Nowra – Lot 1001 DP 1220696.
Map Change 4	Expand the heritage layer over Lot 103 DP 1213873, 27A Millbank Road, Terara to match the lot boundary.

The PP is consistent as it:

- Does not propose any changes to provisions that conserve the environmental or indigenous heritage significance of items, areas, objects or places.
- Proposes changes to the Shoalhaven LEP 2014 Schedule 5 - Environmental Heritage and the Heritage layer provide accurate mapping and property descriptions.

3.1 Residential Zones

This direction applies as the PP affects land within an existing or proposed residential zone through the following changes:

Instrument Change 2	Update LEP Schedule 5 – Environmental Heritage – change property description of 91 Osborne Street Nowra to read Lot 1001 DP 1220696;
Instrument Change 3	Update LEP Schedule 5 – Environmental Heritage – change property description of 122 Queen Street Berry to read CP SP 93194;
Map Change 2	Update the heritage layer so that it covers the whole of 91 Osborne Street Nowra – Lot 1001 DP 1220696;
Map Change 10	Lot 232 DP 1040152, 7 Labene Grove, Cambewarra rezone small portion of R2 zoned land to RU1 as per DA consent - as building envelope has been approved in RU1 zoned land;
Map Change 11	Lot 31 DP 1198692 – 58 Jonsson Road, Mundamia Rezone R2 portion of the land to E2 as per remainder of the lot. Remove URA layer and Clause (Sch 1.5) layer off lot;
Map Change 12	Lot 12 DP 286581, Illaroo Road, North Nowra - rezone from R3 to RE1 as the lot has been dedicated to Council as a public reserve;
Map Change 17	New consolidated lot; Lot CP SP 93194 – Heritage overlay needs to be updated to map full property;
Map Change 26	Rezone RE1 portion of land to R2 on Lot 21 DP 1170383, D2399 Princes Highway, Bewong, Lot 3 DP 778240, 7 Laurina Place, Bewong and Lot 2 DP 778240, 8 Laurina Place, Bewong as per surrounding zoning. Add W2 minimum lot size.

Though map change 26 is the only map change that provides more residential zoned land, the other map changes are considered to be minor inconsistencies and are outlined below.

Instrument changes 2 and 3 and map change 17 propose to update the heritage schedule and heritage layer to update property descriptions and to provide accurate lot boundaries.

Map change 10 is an inconsistency that is minor in nature as it still gives consideration to the objectives of the direction. The RU1 zoning still supplies a variety of housing types such as dwelling houses and attached dual-occupancies and will make use of the existing infrastructure and services. This will also minimise the impact of residential development on the environment and resource lands as it will limit the amount of houses or subdivisions to occur on this mostly rural lot.

Map change 11 is considered to be minor in nature as the size of the land being rezoned is very narrow and very small. This land could not be used for creating more housing choices as it does not meet any lot size requirements. Changing the zone to E2 will make it consistent with the rest of the lot.

Map change 12 is considered to be a minor inconsistency as though it decreases the amount of residential zoned land, it is only decreasing a very small portion of residential zoned land in the Shoalhaven. In the scheme of housing options and choices losing one lot doesn't make a big difference and the proposed zoning of RE1 will be used to improve the quality of life of the surrounding residential area.

3.4 Integrating Land Use and Transport

This direction applies as the PP proposes to create, alter or remove a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes through the following amendments:

Map Change 1	Change the zoning of Lot 1 DP 1026902 from E1 National Parks and Nature Reserves to E2 Environmental Conservation and apply a minimum lot size of AB4 – 40ha and change the zoning of Lot 251 DP 751292 (Por 251) from E2 Environmental Conservation to E1 National Parks and Nature Reserves and remove the minimum lot size layer.
Map Change 3	Rezone Lot R2 DP 1182358, The Wool Road, Vincentia from B2 Local Centre to SP2 (Road) as the road is now Council owned;
Map Change 8	Rezone Crown land Lot 4 DP 1216169, Forest Road, Comberton from SP2 Water Treatment Facility to RU2 Rural Landscape
Map Change 10	Lot 232 DP 1040152, 7 Lebene Grove, Cambewarra backzone small portion of R2 zoned land to RU1
Map Change 11	58 Jonsson Road, Mundamia, Rezone R2 portion of the land to E2
Map Change 14	Council road Lot 2 DP 1204108, Gerroa Road, Coolangatta rezone E2 and RU1 portions to SP2 Road
Map Change 18	Rezone Lot 159 DP 755972 (Por 159), Highway Drive, Dolphin Point from E3 to E2
Map Change 22	Change Height of Building layer from maximum height 7.5m to maximum height 8.5m on Lot 3 DP 1224170, 6B Burrill Street North, Ulladulla;
Map Change 23	Remove Coastal Risk Layer from Lot 3 DP 1224170, 6B Burrill Street North, Ulladulla

Map Change 25	Rezone Lot 1 DP 557669, 66 Princes Highway, Milton from SP2 Public Admin Buildings to B2 & rezone SP2 portion of Lot 21 DP 1103418, 23 Wason Street Milton to B2
Map Change 26	Rezone RE1 portion of land to R2 on Lot 21 DP 1170383, D2399 Princes Highway, Bewong, Lot 3 DP 778240, 7 Laurina Place, Bewong and Lot 2 DP 778240, 8 Laurina Place, Bewong as per surrounding zoning. Add W2 minimum lot size.

The PP is consistent as it captures provisions in Shoalhaven LEP 2014 that locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for Planning and Development 2001*, and *The Right Place for Business and Services – Planning Policy 2001*.

4.3 Flood Prone Land

This direction applies as the PP alters a provision relating to flood prone land. Instrument change 4.1E (8) proposes to amend the wording of the subclause to also identify land affected by the ‘flood planning level as per Clause 7.3 Flood Planning in Shoalhaven LEP 2014 and is consistent as it:

- Amends a provisions to ensure that the subclause 4.1E (8) identifies land that is affected by flooding through Council’s adopted flood studies but has not yet been mapped in the Flood Planning Area map in Shoalhaven LEP 2014.

4.4 Planning for Bushfire Protection

This direction applies as the PP affects land across the LGA that is (or is in proximity to) land mapped as bushfire prone land and is consistent as it:

- Has regard to Planning for Bushfire Protection 2006;
- Does not affect controls that avoid placing inappropriate development in hazardous areas; and
- Does not affect controls that ensure that bushfire hazard reduction is not prohibited within the APZ.

5.1 Implementation of Regional Strategies

This direction applies as the Illawarra Shoalhaven Regional Plan applies to Shoalhaven City Council LGA. The PP is consistent with the Plan and is further addressed in Section 4.2.1 of this Planning Proposal.

4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 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?

The likelihood that critical or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal is very low. The PP proposes to make amendments that are of a housekeeping nature to the LEP.

4.3.2 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 PP.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The PP is likely to have positive social and economic effects due to the LEP operating in a more efficient manner which will better align the objectives of the instrument with appropriate development.

4.4 State and Commonwealth Interests (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The PP does not create additional requirements for public infrastructure. It facilitates development in areas that already have an urban zone; the public infrastructure requirements have or will be considered as these areas are considered for development.

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

Council has not formally consulted with any State or Commonwealth public authorities in relation to PP022, however the relevant authorities will be consulted with during public exhibition considering the minor nature of the proposed amendments.

5 Part 4 – Mapping

The various mapping changes are included in Part 2 Explanation of Provisions.

6 Part 5 - Community Consultation

Council proposes to exhibit the planning proposal in accordance with the requirements of Section 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and any other requirements as determined by the Gateway process. It is intended that an exhibition period of 28 days will apply.

Public notification of the exhibition would include notification in the local newspapers, and a notice on Council's website. Hard copies of the planning proposal would be made available at Council's Administrative Buildings in Nowra and Ulladulla. Affected landowners will be directly notified in writing at the time of public exhibition.

7 Part 6 – Project Timeline

Task	Anticipated Timeframe
Commencement date (date of Gateway determination)	June 2017
Completion of Gateway determination requirements	July 2017
Public exhibition	August 2017
Consideration of submissions	September 2017
Post exhibition consideration of PP	October 2017
Finalisation and notification of Plan	December 2017

Attachments

1. SEPP Checklist

SEPP	Name	Applicable	Not inconsistent
1	Development Standards	✓	✓
14	Coastal wetlands	✓	✓
19	Bushland in Urban Areas	✗	n/a
21	Caravan parks	✓	✓
26	Littoral rainforests	✓	n/a
30	Intensive agriculture	✓	✓
33	Hazardous and Offensive development	✓	✓
36	Manufactured home estates	✓	✓
44	Koala habitat protection	✓	✓
50	Canal estate development	✓	n/a
52	Farm Dams and Other Works in Land and Water Management Plan Areas	✗	n/a
55	Remediation of land	✓	✗
62	Sustainable aquaculture	✓	n/a
64	Advertising and signage	✓	✓
65	Design quality of residential apartment development	✓	✓
70	Affordable Housing (Revised Schemes)	✓	✓
71	Coastal protection	✓	✓
--	Housing for Seniors or People with a Disability 2004	✓	✓
--	BASIX : 2004	✓	✓
--	Mining, Petroleum Production and Extractive Industries 2007	✓	n/a
--	Miscellaneous Consent Provisions 2007	✓	✓
--	Infrastructure 2007	✓	✓
--	Rural Lands 2008	✓	✓
--	Exempt and Complying Development Codes 2008	✓	✓
--	Affordable Rental Housing 2009	✓	✓
--	Urban Renewal 2010	✗	n/a
--	Sydney Drinking Water Catchment 2011	✓	✓
--	State and Regional Development 2011	✓	✓

2. Section 117 Directions Checklist

Direction	Applicable	Relevant	Not inconsistent
1 Employment and Resources			
1.1 Business and Industrial Zones	✓	✓	✓
1.2 Rural Zones	✓	✓	✓
1.3 Mining, Petroleum Production and Extractive Industries	✓	✗	n/a
1.4 Oyster Aquaculture	✓	✗	n/a
1.5 Rural lands	✓	✓	✓
2 Environment and Heritage			
2.1 Environmental Protection Zones	✓	✓	✗
2.2 Coastal Protection	✓	✓	✓
2.3 Heritage Conservation	✓	✓	✓
2.4 Recreation Vehicle Area	✓	✓	✓
3 Housing, Infrastructure and Urban Development			
3.1 Residential Zones	✓	✓	✗
3.2 Caravan Parks and Manufactured Home Estates	✓	✓	✗
3.3 Home Occupations	✓	✓	✓
3.4 Integrating Land Use and Transport	✓	✓	✓
3.5 Development Near Licensed Aerodromes	✗	n/a	n/a
3.6 Shooting Ranges	✗	n/a	n/a
4 Hazard and Risk			
4.1 Acid Sulphate Soils	✓	✓	✓
4.2 Mine Subsidence and Unstable Land	✗	n/a	n/a
4.3 Flood Prone Land	✓	✓	✓
4.4 Planning for Bushfire Protection	✓	✓	✓
5 Regional Planning			
5.1 Implementation of Regional Strategies	✓	✓	✓
5.2 Sydney Drinking Water Catchments	✓	✓	✓
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 2 nd 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

3. Evaluation Criteria for the Delegation of Plan Making Functions

Checklist for the review of a request for delegation of plan making functions to Councils

Local Government Area:

Shoalhaven City Council

Name of draft LEP:

Shoalhaven Local Environmental Plan 2014 (PP022) Housekeeping 2016 – Minor Mapping & Instrument Changes

Intent of draft LEP:

The Planning Proposal seeks to amend add or amend provisions to the instrument to improve the operation of the LEP and address issues that have arisen through development applications; this involves amending a number of maps and inserting instrument changes to achieve Council's desired outcomes.

Additional Supporting Points/Information:

Evaluation criteria for the issuing of an Authorisation (Note: where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council Response		Department Assessment	
	Y/N	Not relevant	Agree	Not agree
Is the Planning Proposal consistent with the Standard Instrument Order, 2006 (as amended)?	Y			
Does the Planning Proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the Planning Proposal contain details related to proposed consultation?	Y			
Is the Planning Proposal compatible with an endorsed regional or sub-regional strategy or local strategy endorsed by the Director-General?	Y			
Does the Planning Proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the Planning Proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	N			
Minor Mapping Error Amendments				
Does the Planning Proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	Y			
Heritage LEPs				
Does the Planning Proposal seek to add or remove a local heritage item and is it supported by a strategy / study endorsed by the Heritage Officer?	N			
Does the Planning Proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	N			
Does the Planning Proposal potentially impact on item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N			
Reclassifications				
Is there an associated spot rezoning with the reclassification?		NR		
If yes to the above, is the rezoning consistent with an endorsed Plan Of Management POM) or strategy?		NR		

Is the Planning Proposal proposed to rectify an anomaly in a classification?		NR		
Will the Planning Proposal be consistent with an adopted POM or other strategy related to the site?		NR		
Will the draft LEP discharge any interests in public land under Section 30 of the Local Government Act, 1993?		NR		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the Planning Proposal?		NR		
Has the council identified that it will exhibit the Planning Proposal in accordance with the Department's Practice Note (PN09-003) Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land?		NR		
Has council acknowledged in its Planning Proposal that a Public Hearing will be required and agree to hold one as part of its documentation?		NR		
Spot Rezoning				
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	Y			
Will the Planning Proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the Planning Proposal contain sufficient documented justification to enable the matter to proceed?	Y			
Does the Planning Proposal create an exception to a mapped development standard?	N			
Section 73A matters				
Does the proposed instrument:				
a. Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary works or a formatting error?;	N			
b. Address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?;	N			

c. Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE – the Minister (or delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).	N			
---	---	--	--	--

4. Council Resolution Supporting the PP

Development Committee Meeting 9 May 2017

RESOLVED (Clr Wells / Clr Levett)

MIN17.377

That Council submit the Housekeeping Amendment 2016 Housekeeping Planning Proposal (PP022) to the NSW Department of Planning and Environment for initial Gateway determination.

FOR: Clr White, Clr Gash, Clr Wells, Clr Findley, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED