

8.4. Planning Proposal for Club Sapphire Merimbula

This report seeks a decision from Council regarding the progress of a planning proposal to increase the maximum height limit for certain land at Main Street, Merimbula.

Director Community Environment and Planning

Officer's Recommendation

1. That Council resolve not to support the planning proposal for Club Sapphire, Merimbula (Attachment 1) nor request a Gateway Determination.

Executive Summary

A planning proposal to amend the *Bega Valley Local Environmental Plan 2013* (BVLEP 2013) to increase the height of buildings limit at 119 Main Street, Merimbula from 16m to 26m has been lodged with Council. The planning proposal was lodged concurrently with a concept development application for a 7 storey mixed use and hotel development.

Assessment of the planning proposal and supporting documents by Council officers found that the planning proposal does not provide sufficient justification for inconsistencies with relevant Council land use and tourism strategies and NSW Government plans and guidelines, and that the recognised impacts of the proposal cannot be addressed at the development application stage.

Staff conclude that the proposal would result in a significant departure from Council's adopted strategic planning framework and as such should not be supported.

The purpose of this report is to seek Council's direction regarding the lodgement of a planning proposal with the Department of Planning and Environment (DPE) for a Gateway Determination.

Background

Lot 1 DP 1250503 at 119 Main Street, Merimbula is located on the corner of Sapphire Coast Drive and Main Street. The subject land is currently zoned MU1 Mixed Use with a site area of approximately 2.17 ha. The planning proposal applies to an area of approximately 3,500sqm in the south-eastern corner of the site which currently contains part of Club Sapphire.

During the drafting of BVLEP 2013, the maximum height of buildings limits in Merimbula town centre were reviewed in response to submissions stating that height limits needed to be increased to facilitate development. Following this review, which was undertaken by an architecture firm in February 2015, the maximum height of buildings limits were increased from 7.5m, 10m or 14m to a range of 10m, 13m or 16m. The increased heights were accompanied by the 'Central Business District Design Guidelines' which were incorporated into the *Bega Valley Development Control Plan 2013* and introduced controls relating to building storeys and setbacks.

Pages 38-41 of Attachment 1 to this report illustrates the subject land in the context of the MU1 Mixed Use zone in Merimbula town centre and the current height of buildings limits under BVLEP 2013.

The Planning Proposal achieved lodgement on 20 April 2023, and seeks to amend BVLEP 2013 by increasing the maximum building height on approximately 16% of Lot 1 DP 1250503 from 16m to 26m to facilitate a 7 storey building. A concept development application (DA 2022.398) is related to the proposal which seeks concept approval for the demolition of part of the existing club and construction of a new 7 storey mixed use and hotel development comprising:

a club and hotel foyer at ground level, function and conference facilities on the first level, 5 levels of accommodation above containing 100 rooms, new vehicle entry to the club/hotel from Main Street, public domain works and landscaping. The DA is on hold pending Council's consideration of this Planning Proposal report. Should the concept development application be approved, a subsequent detailed development application will need approval prior to any works commencing.

The planning proposal and concept development application were submitted concurrently in accordance with Council's *Commercial Land Strategy* which states: *'To encourage new development in Bega and Merimbula town centres, Council will consider site-specific proposals, with a land area greater than 2000m², to increase the maximum height of buildings in Merimbula by way of a combined planning proposal and development application that allows the community to evaluate the details of each proposal.'* The *Commercial Land Strategy* notes that *'larger sites can more easily integrate higher levels without impacting upon neighbouring sites'*.

The purpose of this report is to advise of the Council officer's assessment of the planning proposal and seek a resolution regarding the progression of the matter. Should Council resolve to progress the planning proposal, the concept development application will be publicly exhibited together with the planning proposal but will be presented to Council separately on completion of the development assessment process. It is noted that under Clause 4.6 of BVLEP 2013, a development application that exceeds the height of buildings limit for the site may be considered for approval by Council as a variation to development standards.

Options

Options available to Council are to:

1. Resolve to not support the planning proposal nor forward it to DPE requesting a Gateway Determination. This is the recommended option because the proposal has not demonstrated strategic or site-specific merit and the recognised impacts cannot be addressed through the development application stage.
2. Resolve to forward the planning proposal to DPE requesting a Gateway Determination. This is not recommended. However, it is noted that under the *Commercial Land Strategy* the purpose of considering a planning proposal to increase the height limit via a combined planning proposal and development application is to allow the community to evaluate the details of the proposal. Section 3.35 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables Council to resolve to vary a planning proposal or not proceed for any reason. If Council is designated as the Local Plan Making Authority for the planning proposal and resolves not to proceed with the planning proposal after it is publicly exhibited, the Minister for Planning will determine the matter.
3. Resolve to publicly exhibit the planning proposal, however, defer the decision of whether to forward the planning proposal to DPE requesting a Gateway Determination to a future Council meeting after an initial community engagement process is undertaken. It is noted that implementing this option may still require a second round of community consultation if DPE specify as such in any subsequent Gateway Determination.

Assessment of Planning Proposal

The *NSW Local Environmental Plan Making Guideline* (December 2021) states that when a Local Environmental Plan is made or amended through a planning proposal, it must demonstrate both strategic merit and site-specific merit. The extent to which the planning proposal gives effect to the various elements of the strategic and site-specific merit criteria is discussed below.

Local Strategic Planning Statement Planning Priority 7: Tourism

The LSPS planning priority for tourism is: *“The natural and cultural assets of the Shire have been enhanced to create a flourishing year-round tourism industry supporting local employment in a wide range of associated businesses. Bega Valley Shire is a highly appealing tourism destination with major comparative advantage based on its natural beauty...”*

The planning proposal is not consistent with LSPS Planning Priority 7 Tourism because it will result in development that would have an adverse visual impact on the natural assets of Merimbula and the area’s comparative advantage which is based on its natural beauty. The height, bulk and scale of the development that will result from the planning proposal will significantly impact views of the lake, ocean and horizon from both private and public vantage points in Merimbula and detract from the character of the surrounding natural assets.

The planning proposal states that the proposed development will facilitate the best opportunity for Merimbula to overcome the challenge outlined in the LSPS of encouraging luxury and eco accommodation developments, and that the proposed development has been identified as a specific tourist accommodation need in the shire in the *Destination Southern NSW Regional Destination Management Plan* and the *Sapphire Coast Tourism Vision and Platform for Growth 2019*.

Destination Southern NSW’s *Southern NSW Destination Management Plan 2022-2030* identifies the conference market as a growth opportunity, and an action of the plan is to ‘Support private investors ... to grow the quantity, diversity, and quality of accommodation across the region.’

Council and Sapphire Coast Destination Marketing developed the *Sapphire Coast Tourism Vision and Platform for Growth 2019*. The document aims to set *“an achievable vision for our future that is inclusive [and] focussed on our unique points of difference.”* The document identifies one of the area’s weaknesses as a lack of hotel accommodation for conferencing and states that the barriers to the growth of the conference market are the lack of large brand hotel accommodation and the cost of air travel. The document also identifies one of the strengths of the area as *“low rise development”* and recognises that one of the elements that makes the area unique is the towns and villages. This is incorporated into the *Sapphire Coast Vision and the Positioning Statement* as the aspiration that *“the towns and villages complement the stunning landscape”*.

One of the foundation principles of Council’s *Commercial Land Strategy* is to *“Recognise the need to protect the elements and settlement character that attract people to live in the Bega Valley Shire and support the tourism industry.”*

In response to this issue, the planning proposal states: *“The overall character of the region as low rise will not change as a result of one taller building, particularly given it is unlikely other similar developments will be financially viable on other sites. Therefore, it is not considered that the planning proposal will detrimentally impact on this key tourism strength of the region.”*

With numerous local and regional tourism, economic and land use strategies identifying the Bega Valley’s natural endowments as the key factor attracting residents and visitors to the shire, and the tourism strategy co-developed by Council specifically referencing ‘low rise development’ as one of strengths of the area, the assertion that the character of the region will not change because of one taller building is not supported. While increasing the diversity of tourism accommodation is identified as a goal, there is a risk that the visual impact from the proposal to increase the height of buildings on the site beyond 16m will undermine the distinctive character of Merimbula that attracts both visitors and residents and hence may adversely impact the ability of Merimbula to thrive as a highly appealing tourism destination.

Local Strategic Planning Statement Planning Priority 12: Town Centres and Commercial Land Strategy

The *Commercial Land Strategy* states: “Vibrant commercial centres are defined by land uses, the design and function of the public realm, the scale and design of buildings, and the character of the built environment”.

The recommendations of the *Commercial Land Strategy* were based on the community’s vision for the future and are designed to reinforce the character and qualities of each town centre. The character statement for Merimbula in the *Commercial Land Strategy* includes the direction: “Protect key elements within the streetscape including view corridors and access to Merimbula Lake where larger development is well articulated and proportioned and the overall height, bulk and scale is in keeping with a medium-rise coastal setting.”

The *Commercial Land Strategy* informed the LSPS Planning Priority 12: Town Centres. The LSPS outlines the challenge of having few opportunities to reinforce the character and qualities of town centres by controlling the scale and design of buildings as well as the character of the built environment.

The *Commercial Land Strategy* states that medium rise development is 4-5 storeys, and the LSPS specifies that the 16m height of buildings is equal to 5 storeys. At 26m and 7 storeys the development that will result from the planning proposal is not considered to be medium rise.

In response to these issues, the planning proposal states that the amendment to the maximum height standard is justified because it “can be achieved in a manner consistent with the desired future character for Merimbula. The planning proposal responds to the above character statement by: supporting the development of a major hotel that will reinforce the role of Merimbula as a major centre with facilities that support tourism...[and] facilitating streetscape improvements to Main Street, including improved entry to the Club and improved building facades.” The planning proposal also states that because the height of building amendment only applies to part of the Club Sapphire site this will limit potential cumulative impacts in relation to bulk and scale, and that the subject site is unique in its capacity to facilitate a development of the kind proposed.

Summation: The planning proposal is not consistent with the character statement for Merimbula in the *Commercial Land Strategy* because the height, bulk and scale of the development resulting from the planning proposal is not in keeping with a medium-rise coastal setting. With few opportunities to reinforce the desired character of town centres and qualities of buildings, it is important to ensure that all planning proposals, including building height increases, align with the adopted strategic direction for each of our town centres.

The justification for the inconsistency with the *Commercial Land Strategy* and LSPS priority for town centres provided in the planning proposal is insufficient to address the issue because tourism accommodation is a permissible use within the town centre and any proposed improvements to the existing Club Sapphire are not related to the planning proposal.

Local Strategic Planning Statement Planning Priority 10: Character

The LSPS planning priority for character is: “The distinctive character of the landscapes, towns and villages that make our Shire unique is thriving and continues to provide a sense of place and wellbeing to residents and attract visitors.”

The LSPS identifies the challenges of intensifying future development in urban centres while avoiding negative impacts on the existing character of towns and managing future development in urban centres to protect scenic landscapes. To ensure future development is consistent with community expectations, the LSPS requires that planning proposals align with the desired future character statements for towns which identify features to be protected, enhanced or changed.

Summation: The planning proposal is not consistent with the LSPS planning priority for character because it will result in development that does not enhance the coastal town

character, is not in keeping with a medium-rise coastal setting and that will conflict with the character of the landscape and town that makes Merimbula unique. These elements are discussed in detail below.

Coastal town character

The LSPS desired future character statement for Merimbula includes: *“Buildings are higher in some places than those that currently exist in the town. Taller buildings are appropriately located and set within attractive streetscapes so that their visual appearance fits in with the coastal town character and lake front setting.”*

The 16m building height limit currently applies to the whole Club Sapphire site and extends east along the northern side of Main Street to the church opposite the RSL (refer to page 40 of Attachment 1 for map of existing heights). At 26m the proposed height of buildings limit is significantly higher than the buildings that were envisaged in this part of Merimbula.

The visual analysis and detailed drawings (Attachments 2 and 3) accompanying the planning proposal demonstrate that the development resulting from the planning proposal would be highly visible from numerous public and private vantage points in Merimbula. The site’s location at the highest part of the town centre, at a key entrance to the town centre, and its visibility from Sapphire Coast Drive on the approach to Merimbula maximises the visual impact of the development that would result from the planning proposal. The visual analysis shows that a 26m building would protrude well above the skyline and would detract from the impressive ocean views experienced on arrival into Merimbula via Sapphire Coast Drive by dominating the view of the town, ocean and natural surrounds.

In response to this issue, the planning proposal states: *“The development facilitated by the Planning Proposal will address these elements of the desired future character for Merimbula through high quality building design, appropriate location on a large site at an important approach into the town centre, improvements to the Main Street footpath, provision of a new drop off zone at the club/hotel entrance and improved on-site landscaping”.*

The planning proposal states that the site has significant frontages to the public realm that can be enhanced as part of the development facilitated by the planning proposal, including improvements to the Main Street streetscape, improved pedestrian amenity and accessibility to the Club and improved visual presentation of building facades.

Summation: The planning proposal is not consistent with the LSPS planning priority for character nor the element of the desired future character for Merimbula to fit in with the coastal town character. The planning proposal and accompanying documentation do not adequately justify these inconsistencies. Both the proposed height of 26m and the siting of the area of land identified in the planning proposal in the south-eastern corner of the site restrict the ability for landscaping, streetscaping or other mitigating measures that could enable the resulting development to fit in with the coastal town character.

It is noted that no details of the upgrades to the public realm beyond the above description and suggestions in the conceptual illustrations in Attachment 3 have been provided, and the planning proposal states that these details will form part of the future development application for building construction. As such, the planning proposal is not linked to any material improvements to the public realm or streetscape.

Medium-rise development

The LSPS desired future character statement for Merimbula includes: *“Larger development is well articulated and proportioned with the overall height, bulk and scale in keeping with a medium-rise coastal setting.”*

The planning proposal acknowledges that the development that will result from the amendment does not meet the definition of medium-rise development, however it argues that this is justified because:

- *The provision of a high-end hotel facility in the Shire is a major economic goal of Council given the social and economic benefits it could deliver.*
- *The proposed hotel development will bring significant social and economic benefits to Merimbula and the wider region, as demonstrated in the accompanying socio-economic report.*
- *A four plus star hotel would not likely succeed in Merimbula within the next 20 years without some increase in height controls given the amenity requirements of such a facility (such as views and iconic features).*
- *There are major construction and operational advantages to locating the hotel development on the Club Sapphire site.*
- *Development of a taller building with a smaller footprint on the subject land would be visually preferable to a lower, bulkier building with a larger footprint.*

The visual analysis accompanying the planning proposal also states: *“Those people for whom a lower style of development is critical for their vision of Merimbula, may be impacted. But most visitors would probably not really notice the difference in the two options (higher or bulkier) and many people would probably find the slim, higher structure more architecturally appealing than the more bulky, rectangular appearance of a hotel compressed into the 16 metre height.”*

Summation: The planning proposal is not consistent with the LSPS planning priority for character nor the element of the desired future character for Merimbula that requires the height, bulk and scale of development to be in keeping with the desired medium-rise coastal setting. The justification for these inconsistencies provided in the planning proposal and accompanying documentation is not sufficient to justify the impacts of height, bulk and scale to the character of Merimbula that would be generated by adding 10m to the existing building height.

The design of the proposed development is considerably taller than envisaged by Council’s adopted strategic direction and as a result presents a very bulky, large scale building facing Main Street. The adopted vision for the future character of Merimbula is based on extensive community consultation and consideration by Councillors. Council has developed development standards and design controls to guide future development in Merimbula to ensure that it is well-proportioned in terms of the height, bulk and scale and is in keeping with the desired character.

NSW Coastal Design Guidelines 2003

Under the requirements of the EP&A Act, councils are required to assess planning proposals against the Section 9.1 Directions by the Minister. Under Direction 4.2 Coastal Management, for land in the coastal zone (as defined under the *Coastal Management Act 2016*), a planning proposal must include provisions that give effect to and are consistent with the *NSW Coastal Design Guidelines 2003* (the *Guidelines*).

Part 1 of the *Guidelines* determines a local hierarchy of settlements that can be used to categorise different types of coastal settlements. Based on this, the *Guidelines* provide a desired future character for each type of settlement. Based on the population of Merimbula, it is best categorised as a Coastal Town. In relation to height, the *Guidelines* advise: ‘6.a. Generally heights of up to four storeys in town centres’ and ‘6.c. Heights are subject to place-specific urban design studies. New development is appropriate to the predominant form and scale of surrounding development (either present or future), surrounding landforms and the visual setting of the settlement.’

The planning proposal acknowledges that the proposed height exceeds the recommended number of storeys for a coastal town/village under the *Guidelines*. It states that the visual analysis demonstrates that the development resulting from the planning proposal will sit below the distant hills, will not have significant impacts on views of the coast, and the impacts in relation to views to and from the coast are acceptable.

Summation: The *Guidelines* aim to protect the natural resources of the NSW coastline and ensure that urban development complements coastal scenic values and responds to and protects elements which make a place special. The planning proposal is inconsistent with the *Guidelines* by exceeding the recommended number of storeys and being inconsistent with the values of Merimbula identified in Council's adopted land use strategies. These inconsistencies are not considered to be of minor significance; therefore, the planning proposal is not consistent with Ministerial Direction 4.2.

Impact on existing, approved and likely future uses of land in the vicinity

The socio-economic impact assessment (SEIA) accompanying the planning proposal identifies the following adverse impacts on uses in the vicinity of the site from the planning proposal:

- *"There will be increased shadow on the buildings on the south side of Main Street from the development. But with one exception, all these buildings are currently commercial with no permanent living or tourist accommodation."*
- *"The visual analysis ... shows very few existing residences will experience any appreciable loss of view quality. The few that are impacted to any extent still retain an acceptable quality of view and/or would not have any expectations of retaining such views even under existing height controls."*
- *"Some long term redevelopment of some commercial or multi-use properties near the site may have more limited views than if the height control remained at 16 metres. But this implies most of these redevelopments to be multi-storey and the prospects of that for much of the area potentially view affected is low for much of the hotel life."*
- *"There will be minimal impact of overlooking from the hotel on existing back yards. Visual penetration of existing residential buildings should be extremely low, easily addressed by normal blinds and one way curtains. The impact will not be significantly greater than the current height controls might generate."*
- *"Operational noise should readily comply with the EPA [Environmental Protection Authority] noise guidelines... The noise impacts will not increase much, if any, over the current activity of the commercial area."*

The SEIA also identifies a negative impact on business growth however this is not discussed in the document. The potential impact of a 26m high building to the local tourism industry and associated businesses through the change of character is also not considered in the assessment, although change in character is recognised as a potential negative social impact.

The provision in the *Commercial Land Strategy* to allow consideration of site-specific proposals to increase the maximum height of buildings limit only on land over 2,000m² is because *"larger sites can more easily integrate higher levels without impacting upon neighbouring sites"*.

Locating the area proposed for the height increase on the south-eastern boundary of the Club Sapphire land means that the additional overshadowing of the public domain and private land that will result from the height increase from 16m to 26m will not be accommodated within the site. As a result, it is likely that the extent of overshadowing will significantly impact the redevelopment potential of adjacent commercial properties for residential purposes including shop-top housing due to the lack of adequate solar access.

The location chosen for the proposed height increase also maximises the bulky appearance of the proposed development from the street level and increases the potential for wind funnelling. The impact on pedestrians is acknowledged in the planning proposal as a “change in feeling.” However, this statement underplays the likely impact. The design of the proposed building does not provide a streetscape that is comfortable for pedestrians and is not designed to a human scale. The ground floor design of the proposed building is dominated by vehicular uses and hard surfaces and the bulk of the building is not effectively broken up through integration of a distinctive bottom, middle and top into the design.

The chosen location on the site also limits the ability to mitigate the identified impacts through the incorporation of improved streetscape and landscape outcomes for the public domain.

It is considered that the planning proposal lacks site specific merit because the recognised likely impacts of the development that will result from the planning proposal are not able to be addressed at the development application stage due to both the proposed building height and the location of the proposed height increase on the Sapphire Club land.

Community and Stakeholder Engagement

Engagement undertaken

During the public exhibition of the draft *Commercial Land Strategy*, Council received a submission from Club Sapphire requesting an increase to the height of buildings limit at the subject site that included concept design plans (Attachment 4). It is noted that the location of the proposed development has changed from the preliminary plans that were presented to Council and that the previous plans included more public domain improvements.

Club Sapphire’s submission to the *Commercial Land Strategy* was discussed at a Councillor workshop in 2020. Since that time, the applicant has engaged in pre-lodgement consultation with Council officers.

Engagement planned

If Council resolve not to support the planning proposal, no further community consultation of the planning proposal will occur.

If Council resolve to support the planning proposal, community consultation for the planning proposal will be consistent with the requirements of the *Bega Valley Shire Community Engagement Strategy*, being a minimum exhibition timeframe of 28 days or as specified by the Gateway Determination. Public exhibition of the planning proposal will include notification on Council’s website, in the *Merimbula News Weekly*, and in writing to adjoining landowners.

If Council resolve to publicly exhibit the planning proposal before deciding whether to forward the planning proposal to DPE requesting a Gateway Determination, community consultation for the planning proposal will be consistent with the requirements of the *Bega Valley Shire Community Engagement Strategy*, being a minimum exhibition timeframe of 28 days.

Financial and Resource Considerations

The planning proposal has been prepared by the applicant and the applicable fee received in accordance with Council’s adopted Fees and Charges 2022-2023. The applicant will also incur any costs associated with the exhibition of the planning proposal.

Legal /Policy

The planning proposal has been prepared in accordance with Section 3.33 of the EP&A Act and DPE's *Local Environmental Plan Making Guideline* (December 2021).

Impacts on Strategic/Operational/Asset Management Plan/Risk

Strategic Alignment

Local Strategic Planning Statement (LSPS)

The proposal is consistent with the outcome of the LSPS to encourage a diversity of land uses and businesses within commercial centers, and elements of the desired future character for Merimbula that the town center is a thriving mixed-use area containing offices, shop-top housing, tourist accommodation, leisure and entertainment uses, and has transformed through the redevelopment of old buildings.

The proposal is not consistent with the LSPS planning priorities for tourism, town centres and character, and is not consistent with elements of the desired future character for Merimbula that taller buildings are appropriately located and set within attractive streetscapes so that their visual appearance fits in with the coastal town character and lake front setting, and larger development is well articulated and proportioned with the overall height, bulk and scale in keeping with a medium-rise coastal setting.

Commercial Land Strategy

The planning proposal is not consistent with the Merimbula character statement in Council's *Commercial Land Strategy* to protect key elements within the streetscape including view corridors and access to Merimbula Lake where larger development is well articulated and proportioned and the overall height, bulk and scale is in keeping with a medium-rise coastal setting.

Community Strategic Plan (CSP)

The planning proposal is consistent with the strategies of the CSP to collaborate with the relevant parties and industry to promote and support opportunities to diversify and grow our economy and provide local jobs and collaborate with stakeholders to develop and enhance the economic opportunities provided by tourism services and facilities.

The planning proposal is not consistent with the strategy of the CSP to ensure land use planning and resource use supports sustainable growth whilst protecting the quality of the natural environment and our rural landscapes.

South East and Tablelands Regional Plan 2036

The planning proposal is consistent with Direction 9 of the *South East and Tablelands Regional Plan 2036*: 'Grow tourism in the region', however, it does not align with the Local Narrative for Bega Valley Shire to "*Protect and enhance Bega Valley's environmental values, underpinning the smart growth of towns and the tourism industry*" because of the impact on coastal environmental values and existing and desired future character.

The planning proposal is consistent with Direction 12: 'Promote business activities in urban centres', Action 12.2: 'Encourage mixed use developments that cater for commercial, retail, residential and tourism uses through local planning controls'.

Draft South East and Tablelands Regional Plan 2041

The planning proposal is not consistent with the *Draft NSW South East and Tablelands Regional Plan 2041* Objective 4: 'Preserve the heritage and character of the region's towns and villages'. The planning proposal will result in development that would have a significant impact on the existing and desired future character of Merimbula.

The planning proposal is consistent with Objective 12: 'Promote a year round visitor economy', however, it is noted that the visual impact of a high-rise building on the existing low-rise and desired future medium-rise character of Merimbula town centre may adversely affect tourism by detracting from the settlement character and natural beauty of the region.

Environment and Climate Change

The planning proposal will not have any impact on biodiversity, water quality or resilience to the impacts of climate change.

The planning proposal will have a significant impact on the visual amenity of the coastal environment of Merimbula.

Economic

The planning proposal may support economic development in Merimbula and the wider region through attracting additional tourists, providing construction and operational employment, and supporting the viability of existing retail, commercial and tourism activities.

However, there is a risk that the impact from the planning proposal on the unique character of Merimbula that attracts visitors and residents, will reduce the ability of Merimbula to thrive as a tourism destination and place to live.

Risk

If the planning proposal is supported by Council there is a risk that other planning proposals that directly contradict Council's land use strategies will also be supported and that the desired outcomes for the shire's community, economy and environment will not be realised.

Social / Cultural

The planning proposal may have positive social and cultural impacts on the community through provision of employment and entertainment options, however, the planning proposal may also have negative social impacts on people through impacting the character of the place they value.

Attachments

1. Club Sapphire height of Buildings Planning Proposal
2. Visual Analysis Club Sapphire planning Proposal
3. Architecture Drawings Club Sapphire Planning Proposal
4. Club Sapphire submission and architecture drawings to Commercial Land Strategy