



Planning Proposal

29 Sheraton Circuit, Bomaderry NSW 2541
LOT 32 DP1050818
11 July 2023



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Introduction

This Planning Proposal (PP) seeks to amend the Minimum Lot Size (MLS) map of the Shoalhaven Local Environmental Plan 2014 (SLEP 2014) for the subject site from 1 ha to 4,000m² to enable future subdivision, subject to a future Development Application.

This PP explains the intent of, and justification for, an amendment to the SLEP 2014.

In summary, the proposal to amend the MLS map, to enable future subdivision of the site, has strategic merit because:

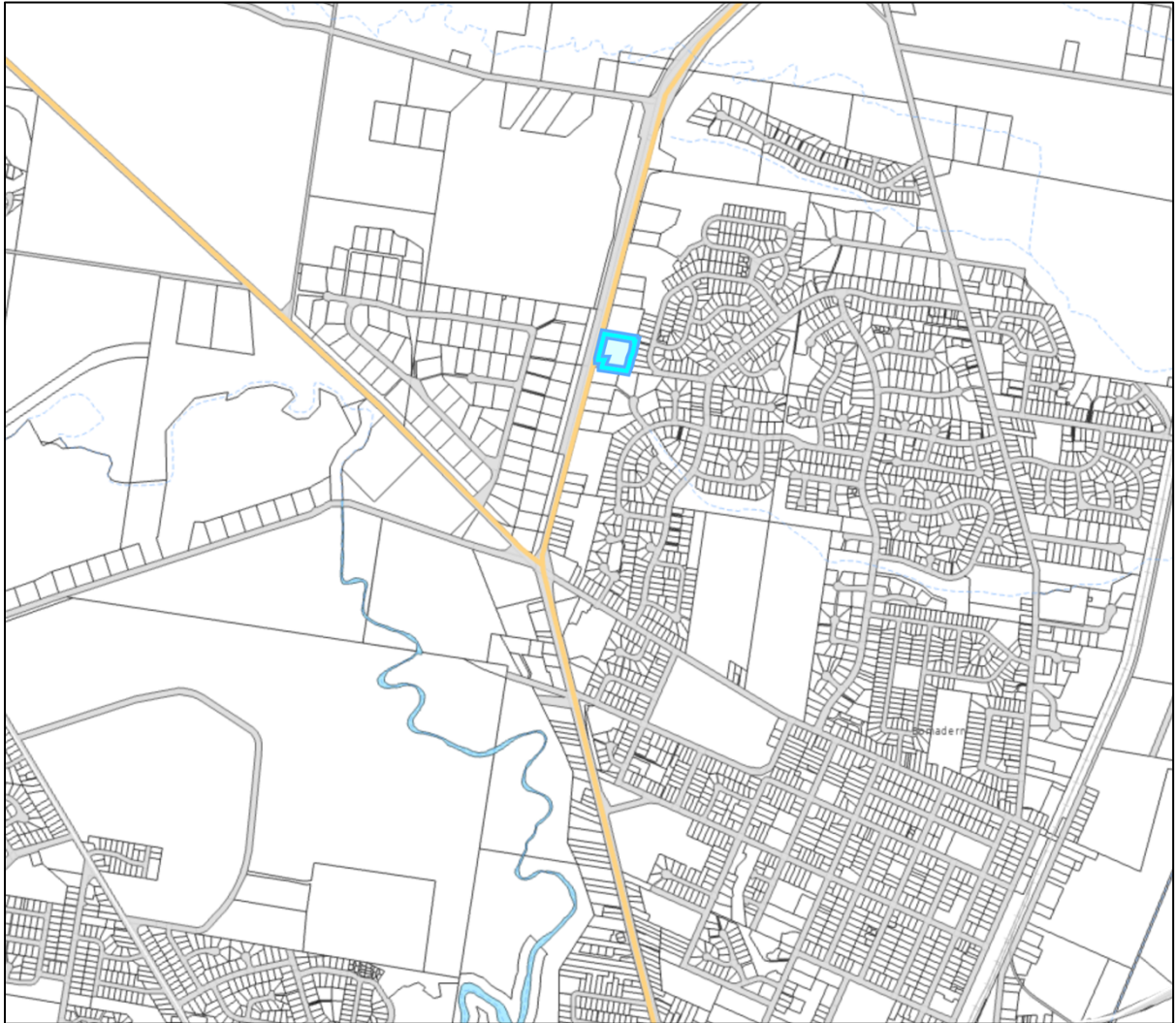
- 1) The property is in a location close to services.
- 2) Surrounding development indicates that a 4000m² MLS (i.e. 1 acre) will not be out of character with the area.
- 3) The property benefits from two separate vehicle access points
- 4) The site is relatively free from environmental constraints.
- 5) The proposal is not inconsistent with any current strategic planning documents of relevance.
- 6) The property benefits from significant tree screening vegetation along the Princes Hwy frontage to minimise any potential for visual impacts.

The Subject Land

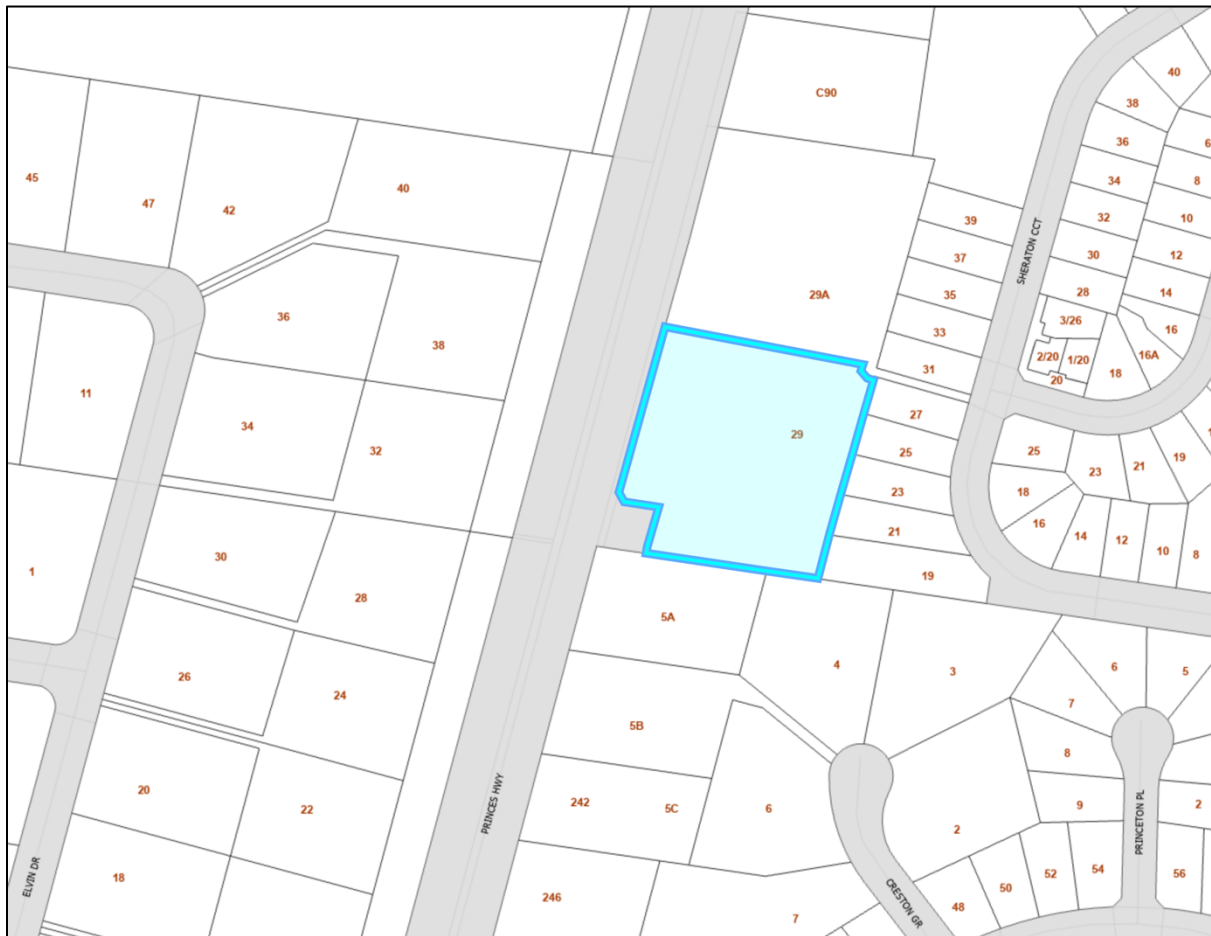
The subject land is located at 29 Sheraton Circuit, Bomaderry on the eastern side of the Princes Highway. It is legally identified as Lot 32 DP 1050818.



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Above: Locality Sketch



Above: Site Sketch

The subject site:

- is zoned R5 Large Lot Residential and has a mapped Minimum Lot Size of 1 ha
- is lawfully accessible from the west via the Princes Highway and from the east via Sheraton Circuit
- is surrounded by land with a MLS of 500m² to the east, 4,000m² to the south and 1ha to the north
- is partly mapped as bushfire prone
- does not contain any threatened flora or fauna.

- contains one residential dwelling and associated structures towards the northern end of the property.



Above: Aerial photo of site.

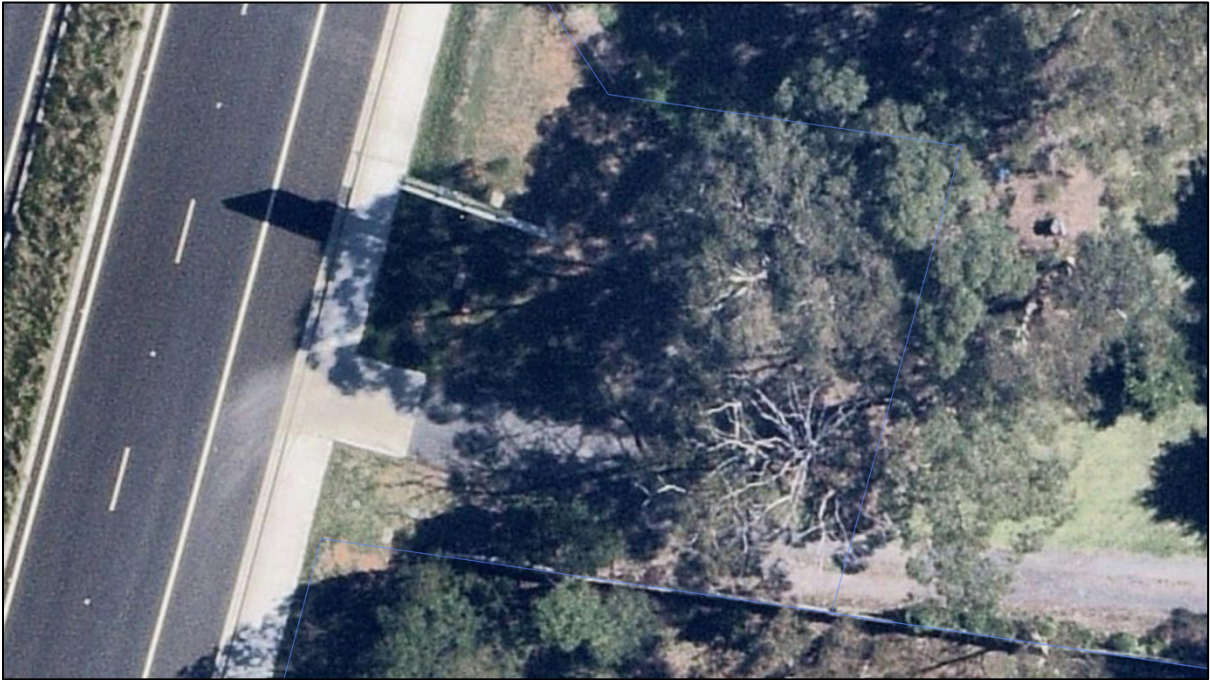
The site is well located. It is within a short distance to:

- 1) Nowra Anglican College
- 2) Bomaderry High School
- 3) Bomaderry Public School
- 4) local supermarkets (Woolworths, Aldi) and other retail outlets
- 5) medical services (less than 1klm away)
- 6) Bomaderry Sporting Complex.

The site enjoys two points of coincidental legal and practical access, and this provides a key point of difference the property has compared to others in the immediate vicinity.

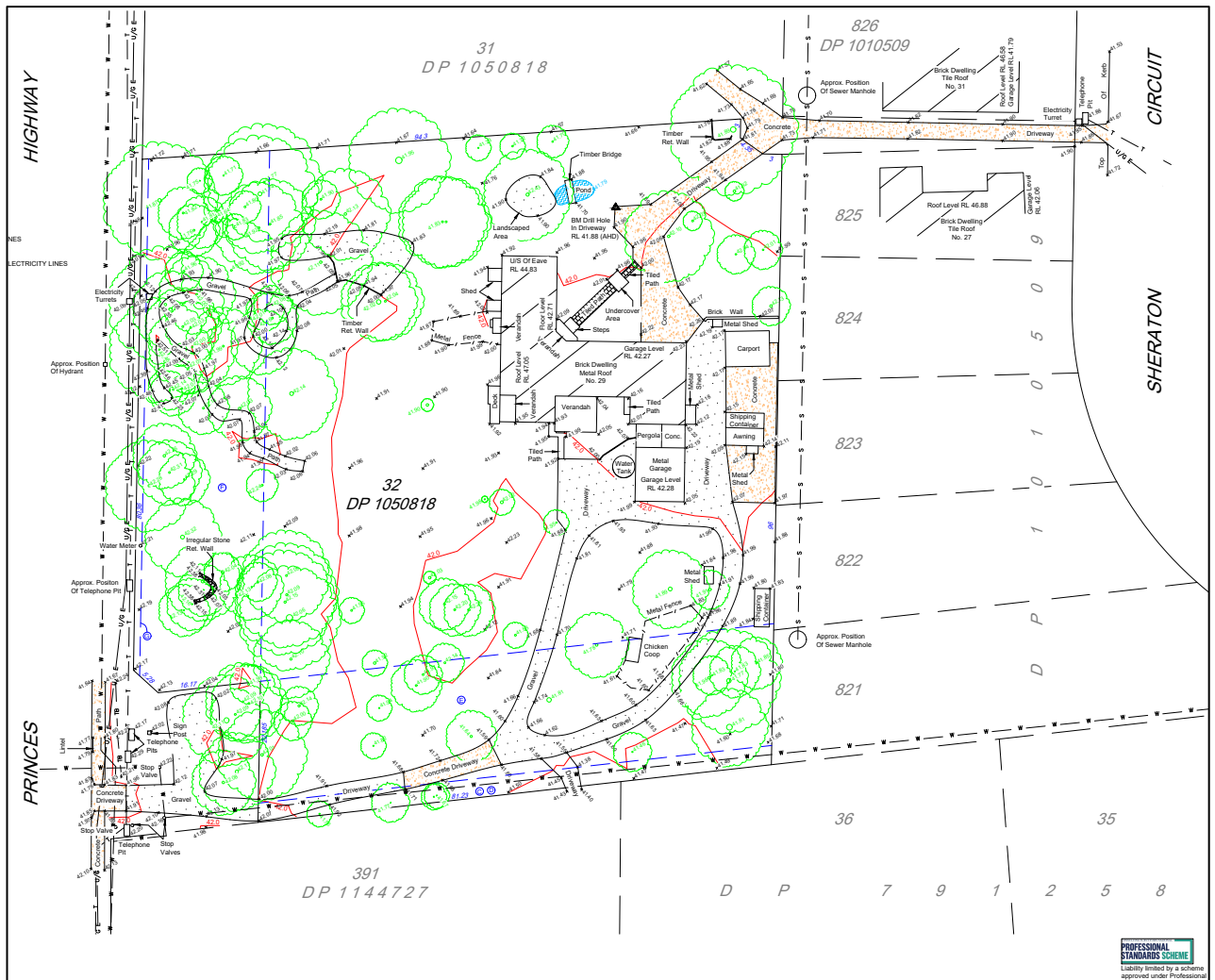


Above: Aerial Photo illustrating available vehicle access points



Above: Aerial photo showing newly constructed vehicle access point from the Princes Highway

With respect to services, the site is connected to town water, reticulated sewerage, electricity and telecoms.



Above: Site survey extract

Surrounding residential land is low density residential. Immediately to the South of the land is a cluster of 4000m² lots. To the east is a large residential estate with a MLS of 500m². West of the land and on the opposite side of the Princes Highway, is a large lot residential estate with a MLS of 4000m².

The subject land and land north of it has a 1 ha MLS.
The map below illustrates this.



Above: Aerial photo with minimum lot size details overlain

Part 1 – Objectives and intended outcomes

The objective of this PP is to amend the Minimum Lot Size map affecting the land, so it regulates a minimum subdivision lot size of 4000m². The current LEP stipulates a 10,000m² Minimum Lot Size.

The intended outcome of this PP is to facilitate the future subdivision of the subject land into two allotments.



Above: possible subdivision layout

Lot 1, as shown in Figure 3, would contain the existing dwelling house and measure 5028m². Access would be via the existing access/right of carriage way onto Sheraton Cct.

Lot 2 measures 4947m² and access would be via the existing driveway to the Princes Highway frontage of the site. This driveway was recently upgraded by TfNSW as part of the Berry to Bomaderry Highway upgrade and would only service one allotment.

The proposal would involve removal of only a small amount of insignificant vegetation to facilitate a future dwelling on the newly created lot.

The dwelling envelope shown is well setback from the Princes Hwy frontage (36.8m).



Part 2 – Explanation of provisions

The proposed outcome will be achieved by:

- amending the SLEP 2014 Minimum Lot Size Map from 1 ha to 4,000m².

Part 3 – Justification of strategic and site-specific merit

Site Specific Merit

The site with specific reference to the aims of this PP has merit. Reasons for this are as follows:

- 1) It is in close proximity to schools, shops, medical services and a short drive to both the Bomaderry and Nowra CBD. This is not an isolated location, and despite the current size of the allotment, it is very much within an urbanised area.
- 2) The site has critical service connections in place.
- 3) Surrounding development for the most part comprises of other 4000m² allotments. The change proposed to the MLS map would only result in development that is similar to surrounding residential development. There would be no change to the wider theme of the built environment, and it cannot be said that this PP could materially change the character of the area.
- 4) The act of completing a two-lot subdivision to create a new allotment of over 4000m² (per the referenced subdivision sketch) would not create, extend or result in ribbon development along the Princes Highway. The result of the PP, if successful, would be the creation of two low density allotments, both over an acre in size.
- 5) Trees line the western edge of the site and provide an impressive vegetation screen between viable building areas within the property and the Princes Highway travel lanes. It is therefore highly likely that motorists would not be able to see future development on the land. Further to this, the site is not highly visible from any important public spaces.



- 6) Whilst the site is bushfire prone, this does not act as an impediment to future development.
- 7) The site enjoys a unique set of circumstances relating to vehicular access that in and of themselves distinguish the subject land from all others in the vicinity of the site. This, in relation to setting any type of precedence, is of significant merit. Relevantly, the PP, if successful, won't set precedence because:
 - a) The allotment of land is in an area identified by the Illawarra Shoalhaven Regional Plan for urban expansion. Whilst the planning proposal does not seek to expand Bomaderry per se, it does seek to make use of underutilised land in a well serviced area on a property that can successfully be subdivided with seemingly minimal environmental impacts.
 - b) The amendment sought to the MLS is not inconsistent with the standards applied to surrounding properties. In this regard, it is not expected that the proposed amendment to the MLS map would result in any material impacts on the character of the area.
 - c) The allotments near the subject land with the same land use zone and Minimum Lot Size (C120A, C120B, C98, C90, 29A) do not present the same opportunities that would warrant consideration for a similar LEP amendment.
 - d) In relation to C120A – the land does not have an alternate access and can only rely on the Princes Highway for access for any new lots created.
 - e) In relation to C120B – the allotment is only 3742m² and wouldn't benefit from a MLS change to 4000m². Further to this, there is no alternate vehicle access.
 - f) In relation to C98 & C90, these allotments are 3916m² and 4766m² respectively. They would not benefit from a MLS change to 4000m². Again, there is no alternate access for these lots.
 - g) In relation to 29A, this allotment does not have any access available to the Princes Highway. Its only coincidental legal and practical access is



via Sheraton Cct.

- h) The subject land is the only property in the area that would have both
1) two existing vehicle access points (one of which is off the highway)
and 2) land over 8000m² in area. If these reasons are adopted by the Council as part of any documented decision to support the application, there would be no reasonable claim by others for similar changes to the LEP in this regard. The same would ensure that the area is not subject to unreasonable development pressure or requests for similar LEP amendments.

To conclude, the site-specific merits and unique factors include:

- 1) The site is well located in terms of access to education, health and employment land.
- 2) Critical services are in place.
- 3) The 4000m² lot size proposed is consistent with adjoining development.
- 4) The visual impacts of future development are very low to zero due to the impressive vegetation buffer along the highway.
- 5) The site is essentially free of environmental constraints.
- 6) The land is within an area identified for urban expansion.
- 7) There are circumstances unique to the land in relation to dual access points that no others have in the immediate vicinity.

Future Development Potential

Within the R5 zone, dwelling houses are permissible with consent. Further to this, it is the case that Dual Occupancies (attached) are permitted with consent. Transport for NSW has not raised objection to the proposal (in consultations undertaken to date) on the basis that any future allotment created as a result of a successful PP is developed by way of a single dwelling only.

Options for restricting future development

The Council, if it grants consent to the subdivision of the site, following a successful PP, can do so with a requirement for the same to impose a restriction on title of the new allotment created to limit future development to one dwelling only.



Whilst the provisions of Clause 1.9A of the SLEP 2014 make it clear that *for the purpose of enabling development on land in any zone that, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose*, subclause 1.9 a) states that the provision does not apply *"to a covenant imposed by the Council or that the Council requires to be imposed"*.

It follows therefore that if a restrictive covenant is required to be imposed by the Council as part of a subdivision process, it cannot be set aside by Clause 1.9A.

If additional surety was required, it is open to the Council to include an additional local provisions clause within the SLEP 2014 which makes clear that despite any other provision of the Plan, dual occupancy development may not be carried out on the land. This option is however not considered necessary.

In relation to the prospect of development being carried out for the purposes of dual occupancy development pursuant to the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, this cannot occur as the relevant provisions within it, enabling dual occupancy development to be granted development consent by way of Complying Development Certificate, do not apply to land zoned R5.

It is therefore clear that in the event this PP is successful, and that if the owner of the land wants to propose a dual occupancy, they will need to endure a development application process on any future lot resulting from this PP. The Council will therefore remain the consent authority and have the power to refuse any such proposal. Not only would Council have the authority to refuse such an application, TfNSW would also have the opportunity to deny concurrence.

It is appropriate here to state that the owners of the land, who are the proponents for this PP, have resided at the property for a long time. They wish to downsize and construct a more suitable dwelling for themselves on the new allotment. This is the motivation for the PP. They do not wish to move to a new location; however, better housing arrangements are desired by the owners to enable the opportunity to 'age in place' and remain on the property they enjoy.

Consistency with R5 zone objectives



The objectives of the R5 zone are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The PP is entirely consistent with these objectives because:

- 1) It will facilitate residential housing in a rural setting. The reduction of the MLS applicable to the site will not materially change the current rural setting. The property will be no different to others immediately surrounding it.
- 2) The scenic qualities of the area will not be affected for reasons already explained. This is due to the impressive vegetation buffer along the Highway frontage.
- 3) Large residential lots in the precise location are appropriate and do not hinder the delivery of future urban release areas.
- 4) There are significant public services and facilities in the immediate locality already.
- 5) There is no reasonable prospect of future development resulting in land use conflicts.

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

Several specialist studies have been completed in support of the proposal. The following specialist reports /documents / studies provide site specific justification:

Traffic Impact Statement

MI Engineers have prepared a Traffic Impact Statement outlining the predicted traffic impacts associated with the PP. The conclusions and recommendations



reached by MI are favourable.

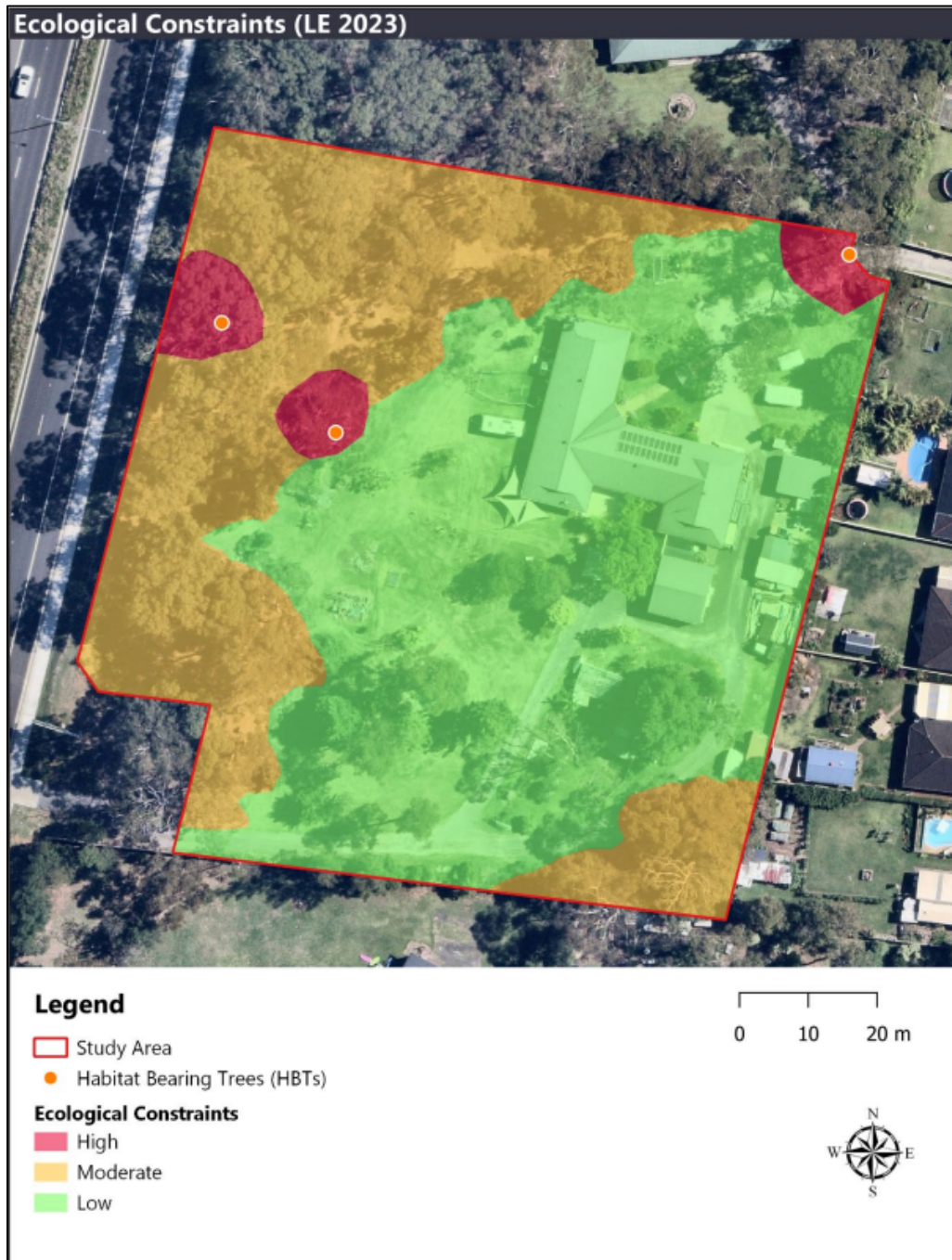
Acoustic Report

A Noise Impact Assessment has been prepared by Rodney Stevens Acoustics which concludes that a potential future subdivision and residential dwelling can comply with SEPP (Infrastructure) 2007 noise criteria if the recommendations in the report are adopted.

Ecological Constraints & Opportunities

Lodge Environmental have completed an Ecological Constraints and Opportunities (ECO) Report which identifies biodiversity values that may be impacted by a future subdivision. Ecological constraints are summarised below:

- Three Habitat Bearing Trees were identified outside of the proposed future development footprint (highlighted in red in Figure 4). As such, there is no need for these trees to be removed should a future subdivision and residential dwelling go ahead.
- Native vegetation is predominately located along the western boundary of the subject site (highlighted in orange in Figure 4) and outside of the proposed future development footprint. If any native vegetation is required to be removed for APZs it likely to be minimal.
- The proposed future development footprint is located in an area that is predominately clear of vegetation with some scattered exotic species (highlighted in green in Figure 4).
- No threatened flora or fauna were recorded.
- A Flora and Fauna Assessment will need to accompany a future Development Application.



Above: Ecological constraints within the subject site as identified by Lodge Environmental

Strategic Bushfire Study

A Strategic Bush Fire Study has been prepared by SET Consultants which concludes that the PP meets the requirements of Section 9.1 (2) of the EP & A Act by satisfying the requirements of ministerial direction 4.3 'Planning for Bushfire Protection' (2019). Recommendations are provided for a potential future development.



Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

There is no other way of achieving the intended outcome of a future subdivision unless the MLS of the subject site is changed from 1 ha to 4,000m² by way of this Planning Proposal.

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Illawarra Shoalhaven Regional Plan 2041

Objective 19 of *The Illawarra Shoalhaven Region Plan 2041* is to deliver housing that is more diverse. While an increase in social housing and affordable housing are clear priorities, the plan also acknowledges that a diversity of housing choices is optimal:

People may need homes of a certain size, configuration, accessibility or location. Planning for a diversity of housing choices gives more people more options at different stages of life, and different levels of affordability.

Strategy 19.1 recommends that strategic planning and local plans should consider whether certain development standards, including minimum lot sizes, inhibit opportunities for diverse housing options. In this instance, it is considered that the current 1ha Minimum Lot Size, in the specific location is unnecessarily restrictive, at odds with surrounding land and acts as a barrier to the optimum utilisation of the site. Diverse housing options, do not, contrary to popular understanding, only include villas, apartments or small residential lots, they include larger lifestyle properties to meet the needs of different households, their way of life and personal needs.

It is within this context that we contend that amending the MLS as proposed meets the goal of the *Illawarra Shoalhaven Regional Plan 2041* to increase housing diversity in the region.

Additionally, the *Illawarra Shoalhaven Regional Plan 2041* identifies Nowra-



Bomaderry as a growth area, and opportunities to increase housing supply that are in keeping with Council's long-term vision should be considered. As the subject site is in the general area identified for urban growth by *The Illawarra Shoalhaven Region Plan 204*, the PP is consistent with its objectives as it will allow the site to accommodate additional development and increase housing supply.

Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Shoalhaven 2040 Our Strategic Land-use Planning Statement

The *Shoalhaven 2040 Our Strategic Land-use Planning Statement*, published in September 2020, notes the following as part of Planning Priority 1:

- The Shoalhaven's population is expected to increase by over 23,000 people by 2041.
- The average household or family size is expected to get smaller.
- Over 14,600 new dwellings need to be delivered by 2041 to meet the demand for new homes.

Shoalhaven Council plans to meet the increased demand for house by delivering a sustainable housing supply of all housing types while ensuring development contributes to neighborhood character.

Reducing the MLS and ultimately subdividing the subject land is consistent with Council's plan. The character of the area would not be impacted upon as a result of the 4000m² MLS proposed. It would be consistent with surrounding properties generally. Furthermore, the proposal would create additional housing and housing options in the area on an underutilised and otherwise development ready site.

Granted that this PP is minor. It will not have a significant impact on providing additional housing for 23000 people. It is however making a small contribution and doing so in an area that is entirely suitable for reasons outlined in this report.

Shoalhaven 2032 Community Strategic Plan

One of the priorities for Theme 2 (Sustainable, Livable Environments) of the *Shoalhaven 2032 Community Strategic Plan* is to plan and manage appropriate and



sustainable development to provide for population growth. Some of the community's concerns include protection of the natural environment, restriction of over-development in the coastal villages, preserving the Shoalhaven's unique environment and development that is in keeping with the Shoalhaven's unique environment.

Reducing the MLS and subdividing the subject land will not have a negative impact on the natural environment. The subject land is not located in a coastal village, and the two proposed lots are of a generous size which will provide more quality residential housing options.

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

Consistency with relevant State Environmental Planning Policies (SEPPs)	
SEPP	Consistency
SEPP (Resilience and Hazards) 2021	<p>This Policy requires the assessing authority to consider matters with regard to coastal management, hazardous and offensive development and remediation of land.</p> <p>In relation to coastal management, the site is not within the coastal zone.</p> <p>In relation to the remediation of land provisions of the policy, there is no reason to believe the site suffers from any form of contamination. It is currently used for residential purposes and the PP will not change this.</p>
SEPP (Biodiversity and Conservation) 2021	The PP is not incompatible with this SEPP. Refer to submitted biodiversity assessment report.
SEPP (Transport and Infrastructure) 2021	<p>The provisions of this policy that impact on the proposal relate to those that concern development with frontage to a classified road. The Princes Highway in this instance is a Classified Road.</p> <p>Section 2.119 of SEPP (Transport & Infrastructure) states:</p> <p><i>2.119 Development with frontage to classified road</i></p> <p>(1) <i>The objectives of this section are:</i></p> <ol style="list-style-type: none"> <i>To ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</i> <i>To prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</i> <p>(2) <i>The consent authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that:</i></p> <ol style="list-style-type: none"> <i>Where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i>



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	<p>b. <i>The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:</i></p> <ul style="list-style-type: none"> i. <i>The design of the vehicular access to the land, or</i> ii. <i>The emission of smoke or dust from the development, or</i> iii. <i>The nature, volume or frequency of vehicles using the classified road to gain access to the land, and</i> <p>c. <i>the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.</i></p> <p>In response to the above:</p> <ol style="list-style-type: none"> 1) The vehicular access to the land from the highway, as constructed by TfNSW is safe and it will not impact on the ongoing operation of the Princes Highway. 2) No smoke or emissions will be emitted from the development. 3) An acoustic report has been prepared to address the issue of road noise. 4) A significant vegetation buffer exists along the Princes Highway. This adds considerable amenity to the site and mitigates impacts. 5) The building envelope nominated is significantly setback from the travel lanes of the highway. 6) The travel lanes of the highway are generally level and operate with a speed limit of 70km/h. In this regard, there is no prospect of intolerable or offensive traffic noise. Vehicles passing the site travelling south are decelerating, reducing speed to negotiate the oncoming roundabout. 7) Given the level elevation of the highway, engine braking from trucks or heavy acceleration are not a reasonable source of predicted noise. 8) Other dwellings in the immediate locality exist in the locality and seemingly do so without intolerable noise impacting daily life. 9) The volume of traffic expected as a result of the new allotment is minor and will not reasonably impact on the highway. 10) The Traffic Impact Assessment prepared by MI Engineers provides a sufficiently detailed assessment of the proposal and reaches favorable conclusions. 11) TfNSW have participated in consultations regarding this PP and to date, have not objected to the proposal.
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Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?



The most relevant Ministerial Directions are discussed below.

Consistency with relevant section 9.1 Directions by the Minister for Planning		
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans		
Application: This direction applies to land to which a Regional Plan has been released by the Minister for Planning.	Objective: The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistency: The PP does not undermine the vision, land use strategy, goals or directions of the relevant regional plan. It, in a small way, contributes towards the overall goals of relevant strategy plans.
1.3 Approval and Referral Requirements		
Application: This Direction provides that a LEP shall minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or Public Authority, not contain these provisions unless Council has obtained approval from the relevant Authority and not identify development as designated development unless certain prerequisites can be met.	Objective: The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistency: This PP does not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4 Site Specific Provisions		
Application: A LEP that amends another environmental planning instrument in order to allow a particular development proposal shall either allow that land use to be carried out in the zone that the land is situated on or rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already existing or allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal planning instrument being amended.	Objective: The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.	Consistency: There is no reason for any site-specific planning controls to be applied to the subject site. This PP seeks to amend the MLS only and is consistent with the terms of this direction.
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation		



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Application: A planning proposal must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area. Including the protection of Aboriginal objects and Aboriginal places that are protected under the National Parks and Wildlife Act 1974 (NSW).	Objective: The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance.	Consistency: There are no known items, areas, objects or places of environmental heritage or Indigenous heritage significance on this site. AHIMS search has been undertaken with no objects recorded.
3.6 Strategic Conservation Planning		
Application: This direction applies to all relevant planning authorities when preparing a PP that relates to land the, under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> , is identified as avoided land or a strategic conservation area.	Objective: The objective of this directive is to protect, conserve or enhance areas with high biodiversity value.	Consistency: The land is not within an area identified by the SEPP as avoided land or a strategic conservation area.
Focus area 4: Resilience and Hazards		
4.3 Planning for Bushfire Protection		
Application: This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.	Objective: The objectives of this direction are: <ul style="list-style-type: none"> (a) protect life, property and the environment for bushfire hazards, by discouraging the establishment of incompatible land uses in bushfire prone areas, and (b) encourage sound management of bushfire prone areas. 	Consistency: A strategic bushfire assessment has been prepared by SET consultants that concludes the PP meets the requirements of the ministerial direction. The RFS will be consulted prior to public exhibition.
Focus area 6: Housing		
6.1 Residential Zones		



<p>Application: This direction applies to all relevant authorities when preparing a PP that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>Objective: The objectives of this direction are to: (a) encourage a variety and choice of housing types to provide for existing and future housing needs, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimize the impact of residential development on the environment and resource lands.</p>	<p>Consistency: The PP achieves consistency with this Ministerial Direction as it makes use of existing infrastructure and services and provides for existing and future housing needs without negatively impacting on the environment.</p>
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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?

This PP is accompanied by a flora and fauna assessment prepared by Lodge Environmental which concludes that 'no threatened flora or fauna were recorded', and 'entry into the Biodiversity Offset Scheme is unlikely as the Study Area does not contain any areas mapped on Biodiversity Values Map and any clearance of native vegetation will not exceed the clearance threshold'.

No further work is considered necessary in relation to threatened biodiversity.

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

No. The three Habitat Bearing Trees identified by lodge environmental are outside of the suggested future development footprint and can easily be retained.

The subject land is not affected by flooding, acid sulfate soils, steep land, unstable land or site contamination.

The site is mapped as bushfire prone, but this can be effectively managed as per the submitted bushfire study. Only minimal clearing of native vegetation would be required for APZs.



Has the planning proposal adequately addressed any social and economic effects?

The PP will likely have positive and social economic benefits as it aims to facilitate the development of a site which would increase the supply of housing choice and increase housing diversity within the Bomaderry area.

Is there adequate public infrastructure for the planning proposal?

Yes. All essential services (water, sewer, electricity) are readily available to the site.

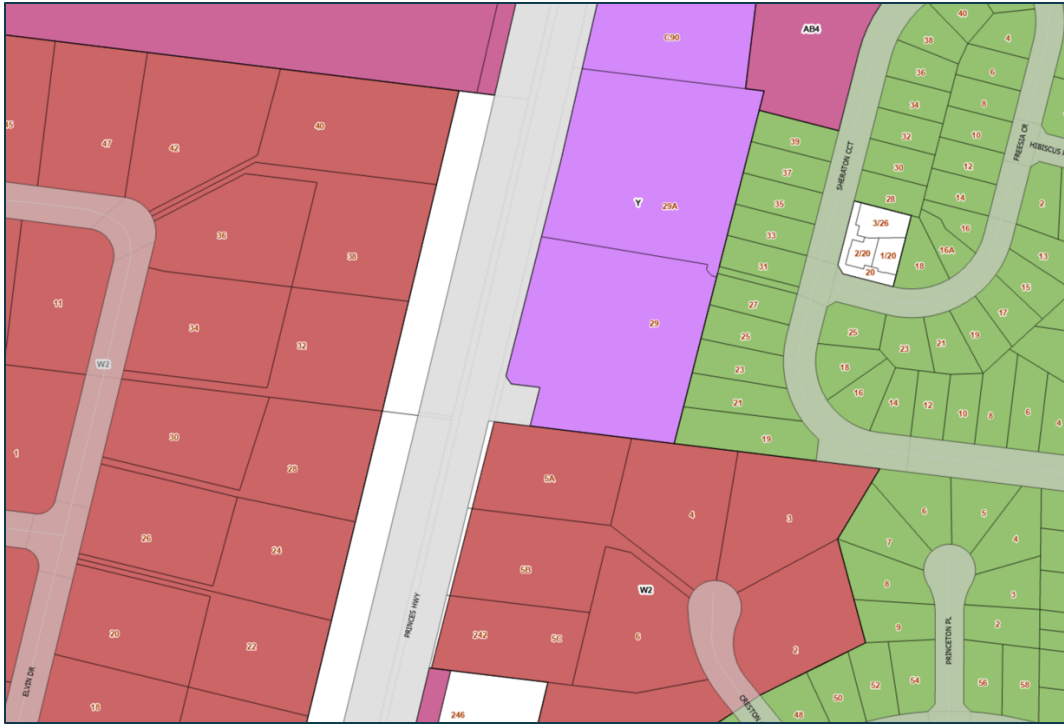
As noted in Shoalhaven Council's Scoping Proposal Feedback, future stormwater drainage is best addressed at the Development Application stage. Comments on Water and Sewer Servicing have also been noted and the required works will be a relatively straightforward matter in the event of a future subdivision.

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

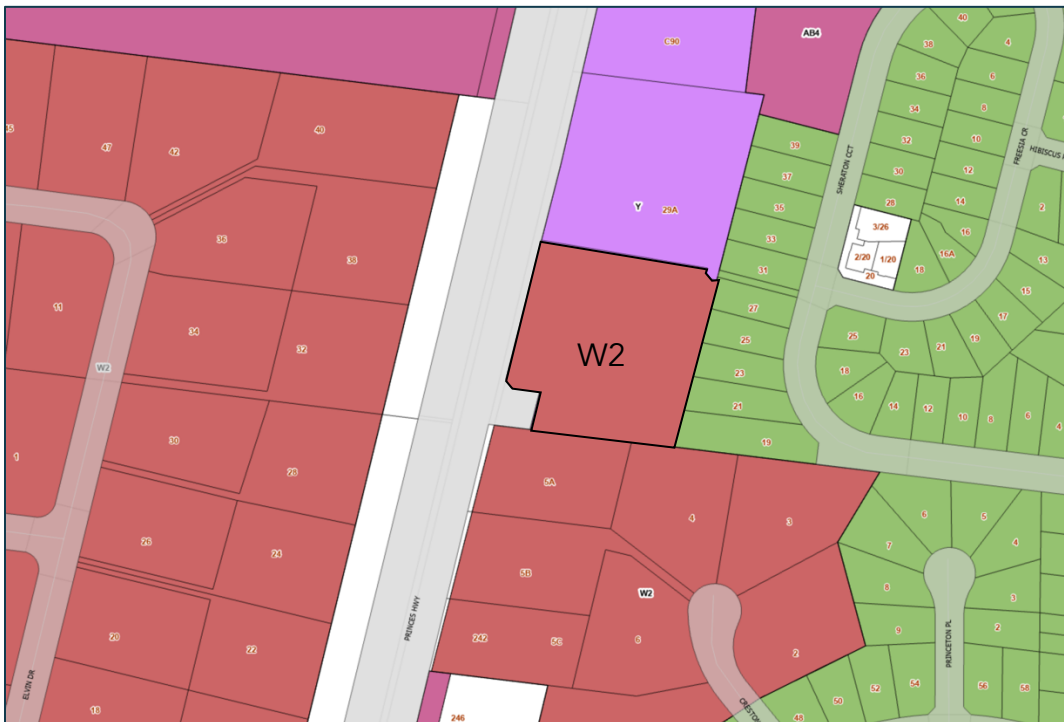
The following government agencies are proposed to be consulted prior to public exhibition:

- Transport for NSW (TfNSW)
- Rural Fire Service (RFS)

Part 4 – Maps



Above: Current SLEP 2014 minimum lot size map



Above: Proposed SLEP 2014 minimum lot size map



Part 5 – Community consultation

Community consultation is expected to be undertaken in accordance with the Gateway Determination which specifies that the PP must be made publicly available for a minimum of 14 days.

Part 6 – Project timeline

The proposed timeframe is as follows:

- Commencement date (date of Gateway determination) – August 2023
- Completion of Gateway determination requirements – October 2023
- Report outcomes of studies to Council to confirm details of the PP – November 2023
- Public exhibition – December 2023
- Consideration of submissions – January 2024
- Post exhibition consideration of PP – February 2024
- Finalisation and notification of Plan – March 2024