

Attachment H – Shellharbour Local Environmental Plan 2013 Compliance Tables

Part 2 Permitted or prohibited development	
Development characterisation	<p>Community facility means a building or place—owned or controlled by a public authority or non-profit community organisation, and used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</p> <p>Information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.</p>
Land Use Zone	E1 – Local Centre
Zone Objectives	<ul style="list-style-type: none"> •To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. •To encourage investment in local commercial development that generates employment opportunities and economic growth. •To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. •To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
Is proposal permissible in zone?	<p>Community facilities is mentioned in item 3 as permitted with consent.</p> <p>Information and education facility is permitted with consent as it is not mentioned in items 2 or 4 of the land use table.</p>
Is proposal consistent with zone objectives?	The proposal is consistent with the zone objectives as it is a community use that will serve the needs of people who live in, work in or visit the area.

Principal development standards (Part 4)		
Development Standards applicable to the development and/or site		
Part 4	Development Standards	How does the development comply (where applicable)
Clause 4.3	Height of buildings - Height of Buildings Map Maximum height 18 metres.	Maximum height of building 9.85 metres. Complies
Clause 4.4	Floor space ratio - Floor Space Ratio Map Development standard 1.5:1	Site area –843 sqm Total GFA – 1079sqm FSR – 1.27:1 Complies
Clause 4.6	Development exceed development standards	N/A

Miscellaneous provisions (Part 5)		
Part 5	Local provisions applicable to the development and/or site	How does the development comply (where applicable)
Clause 5.10	Heritage	<p>The site is not identified as having any heritage sites within close proximity.</p> <p>Aboriginal heritage significance was investigated as part of the Concept Approval application and the archaeological sensitivity of the area was considered low. The proposal is not likely then to undermine the heritage conservation objectives of this clause.</p>

Additional local provisions (Part 6)		
Part 6	Local provisions applicable to the development and/or site	How does the development comply (where applicable)
Clause 6.1	Acid Sulfate Soils (ASS)	Council mapping systems do not identify the subject lot as including Acid Sulfate Soils. The site specific report received and reviewed as part of this application concluded that Acid Sulfate Soils were unlikely to be found on the subject site.
Clause 6.2	Earthworks	<p>Minor site scraping proposed as part of development.</p> <p>No significant excavation or fill proposed.</p>
Clause 5.21	Flood Planning	The application has been referred to Council's Flood Engineer and no objections have been raised. The site is free from flooding in 1% event but subject to flooding in the PMF. A Flood Diversion Wall will protect the development from flooding in the PMF event. The site is capable of evacuation in the 1% event but shelter in place is required for the PMF event. Relevant conditions recommended as part of attachment A.
Clause 6.4	Stormwater management	The proposal will not compromise the objective of the clause. Council is satisfied, where relevant, that the matters listed in sub-clause 3 are suitably addressed.
Clause 6.5	Terrestrial Biodiversity	Dealt with as part of the Concept Approval. .
Clause 6.7	Airspace operations	The development will not penetrate the Obstacle Limitation Surface.
Clause 6.8	Development in areas subject to aircraft noise	Not applicable to this site
Clause 6.9	Essential services	Council is satisfied that the proposed development will have access to essential services as detailed in the assessment for the original subdivisions DA0735/2018 and the submitted Utility Infrastructure Report authored by Arcadis dated 10/03/2016.