

Planning Proposal Matters	Planning Proposal lodged January 2019 (Revision B)	Council Comments in letter 5 July 2019	Planning Proposal lodged 30 July 2019 (Revision C)	Matters to be addressed from meeting of 2 August 2019	Planning Proposal lodged 13 September 2019 (Revision D)
Existing Residential Zoned Land (SLEP 2000)	Existing residential zoned land under SLEP 2000: • R2 Low Density • 300m² min lot size	No change required	No change	No change required	No change
Southern edge – rural residential interface	• Proposed R2 Low Density • 1,000m² minimum lot size	• Preferred zoning: R5 Large Lot • Preferred minimum Lot size: 4,000m²	• R5 Large Lot • 2,000m² minimum lot size	Matter under review	No change
Central Plateau area	• Proposed R2 Low Density • 300m² minimum lot size	• Preferred zoning: E4 Environmental Living • Preferred minimum Lot size: 4,000m²	• Reduction in developable land area to retain additional vegetation and hollow bearing trees • No change in zoning or lot size	Matter under review	No change

Planning Proposal Matters	Planning Proposal lodged January 2019 (Revision B)	Council Comments in letter 5 July 2019	Planning Proposal lodged 30 July 2019 (Revision C)	Matters to be addressed from meeting of 2 August 2019	Planning Proposal lodged 13 September 2019 (Revision D)
Central residential area near existing farm dam.	- Proposed R2 Low Density 300m² min lot size	- Preferred zoning: E4 Environmental Living - Preferred minimum Lot size: 4,000m²	- Proposed E4 Environmental Living 10,000m² average lot size	Remove reference to average lot size.	- Reference to average lot size removed as requested by Council - Minimum Lot size revised to 4,000m²
Cooby Road interface	- E4 Environmental Living 4,000m² min lot size	Insert Clause to restrict the maximum number of lots along Cooby Road edge to 2 allotments.	Proposed 10,000m² average lot size	Remove reference to average lot size. Insert Clause restricting the maximum number of lots along Cooby Road.	- Reference to average lot size removed as requested by Council - Clause inserted to restrict the maximum number of lots along Cooby Road as requested by Council - Minimum Lot size mapping revised to 4,000m²

Planning Proposal Matters	Planning Proposal lodged January 2019 (Revision B)	Council Comments in letter 5 July 2019	Planning Proposal lodged 30 July 2019 (Revision C)	Matters to be addressed from meeting of 2 August 2019	Planning Proposal lodged 13 September 2019 (Revision D)
Existing residential land adjoining Dahua Development	Partly existing residential zoned land to be rezoned: • R2 Low Density • 1,000m² min lot size	No development of this land.	• Proposed E4 Environmental Living • 2,000m² min lot size	<i>Matter under review</i>	No change
Environmental Lots surrounding cleared plateau area	• Proposed E4 Environmental Living and E3 Environmental Management • 2,000m² min lot size	Reduce the number of environmental living lots on the steeper sloping land surrounding the plateau. Maximum of 3 allotments.	Amendment to E3 / E4 boundaries to reflect modified Concept Plan. Reduction in lot yield. Additional detailed plan and sections provided to demonstrate housing & environmental outcomes	<i>Matter under review</i>	No change
Sloping land adjoining Dahua development	Existing residential zoned land to be rezoned: • R2 Low Density • 300m² min lot size	Further consideration of geotechnical constraints for the small pocket of steeper sloping residential land	No change. Updated Geotechnical report provided.	<i>Matter under review</i>	No change

Planning Proposal Matters	Planning Proposal lodged January 2019 (Revision B)	Council Comments in letter 5 July 2019	Planning Proposal lodged 30 July 2019 (Revision C)	Matters to be addressed from meeting of 2 August 2019	Planning Proposal lodged 13 September 2019 (Revision D)
Flora and Fauna	Detailed Flora and Fauna report provided with submission which confirmed proposal was appropriate.	<i>Modification of the proposal to reduce impacts on native vegetation and retain hollow bearing trees.</i>	Modification of Concept Plan provided which: • Reduced vegetation removal • Retains all hollow bearing trees Revised Flora and Fauna report provided Minor amendments to zone boundaries to reflect amended concept plan	<i>Matter under review</i>	No change
Bushfire	Detailed Bushfire report provided with submission which confirmed proposal was appropriate.	<i>Council raised concern that the APZ areas would require additional vegetation removal.</i>	Revised Bushfire report provided which reflects the amended Concept Plan	<i>Matter under review</i>	No change
Flooding	Detailed flood report provided with submission which confirmed proposal was appropriate.	<i>Council raised concern that a small section of proposed residential land would be classed as 'flood prone'.</i>	Revised Flood report provided which reflects amended Concept Plan Residential land amended to E4 Environmental Living	<i>Matter under review</i>	No change

Planning Proposal Matters	Planning Proposal lodged January 2019 (Revision B)	Council Comments in letter 5 July 2019	Planning Proposal lodged 30 July 2019 (Revision C)	Matters to be addressed from meeting of 2 August 2019	Planning Proposal lodged 13 September 2019 (Revision D)
Infrastructure Contributions Drainage and Open Space	The Planning Proposal (and subsequent correspondence 10 June 2019) indicated infrastructure contributions would be payable under the Shellharbour Section 7.11 Plan	Council advised that the current Section 7.11 Plan had not accounted for rezoning of the land and associated dwelling yield	Additional Section (<i>Current Planning Controls</i>) inserted to demonstrate that: - The subject land forms part of the endorsed Tullimbar DCP area - Section 7.11 Plan does include dwelling yields and infrastructure provision for the land as part of the Tullimbar Release Area	Matter under review	No change
Infrastructure Roads	A detailed traffic report was submitted with the proposal which demonstrated the existing and proposed road network was capable of accommodating the proposed development.	Council advised that a contribution would be required to planned roadworks within the locality.	Updated traffic report submitted reflecting revised Concept Plan.	Matter under review	No change

Planning Proposal Matters	Planning Proposal lodged January 2019 (Revision B)	Council Comments in letter 5 July 2019	Planning Proposal lodged 30 July 2019 (Revision C)	Matters to be addressed from meeting of 2 August 2019	Planning Proposal lodged 13 September 2019 (Revision D)
Strategic Planning Matters	Planning Proposal submitted addressing requirements of Department of Planning	Council advised that the current Section 7.11 Plan had not accounted for rezoning of the land and associated dwelling yield	Additional Section <i>Current Planning Controls (in Section 1)</i> which addressed: • Shellharbour LEP 2013 deferral and current LEP 2000 zoning • Shellharbour DCP Tullimbar Chapter as it relates to the site • Shellharbour current Section 7.11 Plan as it relates to the site	Discussion during meeting regarding • existing Dahua DA on adjoining property • historic planning recommendations	Additional Sections included which addressed: • Adjoining Dahua DA • 1992 LES recommendations for the land • Western Valley (Tullimbar) Structure Plan design outcomes for the land
Strategic Merit Test	Not Applicable	No Comments	No change	No Comments	Additional Section 3 – <i>Strategic Merit Test</i> included as required in Gateway Review protocols