

Council Reference: Planning Proposal 0001/2021

23 December 2021

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Department of Planning, Industry and Environment

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PP0001/2021
Shellharbour Council response to rezoning review RR-2021-99

Dear Graham,

Thank you for the opportunity to provide comment on the rezoning review of this Planning Proposal application.

Council confirms that documents (including Planning Proposal application and separate appendices 4 -12 and 14) uploaded onto the Planning Portal on 11 November 2021 are the same ones submitted to Council by the proponent, Urbanco in February 2021. The document titled Appendix 13 – Infrastructure Schedule, Appendix 13 – Infrastructure Schedule_V1 and Appendix 13 – Infrastructure Schedule_V2 submitted onto the Planning Portal are different to the Appendix 13 – Infrastructure that was submitted to Council as part of the Planning Proposal application.

Summary

The subject site covers land within the Shellharbour City Local Government Area (LGA) and the Wollongong LGA. The Planning Proposal application is specifically limited to only the land within the Shellharbour LGA and seeks to rezone approximately 25 hectares of RU1 Primary Production zoned land to mainly R2 Low Density Residential, with some R3 Medium Density Residential zoned land along Calderwood Road, and an area of RE1 Public Recreation. The remainder of the site within the Shellharbour LGA (approximately 31 hectares) would retain its current zoning of RU1 Primary Production. The application proposes creating lot sizes ranging from 300m² to 600m².

The objective of this Planning Proposal application is to amend the Shellharbour Local Environmental Plan 2013 (SLEP 2013) to rezone the land for residential development consistent with the adjoining Calderwood Project Area.

Council officers have considered this approach and do not believe that it is appropriate to effectively extend the State Approved Calderwood Project Area through this Planning Proposal application. The application has also failed to adequately demonstrate that there is a need or justification for the Planning Proposal application to proceed.

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The proposal does not satisfy the Strategic Merit Test as outlined below and it is therefore considered that there is no strategic planning justification to support this Planning Proposal application.

Council resolution

This Planning Proposal application was considered by Council at its meeting of 21 September 2021. Council resolved to not support the preparation of Planning Proposal 1/2021 at Lot 2 DP 651377 – 144 Calderwood Road, Calderwood for the following reasons:

- (a) The proposal does not comply with a Council or Department of Planning, Industry & Environment endorsed strategy for this form of land development.
- (b) The proposal is contrary to the Illawarra Shoalhaven Regional Plan 2041.
- (c) The proposal will result in the loss of agricultural land that has the potential to make a contribution to local and regional food and fibre supply.

The Council report and Council resolution are included at **Attachment 1** and **Attachment 2** respectively.

Background

The Planning Proposal application applies to Lot 2 DP 651377, being 144 Calderwood Road, Calderwood. The site encompasses land within both the Shellharbour LGA and Wollongong LGA. The application applies to land only within the Shellharbour LGA. The land area within Shellharbour LGA is approximately 56 hectares. The proposal seeks to rezone approximately 25 hectares of the subject site.

The land is currently zoned RU1 Primary Production within the Shellharbour LGA.

The Planning Proposal application seeks to amend the SLEP 2013 to achieve the proposed outcome for the subject site by:

- Amending the Local Zoning Map (Sheet LZN_013) to provide for R2 Low Density Residential, R3 Medium Density residential adjoining Calderwood Road, RE1 Public Recreation and the remainder of the site to be retained as RU1 Primary Production.
- Amending the Lot Size Map (Sheet LSZ_013) to provide a minimum residential lot size of 0m² for R3 Medium Residential Zoned land, and 300m² for the R2 Low Density Residential Zoned land.
- Amend the Floor Space Ratio Map (Sheet FSR_013), to provide for a maximum FSR of 0.7:1 for the R3 Medium Residential Zoned land and 0.5:1 for the R2 Low Density Residential Land.
- Amending the Height of Buildings Map (HOB_013) to allow for a maximum building height of 12 metres along the Calderwood Road frontage.

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Timeline

- 8 September 2020 – A Pre-lodgement meeting was held with Council staff
- 12 October 2020 – Shellharbour City Council's Mayor and Chief Executive Officer were briefed.
- 5 November 2020 – A briefing was held with the Department of Planning, Industry & Environment (DPIE) and Council.
- 26 February 2021 – Planning Proposal application lodged with Council.
- 8 July 2021 – Meeting held with the applicant and one of the landowners to discuss Council's assessment to date.
- 21 July 2021 – A letter sent to the applicant advising of Council's assessment and areas requiring additional information. In this letter, the applicant was advised that the inconsistency with Council's Local Housing Strategy (LHS) was a threshold issue and this should be addressed prior to addressing other matters. The applicant was provided with 40 days to respond to Council's letter.
- 6 September 2021 – Applicant responded to Council's letter and provided additional information.
- 21 September 2021 – Planning Proposal Application reported to Council where it was resolved to not support the application.
- 12 November 2021 – Rezoning Review application lodged by applicant.

Since the initial pre-lodgement meeting the applicant has been consistently advised that this proposal was not supported as it was not consistent with the LHS and that there was no identified need to provide additional greenfield sites within the Shellharbour City LGA.

Strategic Merit Test

Will it give effect to the regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment?

The proponent has only referred to the previous version of the Illawarra Shoalhaven Regional Plan (ISRP) 2036. This was the plan that was in place at the time of lodgement, however the new current Illawarra Shoalhaven Regional Plan 2041 had been released for public comment from 2 November to 17 December 2020 and should have been considered by the applicant.

Illawarra Shoalhaven Regional Plan 2036

The ISRP 2036 notes that the West Lake Illawarra Growth Area, which includes the Calderwood Urban Development Project in the Shellharbour LGA, provides a 30- to 40- year housing supply and that due to this Shellharbour City Council has enough capacity to meeting projected housing needs for greenfield land supply well beyond 2036.

The ISRP 2036 specifically states with regard to residential zoned land that:

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“Evidence from the Urban Feasibility Model, Illawarra Urban Development Program and Shoalhaven Growth Management Strategy show there is enough potential for the market to supply housing across a range of locations and housing types for the long term. Therefore, no new release areas are required within Wollongong, Shellharbour and Shoalhaven beyond those already identified under the Illawarra Urban Development Program and Shoalhaven Growth Management Strategy.” (Page 33)

Based on the above, Council is of the view that no additional residential zoned land is required in the Shellharbour LGA and therefore the Planning Proposal application will not give effect to the Illawarra Shoalhaven Regional Plan 2036.

Illawarra Shoalhaven Regional Plan 2041

The ISRP 2041, dated May 2021, has not been addressed by the proponent in their application. The Plan clearly specifies, recognises and supports Council’s strategic approach to meeting housing demand.

The ISRP 2041 states that:

“Wollongong, Shellharbour and Shoalhaven have a sufficient supply of housing identified to meet demand to 2041, with the regionally significant growth areas of West Lake Illawarra and Nowra-Bomaderry being the focus for housing supply.” (page 63)

The ISRP 2041 was informed by the DPIEs population projections. These predict that there will be 37,469 dwellings provided in Shellharbour City LGA (across both infill and greenfield/release areas). The DPIEs projections also include implied dwelling projections which outline how many dwellings would be required if the population forms households in the same way as it did in 2016. The implied dwelling projection for Shellharbour LGA to 2041 is 40,042. Due to the changing nature of the age structure within Shellharbour City LGA it is considered very unlikely that households will be formed in the same way as they were in 2016. Shellharbour City LGAs average household size is projected to fall from 2.73 to 2.66 from 2016 to 2041, which indicates that the community will be living in smaller dwellings, and different household types compared to single detached dwellings.

It is noted that there is a slight variation between Council’s forecasts and the DPIEs forecasts. Council’s dwelling projections, produced by Informed Decisions (ID) estimate that 39,864 dwellings will be required in Shellharbour by 2041, while the DPIEs projections estimate that 37,469 dwellings will be required in 2041. This is acknowledged in Council’s LHS, which states that the variation in dwelling figures is likely to the difference between average household size. The State’s forecasts use an average household size of 2.56 between 2016 and 2041, whereas IDs projections have used an average household projection size of 2.69 for the same period.

It should also be noted that the DPIE projections have not been updated since 2019. In contrast, Council works closely every year with ID to review our forecasts and ensure they are tracking well, and if significant changes to our forecasts are identified, then a comprehensive review of Council’s forecasts is undertaken.

Additionally, the ISRP 2041 acknowledges the strategic planning work that Council has done to date to inform the LHS and the position Council has taken on housing through the adoption of the LHS. The ISRP 2041 states:

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“Shellharbour City Council through its local strategic plans has identified that it has an adequate land supply for the next 20 years to meet projected demand for housing. Shellharbour’s Local Housing Strategy will be periodically reviewed to ensure there remains an adequate supply of zoned land to supply housing in the right locations. If future reviews of council’s local strategic plans or the Urban Development Program identifies additional land is needed, Council will consider suitable locations for additional greenfield land across the local government area exploring public domain improvements that would increase capacity for growth.” (Page 64).

Council is of the view that no additional residential zoned land is required in the Shellharbour LGA to meet housing demand and therefore the Planning Proposal application will not give effect to the Illawarra Shoalhaven Regional Plan 2041.

It is also noted that the applicant has outlined in their submission letter to the DPIE that proposal is consistent with the ISRP 2041 and forms part of the West Lake Illawarra Growth Area. As shown by Figure 1 (Which is an excerpt from the ISRP 2041) the subject site within the Shellharbour LGA does not form part of the Illawarra Growth Area. It is acknowledged that the part of the site that is located within the Wollongong LGA is mapped as being part of the West Lake Illawarra Growth Area. However, it should be noted that the Growth Area within the Shellharbour LGA follows the Calderwood Urban Development Area, which the subject site is not a part of.



Figure 1- West Lake Illawarra Growth Area as mapped in the ISRP 2041 (page 65) showing the location of the Subject site.

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Given the above, Council considers that the proposal is inconsistent with the ISRP 2041.

The ISRP 2041 also recognised the importance of enhancing and increasing access to public spaces under Strategy 14. While the proposal has identified two proposed open spaces, these areas are not considered appropriate and do not provide sufficient accessible open space.

The Concept Plan (Appendix 3) of the Planning Proposal application includes a local park, which is proposed to be located outside of the subject site. It is not considered appropriate to identify this site as potential open space as it may never be released and available to support the proposed residential development.

The proposal also identifies a district park located in the north-western corner of the area proposed for rezoning. It would be inappropriate for Council to support this area being rezoned to public recreation zone as Council does not own the land, the site suitability is yet to be determined, and Council has not agreed to accept any dedication of the land.

It is not best practice to identify an area for public recreation without first having the lot yield approved. Additionally, the location of the open space is situated on the fringes of the proposed area for rezoning and will not be easily accessible or readily accessible by lots within the proposal. Furthermore, conserving Aboriginal Heritage through the provision of public space is not deemed appropriate by Council. This land is likely to be encumbered with additional cost implications for Council as this proposed public open space will have heritage management responsibilities. It is also considered that the proposed district park will not meet the amenity and service provision of a district park in accordance with the performance criteria outlined in the Shellharbour Open Space and Recreation Needs Study Attachments.

Further assessment of the Planning Proposal application against the ISRP 2041 is undertaken at **Attachment 3 – Summary of Planning Issues**.

Illawarra Shoalhaven Urban Development Program (ISUDP)

The ISUDP was initially established to provide a regional response to the management of housing supply. The lands surrounding the Calderwood Concept Plan Approval Area in the 2010 ISUDP update were identified as 'Calderwood Investigation Area'. However, the land has never been formally investigated.

In addition, the ISRP states in relation to the 'Investigation Areas' identified by the ISUDP, that these areas can provide councils with a long-term strategic approach to respond to higher than expected housing demand. If Shellharbour City LGA was to experience higher than expected housing demand, the land surrounding Calderwood, as well as elsewhere in the LGA would be investigated taking into consideration a range of factors including land suitability for urban use, regional housing supply and demand, population changes, potential alternative sites, competing land uses and environmental impacts. At this point in time, there is no need for Council to investigate additional housing supply as this was recently undertaken through the preparation of the Shellharbour LHS, which was adopted by Council in December 2019. Council regularly monitors housing development, including approvals and completions, which enables the continual monitoring of the LHS and the evidence base that informed it, which is discussed in detail below.

The applicant has stated in their Planning Proposal application that the subject land is incorporated in the dwelling delivery targets under the ISUDP. Following the pre-lodgement meeting held for this proposal, the DPIE were consulted about forecasts for the ISUDP

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Calderwood area and if the subject land was included in these. The response from the DPIE was that any forecasts for Calderwood relate specifically to the existing zoned land.

Calderwood Concept Approval and State Significant Precincts SEPP 2005 (Part 28 Calderwood)

The applicant relies on the assumption that the subject land forms part of the Calderwood Urban Investigation Area nominated by the ISUDP during the investigations and assessment of the Calderwood Major Project Application in 2010 to justify strategically the suitability of the site for additional residential land.

As stated above, the ISRP 2041 specifies that the Investigation Areas surrounding Calderwood can provide Council with a long term strategic approach to respond to higher than expected housing demand. The investigation area designation does not confirm or even indicate that the site is suitable to be rezoned for residential development either now or in the future. If Shellharbour City LGA was to experience higher than expected housing demand, an investigation by Council of the land surrounding Calderwood, as well as elsewhere in the LGA would be considered to facilitate the provision of additional housing.

The investigation areas surrounding Calderwood have never been investigated for their suitability for development and have not been identified in strategic studies or reports as suitable for urban development.

The applicant also seeks to adopt the development standards and controls that are currently in force on the adjoining Calderwood Urban Development Project Area. These lands are currently excluded from the SLEP 2013 and rely on the State Significant Precincts SEPP 2005 (Part 28 Calderwood) and the Calderwood Concept Approval MP 09-0082 (MOD 4). The development controls, permissible land uses and zones within the Calderwood Urban Development Project Approval were not determined by Council and are not consistent with SLEP 2013.

Although part of the subject land is adjacent to the Calderwood Project Area it will not be a logical inclusion into the project area. The Calderwood Project Area is subject to controls contained within the State Significant Precincts SEPP 2005 (Part 28 Calderwood), the conditions and Statements of Commitments contained within the Calderwood Concept Approval, the provisions of the Calderwood VPA's (Local and State) and the requirements contained in the Calderwood Development Control Strategy.

Test: Give effect to a relevant local strategy that has been endorsed by the Department, such as the local strategic planning statement, housing strategy?

Shellharbour Local Strategic Planning Statement (LSPS)

Council's LSPS was adopted in May 2020. The LSPS was developed with extensive community engagement and sets the land use vision for the future of Shellharbour City. This document provides the basis for planning decisions and managing growth within the LGA. The Planning Proposal application is considered to be inconsistent with a number of LSPS Planning Priorities:

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- *P1 Deliver greater housing diversity and affordability to meet the changing needs of the community.*
- The inconsistency of the Planning Proposal application with this Planning Priority is discussed in detail in the Local Housing Strategy section below.
- *P6 Provide accessible and connected suburbs with a range of transport options.*
The impact of this proposal has not been considered when planning for the surrounding road infrastructure and the upgrades required to support the Calderwood Urban Development Project.
- *P14 Protect and enhance our rural lands.*
Consultation undertaken during the development of the LSPS highlighted the value Shellharbour City's rural lands to the community and their lack of support to rezone and develop these areas. This has been reiterated by the community in our Community Satisfaction Survey from September 2021. From a sample of 600 residents, 82% outlined that Council should ensure that rural land is not lost to housing development.

Planning Priority 14 acknowledges that it will be important for Council to develop a Rural Strategy to identify the future of our rural and environmental lands and what will be appropriate and viable for the future of these areas. However, as there is no requirement for additional residential zoned land the focus should be on protecting rural lands. Within this Planning Priority is a short term action (14.1) to Develop a Rural Strategy for Shellharbour City.

It is considered inappropriate to consider any change of zoning or use on the subject land prior to the completion of the Rural Strategy.

- *P19 Ensure infrastructure is aligned to accommodate planned growth and community needs.*
The proposal has not provided adequate detail on how infrastructure requirements, including traffic and road, community services and social infrastructure will be delivered or impact existing services and infrastructure. The rezoning of this land has not been considered in planning for infrastructure delivery for the community.

The Environmental Planning and Assessment (EP&A) Act 1979, requires that a Planning Proposal give effect to the LSPS under section 3.33(2)(c). This Planning Proposal application does not give effect to the LSPS and is contrary to the vision, planning priority and actions that were developed through extensive community engagement and consideration of the State Government's priorities.

Shellharbour Local Housing Strategy (LHS)

Council has an adopted LHS. Two of the outcomes of the LHS are to identify if additional housing supply is required and to help guide the location and type/form of housing in our LGA.

A key finding of the LHS is that the population of Shellharbour LGA is expected to grow by 24,385 people over the next 25 years and there is demand for approximately 10,625 dwellings in Shellharbour to 2041, which can be met by the existing supply in both greenfield and infill residential areas. With more than half of this growth being greenfield development, there may be a requirement for a diversity of dwelling types within greenfield areas.

With regards to the proposed rezoning of the subject land and the creation of additional residentially zoned land, the Planning Proposal application is considered to be contrary to the following key findings and recommendations of the LHS:

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1. Shellharbour provides over 10,625 new dwellings to 2041, as a combination of existing committed greenfield development and infill supply.
2. Additional housing supply in Shellharbour is achieved by encouraging a concentration of medium density development within existing urban centres and around key public transport nodes.

Council has reviewed the proponent's information relating to the Shellharbour LHS and would like to reiterate that the rezoning of land to create additional residential land outside of existing greenfield areas is not supported by this Strategy.

The proponent has justified the application for the proposed rezoning on the assumption that the DPIE in its endorsement letter of the Shellharbour LHS stated that *"In relation to Objective 4 which focuses on existing greenfield and in-fill development, while it is noted that additional land is not required to meet projected housing demand, the Department remains open to receiving requests to rezone land for residential development."*

It is the strong view of Council that the clause referred to in that response cannot be considered to be a condition attached to the endorsement of the Shellharbour LHS. A planning authority must consider any planning proposal/rezoning application that is lodged. It is the Council and not the Department that considers requests for rezoning.

The proponent also justified the application for the proposed rezoning even though the proposal is inconsistent with Council's LHS on the assumption that the evidence base that informed the LHS is incorrect. Council does not accept that accusation. Information on Council's adopted dwelling and population projections that informed the LHS are discussed in detail below.

Population and dwelling projections and lack of need for additional residential zoned land

Council's LHS, adopted in December 2019, identified that the Shellharbour LGA can meet future dwelling demands through existing supply in both greenfield and infill residential areas.

The analysis undertaken as part of the LHS identified that there is no need for additional greenfield land release areas to cater for additional dwelling supply. Rather the focus within the Shellharbour LGA is the facilitation of opportunities for affordability, housing diversity and choice and redevelopment opportunities in line with the 12 LHS Objectives that were developed through community and stakeholder engagement, as well as the evidence base. The evidence base that informed the LHS included:

- Demographics: population change, population sex and age, dwelling requirements (based on demographic projections to initially determine implied dwelling requirements), households, household types and family composition, average household size, dwelling structure, number of bedrooms, tenure and landlord type, household income, rental and mortgage stress, employment and key workers;
- Housing demand: projected dwelling demand, rents and property sales prices, housing for particular needs, projected dwelling need and housing demand model (considering two scenarios: propensity; and housing preferences);
- Housing supply: current and planned housing, rental vacancies, and capacity of the land use controls to accommodate additional housing;

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- Land use opportunities and constraints: opportunities, constraints, infrastructure and flooding etc.

The analysis outlined above was informed by evidence that included: demographic data, trends and forecast projections from Informed Decisions (ID); the ISUDP; and the NSW Government; as well as a community Housing Preferences Survey. The Housing Preferences Survey used a sample size of the Shellharbour community to determine what changes in housing stock might be required over the next 10 years.

To determine housing supply requirements in the LHS a range of data was considered for current and planned housing, including:

- Dwelling approvals data for a three-year period between 2015 and 2018
- Dwelling yields for approved master-planned communities
- An analysis of infill capacity in existing residential areas
- Consideration of the capacity of key vacant development sites
- The volume of sales and rental vacancy rates
- Housing for particular needs
- Dwelling projections developed by ID and compared with the dwelling projections from the NSW Government.

It should be noted that ID provide expertise in demographics, economics, housing and population forecasting. They are utilised by over 300 local councils and regional authorities in Australia and New Zealand to provide detailed local area profiles. Council works closely with ID in developing the dwelling projections and provide information on likely development activity in each area. ID regularly monitors and reviews these projections against ABS dwelling approval data and the estimated residential population. The baseline for Council's current projections was the 2016 census.

The most recent review of the ID forecasts was completed in December 2021. This review indicated that there was a difference of 3.82% between ID's forecasts and actual dwelling approval data for 2017 to 2020, indicating that Council's projections are still tracking well and that Council can continue to confidently use our forecasts.

As stated previously, it acknowledged that there is a slight variation between the DPIEs forecasts and IDs forecasts and that this is attributed to the DPIE using a lower average household size. In additional information supplied to Council by the applicant on 6 September 2021, the applicant referred to the DPIEs projections and stated that these projections indicate a total of 40,050 dwellings being required by 2041. This figure relates to the implied dwelling projections developed by the DPIE, which provides the number of dwellings required if the population lives in the same way as it did in 2016. The DPIEs total households projection is 37,450 by 2041. As indicated by Council's LHS, and the Housing Preferences Survey, as well as the DPIEs population projections that show a change in the average household size, the way the Shellharbour population lives will change from 2016 to 2041.

Under the LHS, the subject site forms part of the Rural Balance area within Council's LHS. The rural balance area comprises the suburbs of Calderwood, Tullimbar, Macquarie Pass, Tongarra, North Macquarie, part of Yellow Rock Road, part of Croom and Dunmore. Calderwood was projected to have an average dwelling delivery rate of 145 dwellings per year (LHS and ID, 2019), and to date has had an average dwelling delivery rate of 200 dwellings per year over the last five years. It should be noted that the ID projections of 2019 and the LHS did not include the additional 1,200 dwellings available in Calderwood recently approved as part of the Calderwood Concept Plan Approval (MOD 4) which ID has projected to now extend the supply of land at Calderwood post 2041.

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While the actual delivery rate over the projected dwelling delivery rate has been slightly higher than predicted in the LHS, it should be noted that Calderwood had a substantial increase in development in 2020, which has significantly declined over the last year and is more in line with the five year average. The below graph from ID shows the increase in development and reduction of residential development for 2021.

Forecast residential development

Calderwood

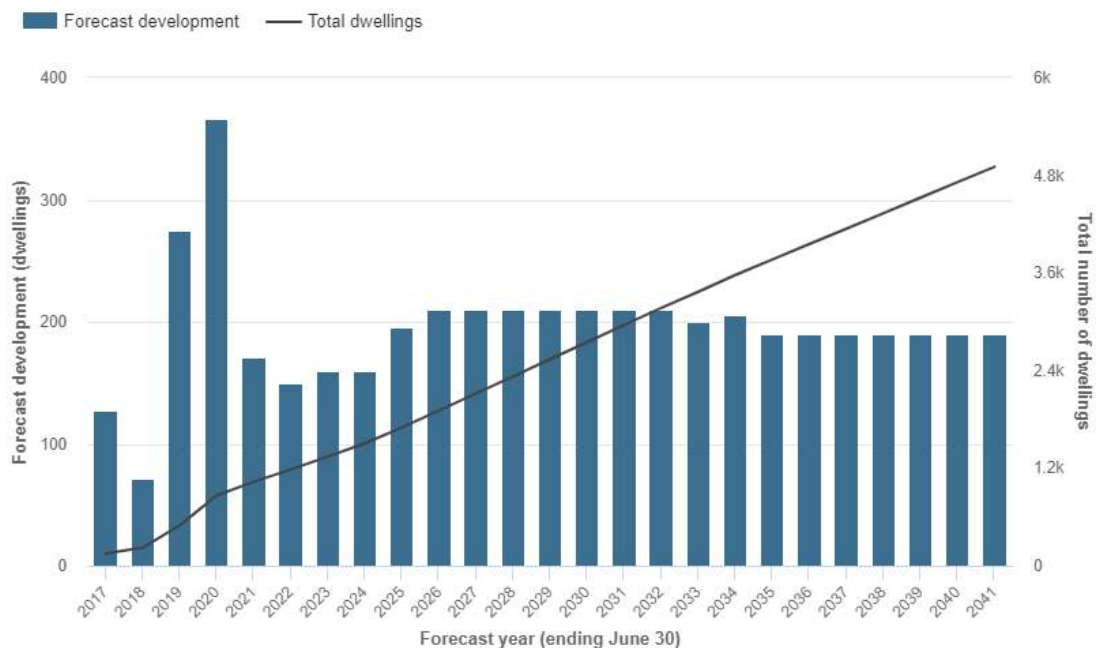


Figure 2 - Graph from ID showing forecasted residential development for Calderwood (<https://forecast.id.com.au/shellharbour/residential-development?themtype=ChangeY1Y3&WebID=180%C3%90&WebID=140>)

As of 23 November 2021, there were 1,003 completed dwellings in the Calderwood Urban Development Area. This data refers to the number of occupation certificates received and entered into Council's system. The proponent has incorrectly assumed that the Rural Balance area (including Calderwood) has a dwelling delivery rate of 500 dwellings per year over the period of 2016 to 2022. The proponent has argued that with a 'conservative' dwelling delivery rate of 350 dwellings per year, the greenfield supply of residential development will be completed by 2029. There is no indication that this is an accurate dwelling delivery rate. The data to date, and Council's projections indicate that the remaining land at Calderwood will provide residential development for the Shellharbour LGA post 2041. The most recent review of Council's projections by ID, indicate that from 2016 to 2041, there will be an average dwelling delivery rate of 245 dwellings per year for the Calderwood Urban Development Project area.

It is acknowledged that this is a higher dwelling delivery rate than what was forecasted in the LHS, this is due to the inclusion of the uplift in dwellings at Calderwood as a result of the recently approved MOD 4 to the Calderwood Concept Plan Approval.

Test: Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

Although there are changing circumstances in proximity to the subject land, including investment in new infrastructure and demographic trends, these have been recognised and accommodated by existing strategic planning documents, planning controls, project approvals, the Calderwood SEPP, VPA's and the recently finalised SIC.

The current application relies on the assumption that the land formed part of the Calderwood Investigation Area nominated in the ISUDP to justify strategically the suitability of the site for additional residential purposes.

The land was not included in the Calderwood Major Project Concept Application or identified as suitable for urban development in any strategic studies or reports. The Investigation Areas surrounding Calderwood have never been investigated to determine their suitability for residential development. While there are changing circumstances in proximity to the subject land, these have been recognised in existing planning controls and the requirement for additional residential zoned land has not been identified by the DPIE's or Council's strategic planning work.

Council has considered the proponents application and does not believe that it adequately demonstrates that there is a need or justification for the Planning Proposal as a result of any strategic studies or reports.

Site Specific Merit Test

Test: The natural environment (including known significant environmental values, resources or natural hazards)?

Bushfire

The Planning Proposal application covers land that is mapped as bushfire prone land (Category 3). Asset Protection Zones (APZs) would be required as part of any future development.

Referral to the NSW Rural Fire Service (RFS) is required by Local Planning Direction 4.4 Planning for Bushfire Protection. The comments from the RFS would then need to be taken into account and incorporated into the Planning Proposal.

Flooding

Direction 4.3 - Flood Prone Land issued under section 9.1(2) of the Environmental Planning and Assessment Act 1979 applies to this proposal. It is considered that Part 5 and elements of Part 6 of the direction have not been satisfied within the proposal. Even though the flood report prepared by Rienco Consulting states that all of the future development would have adequate 'shelter in place', and could also access an alternative flood free access via the section of Calderwood Road west of the proposed development within the Calderwood Urban Development Project and Escarpment Drive (once constructed), the provisions within the Shellharbour Development Control Plan that relate to timely, orderly and safe access for emergency personnel to the site during times of flood including the Probable Maximum Flood (PMF) have not been addressed in the detailed flood study report by providing the trafficability map.

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Part 9 of the Direction 4.3 allows a planning proposal to be inconsistent with the direction only if the relevant planning authority (Council) can satisfy the Secretary of the Department of Planning, Industry and Environment (or their nominee) that the provisions of the planning proposal that are inconsistent are of minor significance.

It is considered that it could be argued that the provisions of the planning proposal that are inconsistent with this direction are of minor significance, if the part of the land which is in the flood planning area was not proposed to be rezoned to R2 (Low-density residential), the issue of flood impact to other properties was addressed and provisions for timely, orderly and safe access for emergency personnel to the site during times of flood can be demonstrated by the applicant with the trafficability map. Moreover, it should be mentioned that other matters that relate to the principles of the NSW Floodplain Development Manual (2005) and the objectives and performance criteria of the DCP and LEP could possibly be addressed through good development design of the land.

Access, Traffic and Parking

The Traffic Impact Assessment submitted by the applicant addresses the potential impact of the proposal on the surrounding transport and movement systems. The Assessment sets out the anticipated transport implications of the Planning Proposal.

Council has not considered this proposal when planning for the surrounding road infrastructure. It is likely that the additional traffic generation from this proposal would require Calderwood Road to be upgraded to a four-lane road, rather than two-lanes as currently planned. Additional information would be required on this as the applicant has argued that the subject site was included in the original (and MOD 4) WOLSH model, however the TMAP suggests that the subject site was not included.

Any access road from the subject site will need to be designed to cater for Traffic Control Signals with right turn storage bays and bus bays.

All internal roads would be required to comply with the NSW Fire Safety Guideline – Access for Fire Brigade Vehicles and Firefighters, issued October 2019.

The proposal would also need to clearly demonstrate that it is able to support the efficient and viable operation of public transport, with public transport access to the subdivision to ensure that all residents have access to a bus stop every 400 metres.

Loss of agricultural land

The land is currently zoned RU1 Primary Production within the Shellharbour LGA.

The Department of Primary Industries (DPI) has on exhibition until 31 January 2021 a Draft State Significant Agricultural Land (SSAL) Map. The map identifies the subject site as being State Significant Agricultural Land.

The proponent has relied heavily on the justification for the proposal due to its location and proximity to the Calderwood Project Area. However, as the image below shows, only a small portion of the subject site adjoins residential zoned land within the Calderwood project Area. The majority of the boundary between the subject site and Calderwood is zone E3 Environmental Management and forms part of a Riparian Corridor.

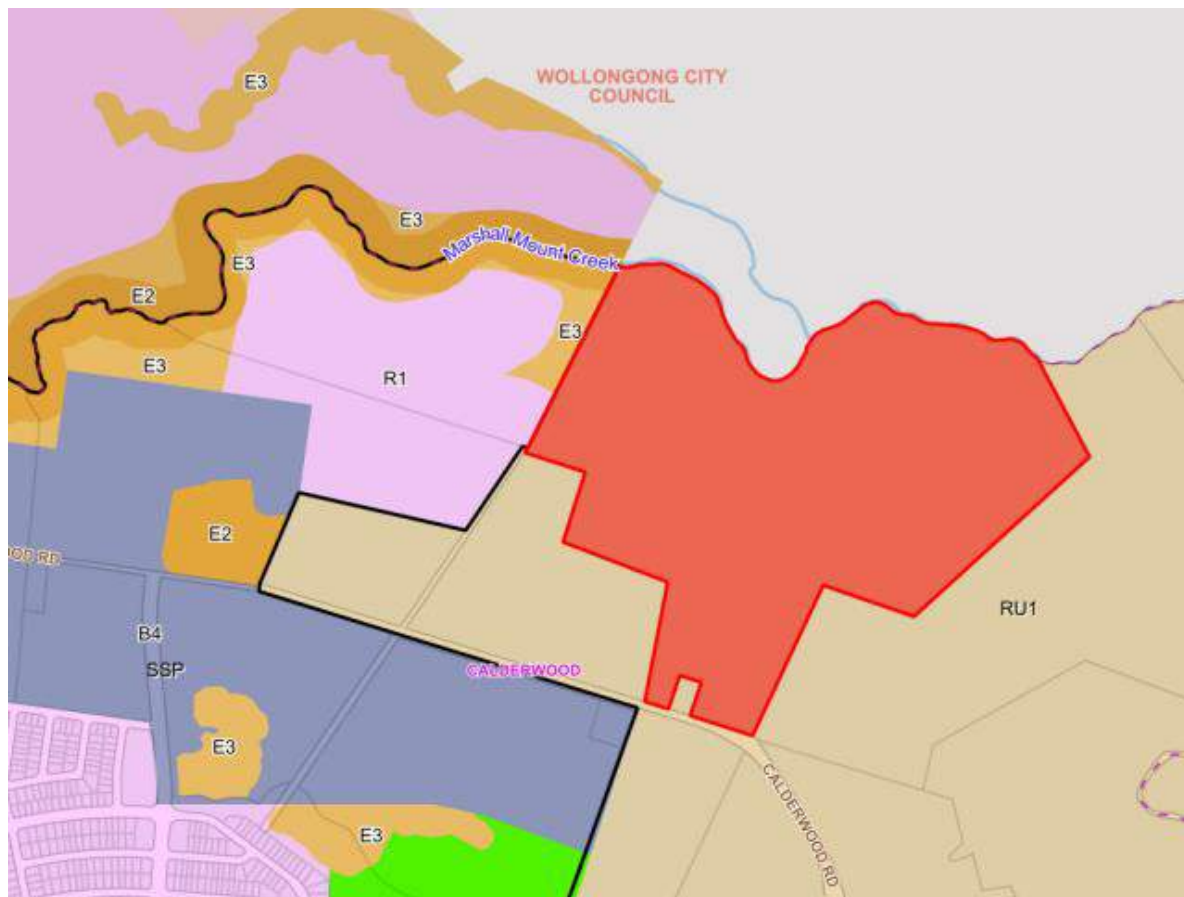


Figure 3 - Mapping showing the Zoning of the Calderwood Project Area and the subject site in Red (Council's mapping)

The proposal will also isolate 142 Calderwood Road, which is currently zoned RU1 Primary Production. While the Planning Proposal application includes a Concept Plan and potential future LEP maps (Appendices 3 and 14 respectively), this is unlikely to ever be realised. The land owner of 142 Calderwood Road contacted Council in regard to this Planning Proposal application and expressed that they do not wish to rezone their property or have their property included as part of this application. Additionally, 152 Calderwood Road, which is completely surrounded by the subject site and fronts onto Calderwood Road, will maintain its zoning of RU1 Primary Production. The property at 152 Calderwood Road, and the adjacent RU1 Primary Production property, fronting Calderwood Road, are proposed to be surrounded by R3 Medium Density Residential development. The proposed medium density development does not adjoin other residential development and is considered inappropriate.

The exclusion of 142 and 152 Calderwood Road creates potential land use compatibility issues and fragmentation of rural lands. These are not considered to be good planning outcomes.

Identifying and maintaining land for agricultural use is important in our LGA, as they currently contribute to our economy and retaining them will also ensure that there is opportunity for future agricultural uses, necessary to support the growing population over time, to be able to occur. Maintaining these lands is also important because once they are taken for housing that are lost for agricultural use. The land is also an important asset for the rural character that it provides. As stated previously, the Shellharbour City community values the rural lands of the

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LGA and Council considers it important to not sterilise the land from future agricultural activities.

Land Contamination

The applicant has submitted a Preliminary Site Investigation (PSI) of the land which identified the following Areas of Environmental Concern (AECs) during the investigation:

- AEC01 – Storage wall dam that has potential use of uncontrolled fill.
- AEC02 – Stockpiles of uncontrolled soil and rubble.
- AEC03 – Dairy and potential contamination that can occur with this use.
- AEC04 – Pumphouse, discarded fuel containers and electricity boards.
- AEC05 – Levelled building pads and potential use of uncontrolled fill.
- AEC06 – Above Ground Petroleum Storage System used for refuelling of farming machinery.
- AEC07 – Historical weathering of building materials; suspected heavy metals-based paints.
- AEC08 – Potential Acid Sulfate Soils as mapped near Marshall Mount Creek.

The PSI concluded that the subject site is suitable or capable of being made suitable for the proposed development in accordance with SEPP 55, and further environmental investigations are required.

If the proposal were to receive Gateway determination to exhibit it is recommended that a detailed site investigation be undertaken.

Shellharbour Airport – Airspace Operations

The subject land is subject to the Obstacle Limitation Surface (OLS), which is a variable layer that seeks to protect the operation of the Shellharbour Airport by limiting the height of structures that could adversely affect the take-off/landing of aircraft.

Should the application receive a Gateway determination to exhibit, the proposal should be referred to Shellharbour Airport and CASA.

Aboriginal Heritage

As part of the Planning Proposal application an Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared and submitted. The ACHAR undertook a testing program with a total of four artefact scatters identified. These sites are referred to as Calderwood Area 1, 2, 3 and 4. Calderwood Area 1 is identified as having moderate significance; however this may need to be revised should further investigations take place. The ACHAR recommends that Calderwood Area 1 be located within open space and to minimise any ground disturbance. The Planning Proposal application includes several lots to be rezoned that are contained within this area. If this portion of the site were to be rezoned, an Aboriginal Heritage Impact Permit to destroy would be required for development to the location of these lots.

The application also proposes to rezone Calderwood Area 1 to RE1 Public Recreation and locate the proposed district park within this area. This is not considered appropriate as there will be financial implications for Council to take on such land. It is likely that there would be limited opportunity to embellish the site for recreational purposes due to the sensitivity of Calderwood Area 1. The ACHAR recommends that ground disturbance should be avoided. Should ground disturbance be required additional archaeological testing and/or salvage excavation may be necessary. Ground disturbance would likely be required in order to provide the level of service expected in public open spaces as outlined in Council's Open Space and Recreation Needs Study.

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The ACHAR also recommends that an Aboriginal Cultural Heritage Management Plan be prepared at the Planning Proposal stage to ensure artefacts are preserved prior to construction commencing. If the proposal is to proceed to Gateway determination for exhibition, an Aboriginal Cultural Heritage Management Plan should be required prior to exhibition.

Infrastructure / Development Contributions Plan Impacts

There has been new infrastructure provided to the nearby Calderwood development front based on the densities approved under the Calderwood Concept Approval. The infrastructure scheduled to be provided as part of the Calderwood Development Project has not considered additional development outside of the Calderwood Project Area. The rezoning of the land has not been considered in planning for infrastructure delivery for the community.

The application focuses on the provision of utility services, with a limited infrastructure schedule outlining likely payments and when they would be required to be paid. As stated above, the Infrastructure Schedule that was submitted with the Rezoning Review application is different to the Schedule that was submitted to Council as part of the Planning Proposal Application.

If the application were to proceed to Gateway, the full range of infrastructure required to service the development would need to be addressed. A detailed report would be required identifying the works required to service the development and the proposed method of funding/provision. The report would need to provide information on:

- The impact on social infrastructure required – library facilities, community centre, open space (both active and passive)
- The need for additional/upgraded traffic management
- Road infrastructure upgrades required due to the increase in development
- How the subject site would coordinate infrastructure delivery and rollout with the Calderwood project area as needed.

Any variation to the development contributions plan or a proposed Voluntary Planning Agreement would need to be finalised prior to the completion of the rezoning.

Water quality

A preliminary water cycle management plan should be required to be submitted if a Gateway determination to exhibit was received. This would need to be sufficient to determine the water quality requirements of the development. The Risk-based Framework for Considering Waterway Health in Strategic Land Use Planning Decisions in the Lake Illawarra Catchment should be referenced. The proposal will be referred to the Lake Illawarra Estuary Management Committee to review potential impacts on Lake Illawarra.

Referrals

Should a Gateway determination be issued to exhibit the Planning Proposal application, it is recommended that the following referrals be undertaken as part of the public exhibition process:

- NSW Rural Fire Service
- Transport for NSW
- CASA
- Shellharbour Airport

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- Environment, Energy and Science (EES) Group (Biodiversity and Conservation)
- Lake Illawarra Estuary Management Committee

Conclusion

The proposed development of the subject land for residential purposes as proposed in this Planning Proposal application does not satisfy the Strategic Merit Test.

The proposed development is considered unnecessary based on the existing supply of zoned and serviced land in the Shellharbour LGA.

The urban release areas that are identified in the current Illawarra Shoalhaven Urban Development Program are providing an adequate supply of land. As reflected in the Illawarra Shoalhaven Regional Plan 2041, the Calderwood Investigation Areas identified in the Urban Development Program can provide Council with an option if higher than expected housing demand occurs. There is no evidence to suggest that higher than expected housing demand is occurring in the Shellharbour LGA. Furthermore, it should be the responsibility of Council to investigate this land, if needed, and not through proponent led, spot rezoning.

There is no strategic planning justification to support this Planning Proposal application at this point in time. There is sufficient residential zoned land in the LGA to meet the requirements of the region.

The Planning Proposal application is not needed to satisfy the forecast housing demand and there is already adequately zoned residential land for Shellharbour City local government area until 2041. This is in accordance with Council's adopted Local Housing Strategy and Local Strategic Planning Statement as well as the State Governments recently adopted Illawarra Shoalhaven Regional Plan 2041.

It is considered that there is no strategic merit to this proposal as it is not consistent with relevant local strategies that have been endorsed by the Department of Planning, Industry and Environment. Additionally, the proposal has been assessed as being inconsistent with several directions issued under Section 9.1 of the Environmental Planning and Assessment Act, particularly Local Directions 1.2, 2.3, 3.1, 4.3, 4.4, and 5.10 (Please see the attached Summary of Planning Issues).

The applicant has been consistently told that the proposal is not in accordance with Council's policy position (endorsed by the Department of Planning), and it is Council's view they should be expected to work within the State's own strategic land use planning documents and those of Council (the two of which are broadly consistent). To not expect or require the applicant to do that brings into question the value of preparing and implementing strategic planning documents.

The Honourable Robert Stokes MP, Minister for Planning and Public Spaces has recently released the Minister's Planning Principles: A Plan for Sustainable Development (December 2021), which reflects the importance of enforcing strategic planning work. This document states that in order to foster sustainable development, planning proposals should usually not be supported where they conflict with aligned strategic plans and policies. The Minister's Principles for housing aim to foster supply of well-located homes that arise from strategic-led and evidence-based supply of housing. The Minister's Planning Principle 6.1 states that "Strategic Planning should guide the ongoing delivery of homes responding to population growth and change". Council's Local Housing Strategy has clear actions on how Council will facilitate the supply and types of homes that the Shellharbour community will need over the

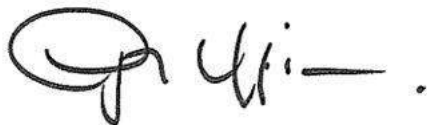
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next 20 years. This strategy is regularly reviewed and monitored to ensure the evidence-base is current and responsive to any significant changes to population growth and change.

As outlined above, this application is not supported by any local, regional or State strategy, nor is there any evidence to support the supply of housing in this location. To support this proposal to proceed to Gateway determination would be in contradiction to the Minister's Planning Principles, the State Government's Regional Plan, Council's Local Strategic Planning Statement and the Shellharbour Local Housing Strategy, all of which are documents prepared within the last two years and informed by current and rigorous evidence-based research and community engagement.

Should you require more information regarding Council's submission, please contact Jessica Lintern – Strategic Planner on (02) 4221 6246 or at jessica.lintern@shellharbour.nsw.gov.au in the first instance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cheryl Lapping'.

Cheryl Lapping
Acting Group Manager City Planning

Attachment 1 – Council Report
Attachment 2 – Council Resolution
Attachment 3 – Summary of Planning Issues

**Subject 10.3.1 Planning Proposal Application 0001/2021 – 144
Calderwood Road, Calderwood to amend Shellharbour
Local Environmental Plan 2013 (11731620)**

To the Chief Executive Officer

Directorate: **Community and Customers**
Group: **City Planning**

Manager: Geoff Hoynes – Group Manager City Planning
Author: Jessica Lintern – Strategic Planner

Summary

The purpose of this report is to outline the details of a Planning Proposal application initiated by the landowner at 144 Calderwood Road (**Attachment 1**) and seek Council's resolution to not support the preparation of a Planning Proposal and not submit the Planning Proposal to the NSW Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

The subject site covers land within the Shellharbour City Local Government Area (LGA) and the Wollongong LGA. The Planning Proposal application covers land only within the Shellharbour LGA and seeks to rezone approximately 25 hectares of RU1 Primary Production zoned land to mainly R2 Low Density Residential, with some R3 Medium Density Residential zoned land along Calderwood Road (**Attachment 2**). The remainder of the site (approximately 31 hectares within the Shellharbour LGA) will maintain its current zoning of RU1 Primary Production. The application proposes creating lot sizes ranging from 300m² to 600m² (**Attachment 3**).

Background

A planning proposal is a document that explains the intended effect of a proposed amendment to a Local Environmental Plan (LEP), such as a rezoning or reclassification of land, to amend the Shellharbour LEP 2013, and sets out the justification for making the amendment. A Planning Proposal sets out the justification for making the amendment which is known as the Gateway Process.

The Gateway Process has the following five key steps:

1. *Planning proposal* – Council is responsible for the preparation of a planning proposal, which explains the effect of and justification for the plan.
2. *Gateway determination* – The Minister (or delegate) determines whether the planning proposal is to proceed. This gateway acts as a checkpoint to ensure that the proposal is justified before further resources are allocated to the preparation of a plan. A community consultation process is also determined at this time. Consultations occur with relevant public authorities, and if necessary, the proposal is varied.
3. *Consultation* – if required by the gateway determination, the proposal is publicly exhibited (generally low impact proposals for 14 days, others for 28 days). A person making a submission may also request a public hearing.

4. *Assessment* – Council will consider any submissions objecting to the proposal and the proposal may be varied as necessary prior to adoption. Parliamentary Counsel then prepares a draft local environmental plan – the legal instrument.
5. *Decision* – with the Minister's (or delegate's) approval the plan becomes law and is published on the NSW legislation website.

The final decision on whether the plan becomes law and in what form it becomes law, rests with the Minister for Planning, or if delegation is granted to Council, Council.

The Planning Proposal application is currently at step 1.

If Council resolves to support the Planning Proposal application, Council staff will prepare the Planning Proposal and send the relevant information to the DPIE for their review. This is step 2 of the Gateway Process as outlined above.

If Council resolves to not support the Planning Proposal application, Council staff will write to the applicant and advise them accordingly. No further action would be taken by Council unless the applicant chooses to seek a Rezoning Review from the DPIE. The Rezoning Review will be considered by the Southern Regional Planning Panel. The Panel will determine if the proposal has merit and should be submitted to Gateway, or not.

Council has the choice of deciding if they wish to accept the role of the relevant planning authority and prepare the Planning Proposal or not. If Council chooses not to, an alternate relevant planning authority will be appointed. The Planning Proposal is then submitted by the relevant planning authority to the DPIE for Gateway determination.

Planning Proposal Application 1/2021

This application, initiated by the landowner, seeks to rezone approximately 25 hectares of land at 144 Calderwood, Calderwood, formally known as Lot 2 DP 651377. The site encompasses land within both the Shellharbour Local Government Area (LGA) and Wollongong LGA. The Planning Proposal application covers land only within the Shellharbour LGA. The site has historically been used for agricultural activities, primarily dairy farming and cropping. The remainder of the site within the Shellharbour LGA (approximately 31 hectares) will retain its current zoning of RU1 Primary Production.

The application proposes to rezone part of the site to mainly R2 Low Density Residential, with some R3 Medium Density Residential zoned land along Calderwood Road (**Attachment 2**). The applicant indicates that the site could deliver up to 400 lots.

The Concept Plan (**Attachment 4**) indicates that the proposal would be accessible via Calderwood Road and Cattle Road.

Financial / Resources Implications

The Stage 1 fee has been paid for the Planning Proposal application in accordance with Council's Fees & Charges Policy 2020/2021.

The review of the Planning Proposal application has utilised staff time and resources.

Legal and Policy implications

The relevant *Environmental Planning & Assessment Act* (EP&A Act) issues are outlined below.

Local Planning Directions (s9.1(2) EP&A Act)

Based on Council's assessment the Planning Proposal application is inconsistent with some of the Local Planning Directions. These are outlined in **Attachment 5**.

Illawarra Shoalhaven Regional Plan (ISRP)

The Planning Proposal application includes an assessment against the previous ISRP 2036. The previous ISRP 2036 notes that the West Lake Illawarra Growth Area, which includes Calderwood in the Shellharbour LGA, provides a 30-to-40-year housing supply and that due to this Shellharbour City Council has enough capacity to meet projected housing needs for greenfield land supply well beyond 2036. The currently ISRP 2041 was released on 1 June 2021 after the submission of Planning Proposal application 1/2021 to Council. However, the draft ISRP was placed on public exhibition from 2 November to 17 December 2020 and consideration of this draft should have been undertaken by the applicant.

The current ISRP notes the importance of providing housing supply in the right locations. It acknowledges that Shellharbour City Council through recent strategic planning work has identified that there is adequate supply within the LGA for the next 20 years to meet projected housing demand. The ISRP does not identify the subject site, or this development type as being required for additional housing type within the Shellharbour City LGA.

Illawarra Shoalhaven Urban Development Program (ISUDP)

The ISUDP was initially established to provide a regional response to the management of housing supply. The lands surrounding the Calderwood Concept Plan Approval Area in the 2010 ISUDP update were identified as a 'Calderwood Investigation Area'. This land was never investigated.

In addition, the ISRP states in relation to the 'Investigation Areas' identified by the ISUDP, that these areas can provide councils with a long term and strategic approach to respond to higher than expected housing demand. If Shellharbour City LGA was to experience higher than expected housing demand, the land surrounding Calderwood, as well as elsewhere in the LGA, would be investigated taking into consideration a range of factors including land suitability for urban use, regional housing supply and demand, population changes, potential alternative sites, competing land uses and environmental impacts. At this point in time, there is no need for Council to investigate additional housing supply as this was recently undertaken through the preparation of the Shellharbour Local Housing Strategy (LHS), which was adopted by Council in December 2019. Council regularly monitors housing development, including approvals and completions, which enables the continual monitoring of the LHS and the evidence base that informed it, which is discussed in detail below.

Shellharbour Local Housing Strategy

Council's LHS, adopted in December 2019, identified that the Shellharbour City LGA can meet future dwelling demands through existing supply in both greenfield and infill development in residential areas. The analysis undertaken as part of the LHS identified that there is no need for additional land release areas to cater for additional dwelling supply. Rather the focus within Shellharbour LGA is the facilitation of opportunities for affordability, housing diversity and choice and redevelopment opportunities in line with the 12 LHS Objectives that were developed through community and stakeholder engagement, as well as the evidence base.

The subject site for this Planning Proposal application is located within the Rural Balance statistical area. The Rural Balance area incorporates areas located in the west of the LGA, including Calderwood, Tullimbar and Tongarra, as well as Dunmore and Croom areas.

The Planning Proposal application argues that the need for this additional residential zoned land is required as the dwelling yield figures relied upon in the LHS overestimated the number of zoned available lots for development in 2016 by approximately 780 dwellings/lots. The

applicant has stated that they have undertaken a detailed review of each project accounted for by Informed Decisions (ID), who develop Council's population and dwelling forecasts, and prepared a detailed analysis of actual known on ground dwelling yields. The applicant also argues that development projects within the area of the subject site have consistently delivered a significantly greater number of dwellings than anticipated in the LHS. These assumptions are not supported by Council staff.

The evidence base that informed the Council's LHS included:

- Demographics: population change, population sex and age, dwelling requirements (based on demographic projections to initially determine implied dwelling requirements), households, household types and family composition, average household size, dwelling structure, number of bedrooms, tenure and landlord type, household income, rental and mortgage stress, employment and key workers,
- Housing demand: projected dwelling demand, rents and property sales prices, housing for particular needs, projected dwelling need and housing demand model (considering two scenarios: propensity; and housing preferences)
- Housing supply: current and planned housing, rental vacancies, capacity of the land use controls to accommodate additional housing;
- Land use opportunities and constraints: opportunities, constraints, infrastructure and flooding etc.

This analysis outlined above was informed by evidence that included: demographic data, trends and forecast projections from ID; the ISUDP and the NSW Government; as well as a community Housing Preferences Survey. The Housing Preferences Survey used a sample size of the Shellharbour community to determine what changes in housing stock might be required over the next 10 years.

To determine housing supply requirements in the LHS a range of data was considered for current and planned housing, including:

- Dwelling approvals data for a three year period between 2015 and 2018;
- Dwelling yields for approved master-planned communities;
- An analysis of infill capacity in existing residential areas;
- Consideration of the capacity of key vacant development sites;
- The volume of sales and rental vacancy rates;
- Housing for particular needs; and
- Dwelling projections developed by ID, and compared with the dwelling projections from the NSW Government.

Council works closely with ID in developing the dwelling projections and provide information on likely development activity in each area. ID regularly monitors and reviews these projections against ABS dwelling approval data and the estimated resident population. The baseline for Council's current projections was the 2016 census.

The most recent review of the ID forecasts was undertaken in July 2020. This reviewed the forecasts for Shellharbour LGA against the Australian Bureau of Statistics (ABS) dwelling approval data for 2019. This review identified that new dwelling approvals were within 0.66% for the 2017-2019 forecast period. The estimated resident population (ERP) for Shellharbour indicates that the population forecasts are also tracking well, with a difference of 0.28% between the population projections and the ERP of 2020.

Council has begun work to review the dwelling projections again with ID. This initial review has indicated that our dwelling projections are tracking well. Additionally it reflects that population and dwelling approvals are falling within the Shellharbour City LGA and across the state. The

initial work done to inform the most recent review of our dwelling projections found that there were eight fewer dwellings approved in the Rural Balance statistical area in the 2017-2020 review period than what was anticipated in the dwelling projections for the same period.

The dwelling projections by ID and used within the LHS state that in 2016 there were 471 dwellings in the Rural Balance statistical area, and that by 2041 there will be 5,370 dwellings (an annual growth rate of 10.2%). It should be noted that these figures do not incorporate the recently approved Modification 4 to the Calderwood Concept Plan Approval, which approves the Calderwood Urban Development Project (CUDP) to deliver a total of 6,000 dwellings.

The first detailed review of the LHS will include a review of the evidence base and housing stock against the broader aims of the ISRP to ensure that the LHS is aligned with housing needs within the region and the Shellharbour City LGA. This review of the LHS will commence in 2024 with a review of the comprehensive evidence base that informed the LHS to identify any areas that need adjusting.

Given the level of detail analysed to inform the LHS and the comparison of recent dwelling completion figures by both the ABS and ISUDP, it is not considered that the dwelling projection figures contained within the LHS require review prior to the identified first comprehensive review beginning in 2024, or that additional greenfield housing supply is required within Shellharbour City LGA at this stage.

Local Strategic Planning Statement (LSPS)

Council's first LSPS was adopted in May 2020. The LSPS was developed with extensive community engagement and sets the land use vision for the future of Shellharbour City. This document aims to provide the basis for planning decisions and managing future growth within the LGA. The LSPS contains 22 Planning Priorities that set the direction for Shellharbour City LGA, with each Planning Priority containing a number of actions on how to implement that priority.

The Planning Proposal application is considered to be inconsistent with a number of the LSPS Planning Priorities:

- P1 Deliver greater housing diversity and affordability to meet the changing needs of the community
The inconsistency of the Planning Proposal application with this Planning Priority is discussed in detail in the LHS section above.
- P6 Provide accessible and connected suburbs with a range of transport options
The impact of this proposal has not been considered when planning for the surrounding road infrastructure. It has been identified that the additional traffic generation from this proposal would require Calderwood Road to be upgraded to a four-lane road, rather than two-lanes as currently planned. The Planning Proposal application does not indicate how the upgrade of Calderwood Road, including the bridge and Tripoli Way intersection, will be undertaken or delivered.
- P14 Protect and enhance our rural lands
Consultation undertaken during the development of the LSPS highlighted the value of our rural lands to the community and their lack of support to rezone these areas. The LSPS recognises the importance of protecting rural zoned lands. The LSPS acknowledges that it will be important that Council develop a Rural Strategy to identify the future of our rural and environmental lands and what will be appropriate and viable for the future of these areas. However, as there is no requirement for additional residential zoned land the focus should be on protecting rural lands.

- P19 Ensure infrastructure is aligned to accommodate planned growth and community needs

As stated above, the proposal has not provided adequate detail on how infrastructure requirements, including traffic infrastructure, community services and social infrastructure will be delivered or impact existing services and infrastructure. The rezoning of this land has not been considered in planning for infrastructure delivery for the community.

Land Use Compatibility

The Planning Proposal application currently does not adequately address the integration of infrastructure and land uses with the CUDP, particularly with the location of an RU1 Primary Production property between the CUDP and the subject site. It is considered that this proposal creates an island effect and separation of 142 Calderwood Road and the land zoned RU1 Primary Production to the east of the site. Additionally, 154 Calderwood Road, which contains a single dwelling will also maintain its zoning of RU1 Primary Production and reduces the frontage of the proposed development on to Calderwood Road. The exclusion of 142 and 154 Calderwood Road creates potential land use compatibility issues and fragmentation of agricultural lands, which is not considered to be a good planning outcome.

Aboriginal Cultural Heritage

As part of the Planning Proposal application an Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared and submitted. The ACHAR undertook a testing program with a total of four artefact scatters identified. These sites are referred to as Calderwood Area 1, 2, 3 and 4. Calderwood Area 1 is identified as having moderate significance, however this may need to be revised should further investigations take place. The ACHAR recommends that Calderwood Area 1 be located within open space and to minimise any ground disturbance. The Planning Proposal application includes several lots to be rezoned that are contained within this area. Calderwood Area 1 is located If this portion of the site was to be rezoned an Aboriginal Heritage Impact Permit to destroy would be required for development to the location of these lots.

The application also proposes to rezone Calderwood Area 1 to RE1 Public Recreation and locate the proposed district park within this area. This is not considered appropriate as there will be financial implications for Council to take on such land. It likely that there would be limited opportunity to embellish the site for recreational purposes due to the sensitivity of Calderwood Area 1. The ACHAR recommends that ground disturbance should be avoided. Should ground disturbance be required additional archaeological testing and/or salvage excavation may be necessary, and this would likely be required in order to provide the level of service expected in public open spaces as outlined in Council's Open Space and Recreation Needs Study.

City Planning Summary

The ISRP acknowledges that Shellharbour City Council has enough zoned land for the next 20 years and does not require further greenfield residential land to meet housing supply.

Council, nor the DPIE, have an endorsed strategy or policy position to support the rezoning of rural lands to residential. As such, there is no strategic approach to providing this development for our community.

Council regularly monitors the LHS and housing supply. If through the monitoring process it is determined that we are experiencing higher housing demand than expected, a review of Council's LHS evidence base and investigation of lands, including the investigation area surrounding Calderwood identified in the ISUDP, will be undertaken, taking into account a range of factors. As Council's dwelling projections are tracking well, there is no indication that such a review needs to occur at this point in time.

Therefore there is no strategic planning justification to support this Planning Proposal application.

Public / Social Impact

The land uses proposed in the Planning Proposal application would likely have public and social impacts, both positive and negative. The extent of those impacts would be further explored as part of the exhibition of the Planning Proposal if supported by Council and if a Gateway determination to exhibit was received.

Link to Community Strategic Plan

This report supports the following objectives and strategies of the Community Strategic Plan:

Objective: 2.3 A City that is connected through places and spaces

Strategy: 2.3.2 Undertake land use planning in a socially, economically and environmentally responsive manner.

2.3.4 Facilitate the development of the built environment to meet community needs.

Consultations

Internal

A review of the application has been undertaken by the following Council staff:

- Senior Transport Engineer
- Senior Civil Engineer
- Environment Officer
- Developer Contributions Planner
- Recreation Planner
- Aboriginal Community Liaison Officer
- Urban Release Team Leader

This internal consultation has informed the issues raised with the application outlined in detail above.

External

Nil at this stage. Consultation will be undertaken if Council resolves to support the Planning Proposal application and a Planning Proposal is prepared and submitted to the DPIE. The Gateway determination, if the proposal is to proceed, will require consultation with a number of State Government departments and agencies. These include Rural Fire Service, Transport for NSW and Department of Primary Industries (Agriculture). The Gateway determination would also outline any required community consultation. Generally adjoining land owners are required to be notified of the application as a minimum.

Political Donations Disclosure

Under Section 10.4(4) of the *Environmental Planning and Assessment Act 1979* (the Act) a person who makes a relevant planning application to Council is required to disclose any reportable political donations and gifts made by any person with a financial interest in the application within the period commencing two years before the application is made and ending when the application is determined, including:

- a) All reportable political donations made to any Councillor of this Council

- b) All gifts made to any Councillor or employee of this Council.

Under Section 10.4(5) of the Act, these disclosure requirements also apply to any person, or any associate of a person, who makes a relevant public submission to Council in relation to a relevant planning application.

Note: Section 10.4(1) of the Act states: 'political donations or gifts are not relevant to the determination of any such planning application, and the making of political donations or gifts does not provide grounds for challenging the determination on any such planning application'.

The disclosure statements received by Council indicate that no reportable donations or gifts have been made.

Recommendation

That Council not support the preparation of Planning Proposal 1/2021 at Lot 2 DP 651377 – 144 Calderwood Road, Calderwood for the following reasons:

- (a) The proposal does not comply with a Council or Department of Planning, Industry & Environment endorsed strategy for this form of land development.**
- (b) The proposal is contrary to the Illawarra Shoalhaven Regional Plan 2041.**
- (c) The proposal will result in the loss of agricultural land that has the potential to make a contribution to local and regional food and fibre supply.**

Approved for Council's consideration:

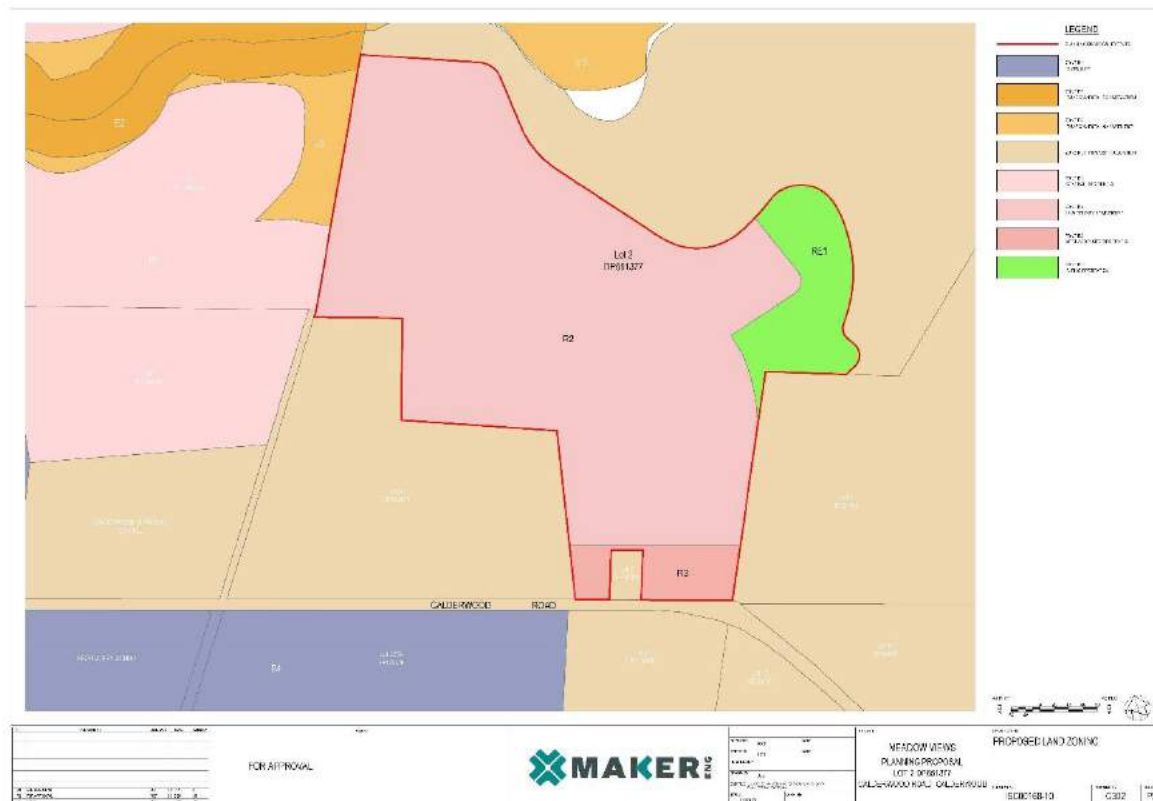


Date of Meeting: 21 September 2021

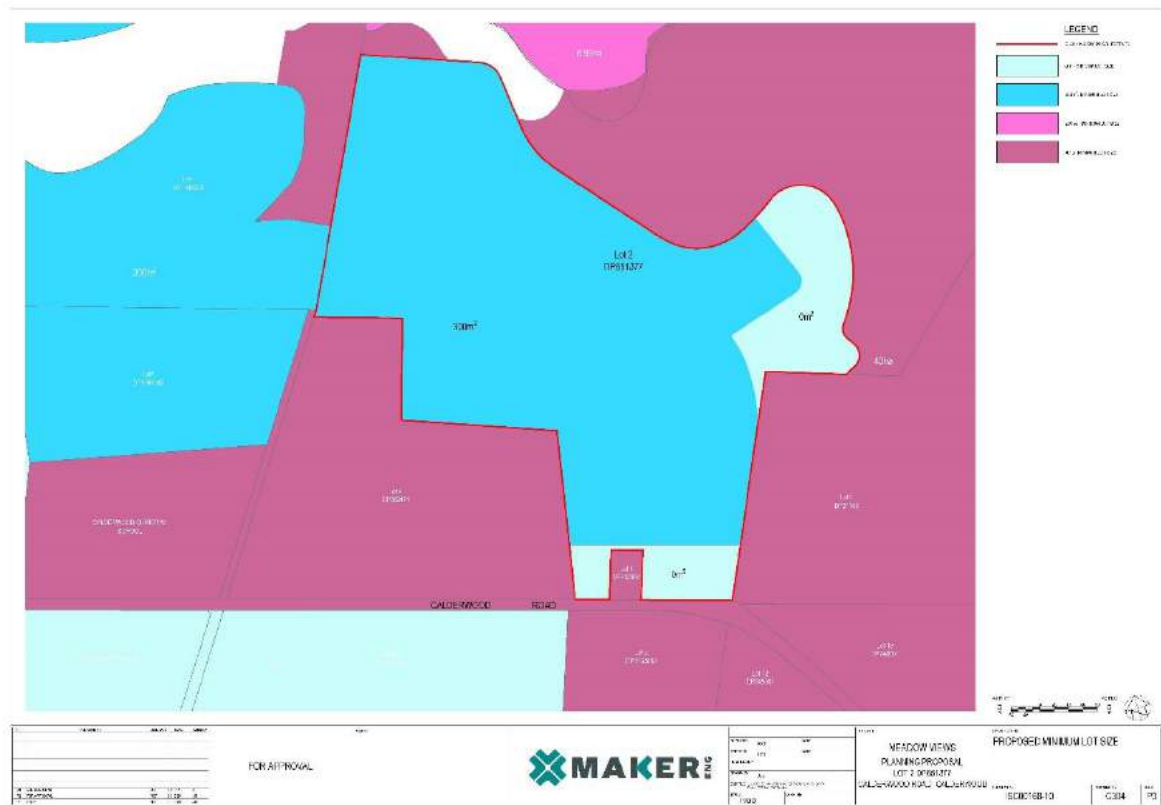
Attachments

1. Locality Plan
2. Proposed Zoning Plan
3. Proposed Lot Size Plan
4. Concept Plan
5. Local Planning Directions

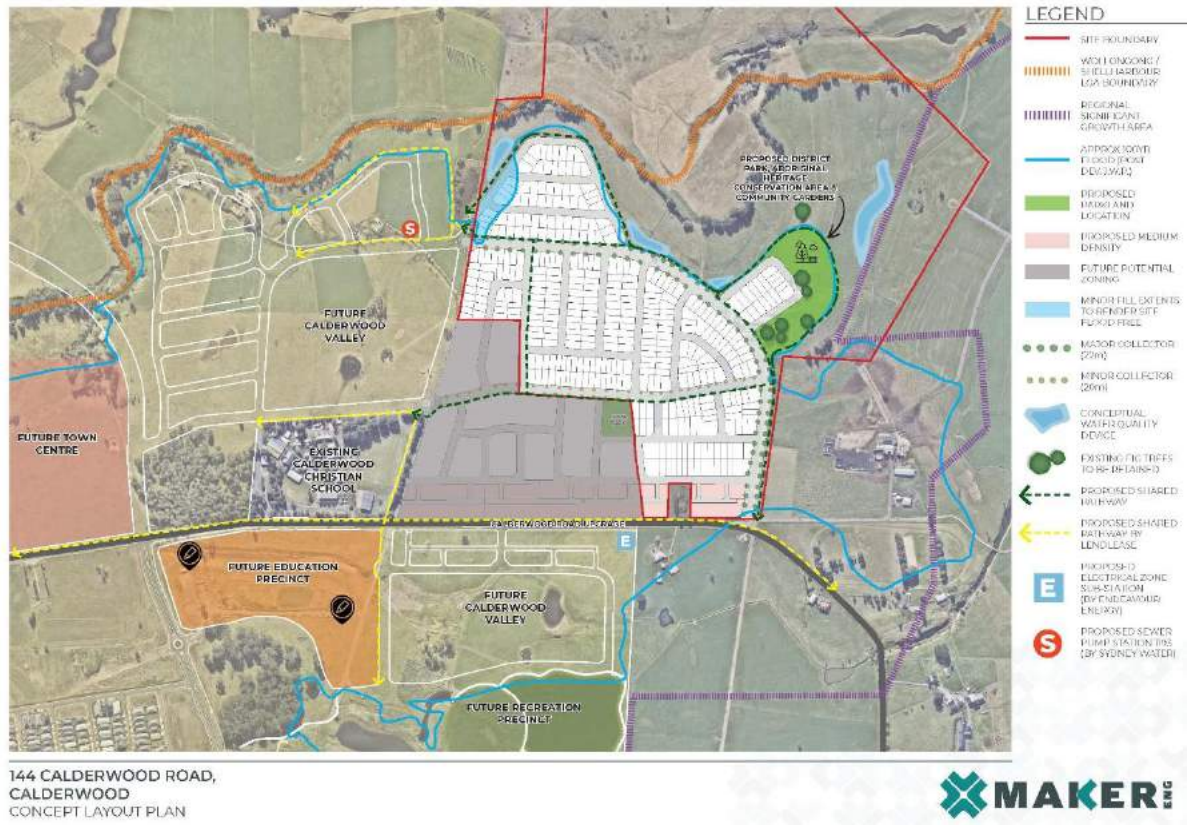
Attachment 2 - Proposed Zoning Plan



Attachment 3 - Proposed Lot Size Plan



Attachment 4 - Concept Plan



Attachment 5 - Local Planning Directions

Local Planning Directions

Based on Council's assessment there is an inconsistency with the following Directions. Additional information could be lodged to address these issues if Council was to support the preparation of a Planning Proposal, receipt of a Gateway Determination and prior to the public exhibition of the Planning Proposal.

1.2 Rural Zones

The Planning Proposal application is not consistent with this Direction as the application is not justified by a Council or Department Planning, Industry & Environment endorsed strategy, is not in accordance with the Illawarra Shoalhaven Regional Plan and the inconsistency is of major significance.

2.3 Heritage Conservation

An Aboriginal Cultural Heritage Assessment (ACHA) has been undertaken for the subject site to inform the Planning Proposal application. The ACHA was undertaken due to the presence of a registered site located in the norther portion of the study area, in addition to a significant Aboriginal artefact scatter located in the eastern adjacent Lot 3 DP 24143. A total of four artefact scatters were identified during testing for the ACHA. It is proposed to retain Area 1 within an open space to preserve it.

The proposal includes the rezoning of several lots that are contained within the identified Calderwood Area 1. As this area has been identified as high risk it is not considered appropriate to rezone this area.

The proposal is considered to be inconsistent with this direction.

3.1 Residential Zones

A planning proposal may be inconsistent with this direction if it can be demonstrated that it is justified by a strategy, justified by a strategy that is prepared in support of the planning proposal or in accordance with a relevant Regional Plan. The Planning Proposal application is not justified by any strategy. In addition no strategy has been prepared to justify the need for housing in this location. The Illawarra Shoalhaven Regional Plan does not outline the requirement for this land to be rezoned to residential.

Therefore, the proposal is considered to be inconsistent with this direction.

4.3 Flood Prone Land

The Macquarie Rivulet Flood Study (2017) identifies the subject site as being flood prone and within the identified Flood Planning Areas, therefore this direction applies. The proposal seeks to rezone RU1 Primary Production land to R2 Low Density Residential, R3 Medium Density Residential and RE1 Public Recreation, therefore this proposal is inconsistent with this direction.

Additional information would be requested if Council was to support the preparation of a Planning Proposal and if a Gateway Determination to exhibit the Planning Proposal was received.

4.4 Planning for Bushfire Protection

The Planning Proposal application is not consistent with this Direction as the land is mapped as bushfire prone. The Planning Proposal application would be referred to the NSW Rural Fire Service if Council was to support the preparation of a Planning Proposal and if Gateway determination to exhibit the Planning Proposal was received.

5.10 Implementation of Regional Plans

The Planning Proposal application is not consistent with this Direction. The Illawarra Shoalhaven Regional Plan 2041 does not specifically include this form of development. There is no strategy endorsed by Council or the Department of Planning, Industry and Environment supporting this form of development.

**RESOLUTION FROM ORDINARY COUNCIL MEETING OF
21 SEPTEMBER 2021**

10.3 Community and Customers Directorate

10.3.1 Planning Proposal Application 0001/2021 – 144 Calderwood Road, Calderwood to amend Shellharbour Local Environmental Plan 2013 (11731620)

154 RESOLVED: Marsh/Murray

That Council not support the preparation of Planning Proposal 1/2021 at Lot 2 DP 651377 – 144 Calderwood Road, Calderwood for the following reasons:

- (a) The proposal does not comply with a Council or Department of Planning, Industry & Environment endorsed strategy for this form of land development.
- (b) The proposal is contrary to the Illawarra Shoalhaven Regional Plan 2041.
- (c) The proposal will result in the loss of agricultural land that has the potential to make a contribution to local and regional food and fibre supply.

CARRIED UNANIMOUSLY

SHELLHARBOUR LOCAL ENVIRONMENTAL PLAN 2013 PLANNING PROPOSAL

Summary of Planning Issues Checklist

Location: Lot 2 DP 651377, 144 Calderwood Road, Calderwood

Proposal: PP0001/2021 Rezone part of site to R2 Low Density Residential and R3 Medium Density Residential and RE1 Public Recreation, from RU1 General Rural and E3 Environmental Management

Date: Lodged February 2021

Compliance with Draft SEPPs/EIE:

Yes/No/Part

Note: DoPE have advised that draft SEPPs not made within 3 years of exhibition don't need to be considered & an Explanation of Intended Effects to a SEPP is a Draft SEPP

| | |
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| Compliance with SEPPs: | Part |
| Compliance with Section 9.1 Directions: | Part |
| Compliance with Illawarra – Shoalhaven Regional Plan: | Part |
| Heritage Studies required: | No - submitted |
| Illawarra Urban Development Program: | Yes |
| Coastal Zone: | No |
| LES Necessary: | No |
| Crown Lands – Aboriginal Land Claim. Referral Required | No |

Doc No 10826833

Planning Proposal Assessment

The following planning instruments, S9.1 Directions and Regional Plan items apply to the Shellharbour LGA:

| Draft SEPPs/EIE | Consistency Yes/No/NA | Comments |
|--|--------------------------|--|
| | | |
| SEPPs | Consistency Yes/No/NA | Comments |
| SEPP 21 Caravan Parks | NA | |
| SEPP 33 Hazardous and Offensive Development | NA | |
| SEPP 36 Manufactured Home Estates | NA | |
| SEPP 50 Canal Estates | NA | |
| SEPP 55 Remediation of Land | No | <p>Stage 1 Preliminary Site Investigation (PSI) has been prepared. PSI concludes that the site is considered suitable or capable of being made suitable for the proposed development as per SEPP 55, pending the preparation of additional environmental investigations. In order to ensure consistency with this SEPP, a detailed site investigation should be prepared if a Gateway determination to exhibit is received.</p> <p>Therefore, the proposal is considered to be consistent with the provisions and intent of the SEPP</p> |
| SEPP 64 Advertising and Signage | NA | |
| SEPP 65 Design Quality of Residential Flat Development | NA | |
| SEPP 70 Affordable Housing (Revised Schemes) | NA | |
| SEPP (Housing for Seniors or People with a Disability) 2004 | NA | |
| SEPP (BASIX) 2004 | NA | |
| SEPP (State Significant Precincts) 2005 | NA | |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | NA | |

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| SEPP (Miscellaneous Consent Provisions) 2007 | NA | |
| SEPP (Infrastructure) 2007 | NA | |
| SEPP (Exempt and Complying Development Codes) 2008 | NA | |
| SEPP (Affordable Rental Housing) 2009 | NA | |
| SEPP (State and Regional Development) 2011 | NA | |
| SEPP (Sydney Drinking Water Catchment) 2011 | NA | |
| SEPP (Educational Establishments and Child Care Facilities) 2017 | NA | |
| SEPP (Vegetation in Non – Rural Areas) 2017 | NA | |
| SEPP (Coastal Management) 2018 | NA | |
| SEPP (Concurrences) 2018 | NA | |
| SEPP (Aboriginal Land) 2019 | NA | |
| SEPP (Primary Production and Rural Development) 2019 | NA | <p>The property is not identified as State Significant Agricultural Land under this SEPP. Rural Planning Principles are assessed under section 9.1 Local Planning Direction 1.5</p> <p>It should be noted that the Department of Primary Industries currently has on public exhibition a draft State Significant Agricultural Lands Map, which identifies the subject site as being State Significant Agricultural Land.</p> |
| SEPP (Major Infrastructure Corridors) 2020 | NA | |
| Section 9.1 Directions | Consistency Yes/No/NA | Comments |
| 1. Employment and Industrial Zones | | |
| 1.1 Business and Industrial Zones | NA | |
| 1.2 Rural Zones | No | The Planning Proposal seeks to rezone rural land to provide residential and recreation land, therefore this direction applies. |

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| | | <p>A Planning Proposal is able to be inconsistent with this direction if the Planning Proposal is:</p> <ul style="list-style-type: none"> (a) <i>Justified by a strategy which:</i> <ul style="list-style-type: none"> (i) <i>Gives consideration to the objectives of this direction,</i> (ii) <i>Identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</i> (iii) <i>Is approved by the Director-General of the Department of Planning, or</i> (b) <i>Justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</i> (c) <i>In accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objectives of this direction,</i> (d) <i>Or is of minor significance.</i> <p>The Proposal is not considered to be supported by any Strategy or the Illawarra Shoalhaven Regional Plan (ISRP). Council's Local Housing Strategy (LHS) has identified that there is no need to zone additional land for residential development. Additionally, the ISRP does not identify a need for the Shellharbour LGA to provide more residential development.</p> <p>The proposal is deemed to be inconsistent with this Direction.</p> |
| 1.3 | Mining, Petroleum Production and Extractive Industries | NA |
| 1.4 | Oyster Aquaculture | NA |
| 1.5 | Rural Lands | NA |
| 2. Environment and Heritage | | |
| 2.1 | Environment Protection Zones | NA |
| 2.2 | Coastal Management | NA |

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| 2.3 Heritage Conservation | No | <p>An Aboriginal Cultural Heritage Assessment (ACHA) has been undertaken for the subject site to inform the Planning Proposal application. The ACHA was undertaken due to the presence of a registered site located in the norther portion of the study area, in addition to a significant Aboriginal artefact scatter located in the eastern adjacent Lot 3 DP 24143. A total of four artefact scatters were identified during testing for the ACHA. It is proposed to retain the portion of the site referred to as Calderwood Area 1 within an open space to preserve it.</p> <p>An ACHA also recommends that an Aboriginal Cultural Heritage Management Plan be commenced at the planning proposal stage to ensure artefacts are preserved as part of the construction phase of the development.</p> <p>The proposal includes the rezoning of several lots that are contained within the identified Calderwood Area 1. As this area has been identified as high risk it is not considered appropriate to rezone this area.</p> <p>The proposal is considered to be inconsistent with this direction.</p> |
| 2.4 Recreation Vehicle Areas | NA | |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | NA | |
| 2.6 Remediation of Contaminated Land | Yes | <p>A Stage 1 Preliminary Site Investigation (PSI) has been prepared. The PSI concludes that the site is suitable or capable of being made suitable for the proposed development.</p> <p>The proposal is considered to be consistent with the Direction, however, a Detailed Site Investigation should be prepared if a Gateway determination to exhibit is received.</p> |
| 3. Housing, Infrastructure and Urban Development | | |
| 3.1 Residential Zones | No | The proposal is inconsistent with this direction as it proposes development on the urban fringe. |

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| | | <p>The proposal will assist in the delivery of the provisions outlined under Clause (4), particularly (a) and (b).</p> <p>A planning proposal may be inconsistent with this direction if it can be demonstrated that it is justified by a strategy, justified by a strategy that is prepared in support of the planning proposal or in accordance with a relevant Regional Plan.</p> <p>The Proposal is not justified by any strategy. In addition no strategy has been prepared to justify the need for housing.</p> <p>Since the submission of this proposal a new Regional Plan has been released by the Department of Planning, Industry and Environment (DPIE). This Regional Plan does not outline the requirement for this land to be rezoned to residential.</p> <p>Therefore, the proposal is considered to be inconsistent with this direction.</p> |
| 3.2 | Caravan Parks and Manufactured Home Estates | NA |
| 3.3 | Home Occupations | NA Revoked 9 November 2020 |
| 3.4 | Integrating Land Use and Transport | NA |
| 3.5 | Development near Licensed Aerodromes | NA |
| 3.6 | Shooting Ranges | NA |
| 3.7 | Reduction in non-hosted short term rental accommodation period | NA |
| 4. Hazard and Risk | | |
| 4.1 | Acid Sulfate Soils | <p>Yes</p> <p>The site is mapped as having Class 3 and 4 Acid Sulfate Soils under the Shellharbour LEP 2013.</p> <p>A PSI has been provided with the planning proposal and concludes that the site is considered suitable or capable of being made suitable for the proposed development.</p> |
| 4.2 | Mine Subsidence and Unstable Land | NA |
| 4.3 | Flood Prone Land | <p>No</p> <p>The Macquarie Rivulet Flood Study (2017) identifies the subject site as being flood prone and within the identified Flood Planning Areas, therefore this direction applies. The proposal seeks to rezone RU1 Primary Production land to R2 Low Density Residential, R3 Medium Density Residential and RE1 Public Recreation,</p> |

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| | | therefore this proposal is inconsistent with this direction. |
| 4.4 Planning for Bushfire Protection | Yes | The subject site is mapped as being bushfire prone land, Category 3. Consultation with the Commissioner of the NSW Rural Fire Service will be required if the proposal receives a gateway determination. |
| 5. Regional Planning | | |
| 5.1 Implementation of Regional Strategies | Revoked | |
| 5.2 Sydney Drinking Water Catchments | NA | |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | NA | |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | NA | |
| 5.5 Revoked | | |
| 5.6 Revoked | | |
| 5.7 Revoked | | |
| 5.8 Revoked | | |
| 5.9 North West Rail Link Corridor Strategy | NA | |
| 5.10 Implementation of Regional Plans | No | The ISRP notes that Shellharbour City Council has identified that there is an adequate land supply to address dwelling supply for the next 20 years to meet projected demand. The ISRP also notes that the Illawarra Shoalhaven Urban Development Program (ISUDP) identifies land that may be suitable for additional residential land if deemed necessary. The ISUDP identifies land near Calderwood that may be appropriate, however this land would require further investigation to consider a range of factors including land suitability for urban use, regional housing supply and demand, population changes, potential alternative sites, competing land uses and environmental impacts. Any such future investigation by Council would assess land across the LGA, including near Calderwood, to determine the suitability. This will occur if during a review of the LHS if it is determined that additional supply of residential zoned land is required. |

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| | | Consistency with the ISRP is discussed in further detail below. The proposal is deemed to be inconsistent with this Direction. |
| 5.11 Development of Aboriginal Land Council Land | NA | |
| 6. Local Plan Making | | |
| 6.1 Approval and Referral Requirements | NA | |
| 6.2 Reserving Land for Public Purposes | No | <p>The proposal includes an area to be set aside for public recreation and rezoned as RE1 Public Recreation. This RE1 zone proposes a community farm / garden and a protection area for Aboriginal Heritage.</p> <p>It is best practice to determine the requirement for public open space through the development applicant process as the development potential of the site sets the requirement for open space. Further, there would be cost implications for Council in taking ownership of such an open space that includes heritage considerations.</p> <p>In consideration of the above, Council as the relevant public authority would not consider the proposed RE1 Public Recreation Zone as Council does not own the land and the site suitability is yet to be confirmed. Therefore, the proposal is considered to be inconsistent with this direction.</p> |
| 6.3 Site Specific Provisions | NA | |
| 7. Metropolitan Planning | | |
| 7.1 Implementation of a Plan for Growing Sydney | NA | |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | NA | |
| 7.3 Parramatta Road Corridor Urban Transformation Strategy | NA | |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | NA | |

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| 7.5 | Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | NA | |
| 7.6 | Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | NA | |
| 7.7 | Implementation of Glenfield to Macarthur Urban Renewal Corridor | NA | |
| 7.8 | Implementation of the Western Sydney Aerotropolis Plan | NA | |
| 7.9 | Implementation of Bayside West Precincts 2036 Plan | NA | |
| 7.10 | Implementation of Planning Principles for the Cooks Cove Precinct | NA | |
| 7.11 | Implementation of St Leonards and Crows Nest 2036 Plan | NA | |
| 7.12 | Implementation of Greater Macarthur 2040 | NA | |
| 7.13 | Implementation of the Pyrmont Peninsula Place Strategy | NA | |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|---|--------------------------|---|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| Theme 1 – A productive and innovative region | | |
| Objective 2: Grow the region's Regional Cities | | |
| <p>Strategy 2.2 Enhance the diversity and strength of Shellharbour City Centre. Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Facilitate higher density mixed use development with quality connected open space and increased tree canopy • Explore opportunities to support a night-time economy and smart work hubs • Improve access and movement between the centre's functions and destinations • Improve connectivity into Shellharbour City Centre from surrounding suburbs through better pedestrian, cycle and public transport connections including from Oak Flats Train Station • Leverage future investment in health and education services • Facilitate diversification and growth in employment opportunities | NA | The proposal is not located in the Shellharbour City Centre area. As such this strategy is not considered relevant. |
| Objective 4: Activate regionally significant employment precincts to support new and innovative economic enterprises | | |
| <p>Strategy 4.1 Support new and innovative economic enterprises. Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Retain and manage regionally significant employment lands and safeguard them from competing pressures • Provide flexibility in local planning controls • Align infrastructure to support the rollout of employment land in the region | NA | |
| <p>Strategy 4.2 Monitor the take up and availability of employment land through the</p> | NA | |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|--|--------------------------|--|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| Employment Lands Development Monitor | | |
| <p>Strategy 4.4</p> <p>Continue to support the growth of Shellharbour Airport through Shellharbour City Council's <i>Airport Strategic Business Plan</i>.</p> <p>Strategic and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Appropriately manage and protect Shellharbour Airport's land-use and airspace to support aviation operations (including regular public transport) and related business • Activate employment lands surrounding the airport with flexible planning controls | NA | |
| Objective 5 – Create a diverse visitor economy | | |
| <p>Strategy 5.1</p> <p>Create an environment for a diverse visitor economy.</p> <p>Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Enhance the amenity, vibrancy and safety of centres and township precincts • Create green and open spaces that are accessible and well connected and enhance existing green infrastructure in tourist and recreation facilities • Support the development of places for artistic and cultural activities • Protect heritage, biodiversity and agriculture to enhance cultural tourism, agri-tourism and eco-tourism • Support appropriate growth of a night-time economy • Provide flexibility in planning controls to allow sustainable agri-tourism and eco-tourism • Improve public access and connection to heritage through innovative interpretation • Incorporate transport planning with a focus on active transport | No | <p>The proposal includes the option of conserving Aboriginal heritage through open space and providing interpretive elements throughout the open space. This would increase access to heritage through innovative interpretation. However, the proposed open space is located on the fringes of the planning proposal and it will not be easily or readily accessible of visitors to the Shellharbour or wider region. Additionally protecting Aboriginal heritage through the provision of a public park is not deemed by appropriate by Council.</p> |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|--|--------------------------|----------|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| modes to connect visitors to key destinations • Provide water services to meet the needs of visitors. | | |
| Strategy 5.2 Support a diverse visitor economy in national parks through collaboration between National Parks and Wildlife Services, Destination NSW, Destination Networks, councils and local tourism organisations to encourage and welcome visitors. | NA | |
| Objective 6 – Activate the region’s harbours to promote the blue highway | | |
| Strategy 6.1 Activate the region’s harbour and ports as well as their related commercial areas in strategic planning and local plans. | NA | |
| Objective 7 – Respond to the changing nature of retail | | |
| Strategy 7.1 Respond to the changing nature of retail. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Provide flexibility and facilitate a broad range of commercial, business and retail uses within centres • Focus future commercial and retail activity in existing commercial centres, unless there is no other suitable site within existing centres, there is a demonstrated need, or there is positive social and economic benefit to locate activity elsewhere. | NA | |
| Objective 8 – Strengthen the economic self-determination of Aboriginal communities | | |
| Strategy 8.1 Support and partner with Aboriginal communities to identify opportunities to activate land including biodiversity offset market to drive economic prosperity, training and employment for Aboriginal communities. | NA | |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|--|--------------------------|--|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| Strategy 8.3 Prioritise the processing of unresolved Aboriginal Land Claims on Crown land. | NA | |
| Strategy 8.4 Provide opportunities for the region's LALCs to interact with and utilise the NSW planning system and the planning pathways available to achieve development aspirations. | NA | |
| Objective 9 – Promote agricultural innovation, sustainability and value-add opportunities | | |
| Strategy 9.1 Promote agriculture and aquaculture innovation, sustainability and value-add opportunities such as agri-tourism. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Protect identified important agricultural land and industries from other land uses, land use conflict and fragmentation • Protect assets and infrastructure such as freight and logistics facilities from land use conflict and the encroachment of incompatible land use to facilitate investment in the agricultural supply chain • Minimise the impacts of development on aquatic habitats in aquacultural estuaries • Manage water availability and protect water sources. | No | The proposal includes the rezoning of 144 Calderwood Road from rural to residential. The proposal as it currently stands isolates 142 Calderwood Road and 154 Calderwood Road (both zoned RU1 Primary Production) from other rural zoned land and creates an island effect, surrounding these two properties with residential development. This is not considered to create a good planning outcome. It creates land use conflict and fragmentation of rural zoned land. |
| Strategy 9.2 Enable new rural residential development only where it has been identified in a local strategic plan, prepared by council and endorsed by the Department of Planning, Industry and Environment. | NA | |
| Objective 10 – Sustainably maximise the productive of resource lands | | |
| Strategy 10.1 Consider the ongoing operation of existing mining and resource extraction and future development of known resources. | NA | |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|---|--------------------------|----------|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Protect areas of mineral and energy resources potential • Protect infrastructure that facilities mining industries, such as road and rail freight routes, from development that could affect current or future extraction • Address water resource constraints and impacts | | |
| Strategy 10.2 Consider opportunities for strategy biodiversity conservation measures around known hard work resource lands to protect environmental values and provide certainty for extraction activities. | NA | |
| Theme 2 – A sustainable and resilient region | | |
| Objective 11 – Protect important environmental assets | | |
| Strategy 11.1 Protect, maintain or restore important environmental assets. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Recognise the validated high environmental value lands in local environmental plans • Minimise potential impacts arising from development on areas of high environmental value and implement the 'avoid, minimise and offset' hierarchy • Consistently manage riparian corridors through strategic planning initiatives that accommodate natural physical processes and integrate water sensitive urban design principles. | NA | |
| Strategy 11.2 Protect and enhance the function and resilience of biodiversity corridors in strategic planning and local environmental plans. | NA | |
| Strategy 11.3 Consider the needs of climate refugia for threatened and dominate | NA | |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|--|--------------------------|---|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| species in strategic planning including biodiversity and conservation planning. | | |
| Strategy 11.4 Protect biodiversity values in urban release areas. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Incorporate validated and up-to-date environmental data • Investigate strategic biodiversity conservation opportunities | NA | |
| Strategy 11.5 Protect coastal lakes and estuaries by implementing the NSW Government's Risk-Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions, with sensitive coastal lakes and estuaries prioritised. Strategic planning and local plans should support improved water quality and ecological function. | NA | |
| Strategy 11.6 Align local plans with any certified Coastal Zone Management Plan or certified Coastal Management Program. | NA | |
| Objective 12 – Build resilient places and communities | | |
| Strategy 12.1 Resilience and adaptation plans should consider opportunities to: <ul style="list-style-type: none"> • Encourage sustainable and resilient building design and materials including the use of renewable energy • Promote economic diversity and prosperity, improving liveability, and strengthening the health, wellbeing and social cohesion of a place • Integrate emergency management and recovery needs into new and existing urban areas including evacuation planning, safe access and egress for | No | The proposal does not adequately address the timely, orderly and safe access for emergency personnel to the site during times of flood. It is considered that the proposal does not adequately address the integration of emergency management and access to flood prone land within the proposed new urban area. |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|--|--------------------------|--|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| <p>emergency services personnel, buffer areas, building back better, whole-of-life cycle maintenance and operation costs for critical infrastructure for emergency management</p> <ul style="list-style-type: none"> Recognise the benefits of social connectivity and social cohesion to community resilience. | | |
| <p>Strategy 12.2 Reduce exposure to bushfire and natural hazards. Strategic planning and local plans should consider:</p> <ul style="list-style-type: none"> The proximity of new development, including urban release areas, in relation to areas of high bushfire risk, flooding hazards or coastal erosion/inundation to protect the community from natural hazards Preparing, reviewing and implementing floodplain risk management plans in existing and new growth areas to improve community resilience to the impacts of flooding and to enable flood constraints to be incorporated into planning processes early for new development. | No | <p>The subject site is identified as being both bushfire prone and flood prone land. In terms of bushfire risk, the site is mapped as being Category 3. It is anticipated that consultation with the Commissioner of the NSW Rural Fire Service will address and resolve any bushfire planning requirements.</p> <p>As stated above, the proposal does not adequately address the timely, orderly and safe access for emergency personnel to the site during times of flood. The integration of emergency management and access has not been adequately addressed in the proposal. Therefore, the planning proposal is considered to be inconsistent with this strategy.</p> |
| <p>Strategy 12.3 Reduce the region's exposure to natural coastal hazards through implementing the NSW Government's Coastal Management Framework. Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> Transition existing certified coastal zone management plans to coastal management programs Implement and review certified coastal management programs to enable the sustainable use of coastal land for infrastructure and development and to improve the resilience of the region's | NA | |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|---|--------------------------|--|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| coastal settlements to existing and future coastal hazards <ul style="list-style-type: none"> • Ensure areas identified for development are consistent with limitations and agreed long-term management strategies in any certified coastal zone management plan or certified coastal management program • Enable effective consideration of coastal hazards including consideration of climate change, with any certified coastal zone management plan or certified coastal management program. | | |
| Objective 13 – Increase urban tree canopy cover | | |
| Strategy 13.1 Foster opportunities to increase urban tree canopy coverage in urban areas. Strategic planning and local plans should consider opportunities to develop long-term urban tree canopy targets accounting for local characteristics and community expectations. | NA | |
| Objective 14 – Enhance and connect parks, open spaces and bushland with walking and cycling paths | | |
| Strategy 14: Enhance and increase access to public spaces. Strategic and local plans should consider opportunities to: <ul style="list-style-type: none"> • Plan for urban release areas to supply a sufficient quantity and quality of new accessible open space • Explore new public space in accordance with the Government Architect NSW's <i>Greener Places and Better Places</i> guidance, and with consideration of the <i>Designing with Country</i> discussion paper, <i>Streets as Shared Spaces</i> program, and <i>Everyone Can Play</i> • Require large urban renewal initiatives to demonstrate how the quantity of, or access to, | No | While the proposal has identified two open spaces these are not considered appropriate or to provide sufficient quality or quantity of accessible open space. The concept plan includes a local park which is located outside the subject site. It is not considered appropriate to identify this site as potential open space as it is located outside the subject site. The proposal also identifies a district park located in the north western corner of the area proposed for rezoning. Council will not consider this proposed Public Recreation Zone as Council does not own the land and the site suitability is yet to be confirmed. It is not best practice to identify an area for public recreation without first having the lot yield approved. Additionally, the location |

| Illawarra - Shoalhaven Regional Plan | Consistency Yes/No/NA | Comments |
|--|--------------------------|--|
| Note: Directions and Actions that do not relate to the Shellharbour LGA have not been included in this checklist | | |
| high quality and diverse local public space is maintained or improved. | | <p>of the open space is located on the fringes of the proposed area for rezoning, and will not be easily or readily accessible by all lots within the proposal. Furthermore, conserving Aboriginal heritage through the provision of public space is not deemed appropriate by Council. There will be cost implications for Council in taking on public open space with heritage implications. It is not considered that the proposed site for the district park will be able to meet the amenity and service provision of a district park in accordance with the performance criteria outlined in the Shellharbour Open Space and Recreation Needs Study Attachments 1.2, 1.3 and 1.4.</p> <p>While it is recognised that the proposal has tried to demonstrate that there can be adequate provision of public open space for the rezoning, it is not considered that this public open space would provide an appropriate quality, access or quantity of open space.</p> <p>The proposal is deemed to be inconsistent with this strategy of the ISRP.</p> |
| Objective 15 – Plan for a Net Zero region by 2050 | | |
| Strategy 15.1 Strategic planning and local plans should consider opportunities to encourage initiatives that reduce emissions. | NA | |
| Strategy 15.2 Strategic planning and local plans should consider opportunities to encourage energy efficient building design for residential, commercial and industrial areas. | NA | |
| Strategy 15.3 Promote opportunities for clean energy in the region including pumped hydro, hydrogen and biogenic gas. | NA | |
| Strategy 15.4 Explore opportunities where carbon sequestration using estuarine | NA | |

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| ecosystems could be used for estuary riverbank restoration and/or be included in coastal management programs. | | |
| Strategy 15.5 Explore opportunities for using agricultural land to sequester carbon in vegetation and soils, and to grow biomass for bioenergy. | NA | |
| Objective 16 – Support the development of a circular economy | | |
| Strategy 16.1 Strategic planning and waste management strategies should consider supporting development of a circular economy and opportunities for industrial symbiosis. | NA | |
| Objective 17 – Secure water resources | | |
| Strategy 17.1 Encourage the sustainable use of water resources. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources • Incorporate water sensitive urban design particularly where development is likely to impact water catchments, water quality and flows • Encourage the reuse of water in new development, for urban greening and for irrigation purposes • Improve provision of stormwater management and water sensitive urban design. | No | The proposal has been identified as creating flooding impacts to other properties arising from the proposed development. Therefore the proposal is considered to be inconsistent with this strategy. |
| Theme 3 – A region that values its people and places | | |
| Objective 18 – Provide housing supply in the right locations | | |
| Strategy 18.1 Identify urban growth boundaries and facilitate opportunities to | No | The area of Calderwood is located in the southern portion of the West Lake Illawarra regionally significant growth area. The subject site is located to the east of the Calderwood Urban |

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| support ongoing supply of housing in appropriate locations. | | <p>Development Project (CUDP) area in the West Lake Illawarra growth area. The ISRP reflects Council's LHS and acknowledges that Shellharbour City LGA has adequate land supply for the next 20 years to meet projected demand for housing. The LHS will be periodically reviewed and if future reviews identify that additional land is needed, Council will consider the suitability of locations for additional greenfield development across the LGA, taking into consideration the Calderwood investigation area identified by the Illawarra Shoalhaven Urban Development Program (ISUDP).</p> <p>Council's LHS was developed with housing projections prepared by Informed Decisions (ID). These housing projections are regularly monitored by ID and Council. This assists Council with monitoring the implementation of the LHS and if a more comprehensive review is required to assess if additional residential zoned land is required.</p> <p>The dwelling projections are reviewed annually by ID and these reviews have indicated that Council's dwelling projections are tracking very accurately. As such, it is considered that Council's LHS is still accurate and no additional land supply is required at this time. It is therefore considered that this proposal is not warranted nor in accordance with Council's LHS or the ISRP.</p> |
| <p>Strategy 18.2</p> <p>Facilitate housing opportunities in existing urban areas, particularly within strategic centres.</p> <p>Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Review planning controls so that they are creating flexible and feasible conditions for housing supply • Align infrastructure and service delivery to match housing supply needs • Explore public domain improvements that would increase capacity for growth | No | <p>The planning proposal is located on the fringes of future development and proposed the rezoning of part of a property from RU1 Primary Production to R2 Low Density Residential, R3 Medium Density Residential and RE1 Public Recreation. Council's LHS has identified that the Shellharbour LGA has enough residential zoned land to meet its housing demand till 2041, but rather than increasing housing diversity and affordable options should be the focus for Shellharbour City Council. Council through implementing the LHS is creating opportunities to implement this strategy of the ISRP. The proposal is not considered to be consistent with this</p> |

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| <ul style="list-style-type: none"> Identify policies and processes that could be reviewed to improve certainty and streamline development processes Promote urban design outcomes to support healthy and vibrant communities. | | strategy as it proposed residential development outside of existing urban areas and is not identified as being required by Council's strategic planning. |
| Strategy 18.3 Identify, prioritise and coordinate infrastructure needed to support vibrant and healthy communities in the region's urban release areas through the Illawarra Shoalhaven Urban Development Program | No | <p>As the proposal is located adjacent to the regionally significant growth area of West Lake Illawarra. The implications of the proposal on infrastructure requirements and delivery need to be assessed as this will affect infrastructure requirements and delivery for the West Lake Illawarra growth area.</p> <p>The proposal is not considered to adequately address an appropriate coordination or delivery of infrastructure. The impact of the proposed development has not been considered when planning for the infrastructure required to support vibrant and healthy communities.</p> <p>The proposal will require the upgrading of Calderwood Road, bridge and intersection with Tripoli Way to a four landed road which has not been addressed in the proposal.</p> <p>There has been no assessment of the proposals impacts on social infrastructure, including library services, community centres etc.</p> <p>As the proposal has not been identified as being required or planned for by Council the required infrastructure and upgrades have not been considered. The proposal does not address how the development will be coordinated with surrounding infrastructure delivery and will likely result in out-of-sequence delivery of infrastructure, particularly for the road network.</p> <p>The proposal is considered to be inconsistent with this strategy and to not create good planning outcomes in relation to the rollout of infrastructure required to support vibrant and healthy communities.</p> |
| Strategy 18.4 | No | The Illawarra Shoalhaven Urban Development Program (ISUDP) |

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| <p>Monitor land and housing supply through the Illawarra Shoalhaven Urban Development Program.</p> | | <p>identifies land surrounding Calderwood, part of the West Lake Illawarra regionally significant growth area, as Calderwood Investigation Area. This investigation area acknowledges that if Shellharbour City Council requires additional greenfield residential development, then the expansion of the Calderwood release area may be appropriate. This investigation area is not to be taken at a lot and DP level and is indicative only. The investigation area, if deemed necessary that Council needs additional residential land in the future, would need to consider a range of factors including land suitability for urban use, regional housing supply and demand, population changes, potential alternative sites across the LGA, competing land uses and environmental impacts.</p> <p>The investigation area surrounding Calderwood does not include any specific properties and will be further assessed by Council if it is determined that additional residential land is required. The investigation area does not automatically mean that land is suitable for rezoning.</p> |
| Objective 19 – Deliver housing that is more diverse and affordable | | |
| <p>Strategy 19.1</p> <p>Continue to provide for and encourage a range of housing choices.</p> <p>Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Provide a mix of housing types and lot sizes including small lots in urban release areas • Provide a mix of housing sizes including studios and one-bedroom dwellings • Consider incentives to increase the supply of housing that is appropriate for seniors, including low-care accommodation • Consider whether development standards, including minimum lot sizes, minimum frontage and floor space ratio are inadvertently inhibition | No | <p>Council's LHS reflects what this strategy has identified, that there is a greater need for a range of housing choices. The LHS has identified that Shellharbour City LGA has enough residentially zoned land including greenfield and infill residential development to cater for our dwelling requirements and projections up until 2041. However Council should be focused on delivering greater housing diversity and affordable housing products to cater for the needs of the community.</p> <p>This planning proposal seeks to rezone RU1 Primary Production land to R2 Low Density Residential and R3 Medium Density Residential land. While the R3 portion of the site proposed for rezoning may provide some smaller product, the majority of the proposal would deliver more single detached dwellings and is</p> |

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| <p>opportunities for diverse housing options</p> <ul style="list-style-type: none"> Explore innovative solutions in housing to cater for a range of community needs, including those of older people, multi-generation families, people living in group housing, people with special needs or people from different cultural backgrounds. | | <p>unlikely to provide greater housing choices within the Shellharbour LGA. It is considered that the proposal does not consider this strategy and is therefore deemed to be inconsistent.</p> |
| <p>Strategy 19.2</p> <p>Investigate affordable housing targets in consultation with the Illawarra Shoalhaven Affordable Housing Roundtable.</p> | NA | |
| <p>Strategy 19.3</p> <p>Assess the potential to renew social housing sites to deliver an increase in social housing stock and greater vibrancy in local communities.</p> | NA | |
| Objective 21 – Respond to the changing needs of local neighbourhoods | | |
| <p>Strategy 21.1</p> <p>Consider the changing needs of local neighbourhood centres.</p> <p>Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> Explore flexibility and supporting a mix of land uses so that local streets and spaces can be adapted to new uses and user needs over time Improve public space, in consultation with the community, to foster and support connectivity and great places to live for changing populations. | NA | |
| Objective 22 – Embrace and respect the region's local character | | |
| <p>Strategy 22.1</p> <p>Support the development of local character statements in accordance with the NSW Government's <i>Local Character and Place Guideline</i>.</p> | NA | |
| Objective 23 – Celebrate, conserve and reuse cultural heritage | | |
| <p>Strategy 23.1</p> <p>Identify, conserve and enhance cultural heritage values.</p> | No | <p>The proposal has undertaken an ACHA to inform the proposed rezoning. This ACHA undertook consultation with the Aboriginal community.</p> |

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| <p>Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Engage Traditional Owners and the community early in the planning process to understand heritage values • Undertake heritage studies early to inform conservation and value add opportunities • Apply adaptive reuse and heritage interpretation to create distinctive local places • Manage and monitor the cumulative impact of development on the heritage values and character of places. | | <p>Whilst this component is considered to be consistent with this strategy, the proposed method to preserve and provide heritage interpretation as part of the proposal is not considered to be consistent.</p> <p>The planning proposal includes dedicating an area of Aboriginal Heritage to public open space to provide protection to this area. However this is not considered to be an appropriate approach to protect Aboriginal Heritage. Any works undertaken on the public open space will likely create disturbance of any artefacts or scatters.</p> |
| Objective 24 – Support major events, public art and cultural activity | | |
| <p>Strategy 24.1</p> <p>Support public art, major events and cultural activities.</p> <p>Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • Enhance and protect creative work and performance spaces, and related facilities • Support the temporary use of vacant buildings for performance and creative work • Support the night-time economy • Facilitate opportunities for creative and artistic expression and participation with a minimum regulatory burden • Encourage the diversification of uses, or activation of underutilised facilities • Facilitate street art to enhance urban areas and contribute to the attractiveness of neighbourhoods. | NA | |
| Theme 4 – A smart and connected region | | |
| Objective 25 – Collaborate to leverage opportunities from Western Sydney's growth | | |
| Strategy 25.1 | NA | |

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| Engage and collaborate on opportunities for mutual and sustainable, social, economic and employment benefits across the Illawarra Shoalhaven and Western Sydney. | | |
| Objective 27 – Protect major freight networks | | |
| Strategy 27.1 Optimise the efficiency and effectiveness of freight handling and logistics network. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Protect, maintain and improve the existing and emerging freight transport networks • Balance the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries • Limit incompatible uses in areas expected to have intense freight activity. | NA | |
| Objective 28 – Create connected and accessible walking and cycling networks | | |
| Strategy 28.1 Improve and/or create connected and accessible walking and cycling networks. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • connect existing coastal walkways to enhance the user experience and link coastal towns and villages • Integrate walking and cycling networks into the design of new communities • Prioritise walking and cycling in areas around schools, health services, aged care facilities, sporting, cultural and recreational facilities • Explore ideas from the <i>Streets as Shared Spaces</i> program. | NA | |
| Objective 29 – Utilise smart infrastructure to drive resilience, prosperity and vibrant places | | |
| Strategy 29.1 | NA | |

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| Integrate smart technology and the Internet of Things into local strategic planning, including consideration of how it can improve community engagement and information sharing in the planning process. | | |
| Objective 30 – Prepare for mobility changes that improve connectivity and sustainability | | |
| Strategy 30.1 Foster a regional approach to the rollout of electric vehicle charging infrastructure that considers potential sites for charging stations, including council-owned land, and how these locations can be activated as places. | NA | |
| Strategy 30.2 Support technology-enhanced mobility changes by providing flexibility in the way centres are planned. Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • Foster the take up of automated and electric vehicles for public transport, active transport and personal use • Incorporate facilities to encourage the use of car sharing, and electric and hybrid vehicles, including charging stations. | NA | |