

Rezoning review details

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| Planning proposal number | PP-2023-1734 |
| Project title | 207 Broulee Road, Broulee |
| Brief explanation of the planning proposal | <p>The planning proposal seeks to amend the Eurobodalla Local Environmental Plan 2012 to:</p> <ul style="list-style-type: none"> • Rezone land from RU1 to C4 E to facilitate an estimated 800 dwellings and C2 Environmental Conservation. • Introduce a Height of Building limit of 8.5 metres. • Introduce a site-specific local provisions clause to allow residential development to maximum dwelling density of 8 dwellings per hectare and minimum 50% of the land being open space • Introduce additional permitted uses |
| Date Council has received the Planning proposal | 13/03/24 |
| Date the application was lodged for assessment by council | 23/08/23 |
| Reason for request | Council has notified that it does not support the Planning proposal |
| Date Council has not supported the Planning proposal | 20/02/24 |
| Reason provided by Council for not supporting the Planning proposal | <p>Inconsistency with regional and local strategies, State Environmental Planning Policies and Ministerial Directions.</p> <p>The feasibility of significant infrastructure required to achieve the proposed future development is not demonstrated.</p> <p>Mitigation of potential adverse effects on biodiversity not demonstrated.</p> <p>Available zoned land meets residential development needs of projected growth. It would divert resources from existing growth areas.</p> |
| Description | |
| Which of the following uses does the planning proposal propose? | Residential |

Proposals for residential uses

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| Does the planning proposal propose to make residential accommodation permissible? (as per the Standard Instrument definition) | Yes |
| Approximate number of new residential lots proposed | 800 |
| Approximate number of new dwellings proposed | 800 |
| Approximate number of dwellings to be removed | 0 |
| Will the planning proposal result in the loss of industrial land? | No |
| Will the planning proposal result in the loss of commercial land? | No |
| Will the planning proposal result in the loss of retail floor space? | No |

Proposals for other uses

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| Provide a description of the uses proposed | |
| Does this planning proposal include a rezoning of land? | |

Applicant details

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| Title | Mr |
| First given name | Tony |
| Other given name/s | |
| Family name | Polvere |
| Contact number | 0403242926 |

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| Email | tony@polvere.com.au |
| Address | Unit 407, 5 Warayama Place, Rozelle NSW 2039 |
| Is the applicant a company? | No |
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PP details

Subject Land

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| What land does the planning proposal apply to? | Individual properties (five or less lots) within the LGA |
| Which LGA does the proposal relate to? | EUROBODALLA |

Select the site of the development

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| Site address # | 1 |
| Street address | 207 BROULEE ROAD BROULEE 2537 |
| Local government area | EUROBODALLA |
| Lot / Section Number / Plan | 1 / - / DP1256287 |
| Primary address? | Yes |
| Planning controls affecting property | <p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p> <p>Wetlands</p> <p>Bushfire Prone Land</p> <p>1.5 m Buffer around Classified Roads</p> <p>Land near Electrical Infrastructure</p> |

Planning Proposal details

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| What controls does the planning proposal relate to ? | The planning proposal relates to a combination of map based and word based planning provisions |
| Which planning provisions does the planning proposal seek to amend? (select all that apply) | Land use zone Minimum lot size |
| Please provide details of what other controls will be amended by the planning proposal | |
| Please provide a brief description of the effect of the planning proposal | |

Pre-lodgement meeting

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| Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff? | Yes |
| Meeting Date | 12/12/2022 |
| Planning Officer | Elizabeth Rankine, Angie Radford & John Arnold |

Planning Agreement

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| Is the planning proposal application accompanied by a Planning Agreement? | No |
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Pecuniary interest

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| Is the applicant or owner an employee or councillor of the council assessing the application? | No |
| Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application? | No |

Political Donations

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| Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years? | No |
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Payer details

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| First name | Edward |
| Other given name/s | |
| Family name | Fernon |
| Contact number | 0401005645 |
| Email | edward@freedomdevelopment.com.au |
| Billing address | PO Box 446 Drummoyne NSW 1470 |

Review and submit

Declarations

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| I declare that all the information and documentation provided is, to the best of my knowledge, true and correct. | Yes |
| I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination. | Yes |
| I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination. | Yes |
| The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal. | Yes |
| I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it. | Yes |
| I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection. | Yes |
| I have read and agree to the collection and use of my personal information as outlined in the | Yes |