

Nebraska Estate Planning Proposal (Rezoning)

A project of Shoalhaven City Council
in collaboration with
NSW Office of Environment and Heritage and the
NSW Department of Planning and Environment



Planning &
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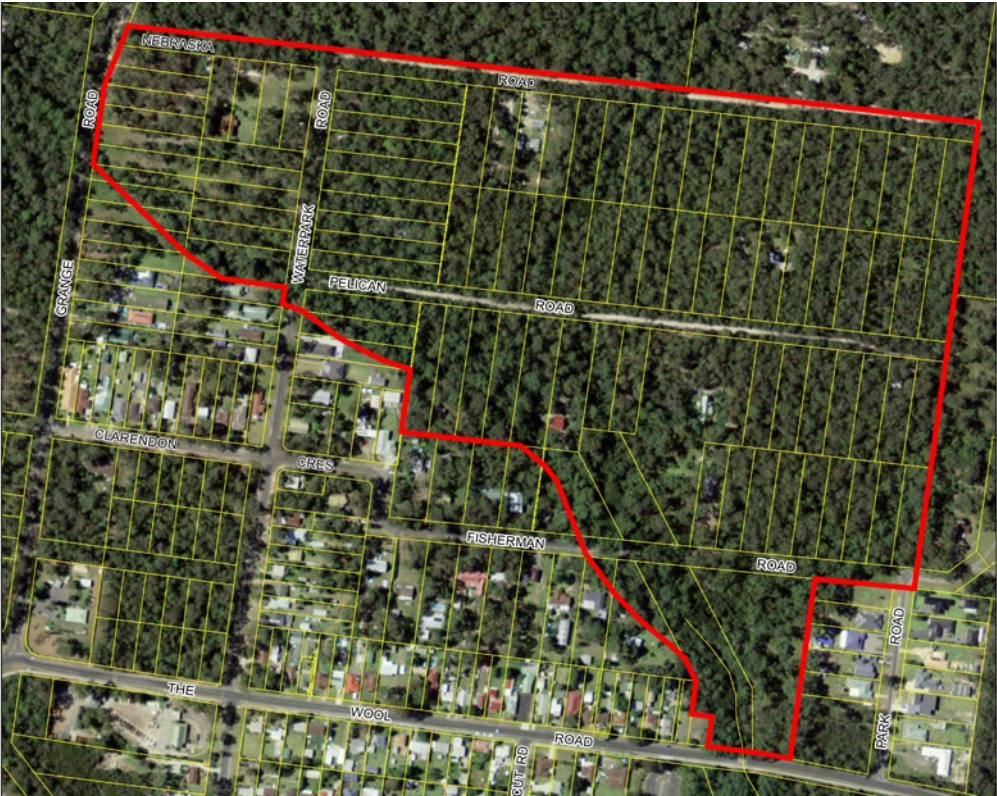
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History

The Nebraska Estate subdivision was registered in 1919. The zoning of the land within the investigation area has generally prohibited development since the first planning controls were introduced in 1964. In 1992, Council resolved to investigate rezoning the land for the purpose of allowing low density residential development.

Differing stakeholder opinions and Government agency concerns led to the rezoning investigations being halted by the State Government in the late 1990's pending completion of a settlement strategy for the Jervis Bay area. The moratorium was lifted in 2003 with completion of the Jervis Bay Settlement Strategy.



Origin of this rezoning proposal (Planning Proposal)

Any potential rezoning outcomes for the Estate must be consistent with accepted planning principles, including:

- Land affected by flooding and inundation will not be rezoned for development.
- Sensitive environmental features will be conserved and protected.
- Water quality and downstream aquatic ecosystems will not be diminished or harmed.
- Bushfire risk can be managed in accordance with Planning for Bushfire Protection guidelines.
- It is feasible to provide infrastructure and services. (Note: Costs will have to be met by the benefiting landowners.)

Council recommenced the rezoning investigations in earnest in 2006 with a review of the constraints and land capability information, and completion of a biodiversity assessment and a preliminary flood assessment. The findings showed that substantial parts of the Estate are affected by one or more significant constraints including flooding, acid sulfate soils, threatened biodiversity, bushfire and Aboriginal archaeology.

Following a report on these findings in 2010, Council resolved that three parts of the Estate could have some potential for residential development and that the remaining land is unsuitable for development due to the constraints (min10.376). A report in 2012 outlined a potential rezoning outcome, which included two zoning options for the north western sector of the Estate. Council resolved to prepare and submit a Planning Proposal (PP) for 'gateway determination', based on this report, which is the first formal step in the rezoning process (min12.868).

Overview of the Nebraska Estate PP

The Nebraska Estate PP was submitted to the NSW Department of Planning and Environment (DPE) in late 2014. Key elements of the PP include the proposed zoning and lot size maps. A conceptual subdivision and development map provides an indication of how the land could be developed under each zoning option.

The most highly constrained land is proposed to be zoned 'E2 – Environmental Conservation'. Options for resolving the long term tenure and management of this land are being investigated.

The PP includes one lower density option and two variations of the higher density residential subdivision option for the north western sector. The PP proposes four (4) low impact dwellings in both the eastern sector and the north eastern sector to protect sensitive environmental values in these locations.

Whichever zoning option is ultimately pursued, the existing lot layout will need to be reconfigured in conjunction with development of the land. Even for the lower density option, some land pooling and re-subdivision will be required. Fragmented land tenure is a significant barrier to achieving this. Hence, it will be difficult to progress any of the rezoning options without landowner involvement and support.

Finalisation of the PP would culminate in an amendment to the Shoalhaven Local Environmental Plan (LEP) 2014. The PP will also provide the basis for more detailed planning controls and guidelines in the form of a development control plan (DCP) chapter for the Estate.

Upon commencement of new LEP and DCP controls for the Estate, attention would be turned to infrastructure design and cost recoupment planning.

OPTION 1

Lower Density Residential

FEATURES

A total of 21 new dwellings on lots ranging from 2,500 m² to 1.5 ha (15,000 m²).

It has been assumed that reticulated water and sewerage would be provided – see preliminary feasibility assessment below.

Perimeter fire trail proposed on eastern edge of NE Sector.

POSITIVES

Appears to be more cost effective than Options 2.1 or 2.2.

Needs less landowner coordination than Options 2.1 and 2.2.

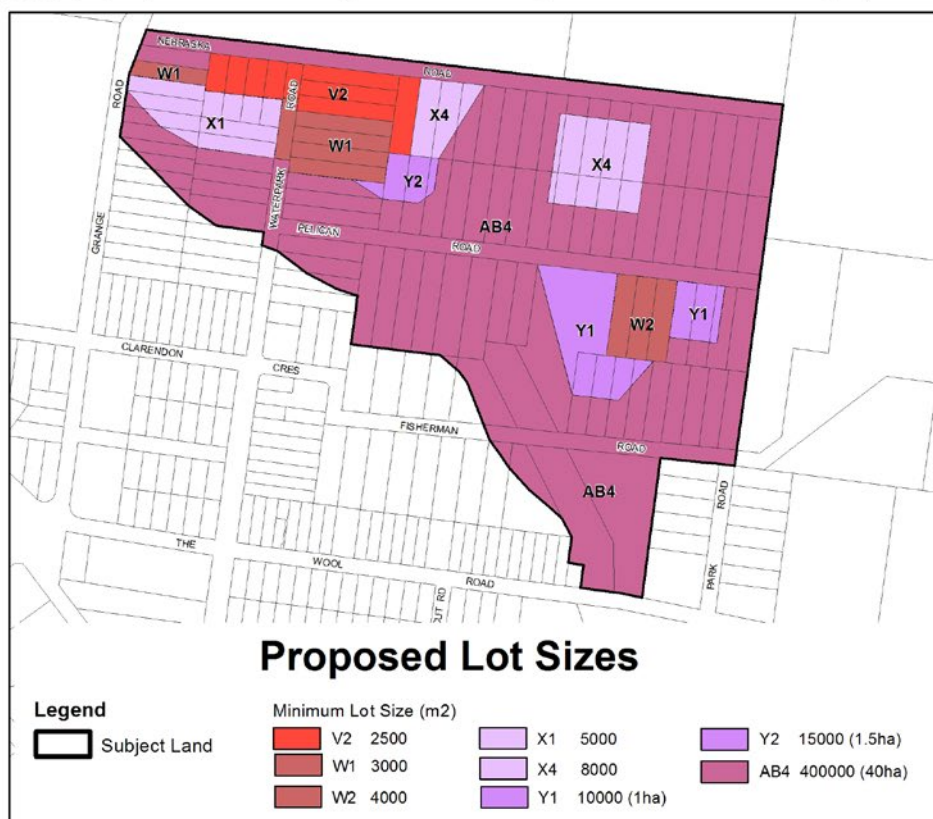
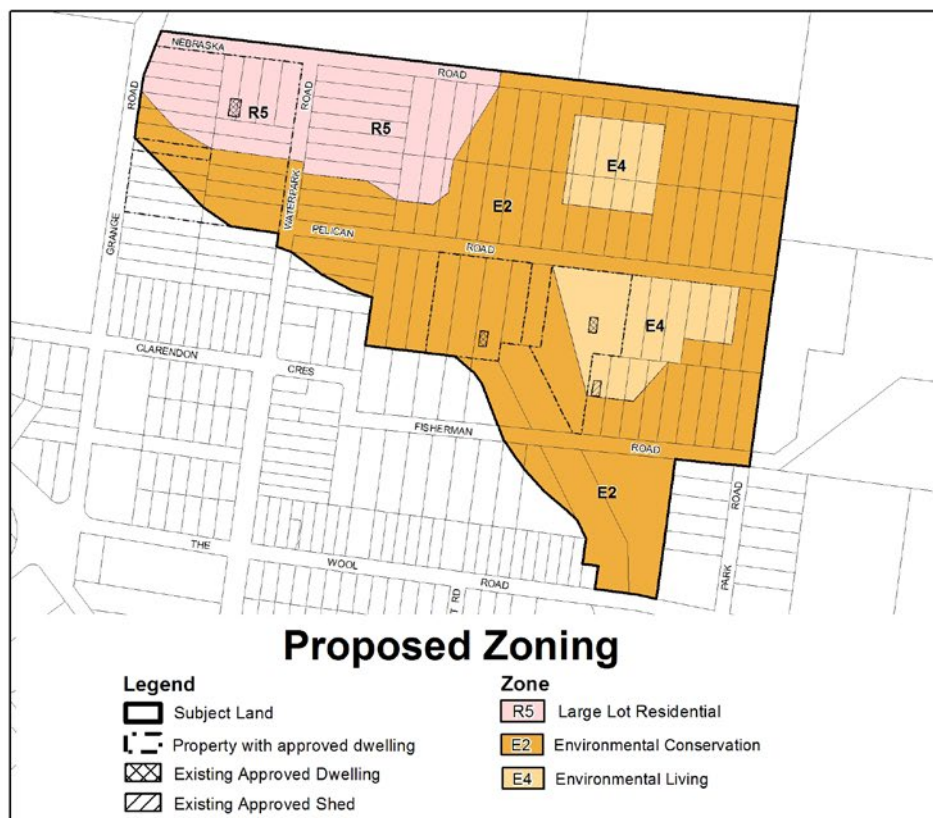
Less infrastructure needed compared to Options 2.1 and 2.2.

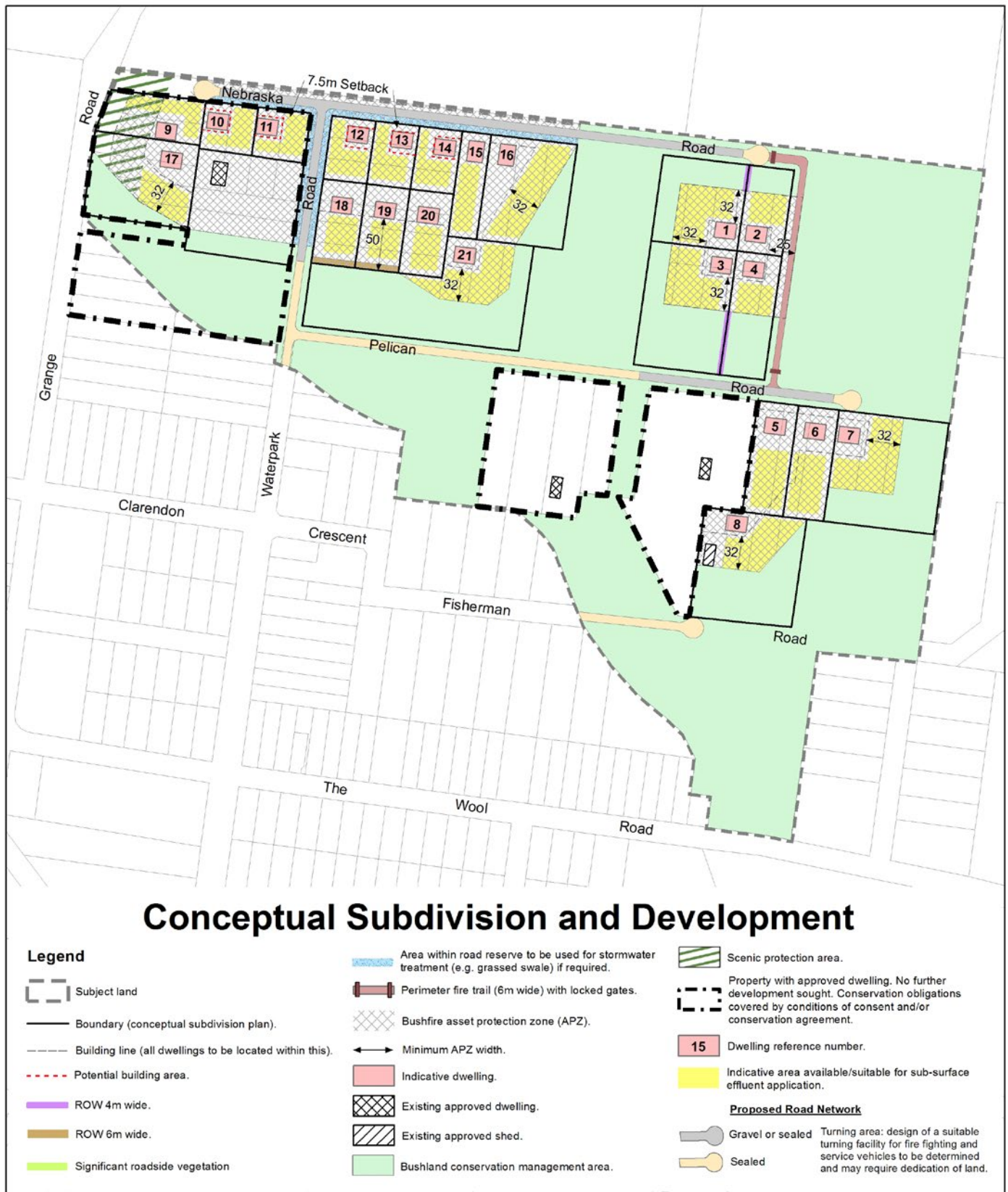
Proposed density/lot size is more consistent with those directly to the south of the subject land.

NEGATIVES

Lower yield - fewer lots to share infrastructure costs..

Would require localised land pooling and re-subdivision.





Option 1

PRELIMINARY FEASIBILITY ASSESSMENT FOR OPTION 1

Typical lot size (m2)	2,500
Number of New Dwellings	21
Indicative infrastructure cost per dwelling ¹	\$175,351
Indicative potential land value ¹	\$220,000
Residual land value/profit per dwelling ¹	\$44,649
Total residual land value/profit ²	\$937,629

¹ Rough indication only. Comprises several variables with different levels of uncertainty. The above infrastructure costs above include water and sewerage.

² Number of new dwellings x residual land value per dwelling.

OPTION 2.1 Higher Density Residential

FEATURES

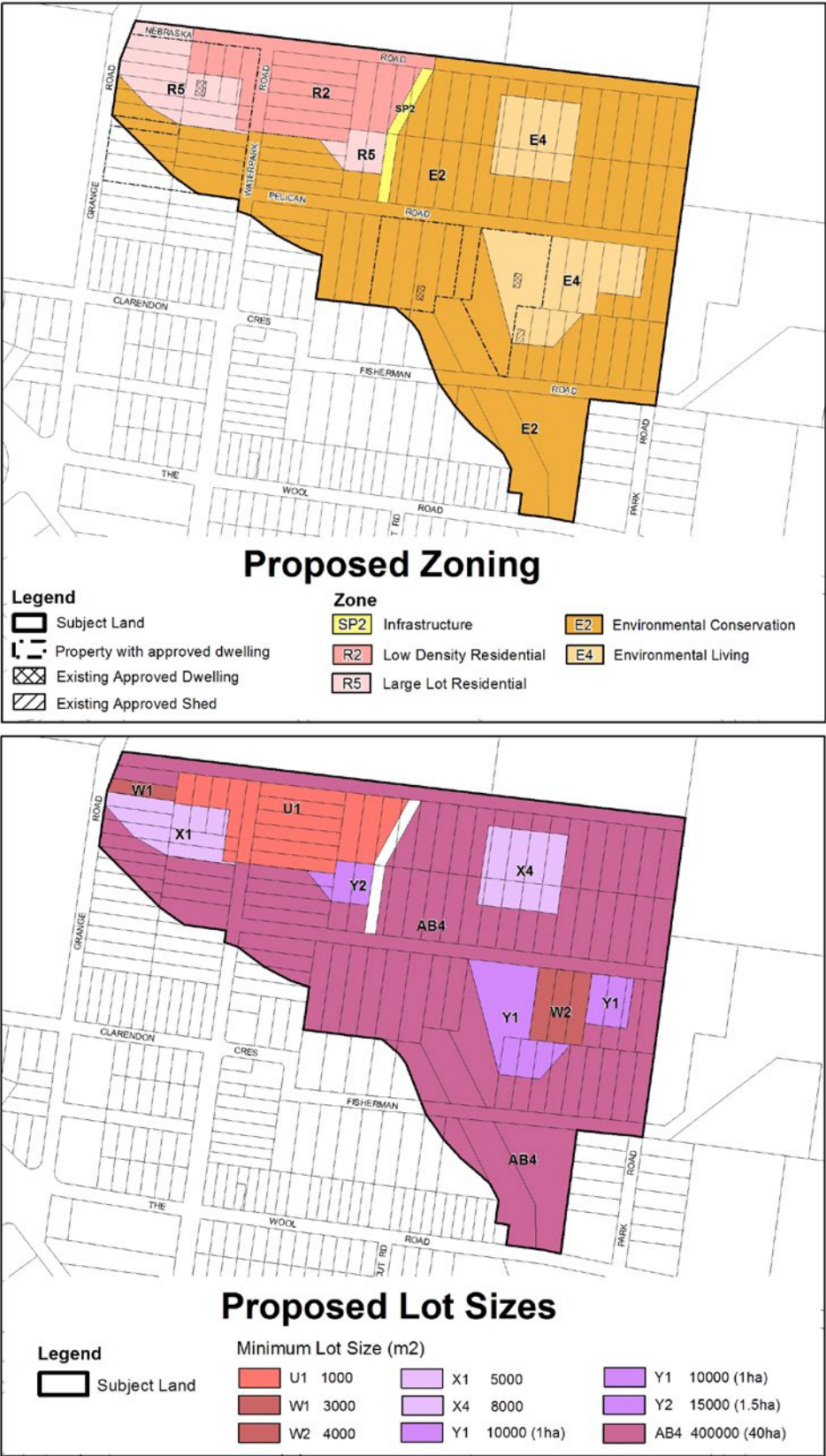
- A total of 35 new dwellings on lots ranging from 1,000 m2 to 1.5 ha (15,000 m2).
- Perimeter fire trail proposed on eastern edge of NE Sector.
- New perimeter road required on eastern edge of NW Sector (Options 2.1 and 2.2).
- New road required to service dwellings 26 – 31 (similar to Option 2.2).

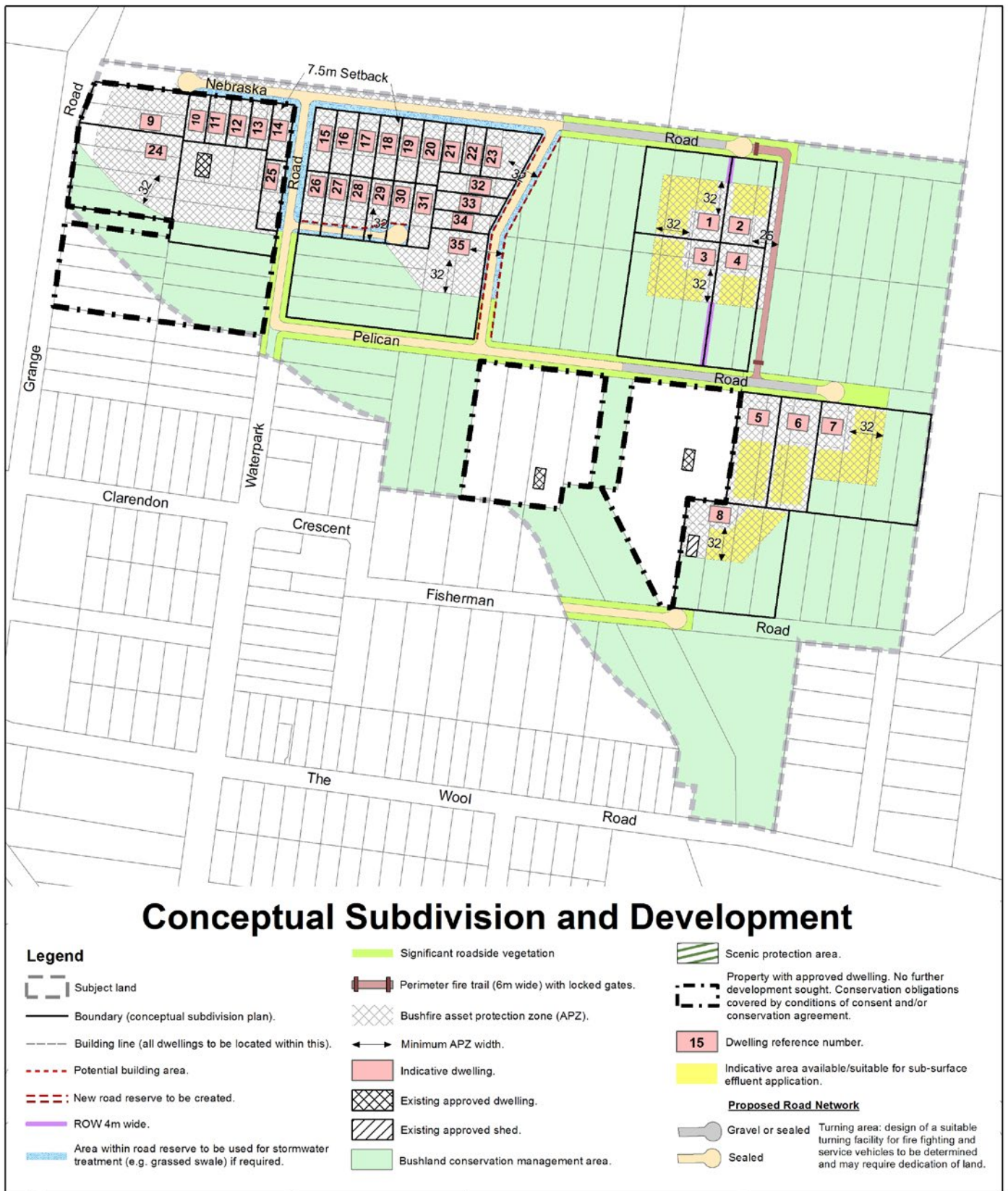
POSITIVES

- New perimeter road would delineate boundary between development area and conservation land to the east.

NEGATIVES

- Least cost effective option.
- Land would need to be pooled and re-subdivided before it could be developed. Thus, high level of owner agreement will be needed.
- Higher infrastructure demands than Option 1.
- Density of development in NW Sector higher than nearby residential areas.





Option 2.1

PRELIMINARY FEASIBILITY ASSESSMENT FOR OPTION 2.1

Typical lot size (m2)	1,000
Number of New Dwellings	35
Indicative infrastructure cost per dwelling ¹	\$140,930
Indicative potential land value ¹	\$150,000
Residual land value/profit per dwelling ¹	\$9,070
Total residual land value/profit ²	\$317,450

¹. Rough indication only. Comprises several variables with different levels of uncertainty

². Number of new dwellings x residual land value per dwelling.

OPTION 2.2

Higher Density Residential

FEATURES

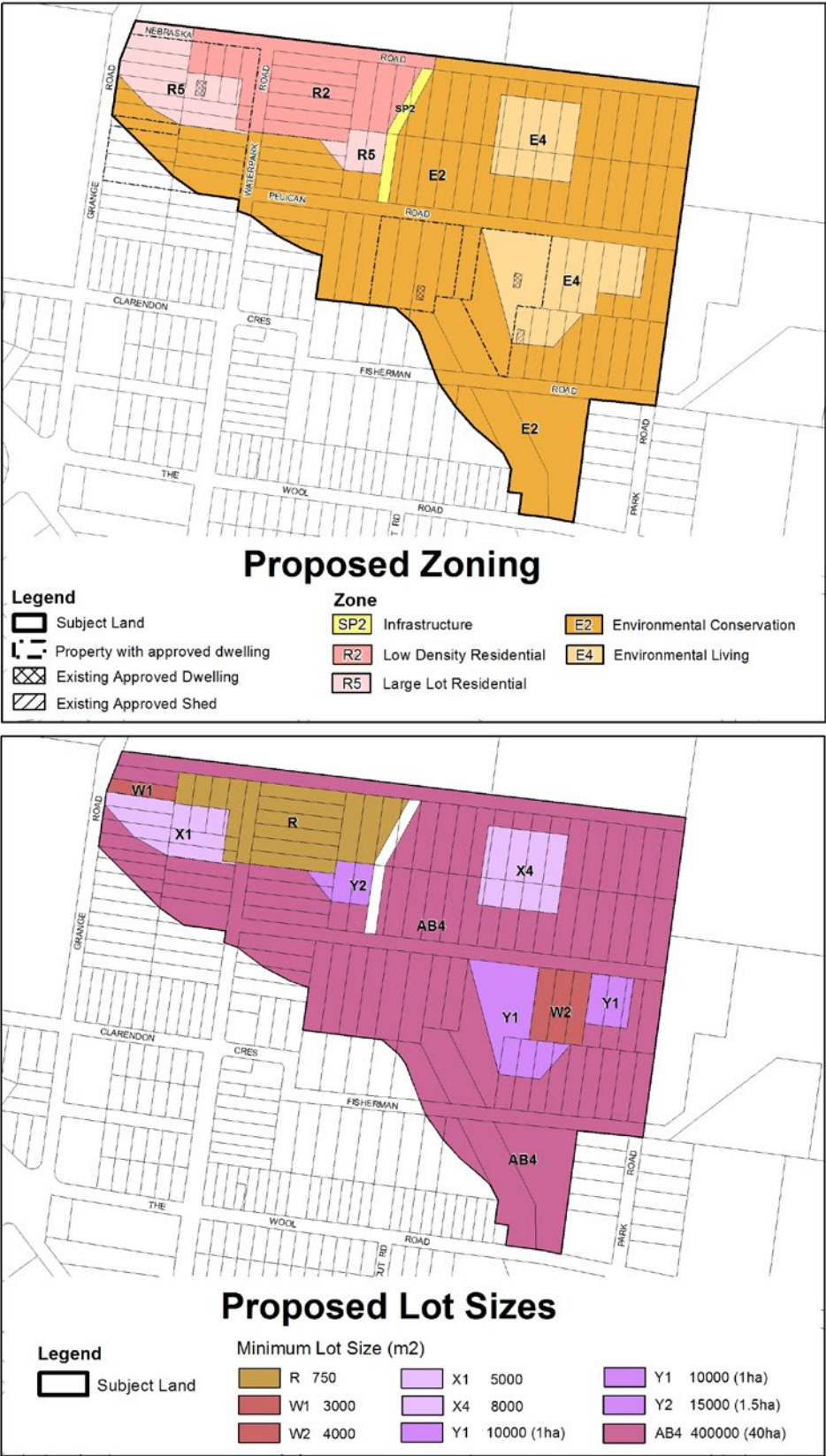
- A total of 44 new dwellings on lots ranging from 750 m2 to 1.5 ha (15,000 m2).
- Perimeter fire trail proposed on eastern edge of NE Sector (all options).
- New perimeter road required on eastern edge of NW Sector (Options 2.1 and 2.2).
- New road required to service dwellings 32 – 39 (similar to Option 2.2).

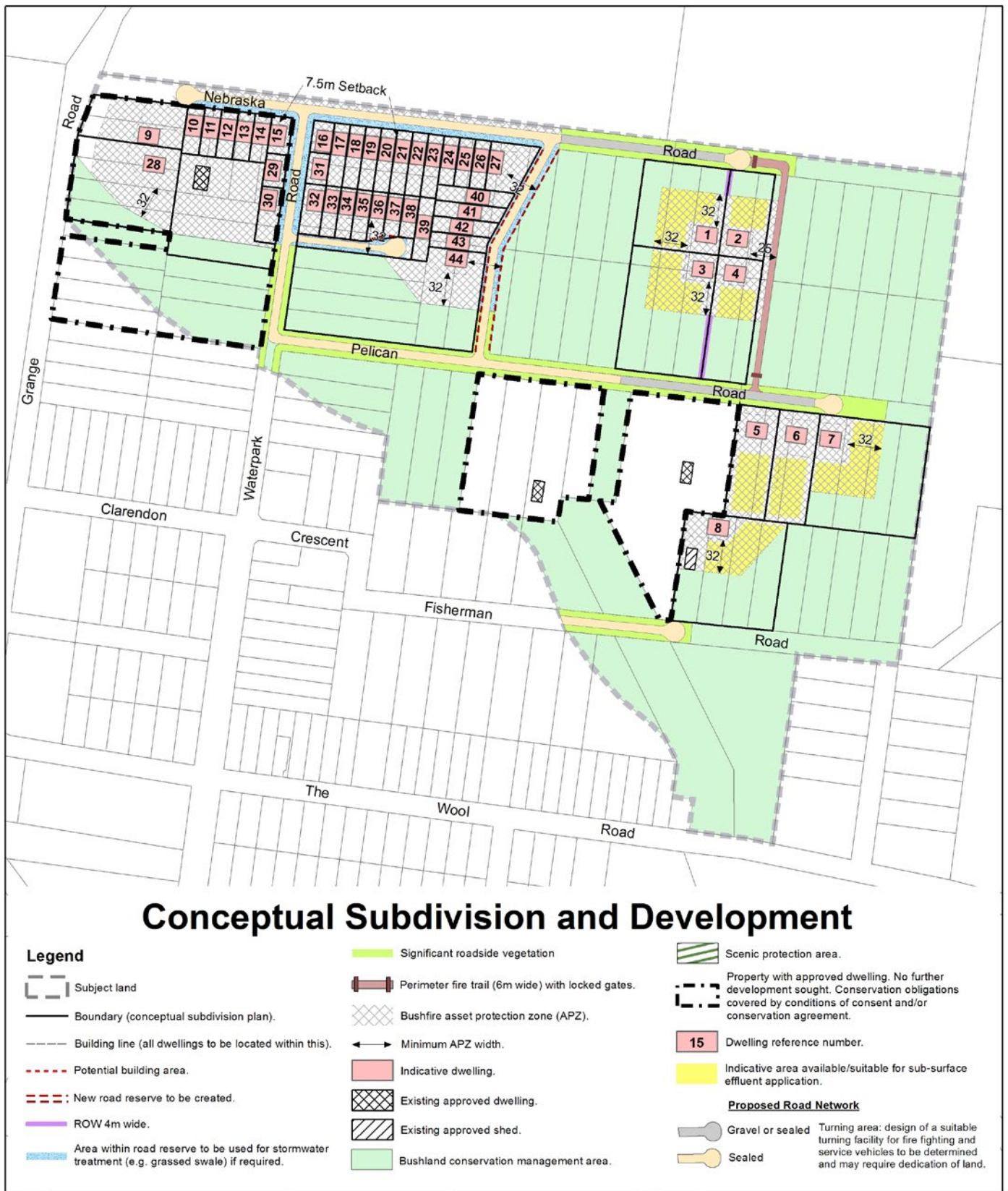
POSITIVES

- More cost effective than Option 2.1.

NEGATIVES

- Land would need to be pooled and re-subdivided before it could be developed. Thus, high level of owner agreement will be needed.
- Higher infrastructure demands than Option 1. More stormwater infrastructure may be required due to higher density.
- Density of development in NW Sector higher than nearby residential areas.





Option 2.2

PRELIMINARY FEASIBILITY ASSESSMENT FOR OPTION 2.2

Typical lot size (m2)	750
Number of New Dwellings	44
Indicative infrastructure cost per dwelling ¹	\$122,327
Indicative potential land value ¹	\$130,000
Residual land value/profit per dwelling ¹	\$7,673
Total residual land value/profit ²	\$337,612

¹ Rough indication only. Comprises several variables with different levels of uncertainty

² Number of new dwellings x residual land value per dwelling.

Alternative Options

Due to the extent and nature of the land's constraints there is very limited scope to vary the proposed zoning maps. Council is still likely to proceed with rezoning the highly constrained land to 'E2' to better reflect the environmental values and the constrained nature of that land.

Any rezoning proposal to allow development in the NW, E and NE Sectors needs to be consistent with legislative requirements and its progression will depend on landowner involvement and support. (see below).

Your feedback is needed

Please complete the accompanying survey and return it to Council by **Friday 16 October 2015**.

- Send it to Council in the enclosed reply paid envelope; or
- Scan it and email it to council@shoalhaven.nsw.gov.au
- Alternatively, the survey can be completed online. A link is provided on the Nebraska Estate page (see below)

Next steps

Feedback from the survey will be collated and reported to Council before the PP is progressed further. Landowners will receive notification prior to this report being considered by Council.

Once a preferred option for the NW Sector is determined, Council would then commission an integrated water cycle assessment. The PP will then be formally exhibited.

Further information and contacts

Council has a webpage dedicated to the Nebraska Estate rezoning investigations:

www.shoalhaven.nsw.gov.au/Planning-amp-Building/Strategic-planning/Paper-subdivisions/Nebraska-Estate

If you would like to discuss the Nebraska Estate Planning Proposal, contact

Eric Hollinger, Senior Project Planner on (02) 4429 3320.

Please quote Council reference 1013E in any correspondence.

Frequently Asked Questions

Q Why can't the land be developed as it is?

A The current zoning does not allow dwellings to be built on the existing lots.

Land capability and environmental assessments have shown that some of the land is highly constrained and unsuitable for development. A detailed explanation of the constraints is provided in the PP. For a range of reasons, the lot layout within the remaining less constrained land needs to be reconfigured to enable the land to be developed.

Q What will happen if landowner feedback is not positive in respect of any of the options presented?

A Council may decide to defer rezoning some parts of the land if the response rate from landowners is poor and/or the feedback that is received is generally not supportive.

Q My land is proposed to be zoned E2 – Environmental Conservation zone. What will this mean for me?

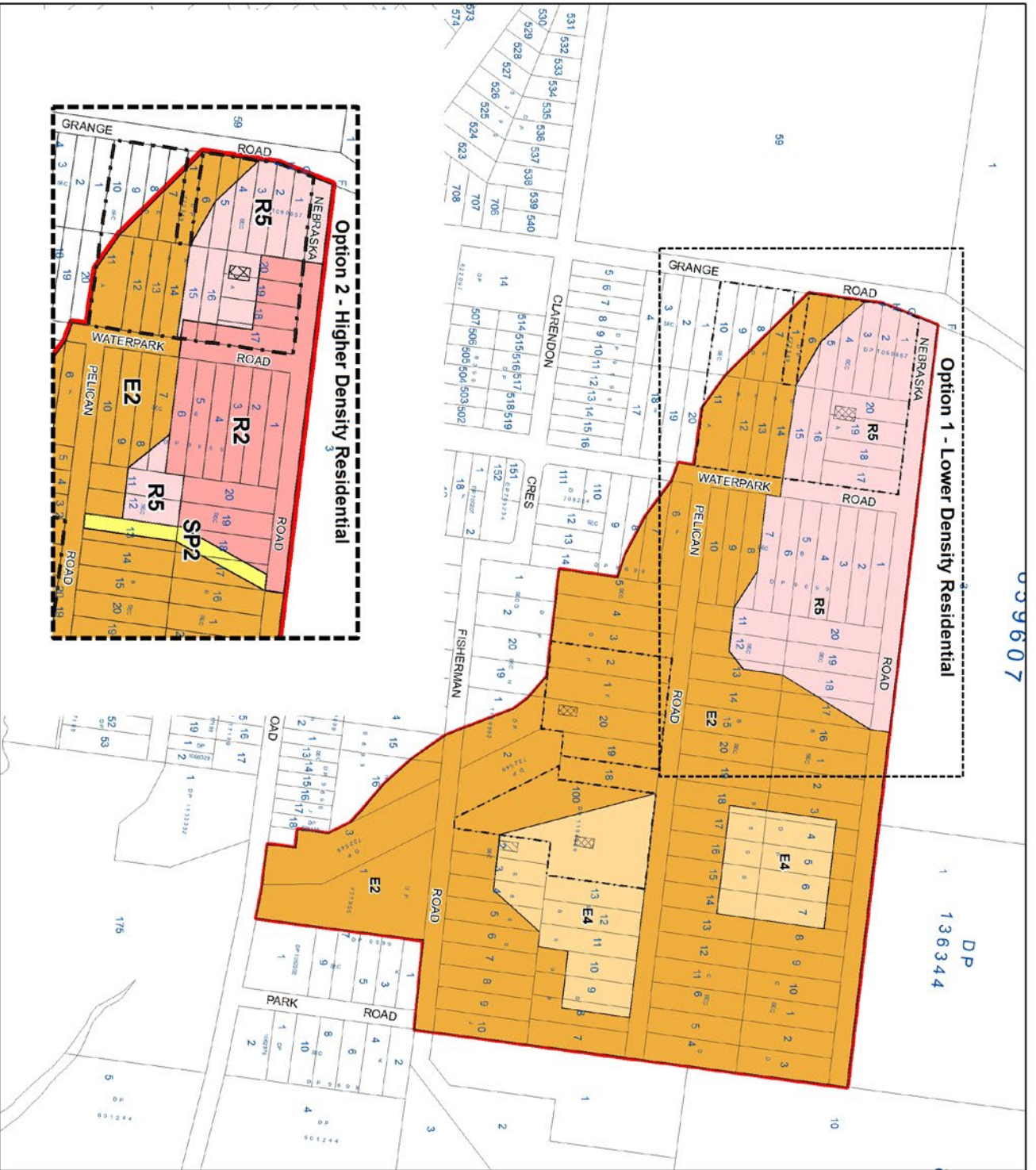
A The E2 zone focuses on the protection of environmental values and as a result fewer uses are permissible than in the current RU2 – Rural Landscape zone. The 40 ha minimum lot size that currently applies for residential development will also be retained.

The long term tenure and management of this land will not necessarily be resolved as part of the Planning Proposal (rezoning) process. However, potential formal conservation options and associated financial incentives are being investigated. The outcome of these investigations will be discussed with any interested landowners.

Q Will reticulated water and sewerage be provided?

A To ensure nearby downstream environments are protected, provision of reticulated sewerage and water has been included in the preliminary cost estimates for all three options. It is considered essential for the higher density options and highly desirable for the lower density option given the land's close proximity to St Georges Basin. These services can be provided (at landowners' expense) subject to feasibility. Refer to preliminary feasibility information.





- Legend**
- Subject Land
 - Property with approved dwelling
 - Existing Approved Dwelling
 - Existing Approved Shed
 - Lot Detail
- Zone**
- Infrastructure
 - SP2
 - R2 Low Density Residential
 - R5 Large Lot Residential
 - E2 Environmental Conservation
 - E4 Environmental Living

LP145.1
Planning Proposal
Proposed Zoning

