

Tamara Prentice - RE: Mullumbimby Planning Proposal

From: Tamara Prentice
To: 'Tamara Prentice'
Date: 21/03/2014 9:50 AM
Subject: RE: Mullumbimby Planning Proposal
Attachments: Evaluation criteria.pdf; Information checklist.pdf; Table of areas of existing and proposed zones.pdf

Hi Tamara,

please find attached responses to points 1 to 3 below.

4. The Planning Proposal applies to Lot 57 DP 1190345 (the main Lot) and Lots 1, 2 & 3 DP 608876 (the 3 smaller lots fronting Clays Road)

5. The land which is the subject of the Planning Proposal is identified as being within part of Area 7 in the Mullumbimby Settlement Strategy (MSS) 2003. Area 7 was identified as being partly flood prone, containing prime agricultural land and some steeper slopes. The Strategy talks about the need for a floodplain management plan to be adopted before further residential development is considered and that this area is not supported by the Strategy.

The MSS was to be reviewed after 5 years to assess the amount of land which had been taken up by residential development as the amount of land in the strategy was deemed suitable for 5-10 years of supply. It was suggested that at the 5 year review that additional land for residential development would be considered by Council and the community to determine appropriate areas of expansion. It also mentioned the need for a floodplain management plan after 5 years which would allow reconsideration of the land at Coral ave/ Clays road for residential development before land supplies were completely exhausted.

As part of the land in the proposal falls in Area 7, it is considered that although the MSS did not consider it viable at the time, that a review of the MSS could have determined otherwise. Given the lack of a review of the MSS 2003 and fact that it is over 10 years old, it is considered that the area of land adjoining the current 2(a) Residential zoned land is not inconsistent with the aims and objectives of the MSS.

6. Council and the Landowners are supportive of an Environmental zoning of the land along the south-western portion of the site however given the current review of all 'E' zones in NSW, we are not able to map this land accordingly at present. The proponents have prepared a Biodiversity Conservation Management Plan which identifies sensitive areas throughout the site and will be incorporated into a Concept plan for the new residential areas. If this proposal gets through the Gateway process and becomes adopted then Council will ensure that once the 'E' zones have been finalised, that the proponent will be required to do another amendment to the LEP to rezone the land. We have not determined the most appropriate method of achieving this however Council will ensure that measures are in place as the proposal progresses to ensure this land gets zoned for Environmental purposes once possible.

I hope this assists for the Gateway panel,

regards

MATT WALKER
Development Assessment Planner

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 Good planets are hard to find.

Please consider the environment before printing this email.

From: Tamara Prentice [mailto:Tamara.Prentice@planning.nsw.gov.au]

Sent: Thursday, 13 March 2014 10:05 AM

To: Walker, Matthew

Subject: TRIM: Mullumbimby Planning Proposal

Hi Matt,

I refer to the planning proposal for Tallowood Ridge Estate received in hard copy by NSW Planning and Infrastructure on the 7 March 2014. As advised prior to formal lodgement this application is incomplete. Without provision of the information listed in points 1 - 4 below it can not be processed. As such I now formally request that the following information be provided to enable this application to proceed for a gateway determination:

1. A completed 'evaluation criteria for delegation of plan making functions' (found in attachment 4 to the Guide to preparing LEP's)
2. A completed 'information checklist' (found in attachment 1 to the Guide to preparing PP's)
3. A comparison table of the zones as they currently are to what is proposed, including areas and respective MLS's
4. Confirmation of all the Lots that the PP applies to, as the submitted minimum lot size and zoning maps are inconsistent with the information in the report.

In addition to the above, after an initial assessment of the proposal, I believe it would be in Councils best interest to also provide the following information:

5. Advice on how this proposal is consistent with the Mullumbimby Settlement Strategy 2003?
6. Details on how it is proposed to protect the environmentally sensitive land, for example how an amended zoning will be invoked in the future, or other methods proposed to protect this vegetation?

I thank you for provision of the Biodiversity Conservation Management Plan, and look forward to receipt of the above information at your earliest convenience.

If you have any questions please feel free to call me on 02 6641 6616.

Yours faithfully

Tamara Prentice

Tamara Prentice

Planning Officer

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