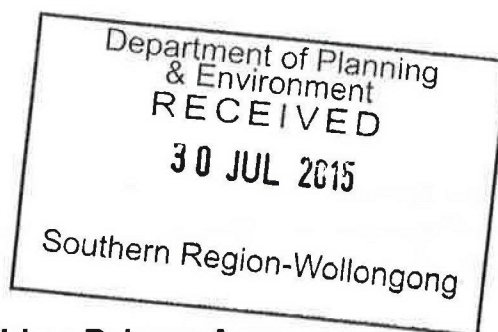


Mr Graham Towers
Team Leader – Southern Region
Department of Planning & Environment

Email: wollongong@planning.nsw.gov.au



Dear Graham

**Planning Proposal – Worrigeer Urban Release Area
Proposed Large Lot Residential Zoning and Associated LEP Changes**

Thank you for your letter dated 1 July 2015 in relation to the Planning Proposal (PP) to rezone the Worrigeer Urban Release Area from part R1 General Residential and part RE2 Private Recreation to an R5 Large Lot Residential zone.

It is noted that the PP is inconsistent with the Section 117 Direction 4.3 – Flood Prone Land in that it seeks to rezone the flood prone RE2 Private Recreation land to an R5 Large Lot Residential zone. However, Council considers that any inconsistency is minor in nature and justified in that the supporting Development Control Plan Chapter will restrict development to outside of the flood prone areas. Therefore, while the land use zone will change, the actual land use will not be intensified in flood prone areas.

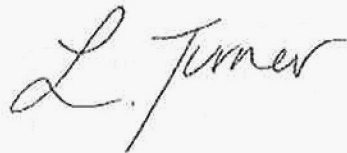
Council's preference is for all of the R1 General Residential and RE2 Private Recreation zoned land to be rezoned to an R5 Large Lot Residential zone. This would avoid having split zones, which would result in a significantly better subdivision outcome for the site. Alternatively, the RE2 land could be rezoned to an RU2 Rural Landscape zone. However, under the current draft split zone clause, the resulting RU2 land would need to be attached to no more than one R5 zoned lot. Given the irregular shape of the RU2 land, this would result in an undesirable subdivision outcome on the site.

If the RE2 Private Recreation land is required to be rezoned to an RU2 Rural Landscape zone, Council requests that there are provisions in the PP that override the proposed split zone clause as it applies to this site.

The proposed R5 Large Lot Residential zone responds more appropriately to the flooding constraints of the land and the Shoalhaven River Floodplain Risk Management Plan does not restrict the proposed filling on parts of the site. However, any filling will be assessed at subdivision stage and will need to be consistent with the provisions of Shoalhaven Development Control Plan 2014.

If you need further information about this matter, please contact Michael Park, Planning & Development Services Group on (02) 4429 3596. Please quote Council's reference 49572E (D15/216783).

Yours faithfully

A handwritten signature in cursive script, appearing to read 'L. Turner'.

Lauren Turner
Team Coordinator - Strategy Planning North
30 July 2015

Kate Luskan

From: Tanya Walker <Tanya.Walker@shoalhaven.nsw.gov.au>
Sent: Thursday, 30 July 2015 9:14 AM
To: Wollongong
Subject: Planning Proposal - Worrigeer URA
Attachments: Worrigeer Road URA - Planning Proposal.pdf

Good morning Graham

Please find attached Council's response letter regarding the Planning Proposal for the Worrigeer URA – proposed large lot residential zoning & associated LEP changes.

If you need any further information regarding this, please contact Michael Park on 4429 3596 or parkm@shoalhaven.nsw.gov.au

Thanking you

Tanya Walker

Administrative Officer – Strategic Planning
Shoalhaven City Council

02 4429 3426 | walkert@shoalhaven.nsw.gov.au
www.shoalhaven.nsw.gov.au



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