

Our ref: 15/09731
Your ref: 49572E (d15/168116)

Gordon Clark
Strategic Planning Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Dear Gordon,

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

I would like to acknowledge that the Department has received Council's Planning Proposal for the Worrigeer Urban Release Area and its request for a Gateway determination. As you are aware, the proposal seeks to rezone lands currently zoned R1 General Residential and RE2 Private Recreation to an R5 Large Lot Residential zone.

The Department has completed an initial assessment of the Proposal and notes the supporting draft flood study. Council has identified that the proposal is consistent with the Section 117 Direction 4.3 - Flood Prone Land.

The Department has concerns in relation to the consistency of the proposal with this S117 Direction and requires further justification from Council in this regard. Council is requested to provide further justification for rezoning land within flood planning areas, including those currently zoned for private recreation, to Large Lot Residential.

The Department is also keen to understand whether the rezoning and subsequent proposal to fill parts of the site, is consistent with the Shoalhaven River Floodplain Risk Management Plan.

The Department will continue to process and assess the Planning Proposal once the further justification of consistency with the Section 117 Direction 4.3 - Flood Prone Land is received. We would be happy to meet to discuss this matter further with you.

Should you have any further questions in relation to this matter, please contact Ms Lisa Kennedy, Planning Officer on 4224 9457.

Yours sincerely



Graham Towers
Team Leader
Southern Region