

Our Ref: E15.9218.R

7 August 2015

Mr Brett Whitworth
Regional Director, Southern Region
NSW Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2520

Dear Brett

Broulee Planning Proposal (LEP Amendment No.10) – Further Information

I refer to the email from your Department dated 20 July 2015 requesting further information to support the planning proposal for land at Broulee.

Please find attached the following additional information:

1. Copy of the Biodiversity Certification Agreement
2. Copy of relevant extracts of the Eurobodalla Settlement Strategy 2006
3. Copies of reports prepared for Council's Residential Land Strategy
4. An amended planning proposal addressing the matters contained in your request for further information, being:
 - a. Correction of map sheet references (p.4)
 - b. Further explanation of how development in the medium density zone could facilitate conservation of vegetation in the proposed E2 corridor (p. 6).
 - c. Further explanation of the impact of the development on the population of Broulee having regard to the "growth limit" identified in the Eurobodalla Settlement Strategy (pp.7 & 9)

Further information regarding the Biodiversity Certification of the subject area can be found on Council's website should it be required, at the following link:

<http://www.esc.nsw.gov.au/inside-council/project-and-exhibitions/major-projects-and-works/eurobodallas-biocertification-projects/broulee-biodiversity-certification/broulee-biodiversity-certification-strategy>

Council's Residential Land Strategy is currently at an early draft stage and is being reviewed internally prior to a draft being finalised for the purposes of public exhibition.

In response to your request for demand and supply information relevant to Broulee, it is important to note that the whole of the subject area is currently zoned R2 Low Density Residential and, in the absence of this planning proposal, could be developed in a manner similar to the existing urban area of Broulee. Development consistent with the existing LEP zoning, would likely result in an additional 470 dwellings developed (assuming the same dwelling density as the most recent subdivision in Broulee of 13 dwellings per hectare).

Therefore the planning proposal will not result in a significantly higher dwelling yield than what is currently provided for in the existing LEP (between 50 and 150 additional dwellings, depending on the average dwelling density achieved – we have calculated the potential dwelling yield on both 10 and 13 dwellings per hectare).

It is Council's view that the planning proposal will not have a significant impact on the population of Broulee and its status as a coastal village. While additional population inevitably adds some pressure on existing schools, services and infrastructure, it also generates and contributes to growth in and support for local schools, services and infrastructure. As part of the planning proposal process, following the issue of a Gateway Determination, Council will consult with relevant NSW Government Agencies and other service and infrastructure providers.

In relation to Planning for Bushfire Protection, Council is not clear why the Department considers that the planning proposal is likely to be inconsistent with Ministerial Direction 4.4, but agrees that the matter can be further considered during consultation with the Rural Fire Service post Gateway.

Your notes about Council's Planning Proposal being inconsistent with the current template and including all relevant material are noted and will be addressed in future planning proposals.

If you would like to discuss any of the above matters, please do not hesitate to contact me on 4474 1304.

Yours sincerely



Mark Hitchenson
Land Use Planning Coordinator

Encl.