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DEPARTMENT OF PLANNING*Southern Region***ROSS AND SEASPRAY PLANNING PROPOSALS DEADLINE EXTENSION****PURPOSE**

- To provide an extension to the deadline for the making of the Ross Avenue and Seaspray Street, Narrawallee Planning Proposals.

RECOMMENDATION

- That the Deputy Director General as delegate of the Minister, agrees to amend the gateway Determinations for Draft LEPs No. LP 225 and 338 by signing the attached letter, if approved.

CURRENT POSITION

- Shoalhaven City Council has formally requested that the Department of Planning extend the deadline for completion of its Narrawallee draft LEPs/planning proposals until at least June 2011.
- On 30th June 2010, the Deputy Director General, Plan Making and Urban Renewal converted, under Part 3 of the EP&A Act, the Draft Shoalhaven LEP1986 LP No. 338 Ross Avenue, Narrawallee and Draft Shoalhaven LEP1986 LP No. 225 Seaspray Street, Narrawallee into planning proposals.
- Council was directed to finalise the planning proposals by 31st December 2010.
- The planning proposals will enable Garrads Lagoon, in Ross Avenue (subject to a 17 lot subdivision consent) to be rezoned from Residential 2(c) Living Area to Environment Protection 7(a) Ecology and land in Seaspray Street to be zoned from Environmental Protection 7(d2) Special Scenic to part Residential 2(a1) and Environmental Protection 7(d2) Special Scenic to allow residential development in lieu of the surrendered 17 lots in Ross Avenue.
- A Deed of Agreement has been signed between Shoalhaven Council and the landowner to ensure the dedication of Garrads Lagoon to Council should the Department of Planning support the rezoning of the landowner's land at Seaspray Street and issue development approval under Part 3A of the EP&A Act for the subdivision of the land.
- On 16th November 2010, Council resolved to turn the Deed of Agreement into a Voluntary Planning Agreement and place it on public exhibition. Council also resolved to adopt the draft LEPs/planning proposals subject to the preparation, exhibition and adoption of the VPA.
- Council envisages that the VPA will be exhibited for 28 days over January/February 2011.

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Regional Director, Southern Region

Acting Executive Director, Planning Operations

23.12.10

Acting Deputy Director General,
Plan Making & Urban Renewal

As delegate of the Minister and the Director- General