

Lisa Kennedy - Badgee Deferred Areas Planning Proposal - Revised additional information

From: "Sharpe, Bernadette" <SharpeB@shoalhaven.nsw.gov.au>
To: Lisa Kennedy <Lisa.Kennedy@planning.nsw.gov.au>
Date: 11/12/2013 9:30 AM
Subject: Badgee Deferred Areas Planning Proposal - Revised additional information
CC: "Mark Parker (Mark.parker@planning.nsw.gov.au)" <Mark.parker@planning.nsw.gov.au>, "Clark, Gordon" <CLARKGO@shoalhaven.nsw.gov.au>, "Foley, Marie-Louise" <foleyML@shoalhaven.nsw.gov.au>
Attachments: Badgee Deferred Areas PlanningProposal Checklist 117 Directions.docx; Badgee Deferred Areas PlanningProposal Community Consultation and Project Timeline.docx

Hi Lisa

Please find revised email and attachments below. The only change is in the Table in Excerpt 1. It has been changed to RE2 Private Recreation as per Gordon's email.

Please let me know if you have any questions.

Bernie

Hi Lisa

As per our phone discussion on Friday 6th December relating to the Planning Proposal for Badgee Deferred Matters, please find attached:

1. Revised S117 Ministerial Directions
2. Community Consultation Requirements as per *A guide to preparing Planning Proposals - Part 5*
3. Project Timeline as per *A guide to preparing Planning Proposals - Part 6*

I would also like to confirm that due to the complex nature of this particular Planning Proposal, Council does not wish to apply for Delegation of plan making functions.

Further to our discussion I have inserted two excerpts from the relevant Council report (Councils Development Committee 9 October 2012) identifying the proposed SLEP 2013 zones over the two deferred sites and also details of the Pre-lodgement meeting with the Department and agreement on specific additional studies that will become requirements of the gateway determination.

Excerpt 1

The PP seeks to amend Shoalhaven LEP 1985 or eventually SLEP 2013 to the following:

Site	Current Deferred Zoning	Shoalhaven LEP 1985	SLEP 2013
1. Northern Site	1(d) Rural General under Shoalhaven LEP 1985	6(b) Open Space (Private)	RE2 Private Recreation
	Part Village and part Non-urban under Shoalhaven	2(c) Residential	R1 General

2. Southern Site	Interim Development Order No. 1	(Living Area)	Residential
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Excerpt 2**PRE-LODGEEMENT MEETING**

The PP was lodged with no additional studies attached as it is assumed if Council resolves to proceed with the proposal, the Department will provide detail on studies and any further investigations that may be required through the “gateway determination”. In addition a pre-lodgement meeting was held 3 July 2013 between the Department, Council officers and the proponent (Planning Proposal Attachment– Pre lodgement meeting notes) where it was agreed that the following issues will need to be considered.

- The PP will need to not only focus on the specific deferred areas but also look at the areas in context with the Badgee Lagoon URA site and any relevant surrounding lands.
- The PP will address the specific environmental issues affecting the 2 deferred areas, and their relationship within the broader context of the recently rezoned Badgee URA site and surrounding land.
- The Gateway determination will identify the additional work that will be required to support the PP such as but not limited to additional biodiversity studies, and flooding information and the government agency submissions in this regard.
- Northern site – with the existence of HCV Lands, it was agreed that the best way to approach this issue will be for an independent consultant to be commissioned to review previous reports/surveys and use a methodology agreed to by the OEH to conduct further biodiversity surveys. This should occur once the gateway determination is issued.
- Southern site - with the issue of filling and potential impacts, it was agreed that the PP will have to show consistency with Section 117 Directions, other relevant legislation and consideration of relevant flood studies and FPRMP including climate change impacts.

Please let me know if you require any additional information.

Regards

Bernadette

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