

The General Manager
Goulburn Mulwaree Council
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Council@goulburn.nsw.gov.au

Attention: Nick Thistleton

16 July 2020

Our ref: DOC20/549910-7

Your ref: REZ/0001/1920

Dear Mr Thistleton

Subject: Pre-Gateway advice for Planning Proposal B6 Enterprise Corridor and Currawang

I refer to your request for our review and comments on the pre gateway report provided on 26 June 2020.

Biodiversity and Conservation Division (BCD) have reviewed the information and provide the following comments;

- We are of the opinion that the land at Currawang should be zoned E3 - Environmental Management. This is consistent with the *South East and Tablelands Regional Plan 2036* which requires that any validated HEV lands is protected in local environmental plans. Further detailed information is provided in Attachment 1.
- We have no objection to the rezoning of parts of the B6 Enterprise Corridor zone to a zone that is more consistent with current land uses as set out in the planning proposal.
- In addition, the floodplain risk management team have reviewed the planning proposal and have no further comment on the planning proposal.

If you wish to discuss the contents of this letter further, please contact Lyndal Walters (02) 6229 7157.

Yours sincerely,



MICHAEL SAXON
Director South East
Biodiversity and Conservation

Enclosure: Attachment 1 – Detailed information on Currawang Planning Proposal

Detailed comments

BCD note that the land being considered in the planning proposal forms part of 1716 and 1801 Currawang Road, Currawang, being Lot 1 DP 590583; and Lots 131, 141, 150, 154, 190 and 204 DP 750047. We also note that the land is currently unzoned and is not incorporated as part of any Local Environmental Plan (LEP).

We understand that Councils intention is to zone the land either RU1 Primary Production or E3 Environmental Management with a minimum lot size of 100ha. We support the proposal to have a minimum lot size of 100ha, however we consider that the most appropriate zone is E3 Environmental Management, with our reasons set out below.

- We have reviewed the planning proposal and note that council have not considered Ministerial Direction 5.10 – Implementation of Regional Plans. This Direction requires that planning proposals must be consistent with a Regional Plan, and that this applies when a relevant planning authority prepares a planning proposal.
- The *South East and Tablelands Regional Plan 2036* (the Regional Plan) provides guidance on the zoning of land that is validated as high environmental value. In particular, *Action 14.2: Protect the validated high environmental value lands in local environmental plans*. This means that as the land is mapped as high environmental value land in the Regional Plan it should be protected in the LEP.
- The land has been mapped as high environmental land in the Regional Plan based on the following criteria;
 - Criteria 21. Over-cleared vegetation types
 - Criteria 22. Vegetation in over-cleared landscapes
 - Criteria 23 Threatened Ecological Communities
 - Criteria 32 Key habitat for threatened species
- The decision to zone the land E3 Environmental Management, rather than RU1 Primary Production is further supported by the land not being mapped as Biophysical Strategic Agricultural Land. We note that grazing currently occurs on the land and E3 zone still permits this activity, whilst meeting the zone objectives.
- Unless Council can clearly demonstrate that the land in question is not high environmental value land then it will need to be zoned E3 - Environmental Management.

In addition, we support the Council's proposal to make the minimum lot size for this land 100ha.