

Ms Kieley Hunter  
Kieley Hunter Town Planning  
115 Victoria Street  
Coffs Harbour 2450

By email: [keiley@keileyhunter.com.au](mailto:keiley@keileyhunter.com.au)

**Request for updated information – Planning Proposal RR-2021-89 (PP-2021-4455) - Part of Lot 44 DP 1274452 South West Rocks (Saltwater)**

Dear Ms. Hunter,

I write to request further information and updates to the planning proposal package in response to the decision of the Northern Regional Planning Panel (the Panel) on 4 November 2024.

As you will be aware, the Panel has decided to defer their final recommendation on this matter and the proponent be granted adequate opportunity to address outstanding issues. At the conclusion of the deferral period **on 30 April 2025**, the Panel will consider an addendum to the October 2024 pre-Gateway report and following review will undertake a final determination on this matter. This is discussed in detail in the Panel's decision (enclosed).

Next Steps

In response to the deferral to **30 April 2025**, the Panel also requires a written update from the proponent on the progress of the deferral items 3 months from the date of the decision record.

In this regard, the proponent is asked to complete the enclosed Panel's Conditions Spreadsheet to assist with next steps in implementing the Panel's decision, including:

- the proponent confirming that it accepts the Panel's decision and will proceed to updated the planning proposal accordingly;
- when the Wollum Froglet survey will be commenced and when it's anticipated to be completed for submission to the Department's Planning Proposal Authority (PPA) team.

The PPA team will consult with NSW Biodiversity Conservation and Science (BCS) on the Wollum Froglet survey and updated planning proposal once received to confirm all matters raised by BCS in its January 2024 comments have been adequately addressed.

It is noted an adequate Wollum Froglet survey will inform final updates to the planning proposal to ensure all high environmental value land on the site is zoned C2 Environmental Conservation (C2).

The application of the C2 zoning applied to all HEV land on the site is to be confirmed as adequate through consultation with BCS;

**Planning Panels Team**

- the Koala compensation area management mechanisms proposed in February 2024 remain those still proposed. If not, please provide the revised response and confirm when this will be received.

The PPA team will then write to Council and other agencies as appropriate to seek their feedback and proceed accordingly; and

- when the additional sewerage treatment plant analysis will be completed and submitted to the PPA team.

Once the additional sewerage treatment plant analysis is provided the PPA team will consult with Council on this updated analysis.

It is requested that the enclosed Panel's Conditions Spreadsheet be submitted to the PPA team by **COB Monday 2 December 2024**.

The PPA team is happy to arrange any meetings between the proponent and relevant agencies to discuss matters as necessary.

The PPA team looks forward to receiving the updated information in response to the Panel's decision and progressing the proposal accordingly.

Please do not hesitate to contact Planning Officer Timothy Coorey on 02 9585 6566 if you would like to discuss any of the matters raised in this letter.

Yours sincerely,



18 November 2024

**Alexander Galea**

**Manager, Planning Proposal Authority**

(on behalf of the Strategic Planning Panel of the Northern Regional Planning Panel)

**NSW Department of Planning, Housing and Infrastructure**

Encl: Panel's Pre-Gateway Decision  
Panel's Conditions Spreadsheet

# Assessment Against Panel's Condition

PP-2021-4455

Panel's Condition	Estimated Timeframe for proponent's response to condition	Proponent comments
1. Update the planning proposal to address the issues raised by NSW Biodiversity Conservation and Science (BCS) in its submission dated 23 January 2024, including: a. provide a Wallum Froglet survey which is confirmed as adequate by BCS;		
b. confirming the proposed management mechanisms for the Koala compensation area have in principle support from BCS. If the land is proposed to be dedicated to Council and/or a government agency, in principle support from that agency and/or Council will also need to be obtained; and		
c. applying a C2 Environmental Conservation (C2) zone to all high environmental value (HEV) land on the site. The appropriate application of the C2 zone is to be confirmed by consultation with BCS once the proposal has been updated.		
2. Given the additional 6 months granted via this deferral, the Panel requests that the Proponent undertake the additional work required to satisfy the Panel that the adjoining sewage treatment works has the capability to accommodate sludge handling operations to enable the reduced 150m odour setback. This should be informed by further consultation with Council.		