

From: Grant Rokobauer <Grant.Rokobauer@shoalhaven.nsw.gov.au>

Sent: Tuesday, 2 April 2019 5:24 AM

To: Michael Park

Subject: Prelodgment Meeting – Planning Proposal for rural residential/small lot agricultural development of Lot 1 DP 1246435 No. 55 Wire Lane Berry

Dear Mr Park,

Further to our meeting of 29 March 2019, I can provide the following advice on behalf of Council:

1. The proposal is unlikely to be supported by Council staff at this point for the following reasons listed below. **We do NOT recommend proceeding to prepare a PP for this proposal. Rather, the more appropriate course of action would be to make a submission in response to the review of the Shoalhaven Growth Management Strategy that is underway.**
 - a. The proposal is not the result of any strategic plan or report and is not identified in the Growth Management Strategy 2014.
 - b. The proposal is not minor and does not current an existing anomaly or error in the LEP.
 - c. Council has previously been advised by the Joint Regional Planning Panel that no further rural residential development should be supported unless a strategy has been prepared.
 - d. The land is identified as prime crop and pasture land. Agricultural land mapping in Shoalhaven is not currently being reviewed. We are not aware of any plans for review of this mapping in the foreseeable future.
 - e. The proposal would set an adverse precedent for permitting rural residential development in the locality and elsewhere in the City.
 - f. Council and the NSW Department of Planning and Environment generally oppose rural residential development unless it is identified in a strategic plan (refer to Section 9.1 Direction No. 1.2 Rural Zones).
2. If you intend to proceed with the proposal on the basis that it will encourage agriculture by creating smaller lots you will need to justify this upfront. That is, this will need to be assessed before Gateway determination as a threshold issue that is fundamental to the PP. You would need to provide one or more reports to satisfactorily address all of the following matters:
 - a. Exactly what types of intensive agricultural activities would be suitable for the proposed lots and how your proposed minimum lot size will encourage those activities when compared to the parent lot
 - b. Supply of water to each lot

- c. An assessment of the economic viability of the proposed farming models compared with a similar farm operating on the parent lot.
 - d. Rural land use conflict, including
 - i. Visual impacts
 - ii. Noise impacts
 - iii. Odour impacts
 - iv. Traffic impacts
 - e. Access for trucks and service vehicles
 - f. Access to markets for the goods that would be produced
 - g. Stormwater management and treatment
3. In addition to these reports, your PP submission should include:
- a. A completed lodgement form (attached) with land owner's consent
 - b. A planning proposal document preparing in accordance with the Department's *Guide to Preparing Planning Proposals*.
 - c. The PP lodgement fee. This is currently \$5000 but is due to be indexed at the beginning of July.
 - d. A copy of this email as evidence of your prelodgement consultation with us.

If you require any clarification in this regard please contact me.

Regards,

Grant

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