



Our ref: DOC21/359888

Senders ref: PP060

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Dear Ms Jardim

Subject: Huntingdale Estate Berry Planning Proposal – PP060

Thank you for referring the abovementioned planning proposal dated 28 April 2021 via the NSW Planning Portal. We understand that the proposal comprises rezoning of part of the Estate from R1 General Residential to R5 Large Lot Residential and corresponding changes to minimum lot size to correct a mapping anomaly.

In summary, we do not object to the proposal, subject to the existing conditions of subdivision consent SF9320 being complied with. We do however suggest that consideration be given to rezoning the riparian corridor E3 Environmental Management or similar, recognising that this provides a local linkage to remnant vegetation to the west.

In principle, formalising a larger area of 2000m² lots would reduce pressure on tree removal, notably for those lots adjacent to and contiguous with the riparian corridor. The proposed rezoning from R1 to R5 would also prevent additional development pressure on retained trees resulting from more intensive and higher density forms of residential development allowed under the NSW Low Rise Housing Diversity Code.

We have reviewed the relevant conditions of consent for the most recent subdivision approval SF9320. We note that a Vegetation Management Plan is already required under development consent SF9320 requiring management of vegetation within the riparian corridor, as well as vegetation on those lots in the north western corner of Connors View.

Significant retained vegetation is situated within the existing riparian corridor and is to remain unchanged by this proposal. We note that the remnant vegetation west of the Estate aligns with Illawarra Subtropical Rainforest and Illawarra Lowlands Grassy Woodland EEC and land within the existing riparian corridor is identified as having high environmental value (HEV) under the Illawarra Shoalhaven Regional Plan (ISRP) 2015. This corridor is currently zoned R1 General Residential, however, the opportunity exists for zoning that more accurately reflects its environmental character and function.

If you have any questions about this advice, please do not hesitate to contact Mr Calvin Houlison, Senior Conservation Planning Officer, via calvin.houlison@environment.nsw.gov.au or 4224 4179.

Yours sincerely

Chris Page
6 May 2021
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