

NOTICE OF PUBLIC EXHIBITION
Revised Planning Proposal (PP005) and
Biodiversity Certification Application
Lots 21 to 24 DP 714096, Warrah Road, Bangalee

Council is seeking feedback on a revised Planning Proposal (PP005) and Biodiversity Certification Application (BCA) for Lots 21-24 DP 714096 Warrah Road, Bangalee. Also included is approximately 300 linear metres (6000m²) of Council road.

The PP and BCA will be on formal public exhibition from **Wednesday, 15 June to Monday, 18 July 2022** (inclusive).

A previous version of this PP was exhibited in May-June 2021. The PP has been substantially reshaped in response to community and Government agency feedback, and achieves better environmental, bushfire protection and planning outcomes than the previously exhibited version.

Planning Proposal (PP005)

This Planning Proposal (PP005) seeks to resolve the long-term development potential of land within the 'Crans Road Urban Investigation Area' identified in the Nowra Bomaderry Structure Plan (2007) which was 'deferred' from Shoalhaven Local Environmental Plan (LEP) 2014.

The 'deferred' land is currently zoned Rural 1(d) (General Rural) under Shoalhaven LEP 1985 and is proposed to be rezoned to a mix of *E2 - Environmental Conservation*, *RU2 - Rural Landscape*, *R5 - Large Lot Residential*, and *R2 - Low Density Residential*. The Council road is zoned *C2 Environmental Protection* under Shoalhaven LEP 2014.

Shoalhaven City Council is the Planning Proposal Authority and is authorised to exercise local plan-making functions in relation to the planning proposal.

Biodiversity Certification Application

The Planning Proposal is accompanied by a Biodiversity Certification Application and supporting Biodiversity Conservation Assessment Report (BCAR) lodged by the proponent with the NSW Department of Planning & Environment (Biodiversity & Conservation Division) under the *NSW Biodiversity Conservation Act 2016*. The Application and updated BCAR are being exhibited concurrently with the PP in accordance with Section 8.6(6) of the *Act*.

Viewing the exhibition documents

The exhibition documents can be accessed via the Council's Documents on Exhibition webpage at:

<https://www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition>.

The exhibition package includes the following documents.

- Explanatory Document
- FAQs
- Planning Proposal PP005 (updated) & Bushfire Assessment Report (updated)
- Public Notice
- Gateway Determination
- Council Reports & Resolutions
- Biodiversity Certification Application (BCA) and updated Biodiversity Certification Assessment Report (BCAR)

The Documents are also available for viewing electronically at the City Administration Centre, (Bridge Road, Nowra) and the Ulladulla Administration Building (Deering Street, Ulladulla) during business hours. Ask at the front counter for assistance.

Invitation for comment

Submissions on Planning Proposal PP005 and the accompanying BCA are invited and must be received in writing by **5 pm on Monday, 18 July 2022**. Submissions can be made via:

- **Website:** via the link on the Exhibition page at www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition
- **Email:** council@shoalhaven.nsw.gov.au
- **Post:** The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra, NSW, 2541.

If not using the online feedback form, please quote Council's reference **49462E** in your submission.

Comments on the proponent's Biodiversity Certification Application are also invited but should be made separately to comments on PP005. To help facilitate this, a separate feedback form is provided on Council's 'Get Involved' project webpage at:

<https://getinvolved.shoalhaven.nsw.gov.au/warrah-road-bangalee-planning-proposal>

If you have any feedback on the Biodiversity Certification Application, please use this separate form.

Pre-printed form letters, which have been individually signed will be considered but not formally acknowledged. Submissions may become public documents and may be viewed by other persons on request. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4(5) of the *Environmental Planning and Assessment Act 1979*.

Further Information

If you need further information, enquiries should be directed to either:

- Eric Hollinger, Co-ordinator Special Projects on (02) 4429 3320 or email eric.hollinger@shoalhaven.nsw.gov.au
- Maggie Chapman, Strategic Planner on (02) 4429 3485 or email maggie.chapman@shoalhaven.nsw.gov.au (Monday-Wednesday)

Date of Notice – 15 June 2022
