



Planning

Office of the Director General

Mr Peter Blascombe
General Manager
Palerang Council
PO Box 348
Bungendore NSW 2621

10/22391 & 10/22386

Dear Mr Blascombe

Bungendore Land Use Strategy & Structure Plan 2010

I refer to Council's letter dated 10 September 2010 requesting the Director-General's endorsement of the *Bungendore Land Use Strategy & Structure Plan 2010*.

I am pleased to generally endorse the Strategy as the basis for identifying future land uses in Bungendore township. Council is to be congratulated on this work which will form part of the strategic background for its Principal Local Environmental Plan.

It is noted one of the key constraints identified under the strategy is the availability of a suitable water supply for the village into the long term. Accordingly, I agree that Council will need to demonstrate this water supply issue has been resolved prior to pursuing any rezonings for the village. I also note that this is an issue that may prevent the Council from achieving the 25 year dwelling projections identified in the Sydney Canberra Corridor Regional Strategy. As such Council will need to revisit the Strategy in 2020 to assess its consistency with the Sydney Canberra Corridor Regional Strategy.

It is also noted that two of the sites proposed for expansion of the village are potentially subject to flooding (specifically Part Lot 2 DP 1137743 and also Part Lot 2 DP 1079627). Prior to the Department agreeing to any proposals to rezone these lands, Council will need to demonstrate that these and other lands proposed for development are suitable in terms of flooding impacts. Council is also reminded that relevant environmental studies of the subject areas will still need to be identified when planning proposals are presented to the Gateway. Council will need to address any inconsistencies in accordance with *section 117 Direction 4.3 Flood Prone Land*.

The Department is also of the view that some opportunities for medium-density development must be provided for in Bungendore under Council's new comprehensive plan. However, the Department recognises that Council may want to restrict these developments to those areas of Bungendore that are the most suitable so as to address concerns about density and character.

I note that the strategy addresses any inconsistencies with *section 117 Directions 1.1 Business and Industrial Zones, Direction 1.2 Rural Zones, and Direction 3.1 Residential Zones*. I have formed the opinion that the inconsistencies have been justified by the

preparation and endorsement of this strategy. Therefore further approval is not required in relation to these matters provided that any planning proposal is consistent with the Strategy's recommendations.

Should you have any further enquires regarding this matter, please contact Martin Brown on 6229 7913.

Yours sincerely


Sam Haddad
Director General

30/11/2010