

Council Reference: 59133E (D19/39653)

Department of Planning & Environment – Southern Region  
84 Crown Street  
WOLLONGONG NSW 2500

By email only: [wollongong@planning.nsw.gov.au](mailto:wollongong@planning.nsw.gov.au)

Dear Sir/Madam

**Dwelling House as an Additional Permitted Use on Particular Land - South Nowra  
Industrial Expansion - (PP043) Planning Proposal for Gateway Determination Under  
Section 3.34 of the Environmental Planning and Assessment Act 1979**

Please find enclosed/attached Council's Planning Proposal (PP) Submission - Dwelling House as an Additional Permitted Use on Particular Land – South Nowra Industrial Expansion (PP043), for Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

The PP provides for a *dwelling house* as an *additional permitted use on particular land* under Clause 2.5 of Shoalhaven Local Environmental Plan 2014 (SLEP 2014). The PP recommends a time limited 'sunset clause' provision relating to the *additional permitted use* clause for the subject land.

The land the subject of this PP is within Zone IN1 – General Industrial under the provisions of SLEP 2014 and located in the South Nowra/Nowra Hill localities.

Council's Development Committee resolution of 11 September 2018 (MIN18.696(6)) *Directs the General Manager to prepare a planning proposal and submit it for Gateway determination seeking to confirm and establish a dwelling entitlement on each of the individual properties within the industrially zoned area*. This minute and the report to Council that informed this resolution, as well as other supporting documentation, is supplied as Attachments to the PP document.

If you need further information about this matter, please contact me on (02) 4429 3477, quoting Council's reference 59133E (D19/39653).

Yours faithfully



**Thomas Trezise**  
**Strategic Planner**  
4 March 2019