

Ms Sarah Lees
Director, Southern Region
NSW Department of Planning and Environment
PO Box 5475
WOLLONGONG NSW 2520

Our Ref:
File:
Date:

Z18/120888
PP-2016/3
29 May 2018

Dear Ms Lees

DRAFT PLANNING PROPOSAL FORMER PORT KEMBLA PUBLIC SCHOOL

Council at its meeting of 28 May 2018 considered a report on the proposed rezoning of the former Port Kembla Public School site, Lot 1 DP811699 Military Road, Port Kembla, and resolved to prepare a draft Planning Proposal seeking a Gateway determination.

Please find attached the following three documents:

1. The Report to Council on the proposal.
2. Council's Resolution to forward the proposal to the Department.
1. The Draft Planning Proposal for the subject land.

As a component of the draft Planning Proposal, Council has resolved to include a 5% Affordable Rental Housing target for the site. Further work will be required to determine the appropriate mechanism, as Council is not yet listed in SEPP 70.

In accordance with the resolution, Council is requesting that the Gateway determination require additional studies and an Urban Design Review process to be undertaken prior to exhibition, addressing matters that may affect the zone boundaries, built form and development footprint. The Urban Design Review is proposed to be reported to Council to enable the built form controls to be incorporated into the Draft Planning Proposal prior to exhibition.

The resolution also requires a site specific DCP Chapter to be prepared and a Heritage Interpretation Management Strategy based on the Urban Design Review process and submitted prior to the finalisation of the matter being reported to Council following the exhibition.

Council has resolved that the draft Planning Proposal be exhibited for a minimum period of 28 days. As a component of the exhibition process, consultation be undertaken with the following agencies and stakeholders, and any others nominated by the Department:

- a. EPA;
- b. NSW Heritage Council;
- c. Endeavour Energy;
- d. Transport for NSW
- e. Roads and Maritime Services;
- f. Sydney Water;
- g. Illawarra Local Aboriginal Land Council; and
- h. NSW Ports.

Council has also resolved to request that plan making delegations be issued to the General Manager, in accordance with Council's resolution of 26 November 2012.

The attached report and resolution explain and expand on the above matters.

Please contact me should you require further information.

This letter is authorised by

Alexandra Long
Strategic Project Officer
Land Use Planning

Wollongong City Council
Direct Line (02) 4227 7056

Attach/3.