



PWG000907



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NSW Department of Planning & Infrastructure
PO Box 5475
WOLLONGONG NSW 2520

Attention: Mr Brett Whitworth

Your ref: PP_2011_WOLLG_008_00
Our Ref: Z12/5721
File: ESP-100.01.040
Date: 3 February 2012

Dear Mr Whitworth

REVISED DRAFT PLANNING PROPOSAL FOR PART OF THE FORMER 7(D) LANDS AT HELENSBURGH, OTFORD AND STANWELL TOPS

Reference is made to the Department's letter dated 30 September 2011, granting Gateway determination No. PP_2011_WOLLG_008_00 for the draft Planning Proposal for land formerly zoned 7(d) Hacking River – Environmental Protection at Helensburgh, Otford and Stanwell Tops.

Following the Council elections in September 2011, the new Council has reviewed the issues associated with the 7(d) lands. The review included undertaking site tours, staff briefing and holding a public meeting on 21 November 2011. On 28 November 2011, Council considered 13 reports addressing the issues associated with the different 7(d) precincts.

The Council resolutions of 28 November 2011, extend the boundaries of the previous Planning Proposal and change the recommendations for many precincts. Consequently, Council is unable to proceed with the current Gateway determination, and seeks a new determination for the revised Planning Proposal, in accordance with Section 56(6) of the Act.

Council has also resolved not to proceed with the draft Planning Agreement for some precincts, which was mentioned in previous correspondence.

Attached is:

- Council Report and Minutes of 28 November 2011;
- An executive summary;
- the revised Draft Planning Proposal and draft Maps showing the proposed changes to zoning, floor space ratio, building height and lot size;
- A Summary of SEPP's and Section 117 Directions; and
- documentation prepared by JBA Planning in support of the rezoning of the Blackwell's Walker Street site to IN2 Light Industrial. Please note that this material was received after the Council meeting and has not been assessed by Council officers or reported to Council.

It would be appreciated if you could forward the revised draft Planning Proposal to the LEP Review Panel for a new Gateway determination.

As you are aware, the former 7(d) land is currently zoned E3 Environmental Management under the Wollongong Local Environmental Plan 2009.

It is considered that the former 7(d) zone and current E3 zone, does not best reflect the land constraints and existing development. Some precincts are proposed to be zoned E2 Environmental Conservation to better conserve sensitive bushland, and some precincts are proposed to be zoned B6, IN2, R2, E4, RU2 or SP3 to recognise existing development, or allow additional minor development. The changes are summarised in the attached table.

Please contact me should you require further information.

This letter is authorised by

David Green
Land Use Planning Manager
Wollongong City Council
Direct Line (02) 4227 7465

