



Mr Brett Whitworth
Regional Director Southern Region
Department of Planning and Infrastructure
PO Box 5475
WOLLONGONG NSW 2520

Our Ref:
File:
Date:

ESP-100.02.005
5 June 2012

Dear Mr Whitworth

Planning Proposal: Wongawilli Village Plan

Council at its meeting of 28 May 2011 resolved that a Planning Proposal be submitted to the NSW Department of Planning and Infrastructure seeking a Gateway Determination in relation to the abovementioned Wongawilli Village Plan. The Planning Proposal seeks to meet a number of objectives, viz:

- To relocate the designated B1 Neighbourhood Centre zone to the northern side of the intersection of Wongawilli Road and Shone Avenue in Lot 1 DP 607454, with an area of 7,100m², and permit small lot housing (300m²) within a 400 metre radius of the future village centre;
- To ensure a 30 metre strip adjacent Wongawilli Road and Smiths Lane retains a minimum lot size of 450m² to facilitate integration with the existing streetscape;
- To facilitate the creation of a 1 ha local park adjacent to Wongawilli Road (east of the proposed new Village Centre location in Lot 2 DP 607454); and
- To remove the existing proposed Neighbourhood Centre at the intersection of Paynes Road and Future Road 3 by rezoning part of Lot 401 DP 110562 from B1 Neighbourhood Centre to R2 Low Density Residential with applicable changes to Floor Space Ratio (0.5:1), Building Height limit (9 metres) and Minimum Lot Size (450m²).

As required by clause 9 of the Environmental Planning and Assessment Regulation 2000 the following information is provided:

- A copy of the report to Council and minutes (28 May 2012);
- A copy of the Planning Proposal; and
- Copies of the relevant maps.

We now await advice from the initial Gateway Determination. Please contact me should you require further information.

This letter is authorised by

Kathryn Adams
Strategic Project Officer
Wollongong City Council
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