



KIAMA MUNICIPAL COUNCIL

Phone Enquiries:

Mr Edward Paterson
4232 0444

Reference:

EP – SC1987

01 July 2016

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

Dear Mr Whitworth

**Requesting Gateway Determination for a Planning Proposal
intending amendments to Kiama LEP 2011
for Lot 103 DP 561081 & Lot 1 DP 1005217, 96 Rose Valley Road, Rose Valley,
NSW 2533**

Enclosed is a Planning Proposal document prepared by Kiama Municipal Council for part of Lot 103 DP 561081 & Lot 1 DP 1005217, 96 Rose Valley Road, Rose Valley, NSW 2533 for initial Gateway determination.

This Planning Proposal seeks to include the site in Schedule 1, Additional Permitted Uses, of the LEP in order to permit a *livestock process industry* and a *restaurant and café*, of certain capacities, with consent.

Council considered a report on this Planning Proposal on 15 December 2015, where the following recommendation was endorsed:

15/458

Committee recommendation that Council:

- 1) Endorse the Planning Proposal for “Additional Permitted” uses (as outlined in this report) on Lot 103 DP 561082 and Lot 1 DP 1005217, 96 Rose Valley Road, Rose Valley proceeding to the Department of Planning and Environment for a Gateway Determination.
- 2) Request plan making delegations for this proposal as a part of the Gateway determination if the Department of Planning and Environment determines that as a part of the Gateway determination that the planning proposal can proceed.
- 3) On receipt of the Gateway Determination, proceed with recommendations including requesting any further studies and public exhibition.

Council has supported this Planning Proposal as it would assist Kiama Municipality and the broader Illawarra-Shoalhaven region achieve in achieve Goals 1 and 4 of the Illawarra-Shoalhaven Regional Plan.

ALL CORRESPONDENCE

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ADMINISTRATION
CENTRE

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your community

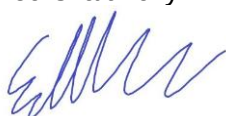
Supporting Information

The following information accompanies this Planning Proposal:

- 1) The DoPI Attachment 1 – *Information Checklist* prepared by Kiama Municipal Council.
- 2) The DoPI Attachment 4 – *Evaluation criteria for the delegation of plan making functions* prepared by Kiama Municipal Council.
- 3) A copy of the Council report endorsing the planning proposal to commence dated 15 December 2015.
- 4) Supporting information prepared on behalf of the applicant:
 - Concept Planning Proposal Report – prepared by Plannex Environmental Planning
 - Concept Plans – prepared by Rika Drafting Pty Ltd.
 - Proposed On-site Sewage Treatment Facilities & Effluent Re-use Scheme – prepared by Pacific Environmental Services Pty Ltd.
 - Agricultural Sustainability Assessment – prepared by SBScibus
 - Environmental Management Plan – prepared by Endo-Technik-Nord Pty Ltd.
 - Photomontage – Proponent
 - Traffic Impact Assessment – prepared by Motion Traffic Engineers
 - Bushfire Hazard Assessment Report – prepared by Control Line Consulting
 - Financial Viability Analysis – prepared by GKJ Accountants
 - Internal Access Gradient Assessment – Adcot Engineering Services Pty Ltd.
 - Emergency Animal Disease Procedure - prepared by Lisa Perfect
 - Flood Assessment – Jordan Mealy & Partners
 - Economic Impact Statement & Business Plans - prepared by Endo-Technik-Nord Pty Ltd.

Council requests delegations for this Planning Proposal and that the Department provides a gateway consideration of this Planning Proposal at its earliest convenience.

Yours faithfully



Edward Paterson

Strategic Planner/Development Assessment Officer