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COUNCIL REFERENCE: 50128E (D14/317919)
CONTACT PERSON: Lauren Turner

4 December 2014

Department of Planning & Environment - Southern Region
Brett Whitworth – General Manager, Southern Region

Email: Wollongong@planning.nsw.gov.au

Dear Brett



Planning Proposal (PP008)
Shoalhaven LEP 2014 Housekeeping Amendment – Stage 1

Please find attached Planning Proposal (PP008) Citywide LEP Housekeeping Amendment – Stage 1. This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning & Assessment (EP&A) Act 1979* and is submitted to the Department of Planning & Environment (DP&E) for Gateway consideration in accordance with Section 56 of the EP&A Act.

The purpose of this Planning Proposal is to amend Shoalhaven LEP 2014 as follows:

- a) insert 'shop top housing' and 'serviced apartments' as specific 'permitted with consent' uses in the B3 Commercial Core zone; and
- b) insert a provision to enable the subdivision of land that is in split zones (e.g. residential and rural or environmental protection) to enable the creation of a lot that is smaller than the minimum lot size.

As discussed at the pre-lodgement 'housekeeping issues' meeting held on 23 October 2014; this Stage 1 Planning Proposal has been submitted ahead of the other housekeeping issues as they require expedited resolution as potential developments are contingent on these amendments being made to Shoalhaven LEP 2014.

Council resolved on 2 December 2014 to submit this Planning Proposal for initial Gateway approval.

If you need further information about this matter, please contact Lauren Turner, Planning & Development Services Group on (02) 4429 3139. Please quote Council's reference 50128E (D14/317919).

Yours faithfully

Gordon Clark

Gordon Clark
Strategic Planning Manager

Encl. Planning Proposal – Shoalhaven LEP 2014 Housekeeping Amendment – Stage 1