



Council Reference: 49572E (D15/168116)

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

Email: wollongong@planning.nsw.gov.au

Dear Brett

**Planning Proposal (PP004) – Worrigee Urban Release Area
Proposed Large Lot Residential Zoning and Associated LEP Changes**

This Planning Proposal is submitted to the NSW Department of Planning and Environment (the Department) under Section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for Gateway determination. Council Delegation to prepare the draft Local Environmental Plan (LEP) under Section 59 of the EP&A Act 1979 is also requested and the required checklist is attached to the Planning Proposal.

The purpose of the Planning Proposal is to amend Shoalhaven LEP 2014 to change the zoning of land within the Worrigee Urban Release Area (URA) to facilitate large lot residential development that is sympathetic to the characteristics of the site and to remove the subject land from the URA overlay.

The Planning Proposal seeks to rezone the R1 and RE2 zoned land to an R5 Large Lot Residential zone, with a minimum lot size of 2,500m². This amendment will also correct a minor zoning error in the north-eastern corner of Lot 586 DP 1048099 where a small portion of land (not flood affected) is zoned RU2 Rural Landscape and has been previously overlooked for a Large Lot Residential zoning (i.e. R5 Large Lot Residential).

Council resolved on 2 June 2015 to submit this Planning proposal for initial Gateway approval.

If you need further information about this matter, please contact Michael Park, Planning & Development Services Group on (02) 4429 3596. Please quote Council's reference 49572E (D15/168116).

Yours faithfully

Gordon Clark

Gordon Clark
Strategic Planning Manager
18 June 2015

