



PWG001834

Mr Brett Whitworth
General Manager
Southern Region
Planning and Infrastructure Agency

Our Ref	12/12758
File	Z14/10817
Date	ESP-100.01.029
	3 March 2014

Dear Mr Whitworth

PLANNING PROPOSAL - LOT 54 AND 61, DP 751301, MT OUSLEY ROAD, MT KEIRA - PP_2011_WOLLG_004_00 (11/05494)

Reference is made to the altered Gateway determination issued on 6 February 2014 which requires the amending Local Environment Plan (LEP) be finalised by August 2014.

Council at its meeting on 9 December 2013 considered a report on the draft Planning Proposal (attached). Council resolved (in part) that:

- 1 The Planning Proposal and the revised draft Planning Agreement for Lots 54 and 61 DP 751301 Mt Ousley Road, Mt Keira not be progressed to finalisation.
- 2 A letter be sent to the Director-General of the NSW Department of Planning and Infrastructure, requesting that the Minister for Planning (or delegate) determine that the Planning Proposal not proceed under section 58(4) of the Environmental Planning and Assessment Act, 1979.

Councillors at the meeting noted the following reasons as to why the proposal should not be supported:

- The proposal was not supported by the Escarpment Planning Reference Group;
- Prefer the alternate access arrangement from Parrish Avenue. The removal of that proposed access has reduced the community benefit of the proposal;
- The proposed Mt Ousley Road sliplane would only benefit the development and not the community;
- The loss of less than 30m² of existing Illawarra Escarpment State Conservation Area, as a consequence of the Parrish Avenue access, would have been adequately compensated by the dedication of 21 hectares. Council is disappointed by OEH's reluctance to amend the Park boundary;
- Subdivision of the land would decrease the opportunity for OEH/NPWS to purchase the land in the future, by increasing its value through an increase in the number of lots/dwellings;
- The steep bushland area proposed to be dedicated, has no conservation or recreation benefit and no development value, so it could be acquired by OEH/NPWS without the need for additional development in the Illawarra Escarpment; and
- Other private land in the escarpment has been successfully revegetated.

Accordingly, it is requested that the Minister (or delegate) be requested to determine under Section 58(4) of the Act, that the matter not proceed.

Please contact me should you require further information.

This letter is authorised by

David Green
Land Use Planning Manager
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