



PWG002335

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

Our Ref:
File:
Date:

Z15/140775
ESP-100.02.019
3 July 2015

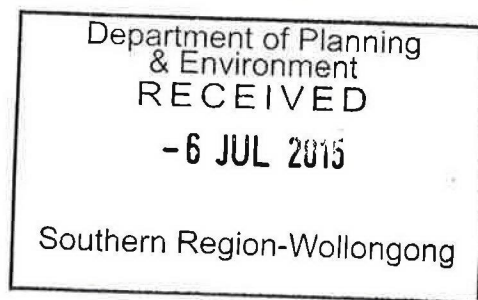
Dear Mr Whitworth

DRAFT PLANNING PROPOSAL: SHONE AVENUE AND WEST DAPTO ROAD, HORSLEY

Council at its meeting of 23 February 2015 resolved under Section 54 of the Act to prepare a draft Planning Proposal for land fronting Shone Avenue and West Dapto Road, Horsley.

Council resolved that:

3. A draft Planning Proposal for the following lots in part be prepared for rezoning from E3 Environmental Management to R2 Low Density Residential with a corresponding Floor Space Ratio of 0.5:1 and Minimum Lot Size of 450m²:
 - Lot C DP 397366;
 - Lot 5 DP 26069;
 - Lot 19 DP 879647;
 - Lot 102 DP 1137454;
 - Lot 1012 DP 862178;
 - Lot 2 DP 26069;
 - Lot 1 DP 607456; and
 - Lot 1 DP 26069.
4. Further work be required as part of the Gateway determination to be undertaken to demonstrate how the cut and fill of flood affected land could be managed within the Neighbourhood Plan area and a flora and fauna report be prepared for the areas proposed to be rezoned and exhibited as part of the draft Planning Proposal.
5. The draft Planning Proposal be referred to the NSW Department of Planning and Environment for a Gateway determination and if endorsed exhibited for a minimum period of 28 days.
6. Council request authority for the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012 for the Planning Proposal.



Please note that the draft Planning Proposal is the result of a Neighbourhood Plan assessed and reported to Council. Council considers that a 9 month timeframe would be suitable in this instance given the nature of the planning proposal and that it facilitates a Neighbourhood Plan on land zoned for residential development within the West Dapto Urban Release Area.

Please find attached the following information:

- a copy of the report to Council and minutes (23 February 2015);
- a copy of the draft Planning Proposal; and

- copies of the relevant maps.

Council also resolved to request authority for the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.

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

This letter is authorised by

Kathryn Adams
Strategic Project Officer
Wollongong City Council
Direct Line (02) 4227 7107