



PWG002608

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

Our Ref:
File:
Date:

Z16/106209
PP-2015/3
12 May 2016

Dear Mr Whitworth

PLANNING PROPOSAL REQUEST: LOT 1 DP 534849 STAFF ROAD, CORDEAUX HEIGHTS

Council at its meeting of 9 May 2016 resolved to prepare a draft Planning Proposal for Lot 1 DP 534849 Staff Road, Cordeaux Heights. Council resolved that:

- 1 A draft Planning Proposal be submitted to the NSW Department of Planning and Environment for Lot 1 DP 534849 Staff Road, Cordeaux Heights seeking a Gateway determination to:
 - a. rezone 7.3 hectares of the site from E3 Environmental Management to E4 Environmental Living with a Minimum Lot Size of 1,000m² and Floor Space Ratio of 0.3:1;
 - b. retain 30.4 hectares of the site as E3 Environmental Management zoning, changing the minimum lot size to 5,000m²;
 - c. rezone the southern riparian corridor and part of the site in the north west and north east (17.3 hectares) from E3 Environmental Management to E2 Environmental Conservation with a Minimum Lot Size of 39.99ha; and
 - d. update the Riparian Land and Natural Resource Sensitivity – Biodiversity Maps.
- 2 A BioBanking Agreement be established between the landowner and the Office of Environment and Heritage for the riparian corridor area in the south of the site to be rezoned E2 Environmental Conservation, to re-vegetate and protect in perpetuity the riparian corridor (to be dedicated to Council once the BioBank site is under full active management);
- 3 The draft Planning Proposal be exhibited for a minimum period of 28 days; and
- 4 The Department of Planning and Environment be requested to issue authority to the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.

Please find attached the following:

- A copy of the report to Council and minutes (9 May 2016);
- A copy of the draft Planning Proposal; and
- Copies of the relevant maps.

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

This letter is authorised by

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

Department of Planning
& Environment
RECEIVED

12 MAY 2016

Southern Region-Wollongong