

Ref: 201014 LDoP

14 October 2020

Department of Planning
Wollongong Regional Office
84 Crown Street
Wollongong NSW 2520

PP_2020_SHELL_001 – 95 Cooby Road, Tullimbar

Gateway Determination – Revised Planning Proposal Package

Attention Louise Myler:

I refer to Planning Proposal PP_2020_SHELL_001, relating 95 – 105 Cooby Road.

The Southern Regional Planning Panel considered a request for a Rezoning Review at the meeting of 3 March 2020.

The Panel determined that the proposal should be submitted for a Gateway Determination as it had demonstrated strategic and site merit.

A Gateway Determination was issued on the 20th July 2020 by the Department of Planning Industry and Environment.

The Gateway Determination required minor amendments and supplementary studies be prepared prior to exhibition.

We have now finalised the revised Planning proposal and associated reports as required under the Gateway Determination as follows:

- The Planning Proposal has been amended to reflect the 9m building height.
- The Planning Proposal has been amended to apply the E3 Environmental Management zone to riparian areas.
- The Planning Proposal has been amended to increase the minimum lot size from 2,000m² to 4,000m² for the areas with vegetated slope.
- A revised ecological study has been prepared which addresses potential loss of vegetation on the vegetated slopes and provides a Biodiversity Assessment Methodology review.
- The modified layout plan and ecological report were reviewed by Peterson Bushfire who have provided a supplementary letter of advice.

- A supplementary geotechnical review has been prepared by SLR Consulting which addresses the northern plateau area.
- The ecological report fully addresses vegetation removal over the site, inclusive of the plateau area.

Therefore, all matters outlined in the Gateway Determination have now been addressed in this amended Planning Proposal; and associated supporting studies, and the Planning Proposal is able to be exhibited.

We have provided a full revised package incorporating the updated Planning Proposal and associated reports.

We look forward to finalise this Planning Proposal \.

Please do not hesitate to contact me on 0455 994 957 if there are any questions.

Your faithfully
URBANCO.

A handwritten signature in black ink, appearing to read "M Rodger", with a long horizontal stroke extending to the right.

Michael Rodger