

Ms Jane Stroud
Chief Executive Officer
Kiama Municipal Council

By Email: council@kiama.nsw.gov.au

Dear Ms Stroud

Planning proposal PP-2021-3536 Campbell Street, Gerringong – Public Exhibition

I refer to Council's request of 31 March 2022 to commence exhibition of the above planning proposal to rezone rural land on part of 48 Campbell Street, Gerringong and modify development standards to enable residential development and environmental conservation. I note that Council has revised the planning proposal to reflect completed studies for the site.

I have reviewed the updated proposal and supporting information provided in response to requirements of Condition 1 of the Gateway determination, and the Gateway determination letter and am satisfied most of these requirements have been addressed. I am concerned the explanation of the provisions section and proposed LEP maps provided in the planning proposal do not clearly identify the proposed planning controls for the site. I am, however, agreeable to Council proceeding to place the planning proposal, technical reports and Council's letter of 31 March 2022 on agency and public exhibition subject to the explanation of the provisions and draft LEP maps being updated to address this concern.

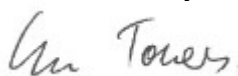
I have agreed that the revised planning proposal remains consistent with the Section 9.1 Directions 1.1 Implementation of Regional Plans, 4.5 Acid Sulphate Soils, 5.1 Integrating Land Use and Transport and 6.1 Residential Zones as previously agreed by the Minister's delegate.

Council may still need to obtain agreement of the Department's Secretary to comply with the requirements of the Section 9.1 Directions 3.1 Conservation Zones, 2.2 Heritage Conservation, 4.1 Flooding 4.4 Remediation of Contaminated Land, 9.2 Rural Lands and 9.1 Rural Zones prior to the plan being finalised.

In addition to the agencies listed in the Gateway determination, I strongly encourage Council to consult with the Environment Protection Authority and Department of Primary Industries (Agriculture) to confirm the suitability of the proposed remediation works, the rezoning of agricultural lands for residential development and the consistency with Directions 4.4 Remediation of Contaminated Land, 9.2 Rural Lands and 9.1 Rural Zones.

If you have any questions in relation to this matter, I have arranged for Ms Lisa Kennedy to assist you. Ms Kennedy can be contacted on 4247 1827.

Yours sincerely



1/4/22

Graham Towers
Acting Director, Southern Region
Local and Regional Planning