

07/04/2020

NSW Department of Planning, Industry & Environment - Southern Region
PO Box 5475
WOLLONGONG NSW 2500

By email only: wollongong@planning.nsw.gov.au

Dear Sir/Madam

**Gateway Determination Request - Planning Proposal PP052 –
Lot 6 DP 1204186 (No. 10 Victoria Street) Berry**

I am writing to submit the attached Planning Proposal (PP052) for Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The PP has been prepared in accordance with Section 3.33 of the EP&A Act and sets out the objectives, intended outcomes and justification for the proposal.

The PP is the result of a proponent-initiated PP application over part of Lot 6 DP 1204186 (No. 10 Victoria Street) Berry. A report on the PP application was considered by Council on 3 March 2020. Council resolved as follows (MIN20.161):

That:

1. Council support 'in principle' the proposed rezoning of the north eastern area of Lot 6 DP 1204186 (No. 10 Victoria Street) from RU1 – Primary Production to R2 – Low Density Residential.
2. Prepare and submit a Planning Proposal to the NSW Department of Planning, Industry and Environment (DPIE) for Gateway determination.
3. If Gateway is granted, prior to formal public exhibition of the Planning Proposal, complete an Aboriginal Cultural Heritage Assessment (ACHA) in accordance with advice from DPIE.
4. Advise the proponent and the Berry Forum of this decision.

A copy of the resolution, the required checklists and other supporting documentation is provided in Council's PP. (The report to Council and specialist reports submitted by the proponent can be accessed via the hyperlinks within the PP.)

The PP seeks to amend Shoalhaven Local Environmental Plan (LEP) 2014 as follows:

1. Rezone the subject land from RU1 – Primary Production to R2 - Low Density Residential
2. Reduce the minimum lot size map from 40 ha to 500 m²

3. Reduce the height of buildings from 11 m to 8.5 m. Note: The existing 11 m maximum height of buildings is set out in Clause 4.3(2A) of the LEP as the Height of Buildings Map does not show a maximum height over the subject land.

An Aboriginal Cultural Heritage Assessment is proposed to be completed prior to public exhibition.

Delegation is requested to make the Plan.

If you need further information about this matter, please contact Council's Coordinator Special Projects Eric Hollinger via email (Eric.Hollinger@shoalhaven.nsw.gov.au). Please quote Council's reference 63199E (D20/123793).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Eric Hollinger', with a long, sweeping horizontal line extending to the right.

Eric Hollinger
Coordinator - Special Projects Team