



KIAMA MUNICIPAL COUNCIL



PWG001733

Phone Enquiries:

Kim Bray
4232 0445
Reference:

KB:FC – 13/73453

4 December 2013

Mr Brett Whitworth
Regional Director Southern Region
Department of Planning and Infrastructure
PO Box 5475
WOLLONGONG NSW 2520

Dear Mr Whitworth

**Requesting Gateway determination for a Planning Proposal
intending amendments to LEP 2011 for
Lots 1 & 2 DP 797732, Lot 1, 2, 3 & 4 Sec 67 DP 758563
Jamberoo Road, Kiama, NSW 2533.**

Enclosed is a Planning Proposal Document prepared by Kiama Municipal Council for Lots 1 & 2 DP 797732, Lot 1, 2, 3 & 4 Sec 67 DP 758563 Jamberoo Road, Kiama, NSW 2533 for initial Gateway determination.

This planning proposal seeks to rezone the approximately 9 ha site from Zone RU2 Rural Landscape and Zone E2 Environmental Conservation to Zone R2 Low Density Residential and apply associated planning controls to the subject site.

Council considered a report on this Planning Proposal on the 17th September 2013, where the following recommendation was endorsed:

CR297

"Committee recommendation that:-

- 1) Council endorse this Planning Proposal to proceed to the Department of Planning and Infrastructure for Gateway Determination.***
- 2) Staff prepare the Gateway Report, SEPP Compliance Report and Section 117 Direction Compliance Report in order for this Proposal to proceed to Gateway Determination.***

ALL CORRESPONDENCE

GENERAL MANAGER
PO BOX 75
KIAMA NSW 2533

ADMINISTRATION
CENTRE

11 MANNING STREET
KIAMA NSW 2533

CONTACTS

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your community

- 3) *The applicant be advised that a playground with an area of a minimum of 200 sq metres, as close to the northern side of the development as possible, be included in the exhibited proposal.*
- 4) *The applicant be advised that a linkage is to be provided to provide, at minimum, pedestrian and cycle access to the existing development to the south of the proposal."*

Council has supported this rezoning application as it will add to the development potential for Kiama and will assist Council meet its obligations under the Illawarra Regional Strategy.

Supporting information

The following supporting information has already been sent into the Department and is intended to accompany this Planning Proposal:

1. The DoPI Attachment 1 - *Information Checklist* prepared by Kiama Municipal Council.
2. A copy of the Council report endorsing the planning proposal to proceed to Gateway dated the 17th September 2013.
3. Supporting information prepared on behalf of the applicant by Unicomb Development Services:
 - Planning Proposal Report containing the Section 117 Directions Compliance Report and, SEPP compliance Report, Statement of Net Community Benefit, Amending LEP and Masterplan Draft Maps.
4. A range of supporting studies referenced by Unicomb Development Services and prepared on behalf of the applicants including:
 - Water Cycle Management Report - prepared by Brown Smart Consulting
 - Road Access Design Plans and Photomontage - prepared by Brown Smart Consulting
 - Rock Survey Report - prepared by Douglas Partners
 - Geotech Report regarding Acid Sulfate Soils - prepared by Douglas Partners
 - Preliminary Contamination Assessment Report - prepared by Douglas Partners
 - Bushfire Assessment Report - prepared by Eco Logical
 - Archaeological Due Diligence Report - prepared by Godden Mackay Logan

- Flora and Fauna Assessment - prepared by Eco Logical
- Traffic and Transport Planning Statement - prepared by Unicom Development Services
- Amended Site Masterplan
- Addendum to Traffic and Transport Planning Statement - prepared by Unicom Development Services
- Amended Water Cycle management Plan – prepared by Brown Smart Consulting

Council requests that the department provide a gateway consideration for this planning proposal at its earliest convenience.

Please do not hesitate to call if there are any issues arising.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Kim Bray', written over a horizontal line.

Kim Bray
Manager Strategic Planning

