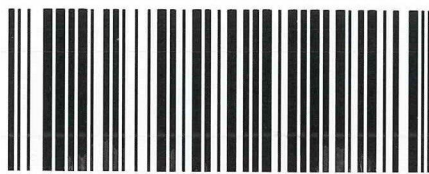




KIAMA MUNICIPAL COUNCIL



Phone Enquiries:

Kim Bray
4232 0488
Reference:

(KB:FC – 13/45430)

16 August 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
Lot 100 DP 1063277 and Lot 1 DP781781 Wyalla Road Jamberoo 2533.**

Enclosed is the Planning Proposal Document prepared by Kiama Municipal Council for Lot 100 DP 1063277 and Lot 1 DP781781 Wyalla Road, Jamberoo 2533 reflecting the pre-Gateway considerations raised by the Department.

This planning proposal seeks to rezone the approximately 9 ha site from Zone RU2 Rural Landscape and Zone E3 Environmental Management to Zone R2 Low Density Residential and Zone E3 Environmental Management, and apply associated planning controls to the subject site.

Council considered a report on this Planning Proposal on the 19th February 2013, where the following recommendation was endorsed:

“CR019

Committee recommendation that Council endorse this planning proposal to proceed to the Department of Planning and Infrastructure for determination and that Council request plan making delegations for this proposal as a part of the Gateway determination.”

Council has supported this rezoning application as it will add to the development potential for the Jamberoo village while adding a component of smaller lots to be developed utilising the requirements for the SEPP Seniors.

ALL CORRESPONDENCE

GENERAL MANAGER

PO BOX 75
KIAMA NSW 2533

ADMINISTRATION
CENTRE

11 MANNING STREET
KIAMA NSW 2533

CONTACTS

PHONE: 02 4232 0444
FAX: 02 4232 0555
council@kiama.nsw.gov.au
www.kiama.nsw.gov.au

ABN: 22 379 679 108

your council
your community

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. DoPI Attachment 4 – *Evaluation criteria for the delegation of plan making functions* prepared by Kiama Municipal Council.
3. A copy of the Council report endorsing the planning proposal to proceed to Gateway dated the 19th February 2013.
4. Supporting information prepared on behalf of the applicants by Urbis including:
 - Urbis - Section 117 Directions Compliance Report and
 - Net Community Benefit test
5. A range of supporting studies referenced by Urbis and prepared on behalf of the applicants including:
 - Urbis Pty Ltd – Background/ Planning context report.
 - OMVI Ecological - Flora and Fauna Assessment
 - Rudy Vandrie - Flood Studies (various: pre and post development, modeling)
 - Australian Bushfire Protection Planners Pty Ltd - Bushfire Constraints Assessment
 - Mary Dallas Consulting Archaeologists - Aboriginal Archaeological Report
 - Network Geotechnics – Stage 1 Contamination Assessment.
 - Urbis Pty Ltd - Draft Development Control Plan

Council requests that the department provide a gateway consideration for this planning proposal at its earliest convenience. It is to be noted that Council requests plan making delegations for the planning proposal. To this end, a copy of DoPI Attachment 4 – *Evaluation criteria for the delegation of plan making functions* is attached to this proposal.

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

Yours faithfully



Kim Bray
Manager Strategic Planning