

Ref: 210526 LDoP

26 May 2021

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

Planning Proposal PP0006/2018 – 2514 Illawarra Highway Calderwood

Request for Rezoning Review

Attention Louise Myler:

On behalf of the land owners, John & Helen Pyers, and their Development Partners AV Jennings, we formally request that the Southern Region Planning Panel undertake a rezoning review of Planning Proposal 06/2018, submitted to Shellharbour Council.

The Planning Proposal was originally lodged with Shellharbour Council on the 18th December 2018 and has now been under consideration for over 250 days.

At this time, Council has not determined the proposal and has not advised whether they will support the Planning Proposal.

During assessment of the Planning Proposal, three revisions of the document have been submitted which provide amendments requested by Council. The revisions have incorporated minor amendments to zone boundaries and minimum lot size mapping, but have not altered the core outcomes of the rezoning.

The updated packages have also provided additional detailed supporting studies which demonstrate that the land is capable of accommodating the proposed development outcomes.

We have provided below a summary timeline of the Planning Proposal:

- The Planning Proposal was lodged with Shellharbour Council on 18 December 2018.
- A revised package removing the Neighbourhood Centre and adopting Shellharbour LEP zones was lodged in March 2019.
- Council comments provided 11 July 2019
- Urbanco request Council advice regarding type of Traffic study to be completed in October 2019. No response provided to date.

- An updated package was lodged in November 2019 responding to Council correspondence and RMS request to remove development within the road reserve along the Illawarra Highway.
- A revised package package was lodged in November 2019 responding to Council correspondence and RMS request to remove development within the road reserve along the Illawarra Highway.
- A revised package incorporating additional site investigations was lodged on the 9th February 2021.
- An addendum package which provided an SP2 zoning along the Illawarra Highway was lodged on the 3rd March 2021. No change to the overall zoning intent.

We are keen to work closely with Council, Department of Planning and Planning Panel to achieve resolution of the land use arrangements for this site.

Please do not hesitate to contact me on 0455 994 957 should you any questions regarding the Planning Proposal.

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