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22 May 2007

Mr P Mahedy
PRM Architects
PO Box 323
GERRINGONG NSW 2534

24 MAY 2007

Dear Mr Mahedy

Rezoning Proposal – Sealark Road, Callala Bay

Thank you for your letter in this regard dated 2nd May 2007. The contents of this response have been discussed with Ernie Royston and also Mark Parker from the Department of Planning.

The subject land is currently zoned Environmental Protection 7(f3)(foreshores protection) under Shoalhaven LEP 1985 and it is noted that this zoning was in place when your clients purchased the land. Whilst it is accepted that “caravan parks” are currently a permissible use with consent on this land, it cannot be guaranteed that consent would actually be granted for this use.

It will be difficult to substantiate amending this relatively restrictive environment protection zoning to enable residential development on this site.

In this regard the Jervis Bay Settlement Strategy has been prepared by Council and following endorsement by the State Government was released in late 2003. It is not, as incorrectly stated in your Planning Report (page 3), “currently undergoing public advertising”. This Strategy identifies land within the Region that will be investigated for possible rezoning to enable residential or rural residential development in the future.

As such, there is an existing State Government endorsed Settlement Strategy for the Jervis Bay Region and unfortunately your rezoning request is inconsistent with it. Council has no plans at present to review this relatively recently completed Strategy. The Strategy does however, currently identify an area north of Emmett Street, Callala Bay adjacent to the existing urban area as a future residential expansion opportunity, consistent with the Jervis Bay REP.

The South Coast Regional Strategy which was released earlier this year by the State Government contains an “action” on page 23 which indicates that *only urban areas which are/will be identified in the final versions of the following documents are supported (once endorsed by the Director General of Planning)*. The Jervis Bay Settlement Strategy is specifically acknowledged under this action.

Thus, it is unlikely that Council would be able to pursue a rezoning of the subject land due to the inconsistency with the endorsed Settlement Strategy and the South Coast Regional Strategy.

Should you wish to discuss this matter further please contact me on 4429 3355.

Yours faithfully



Gordon Clark
Strategy Planning Manager