



Mr Michael Forsyth
General Manager
Kiama Municipal Council
PO Box 75
Kiama NSW 2533

Attention: Ms Kim Bray, Manager Strategic Planning

Dear Mr Forsyth

Subject: Pre-Gateway Review – Part Lot 1320 DP1060995, part Lot 189 DP751279, part Lot 1 DP1178500 and parts of Danube and Caliope Streets, Kiama

I refer to a Pre-Gateway Review application for the above property lodged on 23 June 2015.

The application has been reviewed by the Department and consideration has been given to the merits of forwarding the matter to the Southern Joint Regional Planning Panel for its review.

The Department's review has identified that while the request is eligible, it is not supported for referral to the Joint Regional Planning Panel for the following reasons:

- The site has not been identified in the Kiama Urban Strategy, Illawarra Regional Strategy or draft Illawarra Regional Growth and Infrastructure Plan as a greenfield or potential greenfield area. The planning proposal has not been justified against the sustainability criteria contained in the Illawarra Regional Strategy.
- Kiama Municipal Council has consistently upheld its policy position of no residential development beyond the western town boundary as identified in its strategic plans.
- The planning proposal would set a precedent for other rural greenfield sites to be rezoned that would result in a shift in the town boundary to the west. This would undermine Council's long held strategic planning and policy for the area.
- The seniors living development south of the site has not created a zoning anomaly between Bland and Caliope Streets as it relied on the Seniors SEPP for permissibility. It is considered that it has not shifted the boundary of the defined urban area to the south west as the approval was specifically conditioned to limit visibility from Jamberoo Road in the West. The planning proposal could not be similarly conditioned.
- This is a matter of local planning significance without regional or State implications and is inconsistent with the regional and local strategic framework.

On this basis the Department is refusing the application and it will not be referred to the Southern Joint Regional Planning Panel.

Should you have any enquiries about this matter, please contact Ms Linda Davis, A/General Manager, Southern Region on 02 4224 9450.

Yours sincerely



Mathew Jones
A/Deputy Secretary
Planning Services

12/10/15