



IRF18/5626

Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Professor O'Kane

Request for advice about whether to make proposed amendment 12 to Kiama Local Environmental Plan 2011

I am writing regarding a request by Kiama Municipal Council to make amendment 12 to Kiama Local Environmental Plan 2011. Details of the planning proposal are summarised below:

Dept. ref. no:	PP_2017_KIAMA_004_00
LGA:	Kiama
LEP to be amended:	Kiama Local Environmental Plan 2011
Site / address:	123 Golden Valley Road, Jamberoo
Proposal:	<p>The planning proposal seeks to:</p> <ul style="list-style-type: none">• rezone the site from RU2 Rural Landscape to R2 Low Density Residential;• reduce the minimum lot size from 40ha to 800m²;• introduce a maximum floor space ratio (FSR) of 0.45:1; and• introduce a maximum height of buildings of 8.5m. <p>The proposal is estimated to create an opportunity for 50 new residential allotments on the site, which has an area of 4.66ha.</p>

The commission is requested to review the planning proposal and prepare advice concerning its merits. The advice should include a recommendation to the Minister confirming whether, in the commission's opinion, the planning proposal should proceed to finalisation and if the Minister determines that the planning proposal should proceed to finalisation what, if any, changes should be made to the proposal given the issues raised.

The advice and recommendation should be provided within 28 days of receipt of this letter and sent to the Department of Planning and Environment at GPO Box 39, Sydney NSW 2001.

The following information and documents are enclosed to assist the commission in its review:

- Council's report recommending the proposed amendment be forwarded to the Department to make;
- Council's written request that the proposal proceed;
- The Department's planning proposal review report;
- the Gateway determination report and Gateway determination; and
- associated planning proposal documentation.

Should you have any enquiries about this matter, I have arranged for Mr Luke Musgrave, Acting Director Regions, Southern, at the Department to assist you. Mr Musgrave can be contacted on 4224 9461.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

24/10/2018

Encl: Council report, Council request, planning proposal review report, Gateway determination report, Gateway determination, planning proposal documentation