

Chief Executive Officer
Shoalhaven City Council
P.O Box 42
Nowra, NSW 2541



Dear Sir,

Date: 15th December 2022

Reference:	Proponent Initiated Planning Proposal-16 November 2022
Property:	Lot 5 DP 1255356, Sealark Rd Callala Bay
Topic:	Council Request for Additional Information (RFI-1)

The following Addendum information is provided to PRM's Planning Proposal as lodged on behalf of the property owners for the site identified above.

This addendum (RFI-1) responds to the following worded request lodged by Council on the NSW Planning Portal:

'The Planning Proposal (PP) report must include details on community consultation (Part 5) and timeline (Part 6) and demonstrate that the PP could be completed within DPE's benchmark timeframes, including the Voluntary Planning Agreement (VPA) which as noted in the PP report, could potentially delay finalisation of the LEP amendment

1. General:

- 1.1. Both Community Consultation and timeline issues will be greatly influenced and, in many ways, determined by Shoalhaven City Council's actions and specific conditions included in the Gateway Determination. These considerations will include the need for Council to gain government agency feedback to completed consultants reports on the Planning Portal
- 1.2. The following timelines are therefore estimates based upon a reasonable and anticipated allowance of time for each stage and task
- 1.3. By way of example, PRM have been informed RFS has extended feedback timeframes from 6 weeks to 12 weeks

2. Part 5 – Community Consultation

- 2.1. In Councils original submission dated 14th March 2019, to Wollongong Regional Office of NSW Department of Planning and Environment, Council recommended the Planning Proposal be:
 - 2.1.1. Publicly exhibited for no less than 28 days and
 - 2.1.2. No public hearing be required.
- 2.2. We see no reason to change from this recommendation

Vincentia 444 16 444

Gerringong 42340-444

Mail: P.O. Box 323 Gerringong NSW 2534 _ Email: patrick@prmarchitects.com.au A.C.N 136 888 581

Director: **Patrick Mahedy, Architect, Bachelor of Architecture UNSW, Town Planner, Master of Town Planning UTS**
Patrick Mahedy, Architects Registration Board No. 4770 is the **Nominated Architect** for PRM Architects + Town Planners P/L.

"Creative architecture + sustainable communities by design excellence"

3. Part 6 – Project Timeframes

3.1. As noted above at Point 1 the following timeframes are estimates subject to regular updates

<i>Task /Stage</i>	<i>Estimated Timeframe (end of each month)</i>
Shoalhaven Council Endorsement of Proponent initiated planning Proposal	Staff report prepared and submitted to Council meeting by end of February 2023
Commencement Date (date of Gateway Determination)	March 2023
Consultation with departments as required by the Gateway (EG RFS, NSW Roads and Maritime, Dept of primary Industries & Shoalhaven Water)	(Work to RFS 12 week timeframe) June 2023
Completion of Gateway Determination Requirements	June 2023
Public Exhibition	July to early August 2023
Consideration of submissions	September 2023
Post Exhibition Consideration of PIPP	October -November 2023
Finalisation and notification of Plan	January -February 2024

4. Voluntary Planning Agreement (VPA)

- 4.1. Attached is a copy of the Minister's letter of agreement dated 3rd August 2021, which is also lodged on the Planning Portal.
- 4.2. This letter confirms a significant amount of work has already been undertaken and agreed to.
- 4.3. At this stage, we do not foreshadow any delays with the process as outlined by the Minister to merge with the overall project timeline

Should you wish to have further information provided or elaborated, please contact the undersigned directly.

Yours Faithfully,



Patrick Mahedy, Director, ARB, RPIA,
Architect + Town Planner
 NSW Architects Registration Board. ARB No. 4770
 NSW Registered Planner No. 5463RUE
 PRM Architects +Town Planners Pty.Ltd.