



Planning &
Environment

COPY

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Our ref: PP_2014_SHOAL_004_00 (14/17485)

Attention: Gordon Clark, Strategy Planning Manager

Dear Mr Pigg

Planning proposal to amend Shoalhaven Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for the planning proposal to rezone the Halloran Trust Landholdings at Culburra Beach, Callala Bay and Currarong.

As delegate of the Minister for Planning, I have determined the planning proposal should proceed, subject to variations as set out in the conditions in the attached Gateway determination.

The finalisation of a planning proposal covering the Halloran Trust's lands at Culburra and Callala will be a complex task involving the coordination of multiple parties and authorities. Given the interaction of the planning proposal with a potential biodiversity certification process, as well as substantial dedication of lands to the National Park Estate, I would be pleased to commit the Department to the formation and organisation of a Project Control Group. The Department will contact Council separately on the establishment of the Group.

Due to the high environmental sensitivity of the Lake Wollumboola catchment, particularly Long Bow Point, the Department is unable to support the proposed community recreation zone for this area. Council is to zone Long Bow Point environmental protection dependent on the outcomes of the biodiversity offset strategy.

While the proposed residential investigation area north of Culburra Road is generally supported, the catchment boundaries of Lake Wollumboola, both in terms of groundwater and surface water runoff, need to be defined to ensure there are no impacts on the Lake. Council is required to undertake the studies necessary to define this catchment boundary. The catchment boundary must be taken into consideration when identifying suitable zones for this land. Land within the surface or

groundwater catchment of the Lake should also be zoned for environmental protection unless the water quality management strategy identifies that an alternate zoning can achieve a neutral or beneficial effect on the lake.

I note that the planning proposal dedicates land to the Jervis Bay National Park and other public open space. A suitable mechanism, such as a Voluntary Planning Agreement, will need to be included in the exhibition material for the planning proposal.

I note that the planning proposal is potentially inconsistent with the following section 117 Directions:

- 1.1 Business and Industrial Zones
- 1.2 Rural Zones
- 1.4 Oyster Aquaculture
- 1.5 Rural Lands
- 2.1 Environmental Protection Zones
- 2.2 Coastal Protection
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 4.1 Acid Sulphate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.2 Reserving Land for Public Purposes

Once finalised, Shoalhaven City Council will need to use the studies to justify any inconsistencies with s117 Directions to the satisfaction of the Secretary's delegate.

The amending local environmental plan (the LEP) is to be finalised within **24 months** of the week following the date of the Gateway determination. Council should aim to commence the preparation of the required studies as soon as possible. Council's request for the Department to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the Act if the timeframes outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Mr George Curtis, Senior Planner of the Department's Southern office, on (02) 4224 9465.

Yours sincerely



Marcus Ray

Deputy Secretary, Planning Services

Encl: Gateway Determination

16/11/15

Department of Planning & Environment

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Gateway Determination

Planning proposal (Department Ref: PP_2014_SHOAL_004_00): to rezone land in the Culburra Beach, Callala Bay and Currarong localities for the purposes of residential, commercial, industrial, recreation and environmental purposes.

I, the Deputy Secretary, Planning Services, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Shoalhaven Local Environmental Plan 2014 to rezone land in the Culburra Beach, Callala Bay and Currarong localities for the purposes of residential, commercial, industrial, recreation and environmental purposes, should proceed subject to the following conditions:

1. The land that is located in the Lake Wollumboola catchment is to be zoned for environmental protection dependent on the outcomes of the biodiversity offset strategy and water quality studies. This condition is imposed in recognition of the extremely high environmental sensitivity of the Lake.
2. The following studies are to be prepared for the subject sites prior to exhibition of the Planning Proposal:
 - (a) A flora and fauna assessment and biodiversity offset strategy is to be prepared by an accredited BioBanking assessor for the development and offset sites in consultation with the Office of Environment and Heritage. The offset strategy and field survey must be prepared to comply with the BioBanking Assessment Methodology (BBAM) or Biodiversity Certification Assessment Methodology (BCAM). Field survey should target likely threatened species and endangered ecological communities on the subject sites.
 - (b) A study that:
 - I. defines the catchment boundaries of the Lake Wollumboola and Crookhaven River catchments based on a hydro-geomorphic study, that considers groundwater issues;
 - II. investigates proposed buffers to coastal/riparian areas in order to preserve the water quality of coastal water bodies, fisheries and aquaculture resources;
 - III. considers the findings and recommendations of the 'Estuarine Management Study: Proposed Mixed Use Subdivision - West Culburra, NSW. Peer Review', dated 7 November 2014 and 'West Culburra Water Cycle Management Review', dated 6 March 2014, undertaken by BMT WBM on behalf of the Department of Planning and Environment,

concerning water quality impacts on the Crookhaven and Lake Wollumboola catchments; and

- IV. includes a water quality management strategy to achieve a neutral or beneficial effect on water quality of coastal water bodies.
- (c) A geotechnical study that assesses, amongst other relevant matters, the potential acid sulphate soil levels on the subject lands identified for development.
 - (d) A Stage 1 Preliminary Contamination Investigation for lands identified for development undertaken in accordance with the 'Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land, 1998, Department of Urban Affairs and Planning, Environment Protection Authority'.
 - (e) An Aboriginal Cultural Heritage study to identify items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance. The study is to be undertaken by a qualified person in consultation with local traditional owners including the Jerringa Local Aboriginal Land Council.
 - (f) A flood risk study.
 - (g) A bushfire hazard study.
 - (h) A traffic impact study that considers existing transport facilities (road and public transport) and assesses their adequacy including alternative modes of travel and future transport connections to/from the Princes Highway.
 - (i) A visual impact study.
 - (j) A community impact study.
 - (k) An economic/business impact study that considers:
 - I. the impact of the proposed new neighbourhood centres at Culburra Beach on growth of the existing Culburra Beach centre;
 - II. the impact of the proposal on the growth of other neighbouring settlements, notably Vincentia District Centre and the Nowra Bomaderry Major Regional Centre;
 - III. housing supply and demand at Culburra Beach and Callala Bay; and
 - IV. the potential of suitable alternative sites for a golf course development (outside of the Lake Wollumboola catchment).
 - (l) Infrastructure study (delivery plan).
3. It is noted that the Planning Proposal includes a proposal to dedicate land to the Jervis Bay National Park and to other public open space. A suitable mechanism, such as a Voluntary Planning Agreement, is to be prepared for any proposed dedication of lands to the State of NSW for extension of the Jervis Bay National Park or other public open space.

4. Following the completion of the required studies, the Masterplan and Planning Proposal are to be revised to include detailed explanations of provisions including proposed zoning maps and other development controls.
5. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for **60 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of 'A guide to preparing local environmental plans (Planning and Infrastructure, 2013)'.
6. The required studies as well as any Voluntary Planning Agreement are to be included with the exhibition materials.
7. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - NSW Rural Fire Service (prior to undertaking community consultation under Section 117 Direction 4.4 Planning for Bushfire Protection)
 - Roads and Maritime Service
 - Office of Environment and Heritage
 - National Parks and Wildlife Service
 - Department of Primary Industries (under Section 117 Direction 1.4 Oyster Aquaculture)
 - Environment Protection Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
8. Specific consultation is required with the following organisations:
 - Jerringa Local Aboriginal Land Council (representing traditional owners)
 - Crookhaven River Oyster Growers
9. No public hearing is required to be held into the matter under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission or if reclassifying land).
10. Council is not to commence exhibition until the studies and further assessment have been completed and the revised Masterplan and Planning Proposal have been prepared as required by the Gateway determination, and this information has been resubmitted to the Department for consideration.

11. The timeframe for completing the LEP is to be **24 months** from the week following the date of the Gateway determination.

Dated 16th day of November 2015.



Marcus Ray
Deputy Secretary
Planning Services
Delegate of the Minister for Planning