



Alteration of Gateway Determination

Planning proposal (Department Ref: no. PP_2015_SHOAL_003_04)

I, the Deputy Secretary, Local Government, Planning and Policy at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 22 June 2015 (since altered) for the proposed amendment to the Shoalhaven Local Environmental Plan 2014 as follows:

1. delete paragraph 2:

“I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determine 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 at Inyadda Drive and Sunset Strip, Manyana from R5 large Lot Residential, R1 General Residential, E3 Environmental Management and RE1 Public Recreation to R1 General Residential, R2 Low Density Residential and E2 Environmental Conservation;
- establish a minimum lot size of 600sqm for land zoned R2 Low Density Residential;
- update the Urban Release Area Map to include land as an urban release area; and
- remove the land from the Clause Map and delete the additional use under Schedule 1 Clause 6 Use of certain land at Manyana,

should proceed subject to the following conditions:”

and replace with a new paragraph 2:

“I the Deputy Secretary, Local Government, Planning and Policy at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Shoalhaven Local Environmental Plan 2014 to:

- rezone land at Inyadda Drive and Sunset Strip, Manyana from R5 large Lot Residential, R1 General Residential, E3 Environmental Management and RE1 Public Recreation to R1 General Residential, R2 Low Density Residential and E2 Environmental Conservation;
- establish a minimum lot size of 600sqm for land zoned R2 Low Density Residential;
- update the Urban Release Area Map to include land as an urban release area; and

- remove the land from the Clause Map and delete the additional under Schedule 1 Clause 6 Use of certain land at Manyana,

should not proceed”.

2. Delete conditions 1-7

Dated 15th day of December 2020.



Tim Hurst
Deputy Secretary
Local Government, Planning and Policy
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces