



Council Reference: 49462E (D16/71158)

Linda Davis - Acting General Manager  
Department of Planning & Environment - Southern Region  
By email only: wollongong@planning.nsw.gov.au

Dear Linda

**Planning Proposal (PP05)  
Shoalhaven LEP 2014 – Rezoning of Land – Warrah Road, Bangalee**

Please find attached Planning Proposal (PP05) Shoalhaven LEP 2014 – Rezoning of land at Warrah Road, Bangalee. This PP has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment (EP&A) Act 1979* and is submitted to the Department of Planning & Environment (DP&E) for Gateway determination in accordance with Section 56 of the EP&A Act.

The purpose of this PP is to resolve the biodiversity significance of land at Warrah Road, Bangalee, and to then enable the non-HCV land to be rezoned for residential purposes. The subject land is currently 'deferred' from Shoalhaven LEP 2014, and the PP seeks to resolve the deferred area by rezoning HCV land to an E2 Environmental Conservation Zone, the non-HCV land to an appropriate residential zone (dependent on potential development area extent) and the Western Bypass Corridor to an RU2 Rural Landscape zone.

Council resolved on 7 December 2015 to submit this PP for initial Gateway determination. Council is requesting delegation for this LEP amendment.

If you need further information about this matter, please contact Michael Park, Planning & Development Services Group on (02) 4429 3596. Please quote Council's reference 49462E (D16/71158).

Yours faithfully

**Eric Hollinger**  
**Senior Project Planner**  
11/03/2016

Encl: Planning Proposal (PP005) – Rezoning of land – Warrah Road, Bangalee

Department of Planning  
& Environment  
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**17 MAR 2016**

Southern Region-Wollongong