



Planning & Environment

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Mr Russ Pigg
General Manager
Shoalhaven City Council
PO Box 42
Nowra NSW 2541

Our ref: 13/08481-2
Your ref: 49462E

Attention: Mr Grant Rokobauer, Strategic Planner

Dear Mr Pigg

Planning Proposal for Warrah Road, Bangalee PP_2016_SHOAL_002_00 – Gateway determination extension

I refer to your request of 20 June 2017 seeking an extension of time to complete the Planning Proposal PP_2016_SHOAL_002_00 to rezone Lots 21 to 24 DP714096, Warrah Road, Bangalee for residential development and environmental conservation.

I understand Council is currently considering a revised ecological report for the site which will enable a development footprint to be identified and further studies on bushfire, aboriginal archaeological and infrastructure to be prepared.

I have determined, as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to amend the Gateway determination to extend the time for the completion of the LEP by a further 12 months. The LEP is now due to be finalised by 12 July 2018. Please see the attached Alteration of Gateway determination.

The State Government is committed to reducing the time taken to complete LEPs. The Minister may take action under section 54(2)(d) of the *Environmental Planning and Assessment Act* if the timeframes outlined in a Gateway determination are not met.

If you have any questions in relation to this matter, please contact Ms Lisa Kennedy of the Department of Planning and Environment's Southern Region on 02 4224 9457.

Yours sincerely

Karen Armstrong
Director Regions, Southern
Planning Services

26/6/17

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_SHOAL_002_00): to enable residential development and environmental protection on Lots 21 to 24 DP714096, Warrah Road, Bangalee to:

- rezone land from Rural 1(d) (General Rural) to part E2 Environmental Conservation, a residential zone and RU2 Rural Landscape;
- update the Minimum Lot Size Map (LSZ) to establish a minimum lot size of 40ha for land zoned E2 Environmental Conservation and RU2 Rural Landscape and an appropriate lot size for the residential zoned land;
- update the Terrestrial Biodiversity Map (BIO) to include areas of significant vegetation and/or habitat corridor if appropriate;
- update the Riparian Lands and Watercourses Map (WCL) to identify Category 1 Watercourses;
- update the Acid Sulphate Soils Map (ASS) to identify the lands as class 5 Acid Sulfate Soils;
- update the Clauses Map (CLS) to apply Clause 7.21 Development on land in the Vicinity of the Western Bypass Corridor; and
- update the Urban Release Area Map to include the subject land as an Urban Release Area if appropriate.

I, the Director Regions, Southern, as delegate for the Minister for Planning, have determined, under section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 12 July 2016 for the proposed amendment to the *Shoalhaven Local Environmental Plan 2014* as follows:

Delete

"8. The timeframe for completing the LEP is to be **12 months** from the week of the Gateway determination";

and replace with

"8. The timeframe for completing the Local Environmental Plan is to be **24 months** from the date of the Gateway determination."

Dated 26th day of JUNE 2017


Karen Armstrong
Director Regions, Southern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning