

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_SHOAL_002_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 12 July 2016 (as altered) for the proposed amendment to the Shoalhaven Local Environmental Plan 2014 as follows:

1. Change the description of the planning proposal:

from

"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."*

to

"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, R2 Low Density Residential 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 between 500m² and 2000m² for land zoned R2 Low Density Residential depending on the outcomes of traffic and bushfire investigations;*

- *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 parts of the subject land to be zoned R2 Low Density Residential as Urban Release Area."*

2. Delete condition 1 and replace with a new condition 1:

"The planning proposal is to be revised to remove the proposed residential zoning over the lands in sub-remediation areas A and B of the section 38 Remedial Direction under the *Native Vegetation Act 1993*. An appropriate environmental zone is to be applied to these areas."

3. Delete condition 2 and replace with a new condition 2:

"The following studies are to be prepared (or existing studies revised) prior to exhibition of the planning proposal:

- (a) Bushfire Hazard Study; and
- (b) Aboriginal Archaeological Assessment."

Dated

5th

day of

April

2018

Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning