



PP\_2016\_SHOAL\_002\_00 (IRF18/213)

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

Dear Mr Pigg

**Planning proposal PP\_2016\_SHOAL\_002\_00 – Alteration of Gateway determination**

I refer to your letter in relation to revisions to planning proposal PP\_2016\_SHOAL\_002\_00 to enable residential development and environmental protection on Lots 21 to 24 DP714096, Warrah Road, Bangalee.

I note that Council has used the additional conservation significance assessment and independent peer review of the assessment to redefine areas of high conservation value and updated the planning proposal to change the potential residential development footprint.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 12 July 2016, and altered on 26 June 2017, for PP\_2016\_SHOAL\_002\_00. The Alteration of Gateway determination is enclosed.

I have agreed to Council's request to clarify the explanation of intent of the planning proposal including the zoning, minimum lot sizes and areas to be included on the urban release area map. I have also agreed to remove the need for biodiversity studies for Lots 21-23 and the provision of infrastructure.

Consultation with government agencies and service providers, as identified in the Gateway determination, will enable any biodiversity and infrastructure issues to be identified and addressed.

The Gateway determination and associated letter of 12 July 2016 contained a requirement for the planning proposal to be revised to remove the proposed rezoning of lands subject to the section 38 Remedial Direction under the *Native Vegetation Act 1993* from rural to residential. The Gateway determination has been altered to clarify that this condition applies to sub-remediation areas A and B as the revised proposal now includes parts of area A for urban development. The remediation areas are to

be excluded from residential development and, as identified in the Remedial Direction, rehabilitated to regain their pre-cleared High Conservation Value state.

If you have any questions in relation to this matter, I have arranged for Mr Graham Towers, Team Leader on the Department of Planning and Environment's Southern Region team, to assist you. Mr Towers can be contacted on 4224 9467.

Yours sincerely



**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

05/04/2018  
Encl: Alteration of Gateway determination