

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_SHOAL_002_03): to enable residential development and environmental protection on Lots 21 to 24 DP 714096, Warrah Road, Bangalee.

I, the Director Regions, Southern, 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 12 July 2016 (since altered) for the proposed amendment to the Shoalhaven Local Environmental Plan 2014 as follows:

1. Change the description of the planning proposal

from "To enable residential development and environmental protection on Lots 21 to 24 DP 714096, 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 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 to include areas of significant vegetation and/or habitat corridor if appropriate;
- update the riparian lands and watercourses map to identify category 1 watercourses;
- update the acid sulfate soils map to identify the lands as class 5 acid sulfate soils;
- update the clauses map 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."

to "To enable residential development and environmental protection on Lots 21 to 24 DP 714096, Warrah Road, Bangalee to:

- rezone land from Rural 1(d) (General Rural) to part E2 Environmental Conservation, R2 Low Density Residential, RU2 Rural Landscape and R5 Large Lot Residential;
- update the minimum lot size map to establish a minimum lot size of 40ha for land zoned E2 Environmental Conservation, 10ha for land zoned RU2 Rural Landscape, between 500m² and 1000m² for land zoned R2 Low Density Residential, and between 6000m² and 1ha for land zoned R5 Large Lot Residential;

- update the terrestrial biodiversity map to include areas of significant vegetation and/or habitat corridor if appropriate;
- update the riparian lands and watercourses map to identify category 1 watercourses;
- update the acid sulfate soils map to identify the lands as class 5 acid sulfate soils;
- update the clauses map to apply Clause 7.21 Development on land in the vicinity of the Western Bypass Corridor;
- 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; and
- include a provision to allow the subdivision of land zoned E2 Environmental Conservation and RU2 Rural Landscape.”

2. Delete:

condition 8. “The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.”

and replace with:

new condition 8: “The timeframe for completing the LEP is to be **48 months** from the week following the date of the Gateway determination.”

Dated 8th day of August 2019.



Ben Eveleigh
Director Regions, Southern
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces