



Mr Carey McIntyre
General Manager
Shellharbour City Council
Locked Bag 155
SHELLHARBOUR CITY CENTRE NSW 2529

Dear Mr McIntyre

**Planning Proposal PP_2016_SHELL_00 – Shellharbour Anglican College -
1 Piper Road, Dunmore**

I refer to Council's request for an alteration to the Gateway determination issued on 24 October 2016 for the above proposal.

I note the revised proposal applies an SP1 Special Activities (Educational establishment and Place of public worship) to the site rather than an R2 Low Density Residential zone. This change was made in response to uncertainty about flooding issues on the site.

I note that the floor space ratio map provided in the original proposal remains current for the revised proposal. However, Council has identified there is no longer a need for height or minimum lot size controls for the site as there will be no residential development permitted. As a result, those maps will no longer form part of the proposal.

I understand that the SP1 Special Activities zone reflects the current and ongoing use of the site as the Shellharbour Anglican College and will therefore not impact flood behaviour or increase flood risk. I have considered the revised proposal and agree that any inconsistency with s117 Direction 4.3 Flood Prone Land is of minor significance.

I have therefore determined, as the delegate of the Minister and in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination for the proposal as requested. I have also extended to timeframe for completing the amendment by six months, now due 1 May 2018. The Alteration of the Gateway determination is enclosed, along with a revised authority to use delegations.

If you would like to discuss this advice please contact Ms Louise Myler on 4224 9463.

Yours sincerely

Fatima Abbas
Director Regions, Southern
Planning Services

Encl: Alteration to Gateway Determination
Revised Written Authority to Exercise Delegations



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_SHELL_005_00)

I, Director Regions, Southern, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 24 October 2016 for the proposed amendment to the Shellharbour Local Environmental Plan 2013 described above as follows:

1. Change the description of the proposal

From: *"to zone Lot 2 DP 1144885 Piper Road, Dunmore (Shellharbour Anglican College site) R2 Low Density Residential and apply minimum lot size, floor space ratio and building height controls.*

To: *"to zone Lot 2 DP 1144885 Piper Road, Dunmore (Shellharbour Anglican College site) SP1 Special Activities (Education establishment and Place of public worship) and apply floor space ratio controls.*

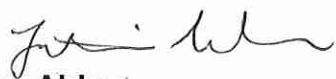
2. Delete:

condition "4. The time frame for completing the LEP is to be 12 months from the week following the date of the Gateway determination."

and replace with:

condition "4. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination."

Dated 26th day of July 2017


Fatima Abbas
Director Regions, Southern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Shellharbour City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* (the Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_SHELL_005_00	Planning proposal to apply a SP1 Special Activities zone to 1 Piper Road Dunmore (Shellharbour Anglican College).

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

Dated 26 July 2017



Fatima Abbas
Director Regions
Southern
Planning Services
Department of Planning and Environment