

## Graham Towers

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**From:** Grant Rokobauer <Grant.Rokobauer@shoalhaven.nsw.gov.au>  
**Sent:** Wednesday, 27 June 2018 4:01 PM  
**To:** DPE PSVC Wollongong Mailbox  
**Cc:** Graham Towers  
**Subject:** Request for a gateway determination - New PP - Jervis Bay Road Community Title Subdivision, Falls Creek

Council wishes to proceed with a planning proposal (PP) for a rezoning and new clause to permit a community title subdivision of land at Falls Creek. The PP document was too large to email and so has been made [available for download here](#).

This PP was considered by Council's Development Committee on 13 March 2018 at which it was resolved that Council would:

1. **Prepare a Planning Proposal to:**
  - a. **Permit a community title subdivision of Lot 3 DP 846470 Jervis Bay Road Falls into rural residential lots and a neighbourhood environmental conservation lot; and**
  - b. **Rezone the land to part R5 – Large Lot Residential and part E2 - Environmental Conservation.**
2. **Submit this Planning Proposal to the NSW Department of Planning and Environment for a Gateway determination.**
3. **Advise the NSW Department of Planning & Environment that the following studies are considered appropriate as part of the post Gateway stage of the Planning Proposal to determine the actual subdivision potential (prior to public exhibition):**
  - a. **Flora and fauna assessment**
  - b. **Onsite wastewater management plan**
  - c. **Water quality and stormwater management**
  - d. **Bushfire hazard assessment**
  - e. **Traffic study**
  - f. **Visual impact assessment**
4. **Receive a report once all the above studies have been completed to determine the number and size of lots prior to public exhibition of the Planning Proposal.**
5. **Advise the proponent of this resolution and that the proposal will be subject to fees and charges for proponent initiated Planning Proposals, including a requirement that the full cost of all specialist studies be borne by the proponent.**

Accordingly, Council requests the Department assess the attached PP for a Gateway determination.

Regards,

**Grant Rokobauer**

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