



## Gateway Determination

**Planning proposal (Department Ref: PP\_2020\_SHELL\_003\_00): to permit function centres, with development consent, on land at Tongarra Road, Albion Park, being Lot 300 DP 1223037.**

I, the Director, Southern Region, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Shellharbour Local Environmental Plan (LEP) 2013 to permit function centres, with development consent, on land at Tongarra Road, Albion Park being Lot 300 DP 1223037 should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal shall be updated to:
  - (a) refer to the subject land in Part 1 'Objectives or intended outcomes'; and
  - (b) remove the word 'Part' from the property details description on page 1.
  
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (c) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (d) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
  
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Civil Aviation Safety Authority;
  - Shellharbour Airport; and
  - NSW Rural Fire Service.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal. Please note that consultation with the NSW Rural Fire Service must occur prior to public exhibition to ensure consistency with 9.1 Direction 4.4 Planning for Bushfire Protection.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination, expiring on 4<sup>th</sup> December 2021.

Dated 4<sup>th</sup> day of December 2020.



**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**