



Gateway Determination

Planning proposal (Department Ref: PP_2013_SHOAL_001_00): to make various amendments to draft Shoalhaven LEP 2013.

I, the Executive Director, Rural and Regional Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the draft Shoalhaven Local Environmental Plan (LEP) 2013 to rezone land at Wandra Road and Advance Road, Verons Estate, Sussex Inlet to E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living and amend the minimum lot size for the subject land to 7ha and 40ha, permit extensive agriculture as an additional permitted use on land proposed to be zoned E4 in Verons Estate and investigate the potential to include a Conceptual Development Footprints Map should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - NSW Office of Water
 - Roads and Maritime Services
 - Endeavour Energy
 - Shoalhaven Water
 - Southern Rivers Catchment Management Authority
 - Office of Environment and Heritage
 - NSW Department of Primary Industries – Fishing and Aquaculture
 - NSW National Parks and Wildlife Services
 - NSW Rural Fire Services (S117 Direction 4.4 Planning for Bushfire Protection)
 - Commonwealth Department of Sustainability, Environment, Water, Population and Communities

Each public authority 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.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



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

Dated *7th* day of *June* 2013.

Neil McGaffin
Executive Director
Rural and Regional Planning
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure