

Gateway Determination

Planning proposal (Department Ref: PP-2020-2068): for Lots 21-24 DP714096, Warrah Road Bangalee – Deferred land within the Crams Road Investigation Area.

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 Shoalhaven Local Environmental Plan (LEP) 2014 to amend and add provisions which will facilitate residential development and environmental protection of lands within Lots 21-24 DP714096, Warrah Road Bangalee – Deferred land within the Crams Road Investigation Area, should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) 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).
2. Consultation is required with the NSW RFS under section 3.34(2)(d) of the Act and/or to comply with the requirements of the section 9.1 Direction 4.4 Planning for Bushfire Protection.

NSW RFS 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 3.34(2)(e) of the Act.
4. 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.

5. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination expiring on 25th February 2022.

Dated 25th day of February 2021

A handwritten signature in black ink, appearing to read 'Sarah Lees', is positioned above the printed name and title.

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

Delegate of the Minister for Planning
and Public Spaces