

Gateway Determination

Planning Proposal (Department Ref: PP_2017_KIAMA_004_00): to rezone land at 123 Golden Valley Road, Jamberoo (Lot 2 DP 626183) from rural to residential and change the lot size, floor space ratio and building height controls.

I, the Acting Executive Director, Regions, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under Section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Kiama Local Environmental Plan (LEP) 2011 to rezone land at 123 Golden Valley Road, Jamberoo (Lot 2 DP 626183) from RU2 Rural Landscape to R2 Low Density Residential and change the lot size, floor space ratio and building height controls should proceed subject to the following conditions:

1. Prior to community consultation the Planning Proposal is to be updated to include:
 - the project timeframe and details on public exhibition, agency consultation and further studies; and
 - a visual analysis to address potential visual impacts of the proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the 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 local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and organisations under section 56(2)(d) of the Act:
 - NSW Department of Primary Industries – Land;
 - Roads and Maritime Services;
 - Office of Environment and Heritage; and
 - Illawarra local Aboriginal Lands Council

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.



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4. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 7 day of August 2017

Anthea Sargeant
Acting Executive Director, Regions
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning