



Gateway Determination

Planning proposal (Department Ref: PP_2021_4961): to facilitate general industry at 5 Sims Road, Gerringong (Lot 40 DP1230679) by inserting a new entry under Schedule 1 Additional Permitted Uses to permit with development consent General Industry, Landscape Material Supplies and ancillary land uses of the site.

I, the Executive Director, Local and Regional Planning 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 Kiama Local Environmental Plan (LEP) 2011 as described above should not proceed for the following reasons:

1. The planning proposal has not justified strategic or site-specific merit.
2. The planning proposal is not consistent with the Illawarra Shoalhaven Regional Plan, Kiama Local Strategic Planning Statement and other local plans and strategies.
3. The use of Additional Permitted Uses as proposed is not supported. Zoning land for its intended purpose is a preferred approach.
4. The supply of additional industrial land is best considered through a Council led strategic approach.
5. Inconsistencies with section 9.1 Directions 1.5 Rural Lands, 5.10 Implementation of Regional Plans and 6.3 Site Specific Provisions have not been adequately justified.
6. The planning proposal has not confirmed that infrastructure and services including water and sewer are available to service the proposed industrial uses.
7. The site is constrained by the Jemena Eastern Gas Pipeline and potential impacts of the proposal on the high-pressure pipeline, including a risk assessment are not addressed.

Dated 8th day of December 2021.

**Monica Gibson
Executive Director
Local and Regional Planning**

**Department of Planning, Industry and
Environment
Delegate of the Minister for Planning
and Public Spaces**