

## Gateway Determination

**Planning proposal (Department Ref: PP\_2020\_SHOAL\_006\_00):** to amend planning controls associated with a watercourse and associated riparian land on part Lot 1 DP949932, Taylors Lane, Cambewarra to allow residential development and environmental protection.

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 change the classification of a watercourse, rezone and apply development controls to land, add the rezoned land to the Moss Vale Road South Urban Release Area (URA) and incorporate the rezoned land into an area subject to Clause 4.1H on part Lot 1 DP949932, Taylors Lane, Cambewarra should proceed subject to the following conditions:

1. The boundary of the riparian lands is to be confirmed and the proposed maps revised, if required, prior to public exhibition.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and 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).
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:
  - Natural Resource Access Regulator;
  - Department of Premier and Cabinet Aboriginal Cultural Heritage Regulation;
  - Transport for NSW;
  - Shoalhaven Water; and
  - Endeavour Energy.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.
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.
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 23 July 2021, being **12** months following the date of the Gateway determination.

Dated 23<sup>rd</sup> day of July 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**