

17/06/2020

NSW Department of Planning, Industry & Environment - Southern Region
PO Box 5475
WOLLONGONG NSW 2500

By email only: wollongong@planning.nsw.gov.au

Dear Sir/Madam

**Gateway Determination Request - Planning Proposal PP054 –
Lot 1 DP 949932 Taylors Lane, Cambewarra (adjacent to Moss Vale Road South urban
release area)**

I am writing to submit the attached Planning Proposal (PP054) for Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The PP has been prepared in accordance with Section 3.33 of the EP&A Act and sets out the objectives, intended outcomes and justification for the proposal.

The PP is the result of a proponent-initiated PP application over part of Lot 1 DP 949932, Taylors Lane, Cambewarra. A report on the PP application was considered by Council on 2 June 2020. Council resolved as follows (MIN20.387):

That Council:

1. *Prepare a Planning Proposal for part of Lot 1 DP 949932, Taylors Lane, Cambewarra, to:*
 - a. *Rezone part of an existing riparian area from E2 Environmental Conservation to R1 General Residential (based on the Proponent's revised rezoning proposal at Figure 4);*
 - b. *Amend the classification and extent of the watercourse on the Riparian Lands and Watercourses Map;*
 - c. *Apply a 500m² minimum lot size and the provisions of Clause 4.1H to the rezoned land;*
 - d. *Extend the Moss Vale Road South URA boundary to include the rezoned land.*
2. *Forward the Planning Proposal to the NSW Department of Planning, Industry and Environment for a Gateway determination.*
3. *Proceed to place the Planning Proposal on public exhibition and invite community feedback in accordance with the Gateway Determination.*
4. *Receive a subsequent report on the outcome of the public exhibition period and to enable the Planning Proposal to be finalised.*
5. *Prepare a draft amendment to Shoalhaven Development Control Plan 2014 Chapter NB3 - Moss Vale Road South URA and the MVRs Integrated Water Cycle Assessment to include the land in the indicative layout plan and other relevant sections and exhibit the draft amendments with the Planning Proposal.*

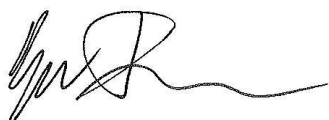
6. *Prepare a draft amendment to Shoalhaven Contributions Plan 2019 to include the land in the catchment areas for the following infrastructure projects and exhibit the draft amendment with the Planning Proposal:*
 - a. *01DRAI0006 Moss Vale Road South URA Drainage*
 - b. *01OREC0015 Moss Vale Road South URA Passive Recreation*
 - c. *01ROAD0154 Moss Vale Road South URA Roads*
7. *Advise the Proponent, affected and adjoining landowners, the Cambewarra Residents and Ratepayers Association and those who previously made a submission, of this resolution.*

A copy of the resolution, the required checklists and other supporting documentation are provided as attachments to Council's PP.

Delegation is requested to make the Plan.

If you need further information about this matter, please contact Council's Coordinator Local Planning Ryan Jameson via email (ryan.jameson@shoalhaven.nsw.gov.au). Please quote Council's reference 60737E (D20/236032).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ryan Jameson', with a long horizontal flourish extending to the right.

Ryan Jameson
Coordinator - Local Planning Team