

Gateway Determination

Planning proposal (Department Ref: PP-2022-2027): to rezone, increase the maximum permitted height, and amend Schedule 1 to permit multi dwelling housing at 48-54 Paradise Beach Road, SANCTUARY POINT.

I, Daniel Thompson, Director Southern Region at the Department of Planning 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 2014 as described above should proceed subject to the following conditions:

The Southern Planning Panel as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Environmental Planning and Assessment Act, 1979 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 applicable directions of the Minister under section 9.1 of the Act; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 25 June 2024.

Gateway Conditions

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard, as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
2. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act; and
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. 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).

Dated 25 October 2023

A handwritten signature in blue ink, appearing to read 'D Thompson', with a long horizontal flourish extending to the right.

Daniel Thompson
Director, Southern Region
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces