

Lisa Kennedy

From: Lisa Kennedy
Sent: Thursday, 21 October 2021 11:13 AM
To: Lisa Kennedy
Subject: FW: PP_2020_SHOAL_010_00/PP-2021-837: Moss Vale Road North Urban Release Area - Request for Gateway Extension

From: Gordon Clark <Gordon.Clark@shoalhaven.nsw.gov.au>
Sent: Friday, 15 October 2021 2:01 PM
To: Sarah Lees <sarah.lees@planning.nsw.gov.au>; Graham Towers <Graham.Towers@planning.nsw.gov.au>
Cc: Matthew Rose <matthew.rose@shoalhaven.nsw.gov.au>
Subject: PP_2020_SHOAL_010_00/PP-2021-837: Moss Vale Road North Urban Release Area - Request for Gateway Extension

Sarah/Graham,

Good afternoon. I am writing to formally request a six-month extension to the Gateway determination currently issued for this PP recommending amendments to the current planning controls applying to the Moss Vale Road North Release Area. The current determination is due to expire on 21 December 2021.

We remain **very committed** to completing the documents to “release” this regional significant growth area identified in the Illawarra-Shoalhaven Regional Plan 2041 and Council's own strategic land-use planning documents. We have undertaken a large volume of work on the planning proposal since receiving the December 2020 Determination. This includes preparing additional technical studies, agency consultation and updating the document and associated maps.

Securing feedback from all NSW Government agencies has not been as quick or as straightforward as hoped with some agencies requiring more time to provide input or additional information to inform that feedback. For example, have recently received the Rural Fire Services feedback after providing an updated bushfire study to assist in this regard. We have also commissioned an extra biodiversity assessment to inform the National Resource Access Regulator's review of the PP.

As a result more time is required to complete the remaining steps in the gateway process. Our future work includes, but is not limited to, completing consultation with the National Resource Access Regulator, pre-exhibition check-in with NSW Planning, the exhibition of the PP and supporting documents, and the activities required to finalise the PP (reporting processes, drafting the local environmental plan amendment etc). We are only responsible for some steps in the gateway process and want to provide time for NSW Planning, State Agencies and Parliamentary Counsel's Office to undertake their roles in finalising the planning proposal.

We aim to support the exhibition of the PP with draft development controls and an indicative development contributions framework. These components require some more work before they are ready for exhibition.

Our revised program indicates a public exhibition in the first quarter of 2022 and finalisation of the planning documents by mid-2022.

An immediate priority however is securing the Natural Resources Access Regulator's feedback. We're preparing additional information to assist this agency's consideration of the PP and aim to

submit this for its consideration in a few weeks' time. We've previously shared our concerns about the ability of this agency to meet its responsibilities within the required time, and when we next consult with it, we will be seeking NSW Planning and the Planning Delivery Unit's assistance to facilitate its timely response.

Thank you for considering this request and please let me know if you need any more information to assist your/the Department's consideration.

Regards,

Gordon Clark

Director City Futures

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