



Our ref: PP_2017_SHOAL_004_01 (IRF18/2023)
Your ref: 55480E (D18/91561)

Ms Jenna Tague
Team Coordinator – Strategy Planning South
Shoalhaven City Council
By email: jenna.tague@shoalhaven.nsw.gov.au

Dear Ms Tague

Planning proposal no. PP_2017_SHOAL_004_01 – Alteration of Gateway determination

I refer to your letter in relation to revisions to planning proposal no. PP_2017_SHOAL_004_00 for Planning Proposal - Shoalhaven Local Environmental Plan 2014 - St Vincent and Deering Streets, Ulladulla.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 29 August 2017 for PP_2017_SHOAL_004_00. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr George Curtis, Senior Planner to assist you. Mr Curtis can be contacted on telephone 4224 9465.

Yours sincerely

14 May 2018

Sarah Lees
Director Regions, Southern
Planning Services

Encl: Alteration of Gateway determination

Alteration of Gateway Determination

Planning proposal (Department Ref: no. PP_2017_SHOAL_004_01)

I, Sarah Lees, Director Regions, Southern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 29 August 2017 for the proposed amendment to the Shoalhaven Local Environmental Plan 2014 as follows:

1. Change the name of the planning proposal

from "Planning Proposal – PP025 Shoalhaven Local Environmental Plan 2014 St Vincent and Deering Streets, Ulladulla".

to "Planning Proposal – PP030 Shoalhaven Local Environmental Plan 2014 Building Height Review – Southern Part of Ulladulla CBD."

2. Delete:

"condition 8"

and replace with:

a new condition 8 "The timeframe for completing the LEP is to be **18 months** following the date of the Gateway determination"

3. Delete:

"condition 1"

and replace with:

new condition 1 "The preparation of an economic feasibility analysis and additional visual impact assessment for Lots 1-7, 9 DP 21597 and Lot CP SP 42583, St Vincent and Deering Streets, Ulladulla following completion of Council's Review of Building Heights Study (part of the Ulladulla CBD)."

4. Insert:

new condition 9 "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."

Dated 14th day of May 2018.



Sarah Lees
Director Regions, Southern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning