



Mr Russell Pigg
General Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Attention: Grant Rokobauer, Strategic Planner

Dear Mr Pigg

Planning proposal [PP_2018_SHOAL_003_00] to amend Shoalhaven Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 20 March 2018 in respect of the planning proposal to amend Shoalhaven Local Environmental Plan 2014 to add caravan parks as a permitted use of land located at No. 9 Browns Road, South Nowra (Lot 1 DP 1078345).

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

In relation to section 9.1 Direction 4.4 Planning for Bushfire Protection, Council is required to consult with the NSW Rural Fire Service to ensure consistency with this Direction. No further approval is required in relation to this or any other Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Andrew Hartcher to assist you. Mr Hartcher can be contacted on 02 4224 9473.

Yours sincerely



Sarah Lees 02/05/2018
**Director Regions, Southern
Planning Services**

Encl: Gateway Determination
Local plan-making authority reporting template