



Your ref: 57476E (D19/124634)
Our ref: PP_2019_SHOAL_004_00/IRF19/4649

Mr Gordon Clark
Strategic Planning Manager
Shoalhaven City Council
Email: council@shoalhaven.nsw.gov.au

Attention: Molly Porter

Dear Mr Clark

Planning proposal PP_2019_SHOAL_004_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) in respect of the planning proposal seeking subdivision and dwelling entitlement provisions for residue lots adjoining Urban Release Areas in the Shoalhaven LEP 2014.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.


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 nine 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry 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 enquiries about this matter, I have arranged for Mr George Curtis to assist you. Mr Curtis can be contacted on 4247 1824.

Yours sincerely

 24/7/19

Ben Eveleigh
Director Regions, Southern
Planning and Assessment

Encl: Gateway determination
Authorised plan-making reporting template