



Your ref: 62596E (D20/123580)
Our ref: PP_2020_SHOAL_003_00/IRF20/2180

Mr Stephen Dunshea
Chief Executive Officer
Shoalhaven City Council
Email: council@shoalhaven.nsw.gov.au

Attention: Kristy O'Sullivan - Strategic Planner

Dear Mr Dunshea

Planning proposal [PP_2020_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) in respect of the planning proposal to rezone 55 Wire Lane Berry (Lot 1 DP 1246435) from an RU1 Primary Production and an RU4 Primary Production Small Lots Zone to an R5 Large Lot Residential Zone and E2 Environmental Conservation Zone with a 1 hectare minimum lot size under the Shoalhaven LEP 2014.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed for the reasons provided in the enclosed Gateway determination.

I understand Council is currently reviewing the Shoalhaven Growth Management Strategy and is considering including the preparation of a rural land strategy as an action in its draft Local Strategic Planning Statement to protect important agricultural land and consider the need for and suitable location of rural residential development.

I strongly encourage Council to commit to the preparation of a rural lands strategy as a priority to provide a robust strategic approach to planning in rural areas of the Shoalhaven.

Should you have any enquiries about this matter, I have arranged for Mr George Curtis, Senior Planner, Southern Region to assist you. Mr Curtis can be contacted on 4247 1824.

Yours sincerely

10/6/2020

Monica Gibson
Executive Director
Local and Regional Planning

Encl: Gateway determination