

Department of Planning and Environment

Our ref: PP-2021-406 (IRF22/3352)

Mr Stephen Dunshea
Chief Executive Officer
Shoalhaven City Council
42 Bridge Road
NOWRA NSW 2541

Via email: council@shoalhaven.nsw.gov.au

Attention: Mr Eric Hollinger, City Futures

14 October 2022

Subject: Shoalhaven Local Environmental Plan 2014 (Map Amendment No 5) - Callala Bay, Wollumboola and Kinghorne Planning Proposal PP-2021-406

Dear Mr Dunshea

I refer to the planning proposal to amend Shoalhaven Local Environmental Plan 2014 to rezone land in the Callala Bay, Wollumboola and Kinghorne localities to facilitate residential development at Callala Bay and protect 517 hectares of important environmental land, including land in the catchment of Lake Wollumboola.

I am pleased to advise that as delegate for the Minister for Planning and Homes, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I have considered the environmental concerns raised by the community during exhibition of the planning proposal. I am of the opinion that the LEP provides a balanced outcome through providing for strategically identified growth of Callala Bay while also protecting important environmental land.

It is my view that environmental impacts associated with proposed development at Callala Bay are significantly outweighed by the environmental, social and economic benefits of the proposal. This includes the protection and ultimate transfer of 517 ha of environmental land to the national park system.

I note that prior to any development occurring on the site the following must be in place:

- satisfactory arrangements for bushfire management;
- satisfactory arrangements for the upgrade of the intersection of the Highway and Forest Road; and
- a site-specific Development Control Plan

I encourage Council to work closely with the proponent, NSW Rural Fire Service and Transport for NSW to address these requirements.

Should you have any enquiries about this matter, I have arranged for Mr Daniel Thompson, Director Southern Region to assist you. Mr Thompson can be contacted on 4221 6192.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Marcus Ray".

Marcus Ray
Deputy Secretary
NSW Planning