



Mr Kerry McMurray
General Manager
Kiama Municipal Council
PO Box 74
KIAMA NSW 2533

Attention: Edward Paterson, Manager Strategic Planning

Dear Kerry

Planning proposal PP_2019_KIAMA_002_00 to amend Kiama Local Environmental Plan 2011

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 25 September 2019 in respect of the planning proposal to rezone part of Lot 2 DP805229 Dido Street, Kiama and modify development standards to enable residential development and environmental protection of the site.

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.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones and 3.1 Residential Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 1.5 Rural Lands, 2.1- Environment Protection Zones and 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 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 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 Ms Lisa Kennedy to assist you. Ms Kennedy can be contacted on 4247 1827.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sarah Lees', written in a cursive style.

18 October 2019

Sarah Lees
Director, Southern Region
Local and Regional Planning
Planning and Assessments

Encl: Gateway determination
Authorised plan-making reporting template