



Our ref: PP_2020_SHOAL_001_00/IRF20/1050
Your ref: 62597E (D20/503920)

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

Dear Mr Dunshea

Attention: Eric Hollinger, Coordinator Special Projects

Planning proposal [PP_2020_SHOAL_001_00] to amend Shoalhaven Local Environmental Plan 2020

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 the former Anglican Church site at Lots 7 and 8, Section 3, DP 758530, 17 Hawke and 22 Currambene Streets, Huskisson from SP2 Place of Public Worship to B4 Mixed Use Business and extend the proposed B4 zoning to include the section of Hawke Street currently zoned SP2 Road and amend building height controls.

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 relevant section 9.1 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation, 4.4 Planning for Bushfire Protection and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to finalisation of the proposal.

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 which is considered to be of local significance 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 Mr George Curtis, Senior Planner, to assist you. Mr Curtis can be contacted on 42471824.

Yours sincerely



30/4/2020

Monica Gibson
Executive Director
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template