



Mr Michael Forsyth
General Manager
Kiama Municipal Council
PO Box 75
KIAMA NSW 2533

COPY

Dear Mr Forsyth

Planning Proposal Department Ref: PP_2017_KIAMA_004_00 to amend Kiama Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 13 July 2017 in respect of the Planning Proposal to rezone land at 123 Golden Valley Road, Jamberoo (Lot 2 DP626183) from rural to residential and change the lot size, floor space ratio and building height controls.

As delegate of the Minister for Planning, I have now determined the Planning Proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistencies with Section 117 Directions 1.2 Rural Zones and 1.5 Rural Lands are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

I have considered Council's request for delegation and determined not to issue an authorisation as the Planning Proposal was subject to a Rezoning Review process.

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 for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Lisa Kennedy to assist you. Ms Kennedy can be contacted on 4224 9457.

Yours sincerely

A handwritten signature in blue ink that reads "Sargeant". The first letter 'S' is large and stylized, with the rest of the name written in a cursive script.

Anthea Sargeant 7/8/17
Acting Executive Director, Regions
Planning Services

Encl: Gateway Determination