



Mr Russ Pigg
General Manager
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Dear Mr Pigg

Planning proposal [PP_2018_SHOAL_005_00] to amend Shoalhaven Local Environmental Plan 2014 – 134 Kinghorne Street, Nowra

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 134 Kinghorne Street Nowra from RE1 Public Recreation to B4 Mixed Use to enable the use of the site as a transitional group home.

As delegate of the Minister for Planning, 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, to the reduction of land zoned for public purposes as required by section 9.1 Direction 6.2 Reserving Land for Public Purposes and note that the land will retain its community classification. I have agreed that the proposal is consistent with all relevant section 9.1 Directions and that no further approval is required in relation to these Directions.

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 6 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning 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 further enquiries about this matter, I have arranged for Ms Louise Myler to assist you. Louise can be contacted on 4224 9463.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Lees', is positioned above the typed name and title.

14 May 2018

Sarah Lees
Director Regions, Southern
Planning Services

Encl: Gateway determination
Local plan-making authority reporting template