Our ref: PP-2022-1589/IRF22/1435

Mr Stephen Dunshea
CEO
Shoalhaven City Council

By Email: council@shoalhaven.nsw.gov.au

Dear Mr Dunshea

Planning proposal PP-2022-1589 to amend Shoalhaven Local Environmental Plan 2014 – Warrah Road, Bangalee

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at Warrah Road, Bangalee for residential development and environmental protection.

As delegate of the Minister for Planning and Minister for Homes, I have 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 inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 9.1 Rural Zones and 4.3 Planning for Bushfire Protection are justified in accordance with the terms of the Directions. No further approval is required in relation to the Directions.

Considering the nature of the planning proposal I have determined that Shoalhaven City Council (Council) may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 13 February 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

Should you have any enquiries about this matter, I have arranged for Lisa Kennedy to assist you. Lisa can be contacted on 4247 1827.

Yours sincerely

11/5/2022

Daniel Thompson
Director, Southern Region
Local and Regional Planning
Encl: Gateway determination