

Our ref: IRF23/2998

Stephen Dunshea  
Chief Executive Officer  
Shoalhaven City Council

By Email: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

Attention: Kaitlin Aldous

**PP-2023-1544 to amend Shoalhaven Local Environmental Plan 2014**

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Dear Mr Dunshea,

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) and additional information received on 09/11/2023 in respect of the planning proposal to amend the Minimum Lot Size to create a Dwelling Entitlement at 88 North Bendalong Road, Bendalong (PP071).

As delegate of the Minister for Planning and Public Spaces, 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 Act *4.3 Planning for Bushfire Protection* is justified in accordance with the terms of the Direction.

Considering the nature of the planning proposal I have determined that 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 30 August 2024.

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 Stephanie Wood to assist you. Ms Wood can be contacted on (02) 9974 6550.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson', is displayed on a light blue rectangular background.

**24/11/2023**

**Daniel Thompson**  
**Director, Southern Region**  
**Planning and Land Use Strategy**

Encl: Gateway determination