



Department of Planning, Housing and Infrastructure

Our ref: IRF24/1597

Mr Warwick Winn
General Manager
Eurobodalla Shire Council
PO Box 99
Moruya NSW 2537

Email: council@esc.nsw.gov.au

Attention: Felicity Richards

Dear Mr Winn

Planning proposal PP-2024-1275 to amend Eurobodalla LEP Local Environmental Plan 2012

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 permit Torrens Title subdivision of dual occupancy development on certain land in the R2 Low density Residential Zone

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 Direction 4.1 Flooding is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

The proposed local environmental plan (LEP) is to be finalised on or before 18 January 2025. As this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance

with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely



18/7/2024

George Curtis
Acting Manager, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination