

Our ref: IRF25/1104

The Chief Executive Officer
Shellharbour City Council,
Locked Bag 155
Shellharbour City Centre NSW 2529

By email: council@shellharbour.nsw.gov.au

Attention: Kylie Fairhall

Planning Proposal PP-2024-2640 to amend Shellharbour Local Environmental Plan 2013

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 16 May 2025 in respect of the planning proposal for Green Valleys Mountain Bike Park on land at Lot 1 DP 881927, 2926 Illawarra Highway, Tongarra.

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.

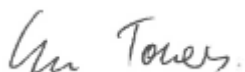
I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act; 9.1 Directions; 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.3 Planning for Bushfire Protection, is justified in accordance with 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 amending local environmental plan (LEP) is to be finalised on or before 26 June 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Should you have any enquiries about this matter, I have arranged for Stephanie Wood to assist you. Stephanie can be contacted on (02) 9274 6550 or steph.wood@dpie.nsw.gov.au

Yours sincerely,

 20/6/25

Graham Towers
Manager, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination