



## Department of Planning, Housing and Infrastructure

Our ref: IRF25/1602

Chief Executive Officer  
Shoalhaven City Council

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

Attention: Grace Walker

### Planning Proposal PP-2025-592 to amend Shoalhaven 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) in respect of the planning proposal to amend the maximum building height on land at 28 Bowen Street and 34-38 Hawke Street, Huskisson.

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.

No further approval is required in relation to the Directions.

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 24 April 2026. 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, Housing and Infrastructure.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

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](mailto:steph.wood@dpie.nsw.gov.au)

Yours sincerely,

31/7/25

**Graham Towers**

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

Encl: Gateway determination