

## Gateway Determination

**Planning proposal (Department Ref: PP\_2018\_WOLLG\_001\_00)** to reclassify six Council owned lots from Community Land to Operational Land, and rezone three of the lots from RE1 (Public Recreation) to R2 (Low Density Residential); to apply a floor space ratio of 0.5:1 and a minimum lot size of 449m<sup>2</sup> to these lots under Wollongong LEP 2009; and to discharge interests.

I Jeffery Horn, the Acting Director Regions, Southern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Wollongong Local Environment Plan 2009 to enable the reclassification of six Council owned lots, being Lot 1 DP 214743, Lot 87 DP 32081, Lot 16 DP 216777, Lot 6 DP 39037, Lot 5 DP 217372 and Lot 2 DP 231004 from Community Land to Operational Land, the rezoning of Lot 1 DP 214743, Lot 6 DP 39037 and Lot 5 DP 217372 from RE1 (Public Recreation) to R2 (Low Density Residential) and to apply a floor space ratio of 0.5:1 and a minimum lot size of 449m<sup>2</sup> to these lots, and to discharge interests should proceed subject to the following conditions:

1. Community consultation is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
2. Consultation is required with the NSW Rural Fire Service to comply with the requirements of section 9.1 Directions 4.4 Bushfire Prone Land and section 3.34 (2)(d) of the Act. NSW Rural Fire Service is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing in reclassifying land.



4. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 27<sup>th</sup> day of April 2018.

**Jeffrey Horn**  
**Acting Director Region, Southern**  
**Planning Services**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**