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Our ref: 13/20611

The Hon Pam Allan
Chair
Southern Region JRPP
Regional Panels Secretariat
GPO Box 39
SYDNEY NSW 2001

Pam
Dear Ms Allan,

Planning Proposal for Helensburgh and Otford

Pre-Gateway Review – Lady Carrington Estate South and Land Pooling sites, Helensburgh

I am writing to advise the Southern Joint Regional Planning Panel that both a Planning Proposal and a Pre-Gateway Review request for land at Helensburgh have been submitted to the Minister for Planning and Infrastructure for consideration.

As a delegate of the Minister for Planning and Infrastructure I am requesting that the JRPP undertake a review of these two proposals.

The Pre-Gateway Review relates to a proposal to amend the Wollongong LEP 2009 for sites located at Helensburgh (PGR_2013_WOLLG_002_00). The proposal seeks to amend the LEP by rezoning the land and to introduce development controls to permit residential development on the Lady Carrington Estate South (LCES) and Land Pooling sites. The draft Planning Proposal subject of the review is an alternative to a Wollongong City Council Planning Proposal to rezone the subject lands (and a broader area) to an E2 Environmental Conservation zone. The review request states that the proponent is seeking a Pre-Gateway Review as Wollongong City Council has notified the proponent that it does not support the proposal.

The Council Planning Proposal (PP_2012_WOLLG_004_00) proposes to amend Wollongong LEP 2009 by rezoning land in the vicinity of Helensburgh and Otford.

The Department has completed an assessment of both the Council Planning Proposal and the Pre-Gateway Review. Based on our assessment, the Department considers that there is merit in the Pre-Gateway Review proposal proceeding for further consideration, whilst recognising that any assessment also requires a concurrent review of the implications on Council's Planning Proposal (and vice versa).

The Panel is therefore requested to jointly consider the two proposals and to:

- Review the Pre-Gateway Review and consider this alternate proposal in the context of Wollongong City Council's Planning Proposal for the area.

- Prepare its advice concerning the merits of the Pre-Gateway application. The advice should include a clear and concise recommendation to the Minister confirming whether, in the opinion of the Panel, the proposed instrument should be submitted for determination under section 56 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) for the issuing of a Gateway determination.
- In relation to Wollongong City Council's Planning Proposal for Helensburgh and Otford, provide advice to the Minister for Planning and Infrastructure on whether the proposal should proceed, or requires amendment.

The Panel is encouraged to meet with the Department, Council, the proponent, or any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the supporting information.

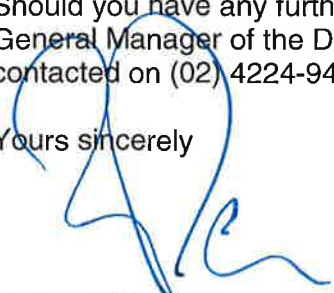
The advice and recommendation should be provided to the Southern Regional Office of the Department of Planning and Infrastructure.

The Southern Regional Office will contact the Regional Panels Secretariat to arrange for the following information and documents to be made available to assist the Panel in its review of the proposed instrument:

- Relevant Strategic Planning documents including the Illawarra Regional Strategy, the Illawarra Urban Development Program 2013 Update, and the Illawarra Over the Next 20 Years: A Discussion Paper.
- Council's Final Planning Proposal and supporting documents including maps, the report to Council and a summary of submissions.
- The Department's Planning Report on the Council Planning Proposal.
- Proponent's request for Pre-Gateway Review, together with application form, and supporting information including site maps and photographs;
- Council's response to the Pre Gateway Review;
- Department's justification / merit assessment of the Pre-Gateway Review, which examines the Council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit.

Should you have any further enquiries about these matters, I have arranged for Brett Whitworth, General Manager of the Department's Southern Region to assist you. Mr Whitworth may be contacted on (02) 4224-9450.

Yours sincerely

 5/2/14
Richard Pearson
Deputy Director General
Growth Planning and Delivery