



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_WOLLG_004_00 (10/05477)
Your ref: SU 26996

Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500

Dear Mr Farmer,

Re: Planning Proposal in relation to Various Sites in the Wollongong City Centre

I am writing in response to your Council's letter dated 26 February 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Wollongong Local Environmental Plan 2009 to increase the allowable building height at Rawson and Crown Streets, Wollongong, and to adjust the existing B6 Enterprise Corridor zoning along the eastern side of Flinders Street, Wollongong.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Gateway Determination removes the proposed rezoning from the Planning Proposal as it is considered that the Council's strategic direction for this area has only recently been determined and implemented through the current zoning boundaries. The retention of the current zoning would have no detrimental impact on the existing development on the sites.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Graham Towers of the Regional Office of the Department on 02 4224 9450.

Yours sincerely,


Giovanni Cirillo
A/Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_WOLLG_004_00): to increase the allowable building height at 3 Rawson Street Wollongong and 296 Crown Street Wollongong from 32m to 65m, and to adjust the existing zoning along the eastern side of Flinders Street, Wollongong from B6 Enterprise Corridor to R1 Residential.

I, the A/Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Wollongong Local Environmental Plan 2009 to increase the allowable building height at 3 Rawson Street Wollongong and 296 Crown Street Wollongong from 32m to 65m, and to adjust the existing zoning along the eastern side of Flinders Street, Wollongong from B6 Enterprise Corridor to R1 Residential should proceed subject to the following conditions:

1. Removal the proposed rezoning of lands from B6 Enterprise Corridor to R1 General Residential.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Environment, Climate Change and Water
 - Roads and Traffic Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

8 day of April

2010.



Giovanni Cirillo
A/Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning