



Planning & Environment

Posted
5/2/15
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Mr David Farmer
General Manager
Wollongong City Council
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WOLLONGONG NSW 2500

Our ref: PP_2015_WOLLG_003_00 (15/01982)
Your ref: Z15/11945

Dear Mr Farmer,

Planning proposal to amend Wollongong Local Environmental Plan (2009)

I am writing in response to your Council's letter dated 20 January 2015 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal in relation to land at Panorama Estate, Lake Heights.

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

In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction/creation of land for public purposes on the basis the planning proposal merely seeks to add/remove the RE1 zone to land according to its ownership, current and intended land use in accordance with an approved residential subdivision. No further approval is required in relation to this Direction.

I have also found that the proposal is consistent with other relevant s117 Directions or that any inconsistencies are justified by a strategy or are of minor significance. No further approval is required in relation to these or other Directions, while the proposal remains in its current form.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

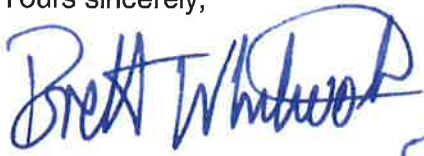
The amending Local Environmental Plan (LEP) is to be finalised within 12 months following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

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 section 54(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, I have arranged for Ms Louise Myler of the Department's regional office to assist you. Ms Myler can be contacted on (02) 4224 9463

Yours sincerely,



Brett Whitworth
General Manager
Southern Region
Planning Services

5 February 2015

Encl:

Gateway Determination

Written Authorisation to Exercise Delegation

Attachment 5 – Delegated Plan Making Reporting Template

Gateway Determination

Planning proposal (Department Ref: PP_2015_WOLLG_003_00): to rezone land at Panorama Estate, Lake Heights, and to amend the lot size, floor space ratio, Natural Resources Sensitivity Map and Riparian Land Map accordingly.

I, the General Manager, Southern Region at the Department of Planning and Environment 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 (LEP) 2009 to rezone land at Panorama Estate, Lake Heights, and to amend the lot size, floor space ratio, Natural Resources Sensitivity Map and Riparian Land Map accordingly should proceed subject to the following conditions:

1. 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 must be made publicly available for a minimum of 14 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 5.5.2 of *A guide to preparing LEPs* (Department of Planning and Environment 2013).

No consultation is required with public authorities under section 56(2)(d) of the EP&A Act

2. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
3. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 5th day of February 2015.



Brett Whitworth
General Manager
Southern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



Planning & Environment

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Wollongong City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_WOLLG_003_00	Planning proposal to rezone certain land at Panorama Estate, Lake Heights and to amend the lot size, floor space ratio, Natural Resources Sensitivity Map and Riparian land map.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 5 February 2015

Brett Whitworth
General Manager
Southern Region
Planning Services
Department of Planning and Environment