

Gateway Determination

Planning proposal (Department Ref: PP_2015_WOLLG_009_00): to rezone certain land at Shone Avenue and West Dapto Road, Horsley from E3 Environmental Management to R2 Low Density Residential, including a corresponding change to minimum lot size and floor space ratio controls.

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 *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollongong Local Environmental Plan 2009 as described above 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 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 5.5.2 of 'A guide to preparing local environmental plans (Planning and Infrastructure, 2013)'.

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

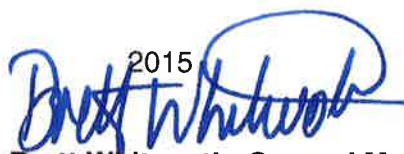
- * Office of Environment and Heritage
- * NSW Rural Fire Service
- * Transport for NSW - Roads and Maritime Services
- * Sydney Water

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 it 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.

Consultation is required with the NSW Rural Fire Service prior to undertaking community consultation in order to satisfy the requirements of s117 Direction 4.4 Planning for Bushfire Protection.

3. No public hearing is required to be held into the matter 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).
4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 15th day of July

2015


**Brett Whitworth, General Manager
Southern Region, Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning**



Contact: Louise Myler
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Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
Wollongong DC NSW 2529

Attention: Kathryn Adams

Dear Mr Farmer

Planning proposal to amend Wollongong Local Environmental Plan 2009

I am writing in response to Council's letter dated 3 July 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone certain land at Shone Avenue and West Dapto Road, Horsley from E3 Environmental Management to R2 Low Density Residential, including a corresponding change to minimum lot size and floor space ratio controls.

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.

I have agreed that any inconsistencies with relevant s117 Directions are minor or justified and no further approval is required in relation to these Directions.

To ensure consistency with s117 Direction 4.4 Planning for Bushfire Protection, Council is required to consult with the NSW Rural Fire Service (RFS) prior to exhibition of the planning proposal.

I note that the proponent has provided supporting information, including Ecological Constraints Analysis (Ecological 2014), Bushfire Assessment (Australian Bushfire Protection Planners 2014), Flood Study (KFW Infrastructure 2014, Preliminary Aboriginal Heritage Assessment (AHMS 2014), and Noise Impact Assessment (Reverb Acoustics 2014).). I also note that Council has identified the need for more detailed information on flora and fauna, and flooding. While I have not conditioned the Gateway determination to require further studies in relation to these matters, Council will need to be satisfied that it has sufficient information on these issues, including to address any concerns/questions that may arise during Agency consultation.

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 is to be finalised within 12 months of the date of the Gateway determination. Council's request to draft and finalise the Local Environmental Plan 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 Local Environmental Plans 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 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. Louise can be contacted on (02) 4224 9463.

Yours sincerely



Brett Whitworth
General Manager
Southern Region
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template



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* (the Act) 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_009_00	Planning proposal to rezone land and apply relevant development controls to certain land at Shone Avenue and West Dapto Road, Horsley.

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 15th July 2015

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