

Gateway Determination

Planning proposal (Department Ref: PP-2021-2310): to amend the Wollongong Local Environmental Plan 2009 to rezone and amend controls for certain land at Short Street and Princes Highway, Corrimal.

I, the Executive Director, Local and Regional Planning, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollongong Local Environmental Plan (LEP) 2009 as described above should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:

- Amend the HOB and FSR mapping to apply the 15m height and 1.5:1 FSR controls to the proposed R3 areas only to ensure consistency between the written proposal and proposed mapped controls.

It is noted that additional analysis of the 1.5:1 FSR control to ensure that it will yield an appropriate design outcome with the proposed 15m HOB and sun-plane protection provisions may result in changes to proposed controls.

2. The following studies are required prior to community consultation:

- Updated Phase 1 Site Assessment;
- Stage II Site Contamination Assessment;
- Remediation Action Plan;
- Revised Traffic Impact Assessment prepared in accordance with RMS Guide to Traffic Generating Development;
- Revised Urban Design Analysis to inform sun-plane protection provisions; and
- Analysis of the 1.5:1 FSR control on R3 area to consider whether works with proposed 15m HOB and sun-plane protection provisions to deliver an appropriate design outcome.

3. Public exhibition 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- NSW Department of Primary Industries – Water;
- NSW Environmental Protection Agency;
- NSW DPIE – Environment, Energy and Science;
- NSW Heritage; and
- Transport for NSW.

Each public authority/organisation 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.

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 (for example, in response to a submission or if reclassifying land).

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

Dated 22nd day of March 2021.



Monica Gibson
Executive Director
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces