



Mr Greg Doyle
General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Dear Mr Doyle

Planning proposal PP-2021-2310 to amend Wollongong Local Environmental Plan 2009 – Short Street and Princes Highway, Corrimal

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at 3-13 Short Street and 312- 324 Princes Highway, Corrimal to allow medium density development on part of the site. I note the proposal will appropriately apply an RE1 Public Recreation zone to an area of public park.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 4.3 Flood Prone Land is justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that the small area of land is already used as a public park and was incorrectly zoned SP2 Infrastructure. No further approval is required in relation to these Directions.

I understand that Council will require a site-specific DCP to guide development outcomes on the site. I also note that Council proposes to enter into a planning agreement that addresses the provision of affordable housing and the timing of flood mitigation works to support the proposal.

I have considered Council's request to be authorised as the local plan-making authority and given the nature of Council's planning proposal, I have decided not to delegate the role of local plan-making authority to Council as the proposal has been the subject of a rezoning review.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council is strongly encouraged to commence the exhibition of the planning proposal by May 2021 and submit the LEP for finalisation by 1 December 2021.

The Department may be able to assist Council throughout the Gateway timeframe and I encourage Council to reach out to the Regional team or the Planning Delivery Unit if there are any delays during the assessment of this proposal.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Louise Myler to assist you. Louise can be contacted on 4247 1822.

Yours sincerely



22/3/2021
Monica Gibson
Executive Director
Local and Regional Planning

Encl: Gateway determination