



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

Dear Greg

**Planning proposal PP\_2019\_WOLLG\_001\_00 to amend Wollongong Local Environmental Plan 2009 – 4 Yendah Avenue, Bulli – Additional Permitted Use**

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 permit, with development consent, centre-based child care facilities as an additional permitted use on land at 4 Yendah Avenue, Bulli.

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 note that Council has undertaken preliminary consultation with some state agencies, including NSW Rural Fire Service. However, to ensure consistency with section 9.1 Direction 4.4 Planning for Bushfire Protection, Council will need to consult again with NSW Rural Fire Service prior to exhibition of the planning proposal.

It is noted that Council has asked to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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

A handwritten signature in dark ink, appearing to read 'Sarah Lees', with a stylized, cursive script.

7 January 2020

**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**

Encl: Gateway determination  
Authorised plan-making reporting template