



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

Dear Greg

**Planning proposal to amend Wollongong Local Environmental Plan 2009 –
Sheaffes Road South, Kembla Grange**

I am writing in response to Council's request for an Alteration to Gateway determination PP_2016_WOLLG_002 dated 4 February 2016 for a proposal to amend zones and controls for land between Sheaffes Road and West Dapto Road, Kembla Grange.

I note that there has been a number of changes to the original 2016 proposal over the last few years including the removal of a proposed school site; and the decision not to pursue changes to the E3 Environmental Management and R3 Medium Density Residential zone boundary. Given the extent of the changes to the proposal, and the time that has lapsed since the Gateway determination was issued, I have decided to process the request as a new planning proposal and have allocated a new reference number, being PP_2020_WOLLG_004.

I have therefore, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act* decided to alter the Gateway determination dated 4 February 2016 to determine that the 2016 proposal not proceed. I have attached a copy of that Alteration for your information.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal provided by Council to the Department in August 2020 should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal is consistent with relevant section 9.1 Directions or that any inconsistencies are minor or justified. However, consultation will need to occur with the NSW Rural Fire Service prior to community consultation to ensure consistency with Direction 4.4 Planning for Bushfire Protection.

I note that Council does not wish to be the local plan-making authority as it owns land within the precinct and have supported Council's position on this matter.

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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 Ms 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.

23 September 2020

Sarah Lees
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination – PP_2020_WOLLG_004
Alteration of Gateway determination to revoke – PP_2016_WOLLG_002