

Gateway Determination

Planning proposal (Department Ref: PP_2020_WOLLG_004): amend zones and controls on land between Sheaffes Road and West Dapto Road, Kembla Grange, to allow the expansion of the B2 Local Centre and to apply FSR, height and MLS controls appropriate for the relevant zone.

I, the Director, Southern Region, 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 to amend zones and controls on land between Sheaffes Road and West Dapto Road, Kembla Grange to allow the expansion of the B2 Local Centre and to apply FSR, height and MLS controls appropriate for the relevant zone should proceed subject to the following conditions:

1. 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).
2. 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 Rural Fire Service
 - DPIE – Conservation and Biodiversity
 - Transport for NSW (former RMS)

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.

3. 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).
4. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination, being 23 September 2021.

Dated 23rd day of September 2020.

A handwritten signature in black ink, appearing to read 'Sarah Lees', is centered on the page.

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces