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Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
Wollongong DC NSW 2529

Your Ref: Z15/251738 (PP-2015/5)

Attention: Rebecca Jardim

Dear Mr Farmer

Planning proposal to amend Wollongong Local Environmental Plan 2009

I am writing in response to Council's letter dated 20 November 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to permit, with development consent, the use of Gleniffer Brae for functions.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed that there are no inconsistencies with relevant s117 Directions and no further approval is required in relation to these Directions.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council, as owner of the property, has advised that it does not wish to exercise its delegation to make this plan. I have agreed with this position and have not provided an authorisation to exercise plan making functions in this case.

The amending Local Environmental Plan is to be finalised within 12 months of the date of the Gateway determination. Council's request for the Department to draft and finalise the amendment should be made at least 6 weeks before the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Louise Myler of the Department's regional office to assist you. Louise can be contacted on (02) 4224 9463.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Linda Davis'.

Linda Davis
Acting General Manager
Southern Region
Planning Services

27/11/15

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2015_WOLLG_011_00): to permit, with development consent, the use of the Gleniffer Brae site (Lot 3 DP 252694) for a function centre by inclusion in Schedule 1 – Additional Permitted Uses.

I, the Acting General Manager, Southern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollongong Local Environmental Plan 2009 as described above should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning 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 5.5.2 of 'A guide to preparing local environmental plans (Planning and Infrastructure, 2013)'.

2. Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning and Assessment Act 1979*:

* Office of Environment and Heritage – NSW Heritage

This authority 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, or to indicate that it will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the *Environmental Planning and Assessment Act 1979*. 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 timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 27th day of November 2015



**Linda Davis, Acting General Manager
Southern Region, Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning**