

Mr Jon Bridge  
Senior Strategic Project Officer  
Wollongong City Council  
Locked Bag 8821  
Wollongong NSW 2500

Our ref: PP\_2014\_WOLLG\_001\_00  
Your ref: Z14/245518

Dear Mr Bridge

**Planning Proposal PP\_2014\_WOLLG\_001\_00 – Alteration of Gateway Determination**

I refer to your letter of 30 September 2015 seeking a revised Gateway determination for the above proposal to enable re-exhibition of the planning proposal to more accurately reflect the adopted Darkes Road South West Neighbourhood Plan.

I note that the original proposal aimed to facilitate development outcomes consistent with the Darkes Road South West Neighbourhood Plan and the Sheaffes Road Neighbourhood Plan. I understand that the Wollongong Local Environmental Plan 2009 has been amended to implement the Sheaffes Road component of the original proposal. The revised proposal therefore relates only to the Darkes Road South West precinct.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 1 August 2014 to reflect the amended planning proposal. I note that the changes to the Darkes Road Neighbourhood Plan component of the proposal include replacing the proposed B2 Local Centre zone for land east of Darkes Road with an R3 Medium Density Residential zone; amending the zone boundary between the R2 Low Density Residential zone and the E3 Environmental Management zone (including corresponding changes to minimum lot size, height of building, and floor space ratio controls); rezoning Ridge Park and identifying it for acquisition.

Please note that consultation for the revised proposal will need to be carried out in accordance with Conditions of the original Gateway determination, except where amended. I have also amended the Gateway to allow an additional 12 months to finalise the LEP, ending 8 August 2016.

The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, please call Louise Myler on 4224 9463.

Yours sincerely



16/10/15  
**Linda Davis**  
**Acting General Manager**  
**Southern Region**  
**Planning Services**

Encl:  
Alteration of Gateway Determination

## Alteration of Gateway Determination

I, Linda Davis, Acting General Manager, Southern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for PP\_2014\_WOLLG\_001\_00 dated 1 August 2014 for the proposed amendment to the Wollongong Local Environmental Plan 2009 as follows:

1. Delete:

"Planning Proposal (PP\_2014\_WOLLG\_001\_00): to facilitate improved development outcomes consistent with two approved Neighbourhood Plans including changes to zoning; to the listing of an existing heritage item; to minimum lot sizes and clause 4.1; to building heights and to floor space ratios to facilitate the orderly development of the two precincts."

and replace with:

"Planning Proposal (PP\_2014\_WOLLG\_001\_00): to facilitate the outcomes of the Darkes Road South West Neighbourhood Plan."

2. Delete:

"1. (a) the planning proposal must be made publicly available for a minimum of **28 days**"

and replace with:

"1. (a) the planning proposal must be made publicly available for a minimum of **14 days**"

3. Delete:

"5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination."

and replace with:

"5. The timeframe for completing the LEP is to be **24 months** from the week following the date of the Gateway determination."

Dated 16<sup>th</sup> day of October 2015



Linda Davis  
Acting General Manager, Southern Region  
Planning Services  
Department of Planning and Environment

Delegate of the Minister for Planning