

Gateway Determination

Planning proposal (Department Ref: PP-2021-7281): to enable urban development on Stage 3 (Cleveland Road) of the West Dapto Urban Release Area.

I, the Acting Director, Southern Region, Local and Regional Planning, at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, 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 2009 as described above should proceed subject to the following conditions:

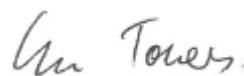
1. The planning proposal is to be updated prior to public exhibition to:
 - a. Include potential job numbers that may be generated from the proposed new employment areas.
 - b. Incorporate the outcomes of the further heritage assessment work proposed by Council as identified in the planning proposal.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning, Industry and Environment, 2021) and 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 Local Environmental Plan-Making Guidelines (Department of Planning, Industry and Environment, 2021).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - NSW Heritage
 - NSW DPE – Biodiversity and Conservation Team (ESS)
 - NSW DPE - Natural Resources Regulator
 - NSW Health
 - Department of Education
 - Endeavour Energy
 - Transport for NSW/Roads and Maritime Services
 - NSW Ports
 - Sydney Water

- Transgrid
- Illawarra Local Aboriginal Land Council
- NSW Rural Fire Service
- State Emergency Service
- Jemina Gas

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

4. 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 EP&A 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).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The LEP should be completed within 12 months of the date of the Gateway determination or on or before 20 January 2023

Dated 20th day of January 2022.



Graham Towers
Acting Director, Southern Region
Local and Regional Planning
Department of Planning and
Environment

Delegate of the Minister for Planning