

IRF22/60

Gateway determination report – PP-2021-7281

Planning Proposal - Cleveland Road, West Dapto
Urban Release Area.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Wollongong City Council. Ordinary Meeting of Council. 19 July 2021. Public Exhibition – <i>Draft Planning Proposal – Cleveland Road Precinct</i> .
Urban Design Report (DFP 2020)
Traffic Impact Assessment (Bitzios Consulting 2020)
Bushfire Strategic Study (Ecological 2020)
Riparian Assessment (Ecological 2020)

NRAR Advice letter on riparian corridors (NRAR 2020)

Flora and Fauna Assessment (Ecological 2020)

Overarching Vegetation Management Plan (Ecological 2020)

Floodplain Risk and Water Cycle Management Plan (Rienco Consulting 2020)

Interim Heritage Report (Biosis 2020)

Cleveland Road North Archaeological Report (Biosis 2020)

Draft Aboriginal Cultural Heritage Assessment for the North Cleveland Road Precinct (Biosis 2020b)

Draft Cleveland House Conservation Management Strategy (Austral 2021)

Cleveland House Historical Archaeological Assessment (Austral 2021)

Aboriginal Cultural Heritage and Archaeological Survey Report – South Cleveland Road, West Dapto (Biosis 2018)

Phase 1 Preliminary Site Investigations (Ade Consulting Group 2020)

Draft concept/subdivision layout (revised May 2021)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Wollongong
PPA	Wollongong City Council
NAME	Cleveland Road, West Dapto Urban Release Area (2,888 homes, jobs TBC)
NUMBER	PP-2021-7281
LEP TO BE AMENDED	Wollongong LEP 2009
ADDRESS	Cleveland Road West Dapto
DESCRIPTION	Various lots and DPs (refer to planning proposal document)
RECEIVED	8/12/2021
FILE NO.	IRF22/60 (EF21/18547)
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The primary objective of the planning proposal is to enable urban development of the precinct by rezoning the site from predominantly rural uses to:

- An R2 Low Density Residential Zone over the majority of the precinct with a 299sqm minimum lot size, 0.5:1 and 0.75:1 floor space ratio (FSR) and 9m and 12m height limits.
- A B1 Neighbourhood Centre Zone on Cleveland Road with a 0.75:1 FSR, 9m height limit and no minimum lot size.
- An R3 Medium Density Residential Zone precinct around the B1 Neighbourhood Centre, with 249sqm minimum lot size, 0.75:1 FSR and 12m height limit.
- A B6 Enterprise Corridor Zone precinct on the northern side of Fairwater Drive with a 2:1 FSR, 20m height limit and 699sqm minimum lot size.
- Areas of RE1 Public Recreation Zone - comprising Council land on Fowlers Road Drive/Cleveland Road (16m height limit), the proposed Fairwater Drive park, the former tramway corridor, electricity easements and the proposed recreation area near Cleveland House.

- Retention of a C2 Environmental Conservation Zone over the woodland on the northern side of the precinct, with an 8.99ha minimum lot size to allow separation from the developable land.
- A C3 Environmental Management Zone along the riparian corridors with a 39.99ha minimum lot size.

The proposal also seeks to:

- Heritage list the former tramway corridor,
- Identify the western part of the former tramway corridor on the Land Reservation Acquisition Map, consistent with the West Dapto Development Contribution Plan.
- Update the Riparian Lands and Acid Sulfate Soils maps.

The remaining objectives of this planning proposal are clear and adequate and don't require amendment prior to exhibition.

1.3 Explanation of provisions

The planning proposal seeks to amend the Wollongong LEP 2009 per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	RU2 Rural Landscape	R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, B6 Enterprise Corridor, C2 Environmental Conservation, C3 Environmental Management and RE1 Public Recreation zones.
Maximum height of the building	Nil	9m, 12m, 16m and 20m
Floor space ratio	Nil	0.5:1, 0.75:1 and 2:1
Minimum lot size	Nil	249sqm, 299sqm, 349sqm, 699sqm, 8.99ha and 39.99ha.
Schedule 5 – Environmental Heritage	Cleveland House listed.	Include the "Site of former tramway" on Schedule 5 and update "Cleveland House" listing and curtilage on Schedule 5.
Number of dwellings	0	2,888
Number of jobs	0	2 new employment areas proposed (potential jobs TBA)

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

Except for the issues discussed in section 1.2 of this report, the proposed controls are considered appropriate for the site and are generally compatible with controls for surrounding residential and

commercial areas. The proposed minimum lot size controls for the proposed R2 and R3 zoned land, respectively, will facilitate smaller lots which will support housing choice and affordability.

Council should transition the proposed B1 and B6 zones to the equivalent employment zones consistent with the Department's Employment Zone Reforms prior to finalising the planning proposal.

1.4 Site description and surrounding area

The site comprises 18 individual lots in multiple ownership with a total area of 352 hectares and covers a large portion of Stage 3 of the West Dapto Urban Release Area along Cleveland Road, Cleveland. The site includes three Council-owned lots, namely the former Tramway corridor (Lot 310 DP 1188000) and two lots located at the eastern end of Cleveland Road (Lots 312 and 313 DP 1188000).

The site is surrounded by Dapto High School and the South Coast Rail Line to the east, Horsley urban area to the north, Dapto town centre approximately 500m to the north east, the Stockland Stage 3 urban development to the west, and Mullet Creek to the south. A site map showing surrounding land uses is provided at Figure 1 below.

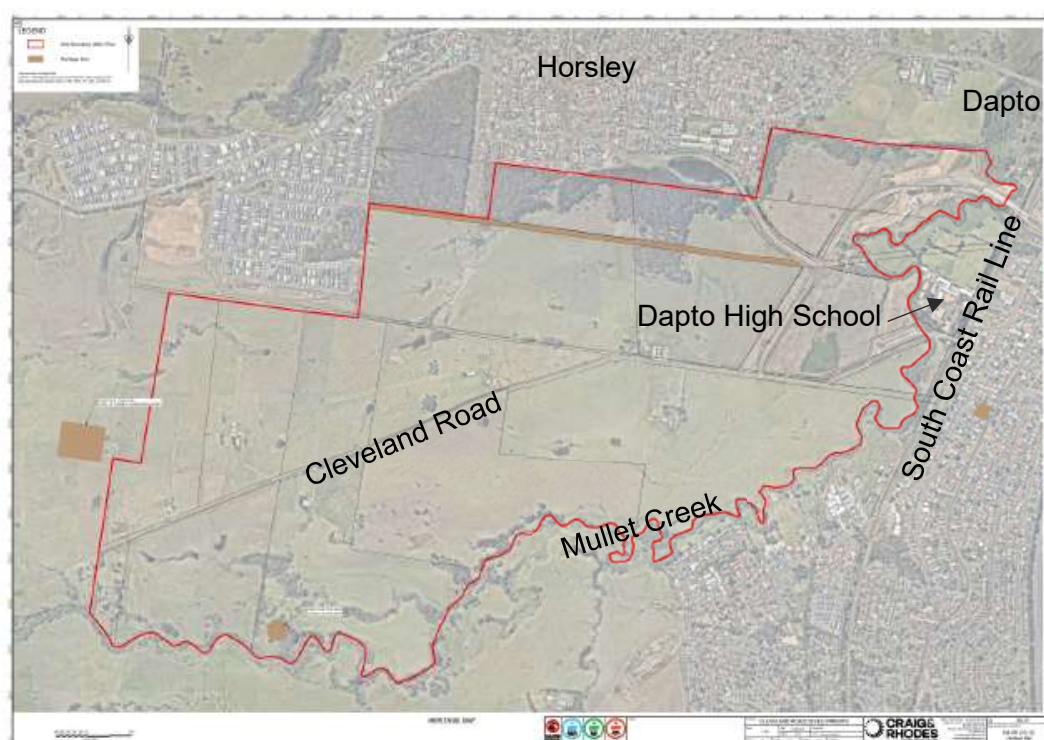


Figure 1 Subject site (source: Wollongong City Council Report 19 July 2021)

1.5 Mapping

The planning proposal includes mapping clearly showing the proposed changes to the zoning, lot size, floor space ratio, height of building maps, heritage, acid sulfate soils, flood planning area, riparian lands, and land reservation acquisition maps. The maps are suitable for community consultation.

2 Need for the planning proposal

The planning proposal states the site is Stage 3 of the West Dapto Urban Release Area and that population growth will bring more people to the Illawarra and increase demand for services and housing which is consistent with the adopted West Dapto Vision (2018) and Structure Plan for West Dapto, Council's Local Strategic Planning Statement and the Illawarra Shoalhaven Regional Plan.

Council's view that the planning proposal is needed to facilitate development of Stage 3 of the West Dapto Urban Release Area is supported for the reasons provided in the planning proposal.

Council considers the planning proposal is the only means of achieving the intended outcome to enable residential development to occur on the site. Council's view is supported as the planning proposal process is the appropriate mechanism to facilitate the required amendments to the Wollongong LEP 2009.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Illawarra Shoalhaven Regional Plan.

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 18: Provide housing supply in the right locations. Objective 19: Deliver housing that is more diverse and affordable	The West Dapto Urban Release Area is identified in the Regional Plan and will provide diverse and affordable housing which is accessible to the Dapto town centre.
Objective 11: Protect important environmental assets	Important environmental land (including biodiversity and riparian corridors) is proposed to be protected via conservation and public recreation zonings as well as the implementation of environmental management development controls provided in the West Dapto Urban Release Area chapter in the Wollongong DCP 2009. The proposal also seeks to update acid sulfate soils, flood planning area and riparian lands maps that apply to the site in the Wollongong LEP 2009.
Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths. Objective 28: Create connected and accessible walking and cycling networks	Public recreation areas and pedestrian connections are proposed to be provided on Fowlers Road Drive/Cleveland Road, the proposed Fairwater Drive Park, the former tramway corridor electricity easements, and the proposed recreation area near Cleveland House.
Objective 23: Celebrate, conserve and reuse cultural heritage	The proposal seeks to conserve and re-use cultural heritage including the former tramway corridor.

3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives of these documents, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Wollongong Local Strategic Planning Statement	The West Dapto URA is identified in the LSPS as a significant source of housing supply and will also provide protection of environmental assets.
Community Strategic Plan Wollongong 2028	The planning proposal implements objective 5 “We are a healthy community in a liveable space” and objective 6: “We have sustainable affordable and accessible transport” by providing a liveable urban area with access to public open space, public transport and other public facilities and access to the Dapto town centre and wider area.
West Dapto Vision 2018	The planning proposal implements the aims and objectives of the West Dapto Vision by facilitating Stage 3 of the West Dapto Urban Release Area.
Urban Greening Strategy 2017-2037	The planning proposal seeks to enhance connectivity throughout the site with the locality and proposed new local centre to existing “green areas” and contribute to increased tree canopy cover.

3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Direction 1.1 Business and Industrial Zones	Consistent	The planning proposal will facilitate two new employment areas (a local centre and a business enterprise area) on the site which will provide local retail services, provide jobs and support the local economy which is consistent with the Direction.
Direction 1.2 Rural Zones	Inconsistent	The Direction applies to the planning proposal because it affects rural zoned land. Furthermore, the proposal is inconsistent with the Direction because it seeks to rezone the land to facilitate urban development. The inconsistency, however, is justified by the Illawarra Shoalhaven Regional Plan and Council's Local Strategic Planning Statement which identifies the development of the site as part of the West Dapto Urban Release Area.
Direction 1.5 Rural Lands	Consistent	The Direction applies to the planning proposal because the proposal affects rural zone land. The proposal, however, is generally consistent with the rural planning and subdivision principles provided in the Direction.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Direction 2.1 Environment Protection Zones	To be determined	<p>The planning proposal seeks to rezone a portion of land in the northern part of the site from C2 Environmental Conservation to R2 Low Density Residential Zone. The proposal states this land does not contain any woodland and so the inconsistency is potentially of minor significance. A Flora and Fauna Assessment prepared to support the planning proposal concludes that although the proposal largely avoids, minimises and mitigates impact on important environmental areas, there is likely to be some environmental impact including potential removal of 5.4 hectares of endangered ecological communities, 12.89ha of coastal wetlands and their buffer areas and 11 habitat bearing trees.</p> <p>It is noted that Council has applied for Biocertification of the West Dapto Urban Release Area. Council should provide further justification to demonstrate compliance with the Direction prior to finalisation of the proposal.</p>
Direction 2.2 Coastal Management	Consistent	Northern parts of the site contain coastal wetlands and their buffers as identified by the SEPP (Coastal Management) 2018. These areas are generally proposed to be protected via conservation zonings. Some wetland buffer areas are, however, proposed to be affected by residential zonings. Any environmental impacts on coastal wetlands will need to be further assessed and mitigated at the development application stage.
Direction 2.3 Heritage Conservation	To be determined	The planning proposal is supported by Aboriginal and non-Aboriginal cultural heritage assessments and management plans which identify the presence of Aboriginal and non-Aboriginal cultural heritage items, relics and objects located on the site and provide management strategies. This includes listed Aboriginal sites and potential archaeological deposits (PADs) as well as “Cleveland House” which is an item of local heritage in the Wollongong LEP 2009. Council intends to undertake further heritage studies prior to exhibition of the planning proposal including an Aboriginal Cultural Heritage Assessment Report, an Aboriginal Test Excavation Report and updating the draft Cleveland House Conservation Management Strategy to assess and protect identified cultural heritage. Council intends to revise the planning proposal to reflect the outcomes of this work, prior to exhibition, and demonstrate compliance with the Direction.
Direction 2.6 Contaminated Land	Consistent	A Stage 1 Preliminary Assessment, which was prepared in support of the planning proposal, did not identify any significant concerns regarding the potential of the site to be contaminated that would affect its proposed use.
Direction 3.1 Residential Housing	Consistent	The planning proposal seeks to broaden the choice of building types and locations available in the local housing market, makes more efficient use of existing infrastructure and services, and supports good urban design.

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Direction 4.2 Mine Subsidence and Unstable Land	Inconsistent	The land is not located within a mine subsidence area, however, there is land within the site to the north of Cleveland Road which is subject to geotechnical constraints. Additional development standards may be required to ensure the geotechnical stability of future buildings and infrastructure on the site. Council's view that any inconsistency with the Direction is minor is supported.
Direction 4.3 Flood Prone Land	Consistent	The site is identified as flood prone land being located within the Mullet Creek catchment. Council considers the planning proposal is generally consistent with its 2010 Floodplain Risk Management Study and Plan. Council is currently assessing additional modelling work to refine the extent of filling and the assessment of impacts which was provided by the proponent in July 2021.
Direction 4.4 Planning for Bushfire Protection	To be determined	The site contains areas mapped as bushfire prone land. A bushfire strategic study has been prepared to support the planning proposal. Council considers the proposal can comply with the Direction. The Direction requires Council to consult the Rural Fire Service on the proposal prior to exhibition.
Direction 5.10 Implementation of Regional Plans	Consistent	As discussed in section 3.1 of this report the planning proposal is consistent with the Illawarra Shoalhaven Regional Plan and therefore also with the Direction.
Direction 6.2 Reserving Land for Public Purposes	Consistent (Secretary's approval required)	<p>The planning proposal seeks to identify land to be acquired and maintained for public open space. The Direction requires the Secretary or his delegate's approval to create new zonings of land for public purposes.</p> <p>Council has prepared a draft reservation acquisition map which identifies land proposed to be reserved and acquired by Council as public open space.</p> <p>The planning proposal states it is unclear as to how Council proposes to create the regional park (which includes a large area of land on the eastern side of the site proposed to be zoned RE1) as the land has not been acquired or identified for acquisition.</p> <p>Council will need to consider a suitable mechanism such as a Voluntary Planning Agreement to facilitate the transfer of this land for the purpose of public open space.</p> <p>It is recommended the Secretary's delegate approve of the proposed new public recreation zonings on the site because they are supported by Council and will support the future urban area by providing public open space, recreation opportunities, protect cultural heritage and provide pedestrian connectivity.</p>

3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs including those discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Coastal Management) 2018	The SEPP does not provide specific requirements for planning proposals. Rather it provides matters for consideration for mapped “coastal management areas” for consent authorities during the determination of development applications. Development within areas mapped as coastal wetlands is designated development requiring the preparation of an environmental impact statement.	Consistent	Parts of the northern part of the site are mapped as coastal wetlands. These areas are generally proposed to be zoned conservation or public recreation which will protect these areas. Some of the wetland buffer areas are potentially affected by the proposed R2 zoning which will require further assessment at the development application stage.
SEPP (Koala Habitat Protection) 2020	Where a site that is potential or core koala habitat is proposed to be rezoned, the Minister may require a council to prepare an environmental study of the land.	Consistent	The site is not identified as potential or core koala habitat.
SEPP No.55 Remediation of Land	The SEPP does not provide specific requirements for planning proposals. Rather it requires consent authorities to consider whether a site is contaminated and if so whether the site can be remediated during the determination of development applications.	Consistent	A Preliminary Site Investigation Report, which was prepared in support of the planning proposal, identifies the site is unlikely to be contaminated and is suitable for the proposed use.

SEPP No.64 Advertising and Signage	The SEPP does not provide specific requirements for planning proposals. Rather it provides design requirements and other matters for consideration for advertising and signage for consent authorities during the determination of development applications.	Consistent	The planning proposal does not contain provisions that are inconsistent with the intent of the SEPP.
SEPP No.65 Design Quality of Residential Apartment Development	The SEPP does not provide specific requirements for planning proposals. Rather it provides matters for consideration for consent authorities in the determination of development applications.	Consistent	The planning proposal does not propose any provisions that are inconsistent with the intent of the SEPP.
SEPP (Housing) 2021	The SEPP does not provide specific requirements for planning proposals. Rather it provides development standards and controls for affordable and social housing and housing for seniors and people with a disability.	Consistent	The planning proposal does not seek to include provisions that are inconsistent with the intent of the SEPP.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity/flora and fauna and habitats	<p>The Flora and Fauna Assessment report, which was prepared in support of the planning proposal, identifies the site contains important biodiversity habitat including three threatened ecological communities (Illawarra Lowlands Grassy Woodland, Swamp Oak Floodplain Forest and Sydney Freshwater Wetlands EECs), habitat bearing trees, wetlands and riparian corridors which are likely to provide habitat for up to fourteen threatened fauna species and three threatened flora species.</p> <p>Parts of the site are mapped under the Biodiversity Values Map, the Terrestrial Biodiversity Overlay in the Wollongong LEP 2009 and Coastal Wetlands mapped under the Coastal Management SEPP. The planning proposal has adopted the avoid, minimise and mitigate principles to protect areas of higher biodiversity constraint and ecological value. The flora and fauna assessment, however, indicates, there is likely to be some impact on mapped biodiversity areas including removal of 5.4 hectares of EEC, 12.89ha of coastal wetlands and buffer areas and 11 habitat bearing trees.</p> <p>The Report provides recommendations to ensure future development of the site protects important biodiversity. It is recommended Council consult with the Department's Biodiversity and Conservation Team (ESS) on the planning proposal.</p> <p>It is also noted that the entire release area is subject to a Biocertification application.</p>
Water quality	<p>The planning proposal identifies that the site contains several creeks and drainage lines which contribute to water quality in the Mullet Creek catchment which drains to Lake Illawarra. A riparian assessment report which was prepared in support of the planning proposal identifies 61.72 ha of riparian corridor occurring within the site.</p> <p>Development facilitated by the planning proposal has the potential to impact on water quality via clearing in riparian buffer areas, destabilisation of banks and erosion and sedimentation during construction activity and stormwater runoff.</p> <p>The planning proposal seeks to protect riparian corridors, including Mullet Creek, by applying an environmental or public recreation zone to these areas. The West Dapto Release Area chapter of the Wollongong Development Control Plan 2009 provides guiding principles, outcomes and development controls relating to water management across the West Dapto release area. These development controls will need to be addressed at the development application stage.</p> <p>The proponent has provided comment from the Department's Natural Resource Access Regulator which is generally supportive of the planning proposal. NRAR has raised several issues and provided recommendations to ensure the protection and management of riparian corridors on the site. It is recommended Council continue to consult NRAR on the planning proposal.</p>

4.2 Social and economic

The planning proposal does not identify any adverse social or economic impacts of the proposal. Council has identified the need to provide a primary school and high school site in the Stage 3 precinct. Council has sought Department of Education advice on the need for a school site within

the precinct and intends to consult further with Education during the exhibition of the planning proposal.

The planning proposal identifies it will have positive social and economic benefits including provision of a mix of housing types, public open space, recreation opportunities, access to other services and protection of cultural heritage. The proposed new employment areas will provide local retail services to residents as well as provide employment opportunities. The potential job numbers that may be generated as a result of the planning proposal are not provided in the proposal. It is recommended Council be required to update the proposal to include an estimate of job numbers.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Water and sewer	The site is not currently serviced with water and sewer but the site has the potential to be serviced. Sydney Water intends to upgrade the trunk drinking water network in 2024/25 and trunk wastewater beyond 2024/25. The proponent has entered a commercial agreement with Sydney Water for interim servicing arrangements for one of the lots at 144 Cleveland Road.
Roads and transport	Council has prepared concept plans for the upgrading of Cleveland Road and has received government funding to prepare a business case for construction of the road. Council is currently liaising with the proponent on appropriate intersection locations. Public buses are proposed to service the site and it is in proximity of Dapto Train Station.
Electricity	Four electricity transmission easements cross the site (two Transgrid, two Endeavour Energy). The two eastern Endeavour Energy transmission lines are proposed to be undergrounded.
Gas	The site has potential for access to the gas supply network pipeline.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days.

The exhibition period proposed is considered appropriate, and forms a condition of the Gateway determination.

5.2 Agencies

Council has nominated the public agencies to be consulted about the planning proposal.

It is recommended the following agencies be consulted on the planning proposal and given 28 days to comment:

- NSW Heritage
- NSW DPE – Environment, Energy and Science
- NSW DPE – Natural Resource Access 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

6 Timeframe

Council proposes an 18 month timeframe to complete the LEP.

While it is acknowledged that further work is required on studies, the Department recommends a timeframe of 12 months to ensure it is completed in line with its commitment to reduce processing times. A subsequent extension of time may be considered, if required, subject to satisfactory progress.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

As the site is identified in the Illawarra Shoalhaven Regional Plan, Council's Local Strategic Planning Statement and West Dapto Vision as an urban release area, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- It will facilitate the rezoning of Stage 3 of the West Dapto Urban Release Area which is identified for development in the Illawarra Shoalhaven Regional Plan, Council's Local Strategic Planning Statement and West Dapto Vision 2018.
- The proposal will provide a diverse mix of new homes (2,888), protect environmental areas and cultural heritage, provide public open space and recreation opportunities, provide new employment land, provide job opportunities, and support the local economy.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- Include potential number of jobs that may be created from the proposed new employment areas.
- Incorporate the outcomes of the additional Aboriginal and non-Aboriginal cultural heritage assessment work proposed to be undertaken by Council as identified in the planning proposal.
- Incorporate the outcomes of consultations with the Rural Fire Service as required by Ministerial Section 9.1 Direction 4.4 Planning for Bushfire Protection.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 1.2 Rural Zones and 4.2 Mine Subsidence and Unstable Land are minor or justified; and
- Note that the consistency with section 9.1 Directions 2.1 Environment Protection Zones, 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection is unresolved and will require justification.
- Approve the proposed reservations of land for public purposes under section 9.1 Direction 6.2 Reserving Land for Public Purposes.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

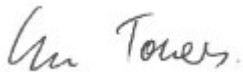
1. Prior to community consultation, the planning proposal is to be updated to:
 - Include potential number of jobs that may be created as a result of the new employment areas.
 - Incorporate the outcomes of the further heritage assessment work proposed by Council as identified in the planning proposal, and
 - Incorporate the outcomes of consultations with the NSW Rural Fire Service
2. Prior to community consultation, consultation is required with the following public authority:
 - NSW Rural Fire Service
3. Consultation is required with the following public authorities/organisations:
 - NSW Heritage
 - NSW DPE – ESS, Biodiversity and Conservation
 - NSW DPE - Natural Resource Access 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
 - State Emergency Service

- Jemina Gas
4. The planning proposal should be made available for community consultation for a minimum of 28 days.
 5. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.
 6. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.



14/1/2022

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20/1/22

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