



ABN: 33 984 256 429

Document Set ID 1001120
Contact: Bryce Weedon

16 December 2021

Planning Secretary – Department Planning, Industry and Environment
NSW Department of Planning, Industry and Environment
GPO Box 39,
SYDNEY NSW 2001

Uploaded to NSW Planning Portal and Emailed:

wollongong@planning.nsw.gov.au,

Ann.martin@planning.nsw.gov.au,

Graham.Towers@planning.nsw.gov.au

Attention: Manager LEP Drafting Program

Dear Sir/Madam,

**Request for Section 3.34 Gateway Determination
Planning Proposal – 2-20 TELEGRAPH ROAD, YOUNG, NSW
to Amend the Young Local Environmental Plan 2010**

At its Ordinary Council Meeting on 28 October 2021, Hilltops Council resolved to forward the Planning Proposal for 2-20 TELEGRAPH ROAD, YOUNG, NSW to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*, seeking a Gateway Determination assessment.

The Planning Proposal seeks amendment of the Young Local Environmental Plan 2010 to allow for industrial activity at 2-20 Telegraph Road, Young. This may be achieved via amending the RU4 Primary Production and R1 General Industrial Zone that currently applies to the land to IN1 General Industrial Zone (noting the future changes to Employment zones in the future).

A copy of the Council Report, Independent Council Assessment undertaken by AQ Planning, Council Resolution and request for Additional Information are attached along with the Planning Proposal, associated attachments and additional material provided including Planning Proposal Addendum prepared by Salvestro Planning. Documents include:

#	Documentation
1	Planning Proposal – Salvestro Planning – April 2021
2	Planning Proposal Attachments 1-10



MAILING ADDRESS

Locked Bag 5,
Young NSW 2594
www.hilltops.nsw.gov.au

BOOROWA OFFICE

6-8 Market Street,
Boorowa NSW 2586
P 1300 445 586

HARDEN OFFICE

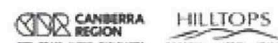
3 East Street,
Harden NSW 2587

YOUNG OFFICE

189 Boorowa Street,
Young NSW 2594



E mail@hilltops.nsw.gov.au



3	Hilltops Council Report – 12.7 - 21/212 – PLANNING PROPOSAL FOR 2-20 TELEGRAPH ROAD YOUNG – REZONING REQUEST FOR GENERAL INDUSTRY - 28 October 2021
4	Independent Review of Planning Proposal for 2-20 Telegraph Road, Young, NSW undertaken by AQ Planning Pty Ltd – October 2021
5	Council Resolution – 28 October 2021
6	Letter – Hilltops Council - Request for Additional Information as Per Council Resolution – 29 October 2021
7	Cover Letter – Salvestro Planning – Request for Information Response – 26/29 November 2021
8*	Planning Proposal Addendum - Apollo Fabrication Group, 2 – 20 Telegraph Road, Young NSW – Salvestro Planning – 26 November 2021
9	Attachment 1 - Telegraph Road, Young - Response to Council Question (Employment Land Impact) – Location IQ – 18 November 2021
10	Attachment 2 - Natural Environment Assessment - Victoria Creek - By Ecological Consultants Australia Pty Ltd TA Kingfisher Urban Ecology and Wetlands – November 2021
11	Timeline of Planning Proposal – 2-20 Telegraph Road, Young – Hilltops Council – December 2021

Part (b) of Council's resolution sought additional information from the Applicant to provide to Council before submitting to the Department to request at Gateway Determination. The additional information requested being:

1. *An assessment of the impact of the Planning Proposal, being additional land for general industry, in the proposed location on the viability and integrity of existing employment lands;*
2. *An assessment of the impact of the Planning Proposal on the natural environment, particularly an assessment of the landscape based conservation values of Victoria Creek and opportunities for protection and enhancement thereof;*
3. *A visual impact assessment of the Planning Proposal on surrounding land uses, particularly regarding the bulk, scale and setbacks of buildings and noise mitigation measures as well as potential for landscaping to screen the development given proposed building setbacks;*
4. *Detailed place-based planning for the entire Eastern Light Industrial area, considering the cumulative impact of development and infrastructure needs/upgrades, sequencing and funding for the entire investigation precinct, including the land-use aspirations of other land owners within the investigation precinct;*
5. *Funding arrangements for infrastructure provision. This can be in the form of an offer to enter into a Voluntary Planning Agreement or alternatively Council will prepare a site specific contributions plan under Section 7.11 of the Environmental Planning and Assessment Act 1979 concurrently with the Planning Proposal; and*
6. *Reconsideration of the consistency of the Planning Proposal with relevant State Environmental Planning Policies and Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979. The Ministerial Directions that particularly require further assessment are:*
 - o *1.2 Rural zones*
 - o *1.5 Rural land*
 - o *2.1 Environmental protection zones*



- 3.1 Residential zones
- 3.2 Caravan parks and manufactured home estates
- 5.1 Implementation of Regional Strategies
- 6.2 Rezoning land for public purposes

The requested information was received by Council on 29th November 2021.

Council now requests that a Gateway Determination Assessment be undertaken under Section 3.34 of the *Environmental Planning and Assessment Act 1979* for this proposal.

Please contact Council's Senior Strategic Planner, Mr Bryce Weedon, on 02 6384 2539 if you have any questions, require further information or clarification on this planning proposal.

Yours faithfully,



Anthony O'Reilly
General Manager

CC: wollongong@planning.nsw.gov.au
Ann.martin@planning.nsw.gov.au
Graham.Towers@planning.nsw.gov.au

