



IRF22/4085:EF22/14969

## Gateway determination report – PP-2022-3955

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Former Corrimal Coke Works – Foreshore building line

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# Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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# 1 Planning proposal

## 1.1 Overview

**Table 1 Planning proposal details**

<b>LGA</b>	<b>Wollongong</b>
<b>PPA</b>	<b>Wollongong City Council</b>
<b>NAME</b>	<b>Former Corrimal Coke Works site – foreshore building line</b>
<b>NUMBER</b>	<b>PP-2022-3955</b>
<b>LEP TO BE AMENDED</b>	<b>Wollongong Local Environmental Plan 2009</b>
<b>ADDRESS</b>	<b>27 Railway Street, Corrimal</b>
<b>RECEIVED</b>	<b>11/11/2022</b>
<b>FILE NO.</b>	<b>EF22/14969</b>
<b>POLITICAL DONATIONS</b>	<b>There are no donations or gifts to disclose and a political donation disclosure is not required</b>
<b>LOBBYIST CODE OF CONDUCT</b>	<b>There have been no meetings or communications with registered lobbyists with respect to this proposal</b>

## 1.2 Objectives of planning proposal

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

The objective of the planning proposal is to remove foreshore building line mapping from the site to allow its development consistent with the zoning and master planning for the land.

The objectives of this planning proposal are clear and adequate.

## 1.3 Explanation of provisions

The planning proposal seeks to amend the Wollongong LEP 2009 to remove foreshore building line mapping from the site and delete the land below foreshore building line.

The amendment of this map was overlooked when the site was rezoned for medium density residential development under Wollongong Local Environmental Plan 2009 (Wollongong LEP 2009) (Amendment 50).

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

## 1.4 Site description and surrounding area

The site is approximately 18.2ha and is zoned a mix of R3 Medium Density Residential, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure.

The site is generally flat, with a slight undulation south towards Towradgi Creek, which is towards the southern boundary of the site. The site is bounded by the rail corridor to the east, Memorial Drive to the west and Railway Street to the north.



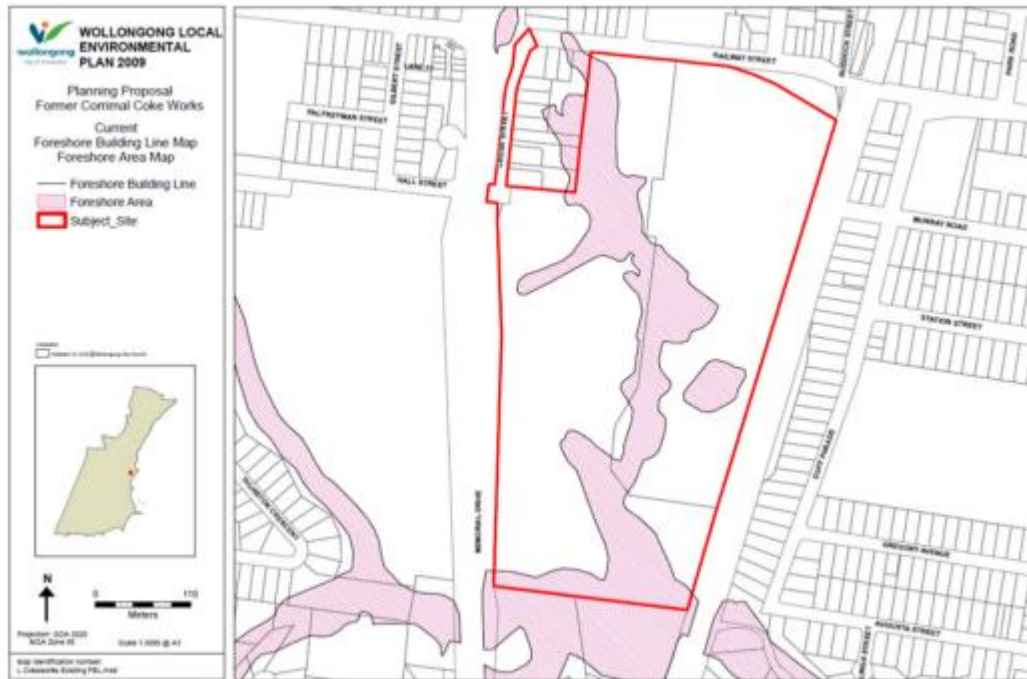
Figure 1 Subject site (source: Google maps)



## 1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Wollongong LEP maps, which are suitable for community consultation.

**Current Foreshore Building Line Map sheet CL1\_024**



**Proposed Foreshore Building Line Map sheet CL1\_024**



## 2 Need for the planning proposal

The amendment is required to support the residential development of the site in accordance with the zoning of the land and the 2021 Adopted Master Plan.

Following notification of Wollongong LEP 2009 (Amendment 50), which rezoned the former Corrimal Coke Works to allow medium density residential development, Council noted that a required amendment to the Foreshore Building Line map had been overlooked.

The removal of the foreshore building line designation had been included in the draft planning proposal submitted by the proponent and supported by Council but was omitted from the package that was submitted to DPE for a Gateway determination and public exhibition.

The change to remove the Foreshore Building Line mapping from the subject site is necessary to allow development of the site consistent with zoning and master planning for the site. The existing mapping would prohibit the development of the site as planned.

## 3 Strategic assessment

### 3.1 Illawarra Shoalhaven Regional Plan 2041

The proposal is consistent with the Illawarra Shoalhaven Regional Plan 2041 as it will support diverse housing in an appropriate location.

### 3.2 Local

Council has advised that the proposal is consistent with its Community Strategic Plan and Local Strategic Planning Statement – see planning proposal for further details.

### 3.3 Section 9.1 Ministerial Directions

This planning proposal is required to support the development outcomes supported through Wollongong LEP 2009 (Amendment 50) when the site was rezoned to allow medium density development. The suitability of the site for development – and consistency with Ministerial Directions – was comprehensively addressed through Amendment 50.

This proposal is considered minor in nature and is a consequential amendment arising from the rezoning of the land for residential development.

Any inconsistency with Ministerial Directions is considered minor and/or justified.

### 3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs.

## 4 Site-specific assessment

As previously noted, this amendment corrects an oversight whereby the Foreshore Building Line mapping was retained on the site. The draft planning proposal submitted for the rezoning included the removal of foreshore mapping. However, this map was omitted from the package that was submitted for a Gateway determination.

This amendment is required so that the land can be developed in accordance with the recently adopted zoning and Master Plan for the site. The environmental impacts were considered through Amendment 50.

## 5 Consultation

### 5.1 Community

Given the extensive consultation that occurred as part of the original planning proposal to rezone the site and that this amendment simply facilitates the outcomes of Amendment 50, Council proposes a reduced community consultation period of 14 days.

The exhibition period proposed is considered appropriate.

### 5.2 Agencies

Extensive Agency consultation was undertaken as part of the original planning proposal and, in particular, the issue of flooding impacts was thoroughly addressed. No additional Agency consultation is proposed.

## 6 Timeframe

Council proposes a 6 month time frame to complete the LEP.

The Department recommends a time frame of 6 months to ensure it is completed in line with its commitment to reduce processing times.

## 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/planning proposal is minor 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 as it will facilitate the development of the former Corrimall Coke Works land for residential development and open space consistent with the zoning of the land.

## 9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions are minor or justified

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

1. The planning proposal should be made available for community consultation for a minimum of 14 days
2. The timeframe for completing the LEP is to be 6 months from the date of the Gateway determination.
3. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.





22/11/22

Graham Towers

Manager, Southern Region



23/11/2022

Daniel Thompson

Director, Southern Region

Assessment officer

Louise Myler

Specialist Planning Officer, Southern Region

4247 1822