



IRF 23/2820

Gateway determination report – PP-2023-2107

Wilga Street Block – The lots bound by Wilga Street,
Collins Street, Princes Highway and Memorial Park
Corrimal

October 23

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

Title: Gateway determination report – PP-2023-2107

Subtitle: Wilga Street Block – The lots bound by Wilga Street, Collins Street, Princes Highway and Memorial Park
Corrimal

© State of New South Wales through Department of Planning and Environment 2023. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (October 23) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

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.

Contents

1	Planning proposal.....	1
1.1	Overview.....	1
1.2	Objectives of planning proposal	2
1.3	Explanation of provisions	2
1.4	Site description and surrounding area.....	4
1.5	Mapping.....	6
1.6	Background	8
2	Need for the planning proposal	8
3	Strategic assessment	9
3.1	Regional Plan	9
	It is considered that the planning proposal is consistent with the Illawarra Shoalhaven Regional Plan 2041. It proposes new housing and employment opportunities within Corrimal, a well serviced identified strategic centre. It also seeks a balanced approach ensuring quality open space and built form outcomes, particularly when combined with associated DCP amendments proposed by Council in support of this planning proposal.	9
3.2	Local.....	10
	The Southern Region acknowledges that the planning proposal is a direct result of outcomes from Council's local strategic planning around the future of the Corrimal town centre. This strategic planning is generally consistent with the State Government's regional plan which identifies Corrimal as strategic centre and suitable for increased commercial and residential growth.	10
3.3	Section 9.1 Ministerial Directions	10
3.4	State environmental planning policies (SEPPs)	13
4	Site-specific assessment	13
4.1	Environmental.....	13
4.2	Social and economic.....	14
4.3	Infrastructure	14
5	Consultation.....	15
5.1	Community	15
5.2	Agencies.....	15
6	Timeframe	15
7	Local plan-making authority	15
8	Assessment summary.....	16
9	Recommendation.....	16

1 Planning proposal

1.1 Overview

Table 1 Planning proposal details

LGA	Wollongong
PPA	Wollongong City Council
NAME	Wilga Street Block, Corrimal
NUMBER	PP-2023-2107
LEP TO BE AMENDED	Wollongong LEP 2009
ADDRESS	The lots bound by Wilga Street, Collins Street, Princes Highway and Memorial Park, Corrimal
DESCRIPTION	Lot 1 DP 719289, Lot 1 DP 206297, Lot 2 DP 164022, Lot 102 DP 776944, Lot 1 DP 197991, Lot 1 DP 782673, Lot 2 DP 617913, Lot 101 DP 776944, Lot 102 DP 825910, Lot A DP 154206, Lot 3 DP 617913, Lot 500 DP 1003704, Lot 1 DP 504196, Lot 1 DP 1036220, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 1 DP 160127, Lot 42 DP 234461, Lot 5371 DP 1174381 RES D580087, Lot 1 DP 1163544 Lots 1-3 DP 162253, Lot 7310 CROWN 1148196 RES D580087, Lot 101 DP 716006, Lots 1-3 DP 162363, Lot 22 DP 804962, Lot 1 DP 1221598, Lots 1-2 DP 163779
RECEIVED	5/10/2023
FILE NO.	EF23/14725 IRF23/2820
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 objectives of the planning proposal are:

- Ensuring that there is a simple, clear and consistent planning control framework that promotes high-quality built form that supports and interacts with Memorial Park, surrounding streets and enhances the Corrimal Town Centre streetscape character.
- Resolving challenges caused by split zonings occurring across large land holdings and the block as a whole.
- Ensuring the ongoing provision of retail and other non-residential floor space to meet local employment and retail needs.
- Responding to the need for a greater supply and diversity of housing, as identified in the Wollongong Housing Strategy
- Ensuring that key development standards respond to place and promote the desired character identified in the Corrimal Town Centre Plan.
- Ensuring that Memorial Park playground and sports fields have solar access throughout the year to safeguard public enjoyment of this land and health of the sports field ground cover.
- Ensuring diversity and flexibility of built form and a diversity of uses.
- Encouraging a rational amalgamation pattern across the Block.
- Introducing a framework for contributions towards affordable housing.

The intended outcomes include:

- A place for all. A high-quality town centre supported by accessible, diverse and attractive offerings.
- A vibrant mixed-use precinct. A place-based approach that is sensitive to the needs and desires of the community it serves.
- A high-amenity precinct. Create a network of cool, comfortable and connected places where people can dwell.
- An improved pedestrian experience. Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable.
- Consolidated access and servicing. Parking and servicing is functional, adequate and discreet.
- An improved development outcome. Encourage revitalisation of the town centre through redevelopment of this key block to provide greater public benefit.

It is considered that the objectives/intended outcomes of this planning proposal provided by Council are clear and adequate for community and agency consultation.

1.3 Explanation of provisions

The planning proposal provides a clear explanation of the provisions (maps and clauses) it seeks to amend in the Wollongong LEP 2012 as proposed below:

a) Amend the Land Use Zone to rezone land from R2 Low Density Residential to E1 (Local Centre) for certain land:

- Rezone Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 5 DP 37769, and Lot 500 DP 1003704 from R2 Low Density Residential to E1 Local Centre. Map the E1 Local Centre across Wilga Street between Collins Street and Memorial Park.

b) Amend the Additional Permitted Uses Map to extend the application of APU 33 in line with the proposed E1 (Local Centre) Zone.

c) Amend the Minimum Subdivision Lot Size map to remove the application of a minimum

lot size as it applies to certain land:

- Remove the 499m² minimum lot size requirements from Lot 102 DP 825910, Lot 100

DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 5 DP 37769, and Lot 500 DP 1003704.

d) Amend the Height of Buildings and Floor Space Ratio Maps, as they apply to certain land:

- Amend Height of Building controls on Lot 2 DP 164022, Lot 1 DP 206297, Lot 100 DP 1090992, Lot 5 DP 37769, Lot 2 DP 617913, Lot 3 DP 617 913 and part of Lot 500 DP 1003704, Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 500 DP 1003704 from 9m to 15m.
- Amend Floor Space Ratio controls on Lot 102 DP 825910, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617913, and part of Lot 5 DP 37769, Lot 100 DP 1090992 and Lot 500 DP 1003704 from 0.5:1 to 1.5:1.

e) Amend CI 7.19 Active Street Frontages and accompanying maps to include reference to public open space, and apply to certain land:

- Amend Clause 7.19 *Active Street Frontages* to *Active Frontages* and include reference to Public Open Space (in addition to streets) in the clause.
- Amend Active Street Frontage Map title to remove word “Street”
- Map active frontages to Lot 500 DP 1003704 (facing the Princes Hwy, Memorial Park, and Wilga Street), Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 100 DP 1090992 (facing the Princes Highway), Lot 2 DP 164022, Lot 1 DP 206297 (Princes Highway and Collins Street)

f) Introduce a new local provision under Part 7 Local Provisions – General and associated mapping to facilitate alternative building height and floor space ratio provisions in certain circumstances for certain land (‘Special Area’).

- This Special Area will apply to Lot 2 DP 164022, Lot 1 DP 206297, Lot 1 DP 20629, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 2 DP 617913, Lot 3 DP 617913 and part of and Lot 500 DP 1003704.
- Introduce an alternative Height and FSR control for consolidated sites that contribute to Affordable Housing.

g) Introduce a new provision under Part 7 Local Provisions - General to levy contributions for affordable housing on defined sites.

h) Amend cl7.18 Design Excellence in Wollongong City Centre and at key sites to include additional considerations and reference the Overshadowing Map

i) Amend the Key Sites Map to include additional sites:

- Map the Block as a Key Site, including Lot 2 DP 164022, Lot 1 DP 206297, Lot 100 DP 1090992, Lot 5 DP 37769, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 500 DP 1003704, Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913.

j) Introduce a new local provision under Part 7 Local Provisions – General to protect solar access to Memorial Park including the sports grounds and Luke’s Place Playground

- Introduce overshadowing controls to protect sunlight to Luke’s Place Playground and the Memorial Park Sportsgrounds.

- Amend the Overshadowing map to include additional sites as noted.

k) Amend cl 4.6 to include reference to the proposed overshadowing clause (7.XX Overshadowing of Memorial Park, Corrimal)

The planning proposal contains further detailed explanation of each of the provisions including a strategic justification/merit assessment that adequately explains how the objectives of the proposal will be achieved.

It is noted that the planning proposal also discusses proposed associated amendments to the Wollongong DCP 2009 Chapter B4 Development in Business Zones that will further facilitate the appropriate development of this area as part of the Corrimal major town centre. These will seek to, amongst other things, define future character, key public views, pedestrian links, vehicle access and circulation and parking, preferred lot amalgamations, setbacks, interfaces, wall heights and various other design controls.

1.4 Site description and surrounding area

As described in the planning proposal, the subject site represents the north-eastern end of the Corrimal Town Centre, east of the Princes Highway (Figure 1 and 2).



Figure 1 Subject site (Source: Planning Proposal)



Figure 2 Site context (Source: Nearmap)

The focus of the majority of planning control changes sought by this planning proposal is the developable area within the Block bound by Wilga Street, Collins Street, the Princes Highway and Memorial Park (Figure 3). The Block is approximately 2.5ha in area, excluding public roads. It is located close to existing bus services and approximately 950m from Corrimal Train Station.



Figure 3 Developable Area (Source: Planning Proposal)

1.5 Mapping

The planning proposal provides very clear mapping allowing the reader to see the current mapped planning controls, and those proposed under the planning proposal.

The proposal includes mapping showing the proposed changes to the Land Zoning, Floor Space Ratio, Maximum Building Height, Minimum Lot size, Additional Permitted uses, Active Street Frontages, Key Sites and Overshadowing maps, which are suitable for community consultation.

Below are the current and proposed Land zoning and Maximum building height maps included in the planning proposal. These represent key changes to development standards in Councils planning proposal and show the area in the north-west corner of the subject site to which increase development potential is proposed.

The RE1 (open space) zoned land to the south and east is proposed to remain unchanged with respect to development potential.

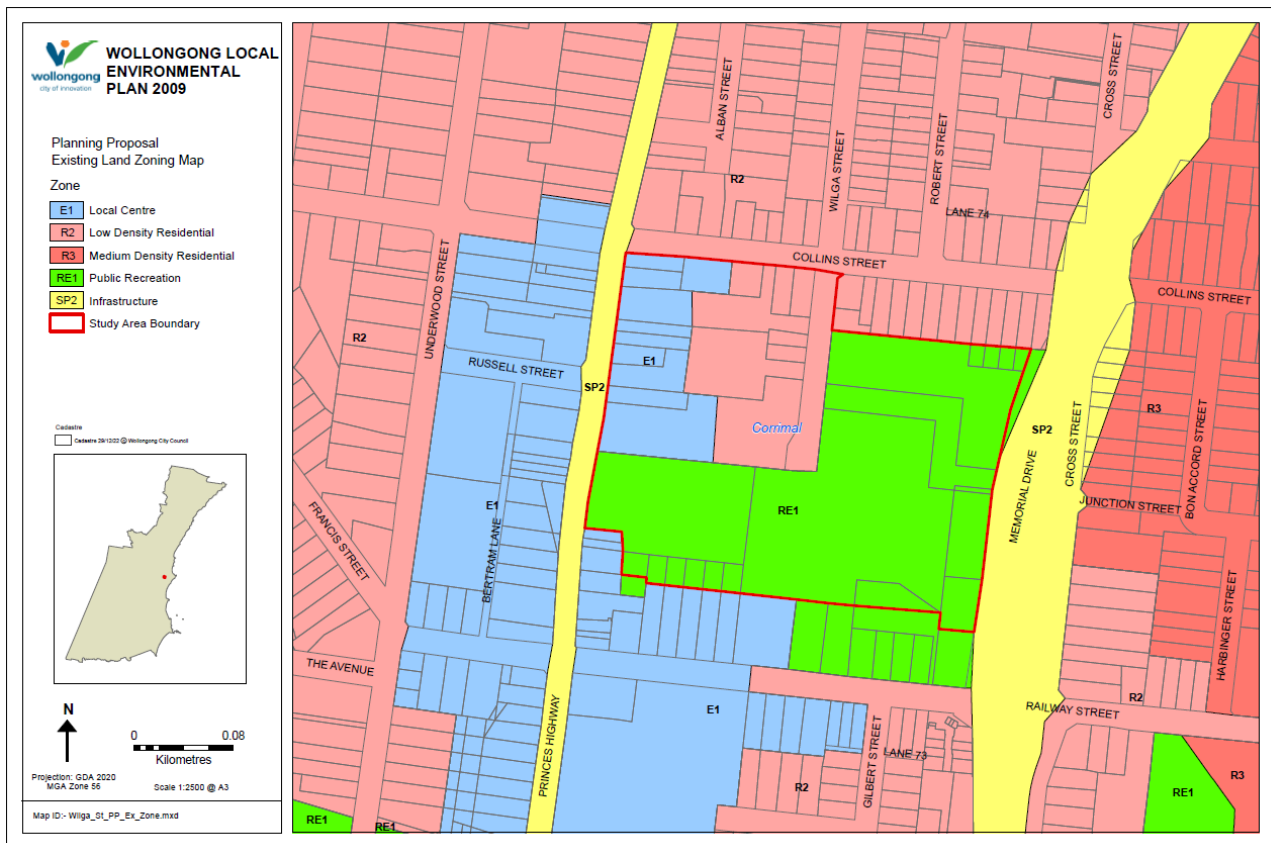


Figure 3 Current zoning map

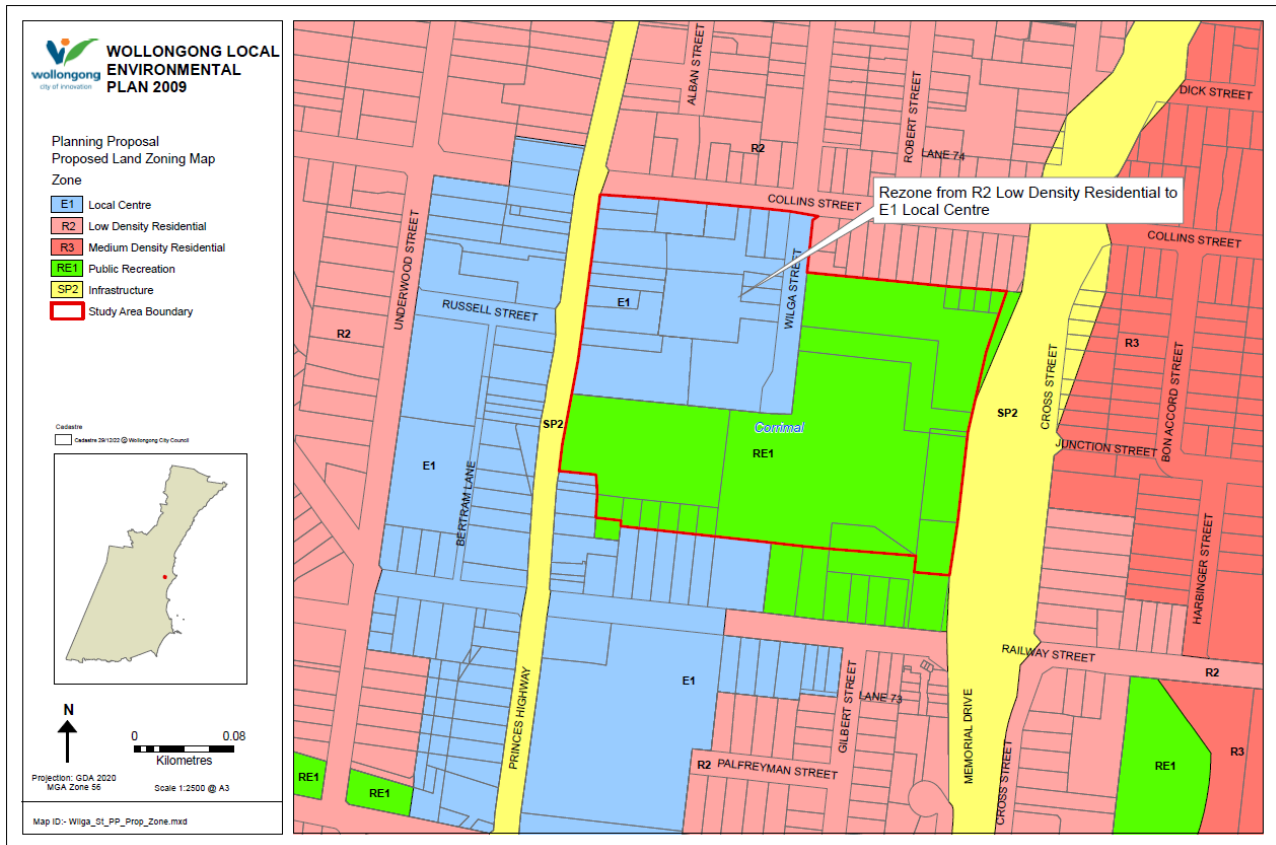


Figure 4 Proposed zoning map

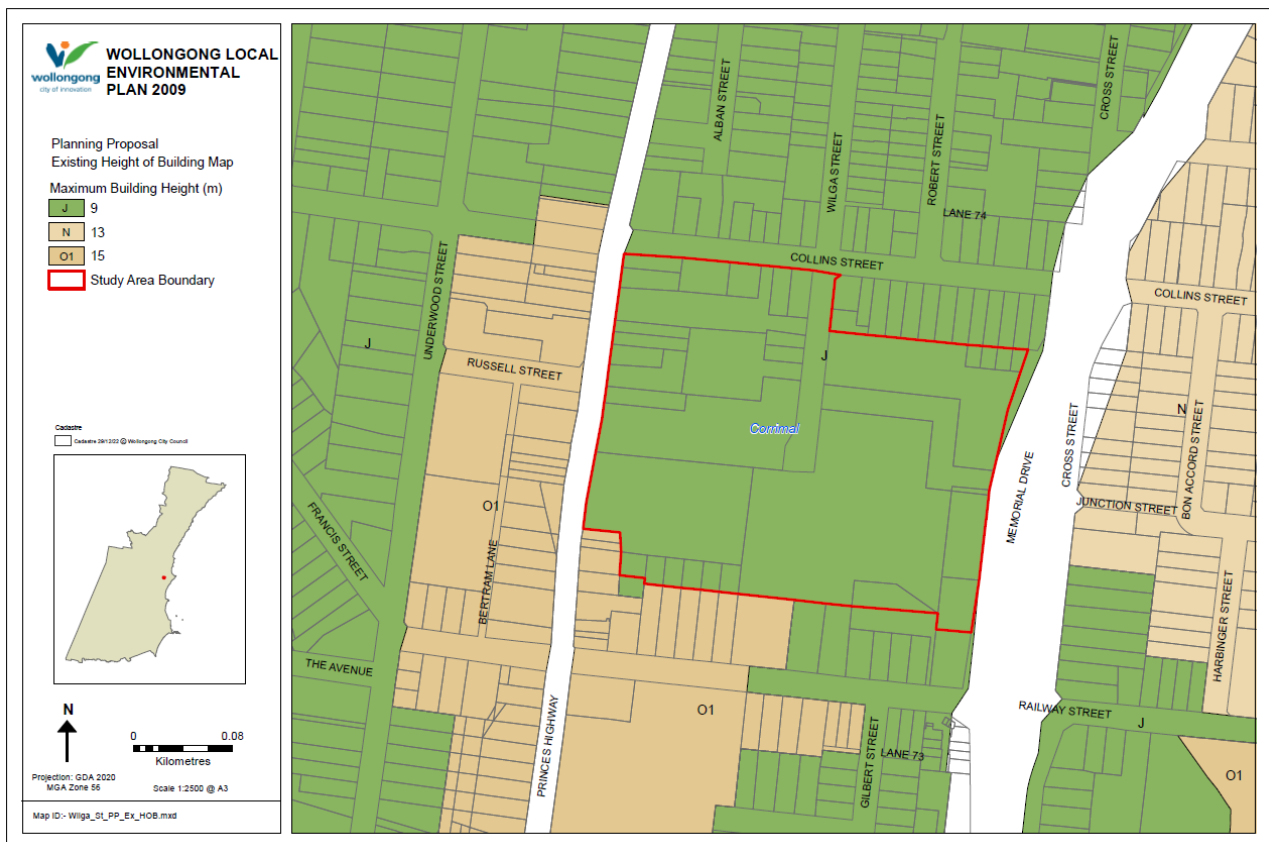


Figure 5 Current height of building map



Figure 6 Proposed height of building map

1.6 Background

Corrimal has for some time been identified as a 'Strategic Centre' within NSW Regional Strategic Plans, including the latest iteration, the Illawarra-Shoalhaven Regional Plan 2041.

In 2015 Wollongong City Council adopted the Corrimal Town Centre Plan 2015-2025 which established a 'long term aspiration for a liveable and vibrant town centre' for Corrimal and identified the Wilga Street Block, the subject of this planning proposal, as a key site with merit to further investigate the applicable planning controls.

Council undertook the Wilga Street Block Planning and Design Review, which produced a number of outputs, including this planning proposal which seeks to implement the land use outcomes.

2 Need for the planning proposal

The planning proposal seeks to amend the *Wollongong Local Environmental Plan 2009* based on the findings of the *Wilga Street Block Urban Design Study* and recommendations of the *draft Wilga Street Planning Strategy*. It relates to the lots contained within the block bound by Wilga Street, Collins Street, the Princes Highway and Memorial Park, as well as Wilga Street and Memorial Park themselves. The Planning Proposal presents key changes to land use, height, FSR, overshadowing, minimum subdivision lot size and design excellence controls.

The planning proposal is the only means of achieving the objectives/intended outcomes identified and proposes a range of site specific changes to development standards and provisions in 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 (ISRP).

Table 2 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 7: Responding to changing nature of retail	The Planning Proposal seeks to amend land zoning, building height, FSR, minimum lot size and active frontage controls across the block to provide a flexible approach to redevelopment and ensure critical commercial interfaces are maintained. This aligns with Strategy 7.1 of the ISRP.
Objective 18: Provide housing supply in the right locations	The Regional Plan identifies Corrimal as a Strategic Centre well serviced by utilities, public transport, walking and cycling, education, health and community infrastructure, providing shopping, community and commercial services. The Planning Proposal seeks to amend planning controls, specifically height and FSR, to facilitate a range of appropriate development types including medium density housing. This aligns with Strategy 18.2 of the ISRP.
Objective 19: Deliver housing that is more diverse and affordable	The Planning Proposal seeks to amend planning controls, specifically height and FSR, to facilitate a range of appropriate development types including medium density housing which will contribute to providing more diverse and affordable housing opportunities. This aligns with Strategy 19.1 of the ISRP.
Objective 21: Respond to the changing needs of local neighbourhoods	The Planning Proposal seeks to support Corrimal's role as a Major Town Centre, by providing a flexible planning framework to facilitate renewal, whilst protecting and enhancing the adjacent public space in Memorial Park. This aligns with Strategy 21.1 of the ISRP.

It is considered that the planning proposal is consistent with the Illawarra Shoalhaven Regional Plan 2041. It proposes new housing and employment opportunities within Corrimal, a well serviced identified strategic centre. It also seeks a balanced approach ensuring quality open space and built form outcomes, particularly when combined with associated DCP amendments proposed by Council in support of this planning proposal.

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, as stated in the table below:

Table 3 Local strategic planning assessment

Local Strategies	Justification
Wollongong Local Strategic Planning Statement	<p>The LSPS identifies Corrimal Town Centre as a Major Town Centre in the Centres Hierarchy.</p> <p>The Statement notes that Corrimal is the main shopping and commercial precinct for the northern suburbs, containing a range of retail, commercial and community services. It confirms Corrimal is an important focus for local jobs, community facilities, social interactions as well as increased housing opportunities.</p> <p>The Planning Proposal is consistent with the Wollongong LSPS.</p>
Corrimal Town Centre Plan 2015-2025	<p>The adopted Corrimal Town Centre Plan (2015-2025) is listed in the LSPS as providing a vision and strategy to guide growth and planning changes.</p> <p>Investigating an increase in density across the Block is a recommendation of the Corrimal Town Centre Plan. The Corrimal Town Centre Plan is the foundation for the Vision, Objectives and Design Principles defined for the Wilga Street Block. This foundation was built through the analysis and recommendations of the Urban Design Study, to produce a site-specific strategic direction for the Block in the draft Planning Strategy. The importance of these objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.</p>

The Southern Region acknowledges that the planning proposal is a direct result of outcomes from Council's local strategic planning around the future of the Corrimal town centre. This strategic planning is generally consistent with the State Government's regional plan which identifies Corrimal as strategic centre and suitable for increased commercial and residential growth.

3.3 Section 9.1 Ministerial Directions

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

Table 4 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Consistent	<p>The Planning Proposal is consistent with the overall intent of the Illawarra-Shoalhaven Regional Plan 2041 as it will provide housing and commercial opportunities within a strategic town centre.</p> <p><i>DPE Southern Regional Office agrees with this assessment.</i></p>
1.3 Approval and Referral Requirements	Consistent	<p>The proposal is consistent with this Direction because it does not alter the provisions relating to approval and referral requirements.</p> <p><i>DPE Southern Regional Office agrees with this assessment.</i></p>

4.1 Flooding

Inconsistent

The planning proposal states that the Wilga Street Block is located within the Towradgi Creek Catchment and is considered partly flood affected, generally in the north-east and south-west corners of Block.

A Flood Impact and Risk Assessment (FIRA) has been prepared to accompany this planning proposal. The report makes a number of recommendations to manage flood risk in keeping with the existing framework set out in Chapter E13

Flood Plain Management of the Wollongong Development Control Plan 2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement.

- The planning proposal does not rezone any land currently zoned for Recreation (RE), Rural (RU), Special Purposes (SP) or Conservation (C)
- The Wilga Street Block is not within any Floodway areas for the Defined Flood Event (DFE)
- Existing controls contained with Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts
- The Wilga Street Block does not contain any flood hazard higher than H3 classification during the 1% AEP flood or PMF
- 5.22 Special Flood Considerations has not been adopted within the Wollongong Local Environmental Plan 2009

The FIRA acknowledges that the planning proposal could be:

“considered inconsistent with items 3(d) and 4(c) [of the ministerial direction] given that the planning proposal will permit an increase in development density at the site, including residential development.”

The planning proposal states that it is noted that this increase in residential development is not considered significant, given the permissibility of medium density residential outcomes on the block currently, and the limited increase to height and FSR proposed. Detailed commentary, including supporting figures, addressing relevant parts of Ministerial Direction 4.1 Flooding can be found in Part 6 of the FIRA.

Since receiving the planning proposal, The DPE BCD Flood team were consulted and

		<p>have indicated that the FIRA has adequately addressed the Direction, and has not raised any concerns that prevent a Gateway being issued or cannot be addressed at a DA stage.</p> <p><i>DPE Southern Regional Office recommends that the inconsistency is considered minor/justified.</i></p>
4.4 Remediation of Contaminated Land	Capable of consistency	<p>The site has been progressively developed over time, with the majority of the site now covered by either buildings or hardstand. A mix of residential and commercial uses are currently occurring across the site. A review of Council records has not indicated any approvals for development for a purpose referred to in table 1 of the Contaminated Land Planning Guidelines.</p> <p><i>DPE Southern Regional Office considers that any unexpected contamination issues that arise can/will be addressed during any subsequent DA process any inconsistency is considered minor/justified.</i></p>
5.1 Integrating Land Use and Transport	Capable of consistency	<p>The site is located within the Corrimal Major Town Centre and convenient to existing community facilities. Corrimal Town Centre is serviced by public transport (bus) and Corrimal suburb has a railway station approximately 1km from the subject site. The site is also well serviced within the existing road infrastructure network. The planning proposal is supported by a Traffic Impact Assessment (TIA) completed on behalf of Council by Bitzios Consulting. The TIA has identified a number of traffic impacts, predominantly around increased car movements at intersections surrounding the subject site and identifies options for road and cycle infrastructure upgrades to support the increased traffic movements and to encourage increase cycling and public transport use.</p> <p><i>DPE Southern Regional Office considers that any traffic related issues can/will be further assessed and appropriately addressed during any subsequent DA process, any therefore inconsistency with this direction is considered minor/justified.</i></p>

6.1 Residential Zones	Consistent	<p>The Planning Proposal includes provisions that will encourage the delivery of housing, broaden the choice of housing types, reduce the consumption of land for housing (through infill intensification) and ensure good quality design.</p> <p>The Planning Proposal does not include provisions that will reduce the permissible residential density. The Planning Proposal is consistent with Wollongong City Council's adopted <i>Housing Strategy</i>.</p> <p>DPE Southern Regional Office agrees with this assessment.</p>
7.1 Business and Industrial Zones	Consistent	<p>The Planning Proposal directly supports the viability of Corrimal Major Town Centre and protects the existing employment uses on the subject site.</p> <p>The Planning Proposal is consistent with Wollongong City Council's adopted <i>Retail and Business Centres Strategy</i>.</p> <p>DPE Southern Regional Office agrees with this assessment.</p>

3.4 State environmental planning policies (SEPPs)

The planning proposal is considered to be consistent with all relevant SEPPs. It provides a comprehensive assessment identifying all the applicable SEPPs and how consistency has been established.

It is agreed that the planning proposal is consistent with many of the applicable SEPPs as the planning proposal does not propose provisions that will contradict or hinder the application of the SEPP.

Consistency with the following SEPPs is further discussed below:

Biodiversity and Conservation SEPP 2021 – The subject land is not identified on any mapped conservation related areas described in the SEPP.

Housing SEPP 2021 – The planning proposal proposes an incentive for the provision of affordable housing opportunities.

SEPP No 65 (Design Quality of Residential Apartment Development) - The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP and any future development subject to this SEPP will need to demonstrate compliance with the relevant provisions of the SEPP.

4 Site-specific assessment

4.1 Environmental

The planning proposal states that the subject site is an existing business precinct in a substantially urban area and subsequently it is unlikely to adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

Further, it states that it is unlikely that the proposed amendments to WLEP 2009 will result in development creating any environmental effects that cannot be controlled. The proposed controls

will provide a positive contribution to the environmental conditions in Corrimal Town Centre. In particular, the proposed additions of overshadowing controls will ensure sunlight and the amenity for Memorial Park are given priority in the assessment of development proposals. Other than making these places desirable places for recreational activities, this will ensure the healthy growth of trees, grass and other vegetation.

The Southern Region agrees with the overall assessment contained within the planning proposal. The subject site is a highly modified urban site and the proposed amendments to the Wollongong LEP 2009 will not negatively impact on the environment. There may be some positive environmental outcomes through introduction of planning controls to improve the open space areas.

4.2 Social and economic

The planning proposal provides a detailed assessment of the likely economic and social impacts associated with the proposed resulting development opportunities. The Southern Region is satisfied with Council's assessment, and supports the proposal for the following economic and social benefits:

- Economic growth of Corrimal Town Centre, improved access to goods and services, as well as increased housing options for the community.
- An acknowledgement of Aboriginal cultural heritage through proposed planning controls seeking to acknowledge the important setting of the Corrimal Town Centre in the context of the Illawarra Escarpment that seek to protect existing views to the escarpment, frame specific views to Mt Corrimal (Kurimul), now commonly known as Brokers Nose.
- No known heritage items are on site, or in the immediate vicinity.
- Consistent with the Wollongong Housing Strategy, the planning proposal proposes the modification of the planning controls for housing around the Corrimal Town Centre where there is more capacity for development.
- Noting the location within the Corrimal Town Centre, the proposal will facilitate improved housing supply, diversity and choice within proximity to transport and services.
- Increased employment opportunities associated with an increased local population, expected urban renewal, increased employment related floor space and removal of existing constraints to future demand led growth of commercial uses.

4.3 Infrastructure

The planning proposal has noted that full range of utility services including electricity, telecommunications, water and sewer are all currently available across the Corrimal Town Centre. It is expected that these services will be upgraded where required for development.

Further, a number of road intersection upgrades are forecast to be required into the future and these upgrades will be considered as part of the development assessment process.

The Southern Region is satisfied that the required infrastructure is in place, and that any future upgrades will be assessed and undertaken as required. State infrastructure funding is not a consideration as part of this proposal.

5 Consultation

5.1 Community

The planning proposal is categorised as a standard under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

Council has nominated public agencies to be consulted about the planning proposal and the Southern Regional Office confirms that this represents a comprehensive and appropriate list.

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- DPE Biodiversity and Conservation Division
- Endeavour Energy
- Fire & Rescue NSW
- Illawarra Shoalhaven Local Health District
- Illawarra Local Aboriginal Land Council
- NSW State Emergency Services
- Department of Education - School Infrastructure NSW
- Sydney Trains (within Transport for NSW)
- Sydney Water Corporation
- Transport for NSW

6 Timeframe

Council proposes an approximate 9 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard proposal.

The Southern Regional Office acknowledges this is a significant planning proposal and recommends a 12 month timeframe for completion, with an LEP completion date in 1 November 2023 and believes this is in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has not requested delegation to be the Local Plan-Making authority due to it being a significant landowner within the land subject to this planning proposal.

As the site/planning proposal involves significant Council owned land, the Southern Region recommends that the Department of Planning and Environment 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:

- The proposal has been informed by the outcomes of Wollongong City Council's adopted strategic planning for Corrimal.
- The proposal is consistent with the NSW Governments Illawarra Shoalhaven Regional Plan 2041 in providing increase housing and commercial/employment opportunities in the strategic centre of Corrimal.
- The proposal will also assist in achieving housing Federal and State housing targets.
- Affordable housing opportunities are encouraged by the proposal.
- The proposal will see a modest uplift to zoning and other planning controls and help establish a future desired development outcome consistent with the role and function of the site within the Corrimal town centre.
- The proposal seeks to ensure high quality amenity and conserve/improve existing open spaces.
- Whilst parts of the site are considered flood affected, pre-gateway referral of the planning proposal to DPE Biodiversity and Conservation did not raise any significant concerns that should prevent the proposal from progressing.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 4.1 Flooding, 4.4 Remediation of Contaminated Land and 5.1 Integrating Land Use and Transport are minor or justified.

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

The following conditions are recommended to be included on the Gateway determination:

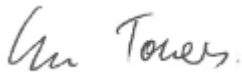
1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working 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 Guideline* (Department of Planning and Environment, August 2023).
2. Consultation is required with the following public authorities:
 - Biodiversity, Conservation and Science, within Environment & Heritage Group of Department of Planning & Environment
 - Endeavour Energy
 - Fire & Rescue NSW
 - Illawarra Local Aboriginal Land Council

- Illawarra Shoalhaven Local Health District
- NSW State Emergency Services
- Department of Education - School Infrastructure NSW
- Sydney Trains (within Transport for NSW)
- Sydney Water Corporation
- Transport for NSW

The planning proposal should be made available for community consultation for a minimum of 30 working days.

It is recommended that the Department of Planning and Environment be the local plan making authority noting Council is the owner of significant land the subject of this planning proposal.

The timeframe for the LEP to be completed is on or before 1 November 2024



31/10/23

Graham Towers

Manager, Southern Region



31/10/2023

Daniel Thompson

Director, Southern Region

Assessment officer

Nathan Foster

Planner, Southern Region

42471825