



Gateway determination report – PP-2024-1244 Forest Reach Minor Amendments

Forest Reach Minor Amendments

February 25

Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Gateway determination report – PP PP-2024-1244

Subtitle: Forest Reach Minor Amendments

© State of New South Wales through Department of Planning, Housing and Infrastructure 2025. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure 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 (February 25) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), 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, Housing and Infrastructure 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..... 1
 - 1.3 Explanation of provisions 1
 - 1.4 Site description and surrounding area 2
 - 1.5 Mapping..... 3
- 2 Need for the planning proposal 5**
- 3 Strategic assessment 6**
 - 3.1 Illawarra Shoalhaven Regional Plan 6
 - 3.2 Local..... 6
 - 3.3 Local planning panel (LPP) recommendation..... 6
 - 3.4 Section 9.1 Ministerial Directions 6
 - 3.5 State environmental planning policies (SEPPs) 7
- 4 Site-specific assessment 7**
- 5 Consultation..... 7**
 - 5.1 Community 7
 - 5.2 Agencies..... 7
- 6 Timeframe..... 8**
- 7 Local plan-making authority 8**
- 8 Assessment summary 8**
- 9 Recommendation..... 8**

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Historical Heritage Assessment – GML Heritage – November 2018
Sunnyside Cultural Heritage Construction Management Plan – June 2022

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Wollongong
PPA	Wollongong City Council
NAME	Forest Reach Minor Amendments (0 houses, 0 jobs)
NUMBER	PP-2024-1244
LEP TO BE AMENDED	Wollongong LEP 2009
ADDRESS	Forest Reach Estate – between Bong Bong Rd, Horsley and Cleveland Road, Huntley
RECEIVED	10/02/2025
FILE NO.	EF25/2149
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 objectives of the planning proposal are to amend zones and controls applying to land within the Forest Reach Estate to reflect approved and proposed subdivision layout.

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 by amending zones and controls to reflect approved and planned subdivision layouts on land within the Forest Reach Estate. Specifically, the proposal will:

- Realign the boundary between the RE1 and R2 zoned land to reflect approved public open space.
- Update the Land Reservation Acquisition Map to match revised RE1 boundary
- Update Land Reservation Acquisition Map as it applies to the Cleveland Rd road reserve to accurately reflect land needed for road widening
- Update Heritage Map for item 61080 – Sunnyside Farm and Outbuildings – to remove heritage curtilage from approved residential lots.

- Update MLS and FSR maps associated with the above changes.

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 planning proposal applies to land within the Forest Reach Estate, located between Bong Bong Road, Horsley, and Cleveland Road, Huntley.

Forest Reach Estate is a residential estate within Stage 3 of the West Dapto Urban Release Area. It is zoned a mix of R2 Low Density Residential, R3 Medium Density Residential, C3 Environmental Management and RE1 Public Recreation.

This proposal affects 3 areas within the Forest Reach Estate, being the 2 public reserves, and the Cleveland Road road reserve (Figure 1).

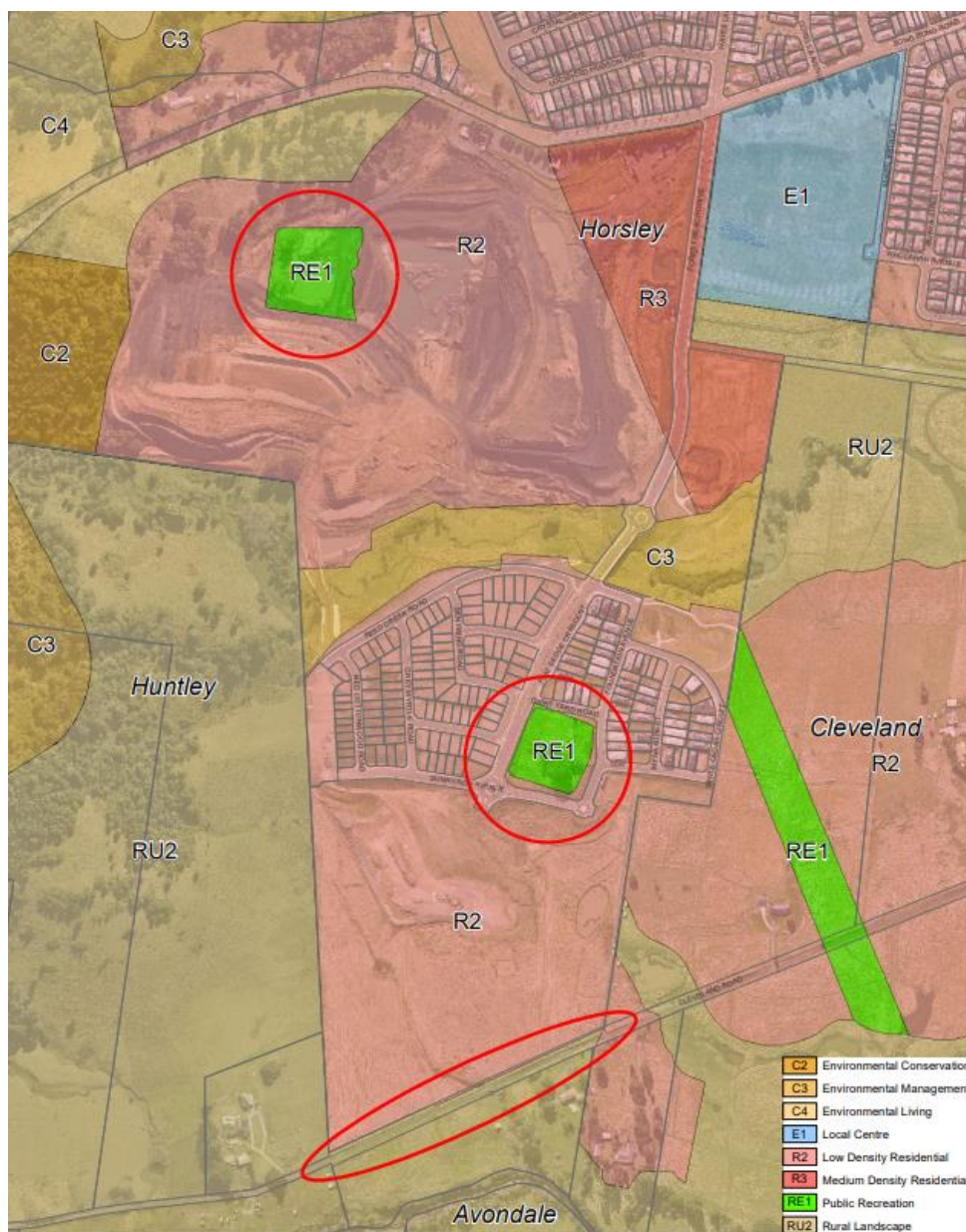


Figure 1 Subject site (source – PP-2024-1244)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Wollongong LEP 2009 maps, which are suitable for community consultation.

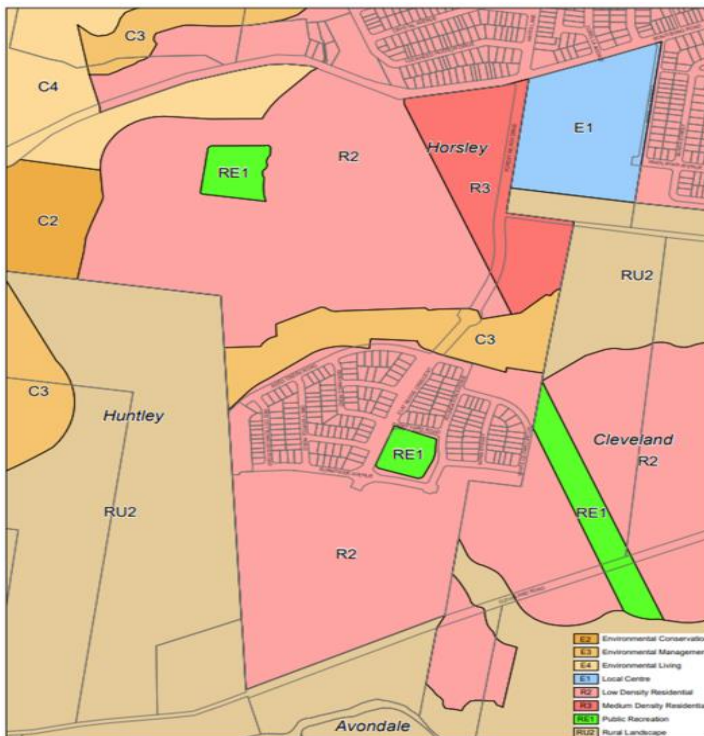


Figure 2 Current zoning map

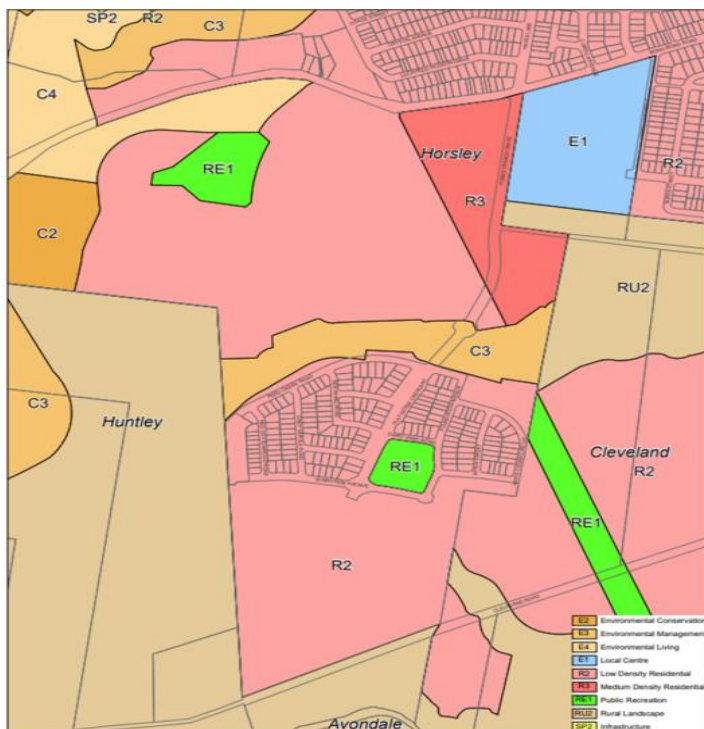


Figure 3 Proposed zoning map

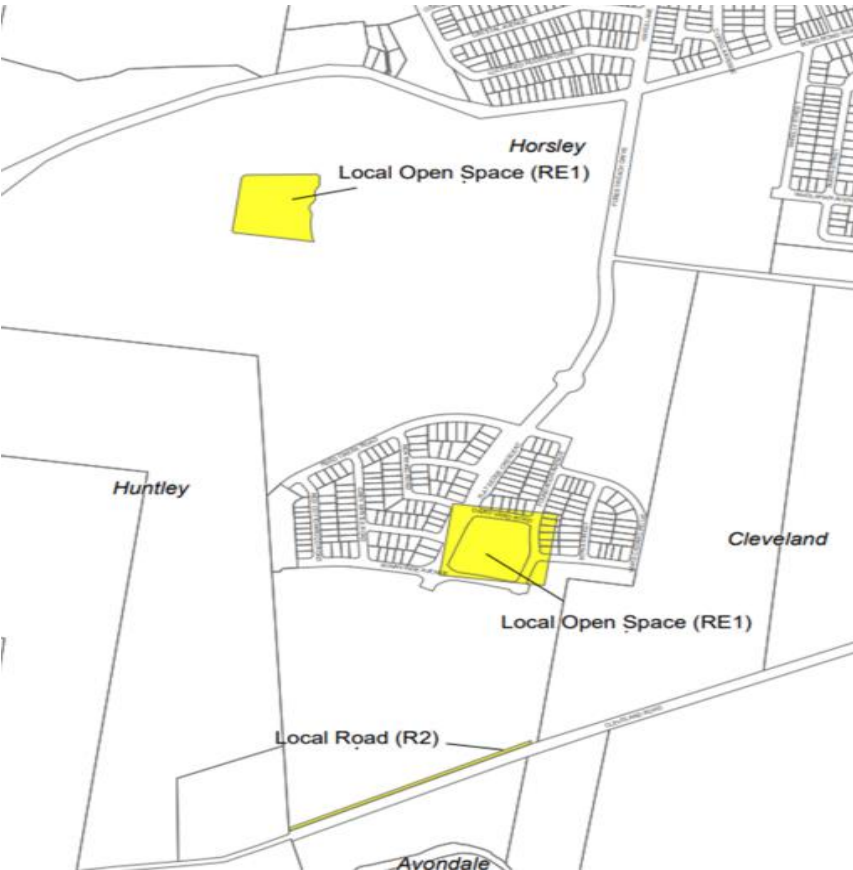


Figure 4 Existing Land reservation acquisition map

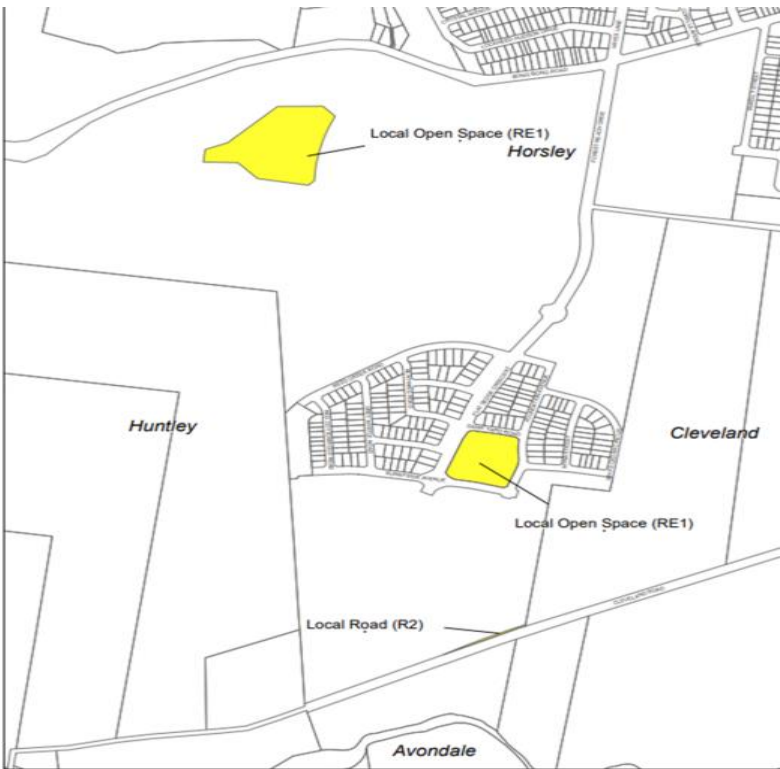


Figure 5 Proposed Land reservation acquisition map



Figure 6 Existing Heritage map



Figure 7 Proposed Heritage map

NB. The proposed heritage map was included in the Council report but was omitted from the planning proposal document. This map should be added prior to community consultation.

2 Need for the planning proposal

The planning proposal will apply appropriate zones and controls to land in the Forest Reach Estate to facilitate housing development. The need for minor changes to zone boundaries was identified through more detailed design and studies as part of the subdivision development application process.

The existing RE1 zone and Land Reservation acquisition area does not align with the approved open space area.

3 Strategic assessment

3.1 Illawarra Shoalhaven Regional Plan

The planning proposal is consistent with relevant objectives in the Illawarra Shoalhaven Regional Plan 2041 as follows:

- Objective 11: Protect environmental assets
- Objective 12: Build resilient places and communities
- Objective 18: Provide housing supply in the right locations
- Objective 19: Deliver housing that is more diverse and affordable
- Objective 21: Respond to the changing needs of local neighbourhoods
- Objective 22: Embrace and respect the region’s local character.

The proposal will support the efficient delivery of housing in a regionally significant urban release area by removing unnecessary heritage and/or land acquisition designations. The proposal will apply zones that reflect the approved and planned subdivision of the Forest Reach Estate.

3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies:

- Wollongong Local Strategic Planning Statement
- Wollongong Housing Strategy’
- West Dapto Vision 2018

3.3 Local planning panel (LPP) recommendation

The Planning Proposal was considered by the Wollongong Local Planning Panel on 28 October 2024. The Panel advised –

- 1 The Panel supports the preparation of a Planning Proposal to amend the mapped planning controls as outlined in the planning proposal and Council’s assessment report. The Panel agreed with Council’s assessment report.
- 2 The Panel considers that the adjustments are minor but necessary for the successful continued development of Forest Reach

3.4 Section 9.1 Ministerial Directions

The planning proposal is consistent with applicable section 9.1 Directions. Directions of particular relevance are discussed below:

Table 2 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
2.3 Heritage Conservation.	Yes	<p>This direction requires planning proposals to facilitate the conservation of heritage items.</p> <p>Sunnyside Farm and Outbuildings are identified as an item of local heritage significance in the Wollongong LEP 2009. The proposal makes a minor adjustment to the curtilage of this item to remove it from adjoining residential lots. The</p>

		impact on the heritage significance was considered as part of the original rezoning and the subsequent subdivision applications.
5.2 Reserving Land for Public Purposes	Yes	<p>This direction aims to facilitate the provision of public services and facilities; and to enable the removal of reservations of land for public purposes where no longer required.</p> <p>The direction notes that the approval of the relevant public authority and the Planning Secretary is required to make changes to zones and reservations.</p> <p>This proposal makes minor changes to a local road acquisition layer based on advice from Council's civil engineers.</p> <p>If the Secretary approves the change, then the proposal is consistent with this direction.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with relevant SEPPs.

4 Site-specific assessment

The proposal is a minor housekeeping amendment that updates the boundary between the RE1 and R2 zones to reflect approved and planned subdivision of the Forest Reach Estate. The boundary was identified in the Neighbourhood Plan process but has been refined through additional studies as part of the subdivision development application process.

The proposal also removes land reservation acquisition mapping from land in the Cleveland Road road reserve which is not required.

The proposal will not have an adverse environmental impact and will facilitate the development of the Estate for housing. It will remove unnecessary heritage and/or land acquisition mapping on private residential lots.

5 Consultation

5.1 Community

Council proposes a community consultation period of 14 days.

The exhibition period proposed is considered appropriate as the proposal is of minor significance and issues relating have been considered through previous planning processes, including the rezoning of Stage 5 of the West Dapto Release Area, and subdivision development applications.

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 30 working days to comment:

- NSW Heritage
- Transport for NSW

6 Timeframe

Council proposes a 6 month time frame to complete the LEP. It is recommended that a timeframe of 9 months be granted to reduce the potential need for a Gateway extension in the event of unexpected issues arising.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the planning proposal does not raise matters of state or regional significance, 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 as it will facilitate the efficient delivery of housing on land within an urban release area, and which is approved for housing, without having a negative impact on heritage values or the environment. It is consistent with relevant strategic planning for the area.

9 Recommendation

It is recommended the delegate of the Secretary:

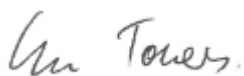
- Agree, under Direction 5.2 Reserving Land for Public Purposes, to changes to the land mapped for acquisition on the basis that Council has advised that some land previously identified for acquisition as part of the Cleveland Road road reserve is no longer required.
- Agree that the proposal is consistent with applicable section 9.1 Directions.

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. The planning proposal is to be updated to include the proposed heritage map:
2. Consultation is required with the following public authorities:
 - Heritage NSW
 - Transport for NSW
3. The planning proposal should be made available for community consultation for a minimum of 14 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 28 November 2025 be included on the Gateway.



27/2/25

Graham Towers
Manager, SWAM

Assessment officer

Louise Myler, Planning Officer - SWAM

4247 1822