



Department of Planning, Housing and Infrastructure

Mr Greg Doyle
General Manager
Council
Wollongong City Council
council@wollongong.nsw.gov.au

Our ref: IRF25/570:EF25/3646

Dear Mr Doyle

Planning proposal (PP-2024-1294) to amend Wollongong Local Environmental Plan 2009 – 21 Barham Place, Horsley

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 7 March 2025 in respect of the planning proposal to rezone RE2 zoned land at 21 Barham Place, Horsley, to a mix of R2 Low Density Residential and C3 Environmental Management, with corresponding changes to development controls.

As delegate of the Minister for Planning and Public Spaces, I have determined the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

To satisfy Ministerial planning direction 4.3 Planning for Bushfire Protection, post-Gateway consultation is required with the NSW Rural Fire Service. I have determined, as delegate of the Secretary, that the proposal will be deemed consistent with the terms of direction 4.3 provided this consultation occurs prior to community consultation and that issues raised are considered/addressed in the proposal. I have agreed, as delegate of the Secretary, that the proposal is consistent with other relevant Ministerial planning directions. No further approval is required in relation to those directions.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 30 January 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Please contact Louise Myler, Planning Officer, at the Department's Southern, Western and Macarthur Regional office, on 4247 1822 if you would like to discuss this matter.

Yours sincerely

A handwritten signature in blue ink that reads 'Graham Towers'.

2/4/25

Graham Towers
Manager, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination