



## Department of Planning, Housing and Infrastructure

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

Dear Mr Doyle

### **Planning proposal PP-2024-1602 to amend Wollongong Local Environmental Plan 2009**

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) in respect of the planning proposal to facilitate approximately 1250 homes at Gwynneville, of which at least 50% will be social and affordable housing.

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

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 1.4 Site Specific Provisions is justified in accordance with the terms of the Direction.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that both Homes NSW and Wollongong Council are supportive of land being added to Spearing Reserve and Homes NSW has been identified as the acquisition authority. This will provide an improved biodiversity and flood outcomes for the precinct.

No further approval is required in relation to the Directions.

I have determined not to authorise Council to be the local plan-making authority for this proposal due to its regional significance.

The amending local environmental plan (LEP) is to be finalised on or before 12 January 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. I note that Council has asked Homes NSW to provide a Flood Impact and Risk Assessment, Traffic Management Study and Active Transport Study. These studies will be placed on exhibition with the planning proposal. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Louise Myler to assist you. Louise can be contacted on 4247 1822.

Yours sincerely



10/1/2025

**Chantelle Chow**  
**A/Director, Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination