

Gateway Determination

Planning proposal (Department Ref: PP-2024-1602): Gwynneville Precinct

I, the Acting Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollongong Local Environmental Plan 2009 to facilitate the development of certain land at Gwynneville for medium density/mid-rise housing that includes at least 50% social and affordable housing should proceed subject to the following

The LEP should be completed on or before 12 January 2026.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be updated in response to the following studies which are to be completed and placed on exhibition with the planning proposal:
 - Flood Impact and Risk Assessment
 - Traffic Management Plan
 - Active Transport Plan
2. 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 complex 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).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - DCCEEW – Biodiversity, Conservation and Science Division
 - DCCEEW – Heritage
 - State Emergency Service
 - Sydney Water
 - Endeavour Energy

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 10 January 2025



Chantelle Chow
A/Director, Southern Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces