

DATE OF DETERMINATION	Monday, 20 July 2026
DATE OF PANEL DECISION	Monday, 20 July 2026
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 13 July 2026.

PLANNING PROPOSAL

PP-2024-2739 – Wollongong LGA

365 Marshall Mount Rd, Marshall Mount (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made.

The Panel's decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, dated 13 July 2026 and met with the Department.

The Panel concurred with the Department that the planning proposal demonstrated strategic and site-specific merit, the conditions of the Gateway had been met, agency and community consultation had occurred in accordance with the Gateway Determination and the matters raised in submissions received adequately addressed. Consequently, the proposal warranted support.

CONSIDERATION OF GOVERNMENT AUTHORITY AND COMMUNITY VIEWS

The Panel was satisfied that the matters and concerns raised by both government authorities and the community have been adequately considered in the Department's Post-Exhibition Report and in making this Decision.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Juliet Grant
 Grant Christmas	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2024-2739 – Wollongong LGA 365 Marshall Mount Road, Marshall Mount
2	LEP TO BE AMENDED	Wollongong Local Environmental Plan (LEP) 2009
3	PROPOSED INSTRUMENT	The exhibited planning proposal seeks to amend the Wollongong LEP 2009 to enable a residential development of up to 72 dwellings though amending the Minimum Lot Size Map for the subject site from 4,999m ² to 999m ² .
4	MATERIAL CONSIDERED BY THE PANEL	- Department of Planning, Housing and Infrastructure Post-Exhibition Report, 13 July 2026 - Written submissions from the public exhibition including: 6 from agencies, 2 from the community and 1 submission from Wollongong City Council.
5	BRIEFINGS BY THE PANEL	Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI): 10:01am-10:35am, 20th July 2026 - Panel members: Chris Wilson (Chair), Juliet Grant and Grant Christmas - DPHI staff: Douglas Cunningham, Murray Jay, Alex Galea, Lauren Collard, Graham Towers - Key Issues Discussed: - Strategic and Site-Specific Merit - Issues raised by written public submissions - Flooding & Emergency Access - Biodiversity - Aboriginal Cultural Heritage Panel Determination - Panel members: Chris Wilson (Chair), Juliet Grant and Grant Christmas - DPHI staff: Douglas Cunningham, Murray Jay, Alex Galea, Lauren Collard, Graham Towers