

Our ref: IRF26/4831(EF26/30876)

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

Dear Mr Doyle

Planning proposal (PP-2026-1382) to amend Wollongong Local Environmental Plan 2009 – Tourism Accommodation

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 support the retention and provision of tourism accommodation in the Wollongong LGA.

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* and *3.1 Conservation zones* is justified in accordance with the terms of the Direction.

In relation to Direction *4.3 Planning for Bushfire Protection*, Council is required to consult with the NSW Rural Fire Service. I have formed the view that following consultation with the RFS, and providing there is no objection from RFS, the proposal will be consistent with this direction.

No further approval is required in relation to the Directions, apart from consultation with NSW RFS, as noted above.

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 10 August 2027. 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.

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

A handwritten signature in purple ink, appearing to read 'Chantelle' followed by a long horizontal flourish.

10/8/2026

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

Encl: Gateway determination