

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2021-3571) GA-2022-47

I, the Director, Southern Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 8 June 2021 for the proposed amendment to the Wingecarribee Local Environmental Plan 2010 as follows:

1. Change the description of the planning proposal as follows:

from *“Planning proposal (Department Ref: PP-2021-3571): to amend the Wingecarribee Local Environmental Plan 2010 to rezone the Welby Garden Centre site from R2 Low Density Residential to B5 Business Development, amend development standards and remove the site from Schedule 1- additional permitted uses.”*

to *“Planning proposal (Department Ref: PP-2021-3571): to amend Schedule 1, Item 28 in the Wingecarribee Local Environmental Plan 2010 regarding the Welby Garden Centre site to include Lots 1, 2, 3, 8, 9 and 10, Section 6 DP 759070, Lot 1 DP 1006005 and Lot 2 DP 1019107, Old Hume Highway, Welby and add garden centre, community facility and light industry as additional permitted uses (in addition to the existing additional permitted uses of landscaping material supplies and plant nursery).”*

2. Delete:

“Condition 7”

and replace with:

a new Condition 7: “The time frame for completing the LEP is by **8 September 2022**”

3. Insert and new Condition 8 as follows:

8. Public exhibition and agency consultation in accordance with Condition 3 and Condition 4 of this Gateway determination must be repeated for the planning proposal as altered by GA-2022-47.

Dated 19th day of April 2022.



Dan Thompson
Director, Southern Region
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning