



Gateway Determination

Planning Proposal (Department Ref: PP_2015_OBERO_001_00): to amend the Oberon Local Environmental Plan 2013 to allow development for a Function Centre as an 'Additional Permitted Use' on Lot 4 DP 264133, No.280 Burroughs Crossing Road, Oberon.

I, the Acting General Manager, Western Region at Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to amend the Oberon Local Environmental Plan 2013 to permit development for function centre as an 'Additional Permitted Use' on Lot 4 DP 264133, No.280 Burroughs Crossing Road, Oberon should proceed subject to the following conditions:

1. Prior to public exhibition commencing, Council is to consult with the Sydney Catchment Authority to address the requirements of section 117 Direction 5.2 Sydney Drinking Water Catchment and submit such information to the Department for approval.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) The planning proposal is required to be made publicly available on exhibition for **14 days** as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).
 - (b) the relevant planning 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 section 5.5.2 of A Guide to Preparing LEPs.
3. Consultation with NSW Rural Fire Service is required so that Council can address section 117 Direction 4.4 Bushfire Protection in the section 59 submission.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. An Additional Permitted Use Map is to be prepared compliant with the Department's "Standard technical requirements for LEP Maps" and provided with the section 59 submission.
6. State Environmental Planning Policy No. 55 - Remediation of land is to be addressed by Council in the section 59 submission.
7. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 23rd day of January 2015.

Wayne Garnsey
Acting General Manager, Western Region
Planning Services
Department of Planning & Environment

Delegate of the Minister for Planning