

Gateway Determination

Planning proposal (Department Ref: PP_2014_WENTW_002_00): to rezone and amend the development standards for land at Gol Gol.

I, the Deputy Secretary, Growth Planning at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Wentworth Local Environmental Plan (LEP) 2011 to rezone Lots 56 and 73 DP756946 at Wilga Road, Gol Gol from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size to 3,000sqm and rezone the former Gol Gol landfill site at Lot 188 DP756946 from R5 Large Lot Residential to SP1 Special Activity (Wildlife Sanctuary) should proceed subject to the variations as outlined in the following conditions:

1. Prior to undertaking public exhibition, the planning proposal is to be amended to remove the proposed rezoning of Lots 56 and 73 DP756946 at Wilga Road, Gol Gol from RU1 Primary Production to R5 Large Lot Residential and associated amendment to the minimum lot size.
2. Prior to undertaking public exhibition, the planning proposal is to be updated to include all relevant information, including a project timeline, in accordance with the Department's *A Guide to Preparing Planning Proposals*.
3. The planning proposal is to be updated to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with the below S117 Directions and legislation:
 - 1.2 Rural Zones
 - 1.5 Rural Lands
 - 3.1 Residential Zones
 - 3.4 Integrating Land Use and Transport
 - State Environmental Planning Policy (SEPP) Rural Lands 2008
 - SEPP No 55 – Remediation of Land
 - any other applicable policies
4. Prior to undertaking public exhibition, the planning proposal is to be updated to include existing and proposed land zoning maps, which are at an appropriate scale and clearly identify the subject land.
5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (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* (Department of Planning and Environment 2013).
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Murray Catchment Management Authority
 - NSW Office of Water
 - Essential Energy

- Office of Environment and Heritage
- Department of Primary Industries – Agriculture

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

7. 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).
8. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

15

day of

July

2014.



Richard Pearson
Deputy Secretary
Growth Planning

Delegate of the Minister for Planning