

Gateway Determination

Planning Proposal (Department Ref: PP_2017_SVALL_001_00): amend the Tumut Local Environmental Plan 2012 to rezone Lots 1 and 3 DP 506932, Lots 1 and 2 DP 836586 and Lots 2, 3 and 4 Section 62 DP 759004, located in the town of Tumut, from R5 Large Lot Residential to R2 Low Density Residential and change the minimum lot size from 5,000m² to 600m² (66 houses).

I, Jeffrey Horn, the Acting Director Regions, Southern at the 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* that an amendment to the Tumut Local Environmental Plan 2012 to rezone Lots 1 and 3 DP 506932, Lots 1 and 2 DP 836586 and Lots 2, 3 and 4 Section 62 DP 759004, located in the town of Tumut, from R5 Large Lot Residential to R2 Low Density Residential and change the minimum lot size from 5,000m² to 600m² should proceed subject to the following conditions:

1. Community consultation is required under Sections 56(2)(c) and 57 of the 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 local environmental plans* (Department of Planning and Environment 2016).
2. A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the 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).



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3. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 21st

day of December

2017

Jeffrey Horn
Acting Director Regions, Southern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning