



Gateway Determination

Planning proposal (Department Ref: PP_2017_WENTW_001_00): to rezone land at Wilga Road, Gol Gol from RU1 Primary Production Zone to R5 Large Lot Residential Zone.

I, the Director, Regions Western at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wentworth Local Environmental Plan (LEP) 2011 to rezone land at Wilga Road, Gol Gol from RU1 Primary Production Zone to R5 Large Lot Residential Zone should proceed subject to the following conditions:

1. The planning proposal should be updated prior to community consultation to include the following information:
 - a. Remove the reference on page 4 and reflect Council's advice in it's letter to the Department dated 16 July 2020 that states "*land along Gol Gol Creek frontage is shown as not being included in any of the lots applicable to the planning proposal... therefore the creek frontage can be retained for public use for the benefit of local residents and visitors.*"
 - b. Extracts of the existing and proposed land zoning and lot size maps, including outlining the subject land.
 - c. The project timeline, as required by the *Planning Proposals – A Guide to preparing planning proposals* (2018) - <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guide-to-preparing-planning-proposals-2019-02-05.pdf?la=en>
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 31st day of July 2020.



Damien Pfeiffer
Director, Regions Western
Planning & Assessment Division
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces