

Gateway Determination

Planning proposal (Department Ref: PP_2020_MRIVE_001_00): to amend zoning and lot sizes in lands located within Tooleybuc.

I, the Director, Western Region 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 Wakool Local Environmental Plan (LEP) 2013 to permit amendment to zoning and minimum lot sizes on lands located within Tooleybuc should proceed subject to the following conditions:

1. Prior to consultation with public consultation, the planning proposal is to be revised, which addresses the following:
 - a. Remove references to Lot 30 DP263617 which no longer forms part of the planning proposal;
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, Industry and Environment, 2018).
3. 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).
4. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps, must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017. An Additional Permitted Uses map in respect of the subject land is to be prepared.
5. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.

Dated 17th day of April 2020.

A handwritten signature in black ink, appearing to be 'DP', written over a circular stamp or seal.

Damien Pfeiffer
Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces