



Gateway Determination

Planning proposal (Department Ref: PP_2018_WINGE_003_00): to remove seniors housing as an additional permitted use in schedule 1 of the Wingecarribee Local Environmental Plan 2010 for the Our Lady of the Sacred Heart (OLSH) site, Bowral (Lots 4 -11 DP 1109214 and Lots 1 and 2 DP 1101892) and remove part of the site from the land reservation acquisitions map.

I, the Acting Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Wingecarribee Local Environmental Plan (LEP) 2010 as described above should not proceed for the following reasons:

1. the planning proposal has not adequately justified why the site is not suitable for seniors housing and was not the subject of a study or strategic consideration;
2. the planning proposal is not consistent with the South East and Tablelands Regional Plan 2036 as removing seniors housing as a permitted use on the site reduces housing supply and choice;
3. there is an active development application for seniors housing on the site. It is considered that this application should be assessed on its merits without the need for environmental planning instrument changes; and
4. inconsistencies with section 9.1 Directions 3.1 Residential Zones and 5.10 Implementation of Regional Plans have not been justified.

Dated 13th day of July 2018.



Stephen Murray
Acting Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning