



Gateway Determination

Planning proposal (Department Ref: PP_2020_WINGE_003_00): to amend Wingecarribee Local Environmental Plan 2010 by adding land at 102-104 Old Wingello Road, Bundanoon (Lot 32 DP 1205423) as a new heritage item and increasing the applicable minimum lot size controls.

I, the Director, Southern 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 Wingecarribee Local Environmental Plan (LEP) 2010 as described above should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to include a reference to a savings provision to apply to any development application lodged prior to the date of this Gateway determination but not yet determined.
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. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Water NSW;
 - NSW Rural Fire Service; and
 - Department of Premier and Cabinet (Heritage).

Each public authority/organisation 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.

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 time frame for completing the LEP is to be **12 months** following the date of the Gateway determination, being 17th September 2021.

Dated 17th day of September 2020.

A handwritten signature in black ink, appearing to read 'Sarah Lees', is centered on the page. The signature is written in a cursive, flowing style.

Sarah Lees
Director, Southern Region
Planning and Assessments
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces