



Planning & Environment

Our ref: PP_2014_TUMUT_002_00
14/05160
Your ref: Tumut LEP 2012
(Amendment no 3)

Mr Bob Stewart
General Manager
Tumut Shire Council
76 Capper Street
Tumut NSW 2720

Dear Mr Stewart

Planning Proposal PP_2014_TUMUT_002_00– Alteration of Gateway Determination

I refer to your letter of 30 July 2015 and submission of a revised Planning Proposal received on the 7 of September 2015 (PP_2014_TUMUT_002_00) and a request for a new Gateway determination.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 11 November 2015 for PP_2014_TUMUT_002_00 .The Alteration of the Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Ann Martin to assist you. Ms Martin can be contacted on (02) 42249466.

Yours sincerely



17/11/15

Linda Davis
Acting General Manager
Southern Region
Planning Services
Department of Planning and Environment

Encl:
Alteration to Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_TUMUT_002_00 – Amendments resulting from the Tumut Shire Growth Strategy 2013-2033 and other Housekeeping amendments.

I, Linda Davis, Acting General Manager, Southern Region, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to alter the Gateway determination dated November 11th 2014 for the proposed amendment to the Tumut Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from

1. *Rezone land at Batlow from B2, R3, RE1 and IN1 to B4 Mixed Use Zone;*
2. *Rezone land at Batlow (known as Yellowin Road Investigation Area) from RU1 to R5 Large Lot Residential with a Minimum Lot Size of 2ha;*
3. *Rezone land at Batlow (known as Keenan's Road Investigation Area) from R5 to RU1 Primary Production with a Minimum Lot Size of 30ha;*
4. *Rezone land at Boundary Street, Tumut from R2 to R5 Large Lot Residential;*
5. *Amend the Lot Size Map for land at Boundary Street West, Tumut from 5000sqm to 1ha;*
6. *Rezone land at Tumut (known as the South East Investigation Area) from R5 and RU1 to R3, R2 and E3 zones;*
7. *Rezone land between Bundarra Cres and East Street, Tumut from R5 to R2 Low Density Residential with a Minimum Lot Size of 600sqm;*
8. *Permit dwellings ancillary to an industrial use and amend the Minimum Lot Size from 750sqm to 1ha on land at Sturt Close, Tumut;*
9. *Rezone land on Merivale Street, Tumut from R3 to B2 Local Centre;*
10. *Permit a home business of Piano Research and Development with a maximum gross floor area of 1000sqm on East Street, Tumut;*
11. *Amend the land use table to insert a new SP1 Special Activities Zone, B4 Mixed Use Zone, and E3 Environmental Management Zone;*
12. *Amend Schedule 5 to include new items of environmental heritage;*
13. *Insert new Urban Release Area clauses and maps.*

to

1. *Rezone land at Batlow from B2, R3, RE1 and IN1 to B4 Mixed Use Zone and adopts a Minimum Lot Size of 225sqm;*
2. *Rezone land at Batlow (known as Yellowin Road Investigation Area) from RU1 Primary Production to R5 Large Lot Residential with a Minimum Lot Size of 2ha;*
3. *Rezone land at Batlow (known as Keenan's Road Investigation Area) from R5 Large Lot Residential to RU4 Primary Production Small Lots Primary Production with a Minimum Lot Size of 8 ha;*

4. Rezone land at Boundary Street, Tumut from R2 Low Density Zone to R5 Large Lot Residential with a Minimum Lot Size of 2400m²;
5. Amend the Lot Size Map for land at Boundary Street West, Tumut from 5000sqm to 1ha;
6. Add the site known as the Sturt Close Industrial Estate to Schedule 1 to permit dwellings ancillary to an industrial use which reflects the former status under Tumut LEP 1990, and amend the Minimum Lot Size from 750sqm to 1ha.
7. Rezone land on Northern side of Merivale Street, Lots 2 and 3 DP 226818, Tumut from R3 Medium Density Zone to B2 Local Centre;
8. Permit a home business of identified as Piano Research and Development on Lots 1 and 2 DP 373069 with a maximum gross floor area of 1000sqm on East Street, Tumut, through adding the site to Schedule 1 of Tumut LEP 2012
9. Amend the land use table to insert a new SP1 Special Activities Zone, B4 Mixed Use Zone and RU4 Primary Production Small Lots Zone;
10. Amend Schedule 5 to remove some items previously proposed to be included in as items of environmental heritage;
11. Insert new Urban Release Area 4.1(c) clause to facilitate rural boundary adjustments;
12. Rezone part Lot 20 DP 710061, Murray Jackson Drive, Talbingo from RU1 Primary Production with 150 ha Minimum Lot Size and RU5 Village with a Minimum Lot Size of 225 m² to R5 Large Lot Residential with a 2 ha Minimum Lot Size;
13. Rezone a section of Crown Land in Adelong from RU5 Village Zone with a minimum lot size of 220m² to RU1 Primary Production with a Minimum Lot Size of 150 ha which corrects a minor mapping error;
14. Insert additional permitted uses in the RU1 Primary Production Zone;
15. Insert as additional permissible uses in the RU1 Primary Production Zone and wherever cellar door premises are permitted in Schedule 1- "a building or place that is used to sell wine or other alcoholic beverages by retail, and that beverage is produced predominantly from grapes or horticultural produce grown in the surrounding area". This has the effect of broadening the capacity for the production and sale of other alcoholic beverages in the RU1 Primary Production zone , and other zones where cellar door premises are permitted , other than wine.

2. Add new Condition 1:

Condition1 "The planning proposal must be re-exhibited for a minimum of 28 days".

Dated

17th

day of November 2015



**Linda Davis Acting General Manager,
Southern Region
Planning Services
Department of Planning and
Environment**

Delegate of the Minister for Planning