



Ms Ann Prendergast  
General Manager  
Wingecarribee Shire Council  
PO Box 141  
MOSS VALE NSW 2577

Attention: Susan Stannard, Senior Strategic Land Use Planner

Dear Ms Prendergast

**Planning proposal PP\_2018\_WINGE\_001\_00 to amend Wingecarribee Local Environmental Plan 2010**

I am writing in response to Wingecarribee Shire Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone land at 107 Kangaloon Road, Bowral (Lot 4 DP 866291) from R2 Low Density Residential to SP1 Special Activities Cemetery and remove minimum lot size controls.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, that any inconsistencies with section 9.1 Directions 3.1 – Residential Zones and 5.1 - Sydney Water Catchment are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to

meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Andrew Hartcher to assist you. Andrew can be contacted on (02) 4224 9473.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Lees', is positioned below the closing text.

**17 May 2018**

**Sarah Lees**  
**Director Regions, Southern**  
**Planning Services**

Encl: Gateway Determination  
Local plan-making authority reporting template