

Gateway Determination

Planning proposal (Department Ref: PP_2016_GUNDA_001_00) to:

1. amend the land use table for the SP3 Tourist Zone by including in alphabetical order in Item 3, permitted with consent, the following additional uses: "Emergency services facility", "Filming", "Garden centre", and "Temporary structure"; and
2. amend the land zone map – Sheet LZN_006B to detail the area to be encompassed by the SP3 Tourist zone and amend the lot size map – Sheet LSZ_006 to apply the existing minimum lot size of 1500m² for the area across the full proposed tourist zone area.

I, the Acting Director Regions, Southern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Gundagai Shire Council Local Environmental Plan (LEP) 2011 to amend the LEP as noted above should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* (the Act) as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2013).

No consultation is required with public authorities under section 56(2)(d) of the Act

2. A public hearing is not required to be held into the matter by any person or body under section 56(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).
3. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated

5th

day of

April

2016



Linda Davis
Acting Director Regions, Southern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning