

Gateway Determination

Planning proposal (Department Ref: PP_2019_WINGE_006_00): to amend Wingecarribee Local Environmental Plan 2010 to reclassify land (Lot 38 DP 882935) off Rowland Road, Bowral from Community Land to Operational Land.

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 for the above purpose should proceed subject to the following conditions:

1. The planning proposal shall be updated prior to public exhibition to include draft Land Reclassification Maps.
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 is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016) and 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, Industry 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 **6 months** following the date of the Gateway determination.

Dated 12th day of December 2019.

A handwritten signature in dark ink, appearing to read 'Sarah Lees', is positioned above the printed name and title.

Sarah Lees
Director, Southern Region
Local and Regional Planning

Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces