

## Gateway Determination

**Planning proposal (Department Ref: PP\_2019\_GOULB\_006\_00):** to rezone Lot 10 DP 1247119 Lansdowne Street, Goulburn from B6 Enterprise Corridor Zone to R5 Large Lot Residential Zone.

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 Goulburn Mulwaree Local Environmental Plan (LEP) 2009 as described above should proceed subject to the following conditions:

1. Reference to Section 9.1 Direction 5.1 “Implementation of Regional Strategies” is to be removed from the planning proposal prior to exhibition because the Direction has been revoked.
2. The supporting studies that were prepared by the proponent are to be included in the exhibition materials.
3. 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).
4. Consultation is required with WaterNSW under section 3.34(2)(d) of the Act. WaterNSW 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.
5. 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).
6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 16<sup>th</sup> day of December 2019.

A handwritten signature in dark ink, appearing to read 'Sarah Lees', is centered on the page.

**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**

**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**