

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_GOULB\_002\_00): to amend the Goulburn Mulwaree LEP 2009 to rezone land at the North East Goulburn Enterprise Corridor from B6 enterprise corridor to IN1 General Industrial zone and to permit Rural industries with consent in the IN1 zone.***

I, the Director Regions, Southern at the Department of Planning 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 to rezone land at the North East Goulburn Enterprise Corridor from B6 Enterprise Corridor to IN1 General Industrial zone and to permit Rural Industries with consent in the IN1 General Industrial zone should proceed subject to the following conditions:

1. The planning proposal is to be updated prior to public exhibition to include Council's additional information provided to the Department in relation to justification for the planning proposal.
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 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 2016).
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;
  - Roads and Maritime Services;
  - NSW Office of Environment and Heritage; and
  - NSW Rural Fire Service.

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 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.
  
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 20<sup>th</sup> day of May 2019.



**Ben Eveleigh**  
**Director, Southern**  
**Planning Services**  
**Department of Planning and**  
**Environment**

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