

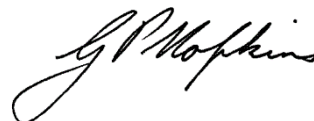
## Gateway Determination

**Planning proposal (Department Ref: PP-2023-1166):** Additional Permitted Use – Registered Club, 31 O’Connell Road, Oberon

I, the Director, Western Region 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 Oberon Local Environmental Plan 2013 to amend Schedule 1 to include ‘registered club’ as an additional permitted use on Lot 2 DP 1073827 and Lot 5 DP 2364, 31 O’Connell Road, Oberon should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended to address the following matters:
  - a. Reference the correct Lot & DP of the subject site.
  - b. Amend the Project Timeframe to reflect the Gateway determination and subsequent milestones for finalisation in nine (9) months.
  - c. Include the proposed additional permitted use map of the site.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2023) and must be made publicly available for a minimum of 20 working days.
3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP& A Act.
4. The LEP should be completed nine (9) months from the date of the gateway determination.
5. Given the nature of the proposal, Council is not authorised to be the local plan-making authority.

Dated 17<sup>th</sup> day of August 2023



**Garry Hopkins**  
Director, Western Region  
Local and Regional Planning  
Department of Planning and Environment

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