

Gateway Determination

Planning proposal (Department Ref: PP-2024-2040): *Wingecarribee Community Heritage Study 2021-23*

I, A/Director, Southern, Western and Macarthur Region, Local Planning and Council Support, at the Department of Planning, Housing and Infrastructure, 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 2010 to implement the Wingecarribee Community Heritage Study 2021-23, should proceed subject to the following

The LEP should be completed on or before 26 June 2026.

Gateway Conditions

1. The planning proposal is to be updated by:
 - (a) Remove the following proposed Heritage Conservation Areas and associated references:
 - i. Proposed Bowral South Entrance Heritage Conservation Area
 - ii. Proposed Exeter Village Heritage Conservation Area
 - iii. Proposed Robertson Heritage Conservation Area
 - iv. Proposed Links Road and Bowral Golf Course (Burradoo) Heritage Conservation Area
 - v. Proposed Bowral Heritage Conservation Area extension – Shepherd St North
 - vi. Proposed Mittagong Heritage Conservation Extension
 - (b) Producing Draft Heritage Maps showing the proposed individual heritage listings including curtilages.
2. Prior to community consultation, the planning proposal is to be revised to address condition 1 and forwarded to the Department for review and approval.
3. 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, August 2023) and must be made publicly available for a minimum of 20 working 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 *Local*

Environmental Plan Making Guideline (Department of Planning and Environment, August 2023).

4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Heritage NSW
- Water NSW
- Rural Fire Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working 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).

Dated 26 June 2025



Chantelle Chow
A/Director, Southern, Western and Macarthur
Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and Public
Spaces