

Our ref: PP-2025-1745 (IRF 25/2019)

Ms Lisa Miscamble
General Manager
Wingecarribee Shire Council

mail@wsc.nsw.gov.au

Attention: Susan Stannard, Coordinator Strategic Policy

16 September 2025

Planning Proposal (PP-2025-1745) to amend Wingecarribee Local Environmental Plan 2010

Dear Ms Miscamble

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of your planning proposal to amend the Wingecarribee Local Environmental Planning 2010 to permit secondary dwellings with consent in the R2 Low Density Residential zone and allow subdivision of Council roads proposed for closure as exempt development.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, any inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act is justified in accordance with the terms of the Direction (except those outlined below). No further approval is required in relation to the Directions.

However, Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.3 Planning for Bushfire Protection.

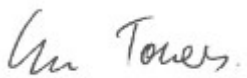
Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 15 May 2026. As this is a standard amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframe outlined in the gateway determination.

Should you have any enquiries about this matter, I have arranged for Andrew Hartcher, Senior Planner, Southern, Western and Macarthur Region to assist you. Mr Hartcher can be contacted on 02 4247 1823.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Gm Towers'.

Graham Towers
Manager, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination