Gateway Determination

***Planning proposal (Department Ref: PP_2019_CGREG_002_00)**: to implement recommendations from the Cootamundra-Gundagai Regional Council Villages Strategy 2018 including changes to zones and lot sizes to provide for additional dwellings in the villages of Nangus, Coolac and Tumblong; industrial land at Coolac; update objectives of the RU5 Village zone; amend the land use tables in the RU4 Primary Production Small Lots zone; permit health consulting rooms on certain land at Gundagai; and correct heritage references and mapping errors.*

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 Gundagai Local Environmental Plan (LEP) 2011 to implement recommendations from the Cootamundra-Gundagai Regional Council Villages Strategy including the amendments detailed above should proceed subject to the following conditions:

1. 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, Industry and Environment, 2018).

2. 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:

   - DPIE – Biodiversity and Conservation (formerly OEH)
   - Roads and Maritime Services
   - DPIE – Primary Industries (formerly DPI)
   - DPIE – Water (formerly DPI); 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.

3. 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).

4. 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.

5. The time frame for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 13th day of September 2019.

Sarah Lees
Director, Southern Region
Local and Regional Planning
Department of Planning, Industry and Environment

Delegate of the Minister for Planning and Public Spaces