



Ms Colleen Worthy  
General Manager  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Attention: Vivian Straw

Dear Ms Worthy

**Planning proposal PP\_2020\_UPLAC\_001\_00 to amend Upper Lachlan Local Environmental Plan 2010**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 12<sup>th</sup> of February 2020, in respect of the planning proposal to rezone land at Collector from RU1 Primary Production to E3 Environmental Management and amend the MLS from 40 hectares to part 10 hectares and part 20 hectares, and rezone other land from RU1 to RU4 Primary Production Small Lots and amend the minimum lot size from 40ha to 2 ha.

As delegate of the Minister for Planning and Public Spaces, I have now 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, the planning proposal's inconsistency with section 9.1 Directions 1.5 Rural Lands is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Ann Martin to assist you. Ms Martin can be contacted on 42471826

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', with a stylized, flowing script.

10 March 2020

**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**

Encl: Gateway determination