



Mr Greg Hill
General Manager
Central Darling Shire Council
PO Box 165
WILCANNIA NSW 2836

Dear Mr Hill

Planning proposal [PP_2020_CENTR_002_00] to amend Central Darling Local Environmental Plan 2012- Land Use Table changes

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) in respect of the planning proposal to add additional permitted uses with consent to the land use tables for zones RU1 primary Production, RU5 Village, RE1 Public Recreation and R1 General Residential in the Central Darling LEP 2012.

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 inconsistencies 1.2 Rural Zones, 1.5 Rural Lands and 3.1 Residential zones are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority for the following reason, as Council have interest in some of the specified matters.

The amending local environmental plan (LEP) is to be finalised within nine (9) 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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

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 Jenna McNabb, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms McNabb can be contacted on 5852 6800.

Yours sincerely



26/06/2020

Damien Pfeiffer
Director, Western Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template