

Request for Initial Gateway Determination

Instructions to Users

When forwarding a planning proposal to the Minister under section 56(1), the relevant planning authority must provide the information specified on this form. This form and the required information should be sent to your local Regional Office. Please note one (1) electronic copy and two (2) hard copies of the completed Planning Proposal must be sent to your local Regional Office.

Relevant Planning Authority Details

Name of Relevant Planning Authority: Mid-Western Regional Council

Contact Person: Liz Densley

Contact Phone Number and Email Address: 0263 782850

elizabeth.densley@midwestern.nsw.gov.au

Planning Proposal Details - Attachments

1. **LAND INVOLVED** (If relevant - e.g. Street Address and Lot and Deposited Plan):
Attached/Completed ✓
2. **MAPS (If applicable – 1 electronic and 2 hard copy)** ✓
 - Location map showing the land affected by the proposed draft plan in the context of the LGA (tagged 'location map').
 - Existing zoning map showing the existing zoning of the site and surrounding land and proposed zoning change for the site/s (tagged 'comparative existing/proposed zoning')provided in Planning Proposal prepared by Insites attached ✓
3. **PHOTOS and other visual material (if applicable)** ✓
 - Aerial photos of land affected by the Planning Proposal
 - Photos of land involved and surrounding land usesprovided in Planning Proposal prepared by Insites attached ✓
4. **COMPLETE PLANNING PROPOSAL (1 electronic and 2 hard copy)** ✓
 - All matters to be addressed in a planning proposal – including Director-General's requirements for the justification of all planning proposals (other than those that solely reclassify public land) in accordance with a 'Guide to preparing a planning proposal' are completed prior to forwarding to the Regional Office in the first instance. See attached pro-forma.Planning Proposal Documentation as prepared by Insites attached ✓
4. **PLANNING PROPOSAL HAS BEEN SUPPORTED BY COUNCIL** ✓
 - Council has considered the written planning proposal before it is sent to the Department of Planning.
 - Attached is Council's resolution to send the written planning proposal to the Department of Planning.

Signed for and on behalf of the Relevant Planning Authority

DATE: 30/7/12

Grimshaw Lane Residential Area

Part 1 - Objectives or Intended Outcomes

The objective of the Planning Proposal is to enable the development of the subject land into residential lots.

Part 2 - Explanation of Provisions

Amendment of the Land Zoning Map for the subject area to R1 General Residential; and
Amendment of the Lot Size Map for the subject area to M 600m2.

Part 3 - Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report

The Planning Proposal has come about as the result of the need for additional land for urban expansion in the town of Gulgong. The Planning Proposal is supported in part by Council's Comprehensive Land Use Strategy and the documentation provided by Whelans Insites.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered by Council to be the best way to deliver the outcomes.

3. Is there a net community benefit?
(refer Whelands Insites documentation)

Section B - Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable **regional or sub-regional strategy**

Not Applicable

5. Is the planning proposal consistent with the local council's **Community Strategic Plan**, or other **local strategic plan**?

Generally consistent (refer Whelans Insites documentation)

6. Is the planning proposal consistent with applicable state **environmental planning policies**?
(refer Whelans Insites documentation)

7. Is the planning proposal consistent with applicable **Ministerial Directions** (s.117 directions)?
(refer Whelans Insites documentation)

Section C - Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? (refer

Whelans Insites documentation)

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? (refer Whelans Insites documentation)
10. How has the planning proposal adequately addressed any social and economic effects? (refer Whelans Insites documentation)

Section D - State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal (refer Whelans Insites documentation)
12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal? (refer Whelans Insites documentation)

Note (1): Do State or Commonwealth own or have an interest in any of the land involved?

Note (2): The RPA must list the State and Commonwealth public authorities to be consulted.

Section E – Reclassification of Public Land. (Note: Only required if reclassifying public land. Delete this section if not applicable)

13. Is the planning proposal a result of any strategic study or report?
Not Applicable
14. Is the planning proposal consistent with the local council's community plan, or other local strategic plan?
Generally consistent
15. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.
Not Applicable
16. The concurrence of the landowner, where the land is not owned by the relevant planning authority.
Not Applicable

Part 4 - Community Consultation

(refer Whelans Insites documentation)

Part 5 – Risks to the Planning Proposal. [RPA must identify possible risks]

NOTE (1): RPA must identify strategic and operational risks that could adversely impact the progress of the planning proposal and the making of the plan within the required time frame. Examples of risks Council should consider include;

- o State or Commonwealth public authority objection to the LEP
- o Community objection to the LEP

- Time required to resolve public and or community objections
- Requirement to re-exhibit
- Requirement for a public hearing
- Missing Council meetings
- Delay in finalising the associated development control plan
- Department of Planning delay in resolving Standard Instrument policy and practice
- Department of Planning changing Standard Instrument policy and practice
- Council staff taking leave or resigning
- Council lack of resources (please specify e.g. Council does not have capacity to complete SI LEP mapping)

NOTE (2): If the RPA believes a risk will prevent the making of the plan within the required time frame the RPA should consider not lodging a planning proposal with the Department of Planning until the risk has been resolved.

Part 6 – Benchmark Timeframes for making the Plan.

Note: You cannot delete or alter any of the following statements except were directed to select an option.

1. The plan will be made within 6 months of the Gateway Determination date.
2. The Planning Proposal will be exhibited within 4 weeks of the Gateway Determination date.
3. Community Consultation will be completed 28 days from the last day the Planning Proposal must be exhibited
4. Public Authority Consultation will be completed within 35 days of the Gateway Determination date.
5. The RPA will request the Department to draft and finalise the LEP no later than 6 weeks prior to the projected making of the plan date specified in point 1.