



**Office of the Director General**

Mr Glenn Wilcox  
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Our ref: PP\_2013\_BLAYN\_001\_00 (12/20729)  
Your ref:

Dear Mr Wilcox,

**Planning proposal to amend Blayney Local Environmental Plan 2012**

I am writing in response to your Council's letter dated 20 December 2012 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to rezone land at 32 Charles Street, Blayney from R1 General Residential to B2 Local Centre.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistency with S117 Direction 3.1 Residential Zones is of minor significance. No further approval is required in relation to this Direction.

It should be noted that the Gateway determination conditions Council to undertake a 14 day public exhibition of the planning proposal. This is to ensure the community is appropriately consulted with regard to the proposed rezoning.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation, however it does not wish to use its delegations for the making of this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan. Council should contact the relevant regional planning team of the department should it require assistance in relation to the exercise of its delegation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Anna Cumberland of the regional office of the department on 02 6841 2180.

Yours sincerely,

*SHaddad*

**Sam Haddad**  
**Director General**

*1/2/2013*



## Gateway Determination

**Planning proposal (Department Ref: PP\_2013\_BLAYN\_001\_00):** to rezone land at 32 Charles Street, Blayney from R1 General Residential to B2 Local Centre.

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to Blayney Local Environmental Plan (LEP) 2012 to rezone land at 32 Charles Street, Blayney from R1 General Residential to B2 Local Centre should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the 'community consultation' part of the planning proposal to reflect the 14 days public exhibition period. Council is also to include a project timeline which is consistent with the 6 month timeframe allocated to complete the planning proposal. The planning proposal should contain enough information to demonstrate that relevant environmental, social, economic matters have been identified and addressed.
2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include current and proposed land zoning maps, which clearly identify the subject land.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
  - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012)* and must be made publicly available for **14 days**; and
  - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012)*.
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
6. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 1<sup>st</sup> day of February 2013.

Shaddad

**Sam Haddad**  
**Director General**  
**Delegate of the Minister for Planning and**  
**Infrastructure**



**WRITTEN AUTHORISATION TO EXERCISE DELEGATION**

Blayney Shire Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by the instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

<b>Number</b>	<b>Name</b>
PP_2013_BLAYN_001_00	Planning proposal to rezone land at 32 Charles Street, Blayney from R1 General Residential to B2 Local Centre.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 1<sup>st</sup> February 2013

Sam Haddad  
**DIRECTOR GENERAL**  
**Department of Planning and Infrastructure**

## Attachment 5 – Delegated plan making reporting template

### Reporting template for delegated LEP amendments

#### Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

**Table 1 – To be completed by the department**

Stage	Date/Details
Planning Proposal Number	PP_2013_BLAYN_001_00
Date Sent to Department under s56	20/12/2012
Date considered at LEP Review Panel	17/01/2013
Gateway determination date	01/02/2013

**Table 2 – To be completed by the RPA**

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

**Table 3 – To be completed by the department**

Stage	Date/Details
Notification Date and details	

#### Additional relevant information: