

Mr Frank Zaknich
General Manager
AlburyCity Council
PO Box 323
ALBURY NSW 2640

Attention: Michael Keys, Director Planning and Environment Group

Dear Mr Zaknich

Planning proposal PP_2019_ALBUR_001_00 to amend Albury 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) in respect of the planning proposal to amend the *Albury Local Environmental Plan 2010* and rezone the Albury Showground from R1 General Residential Zone to RE2 Private Recreation and remove minimum lot size provisions.

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

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 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 Mr Haydon Murdoch, to assist you. Mr Murdoch can be contacted on (02) 6229 7914.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Musgrave', on a light grey rectangular background.

12/04/2019

Luke Musgrave
Director Regions, Southern
Planning Services

Encl: Gateway determination
Authorised plan-making reporting template