



Ms Jackie Kruger
General Manager
Leeton Shire Council
23-25 Chelmsford Place
LEETON NSW 2705

Dear Ms Kruger

Planning proposal PP_2019_LEETO_002_00 to amend Leeton Local Environmental Plan 2014

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 10 December 2020 and 10 February 2021 in respect of the planning proposal to rezone Lot 49, DP 1114977, 26 Lake Paddock Drive, Leeton to R2 Low Density Residential and reclassify to operational land.

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.

In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that the proposal facilitates best use of the land and provides opportunity to improve the adjoining open space for the benefit of the local community. No further approval is required in relation to this Direction.

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 as Council is the owner of the subject land and the planning proposal involves reclassification of public land from community land to operational land and discharge of public interest in the subject land.

Having considered the original lodgement date of the planning proposal and the NSW Government's commitment to reduce end-to-end timeframes, the amending local environmental plan (LEP) is to be finalised within nine 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 within six months of the date of the Gateway Determination.

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 Paul Amoateng, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Mr Amoateng can be contacted on (02) 6983 4909.

Yours sincerely



9 March 2020

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination