



Des Bilske
General Manager
Deniliquin Council
PO Box 270
DENILIKUIN NSW 2710

14/03102

Dear Des

Planning proposal to amend Deniliquin Local Environmental Plan (2013)

I am writing in response to your Council's letter dated 5 February 2014 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 correct a mapping error relating to the R5 Large Lot Residential zone on a lot size map.

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.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for 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.

The amending Local Environmental Plan is to be finalised within 6 months of the week following the date of the Gateway determination. As it has been determined this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting the instrument as soon as possible. A copy of the request should be forwarded to Planning and Infrastructure 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 section 54(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, I have arranged for Ms Rebecca Kell of Planning and Infrastructure regional office to assist you. Ms Kell can be contacted on (02) 6841 2195.

Yours sincerely,

27-02-2014

Ashley Albury
General Manager, Western Region
Growth Planning & Delivery



Gateway Determination

Planning proposal (Agency Ref: PP_2014_DENIL_001_00): to correct a mapping error relating to the R5 Large Lot Residential zone on a lot size map.

I, the General Manager, Western Region at 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 the Deniliquin Local Environmental Plan (LEP) 2013 to correct a mapping error relating to the R5 Large Lot Residential zone on a lot size map should proceed subject to the following conditions:

No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act")

No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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).

The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 27 day of *February* 2014.

Ashley Albury
General Manager, Western Region
Growth Planning & Delivery
Planning & Infrastructure

**Delegate of the Minister for Planning &
Infrastructure**



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Deniliquin 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 instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_DENIL_001_00	Planning proposal to correct a mapping error on the Deniliquin Local Environmental Plan 2013 Lot Size Map - Sheet LSZ_005 relating to the R5 Large Lot Residential zone.

In exercising the Minister's functions under section 59, the Council must comply with Planning and Infrastructure's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 27 - 02 - 2014


Ashley Albury
General Manager, Western Region
Growth Planning & Delivery
Planning & 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_2014_DENIL_001_00
Date Sent to Department under s56	5 February 2014
Date considered at LEP Review Panel	Considered by the Director Generals Delegate
Gateway determination date	

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: