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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Growth Planning & Delivery

GUYRA GATEWAY DETERMINATION: PP 2014 GUYRA 001 00

The attached draft Gateway determination and letter is submitted for the General Manager's signature, if approved.

Contact Officer: Gina Davis
Senior Planner - Northern Region
Phone number: 67019687

 31 January 2014
Stephen Murray
General Manager, Northern Region
Growth Planning & Delivery



Mr Peter Stewart
General Manager
Guyra Shire Council
PO Box 207
GUYRA NSW 2365

Our ref: PP_2014_GUYRA_001_00 (14/01105)

Dear Mr Stewart

Planning proposal to amend Guyra Local Environmental Plan 2012

I am writing in response to your Council's letter 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 part of Lot 4 DP 714976, 30-40 Pearson Street, Guyra, Lot 1 DP 586381, 1 Coventry Street, Guyra and the adjoining Coventry Street road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size.

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 (LEP) is to be finalised within 9 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 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, please contact Gina Davis of the regional office of the department on 02 6701 9687.

Yours sincerely

31 January 2014

Stephen Murray
General Manager, Northern Region
Growth Planning & Delivery

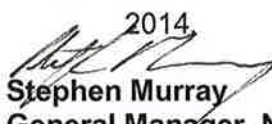
Gateway Determination

Planning proposal (Department Ref: PP_2014_GUYRA_001_00): to rezone part of Lot 4 DP 714976, 30-40 Pearson Street, Guyra, Lot 1 DP 586381, 1 Coventry Street, Guyra and the adjoining Coventry Street road reserve, from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size.

I, the General Manager, Northern Region at the 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 Guyra Local Environmental Plan (LEP) 2012 to rezone part of Lot 4 DP 714976, 30-40 Pearson Street, Guyra, Lot 1 DP 586381, 1 Coventry Street, Guyra and the adjoining Coventry Street road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size should proceed subject to the following conditions:

1. 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 & Infrastructure 2013) and must be made publicly available for a minimum of **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 & Infrastructure 2013).
2. The Planning Proposal be amended prior to exhibition to:
 - clarify that the proposal applies to only part of Lot 4 DP714976, 30-40 Pearson St, Guyra;
 - alter the figure on page 1 of the proposal to clearly identify the subject land; and
 - include a revised project time line that addresses the additional time given for completion of the LEP, specific dates for each relevant step and the additional tasks associated with Council using its plan making delegations.
3. 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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 31 day of January

2014

Stephen Murray
General Manager, Northern Region
Growth Planning & Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and
Infrastructure

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

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

Number	Name
PP_2014_GUYRA_001_00	Planning proposal to rezone part of Lot 4 DP 714976, 30-40 Pearson Street, Guyra, Lot 1 DP 586381, 1 Coventry Street, Guyra and the adjoining Coventry Street road reserve from R5 Large Lot Residential to R1 General Residential and amend the minimum lot size.

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

Dated 31 January 2014



Stephen Murray
General Manager, Northern Region
Growth Planning & Delivery
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_2014_GUYRA_001_00
Date sent to Department under s56	28/01/2014
Date considered at LEP Review Panel (if applicable)	N/A
Gateway determination date	31/01/2014

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: