



Ms Rebecca Ryan
General Manager
Blayney Shire Council
PO Box 62
BLAYNEY NSW 2799

Attention: Claire Johnstone – Senior Planner

Dear Ms Ryan

Planning proposal (PP_2018_BLAYN_001_00) to amend Blayney Local Environmental Plan 2012 - Insert Zone E2 Environmental Conservation (E2) in to the Blayney Local Environmental Plan 2012 and rezone land from RU1 Primary Production (RU1) to E2 Environmental Conservation

I am writing in response to Council's request for a Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to insert Zone E2 Environmental Conservation (E2) in to the Blayney Local Environmental Plan 2012 and rezone proposed Lot 202 in the subdivision of Lot 201 DP 1037198 and proposed Lot 204 in the subdivision of Lot 1422 DP 1168271 from zone RU1 Primary production (RU1) to zone E2.

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

I agreed that the planning proposal is consistent with section 9.1 Direction 2.1 Environmental Protection Zones. However, Council will need to amend the planning proposal to address and demonstrate consistency with section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands and 5.10 Implementation of Regional Plans. Council will also need to amend the proposal to include the project timeline. Refer to condition 1 of the Gateway determination.

Plan making powers were delegated to Council's by the Minister in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and have conditioned the Gateway determination 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 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 (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date.

A copy of the request should be forwarded to the Department of Planning and Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

All related files for LEP Amendment, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at <https://www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data>. To submit the data, Council is required to create an account and log in using these details.

In accordance with "A guide for the preparation of local environmental plans" Authorised plan making reporting template is enclosed for Council's information. Table 2 of the attachment is to be completed and included in Council's section 3.36 submission when requesting the planning proposal be finalised.

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 further enquiries about this matter, I have arranged for Mr Haydon Murdoch, Planning Officer, Western Region to assist you. Mr Murdoch can be contacted on (02) 6229 7914.

Yours sincerely



30-08-2018

Damien Pfeiffer
Director Regions, Western
Planning Services

Encl: Gateway determination
Authorised Plan Making Reporting Template



Gateway Determination

Planning proposal (Department Ref: PP_2018_BLAYN_001_00): to insert Zone E2 Environmental Conservation (E2) in to the Blayney Local Environmental Plan 2012 and rezone land from RU1 Primary production (RU1) to E2 Environmental Conservation.

I, the Director Regions, Western at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act, 1979* that an amendment to the Blayney Local Environmental Plan (LEP) 2012 to insert Zone E2 Environmental Conservation (E2) in to the Blayney Local Environmental Plan 2012 and rezone land from RU1 Primary production (RU1) to E2 Environmental Conservation should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal;
 - a. to address and demonstrate consistency with following section 9.1 Directions:
 - i. 1.2 Rural Zones;
 - ii. 1.5 Rural Lands; and
 - iii. 5.10 Implementation of Regional Plans
 - b. to include project timeline in Part 6.
2. Community consultation is required under section 3.34(2)(c) and Schedule 1 Clause 4 of the *Environmental Planning and Assessment Act, 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 & Environment August 2016)*.
3. Consultation is required with the Office of Environment and Heritage under section 3.34(2)(d) of the *Environmental Planning & Assessment Act, 1979*. The Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the *Environmental Planning & Assessment Act, 1979*. 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).



Planning & Environment

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the *Environmental Planning & Assessment Act, 1979* subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objection from public authorities.
6. Prior to submission of the planning proposal under section 3.36 of the *Environmental Planning and Assessment Act, 1997* the final LEP Maps must be prepared and be compliant with the 'Department's Standard Technical Requirements for Spatial Datasets and Maps' 2017.
7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 30 day of August 2018

Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

Attachment 5 – Authorised plan-making reporting template

Reporting template for authorised LEP amendments

Notes:

- The planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal.
- The Department will fill in the details of Tables 1 and 3.
- The local plan-making authority is to fill in the details of Table 2.
- If the planning proposal is exhibited more than once, the local plan-making authority should add rows to **Table 2** to include this information.
- The local plan-making authority must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date.
- The plan should be signed using the following format:
[Name]
[Title]
[Council name]
Delegate of [Council name], the local plan-making authority [date]
- A copy of this completed report must be provided to the Department with the local plan-making authority's request to have the LEP notified.

Table 1: To be completed by the Department of Planning and Environment

Stage	Date/Details
Planning proposal number	PP_2018_BLAYN_001_00
Date sent to DPE under section 3.34(1)	1 August 2018
Gateway determination date	30 August 2018

Table 2: To be completed by the local plan-making authority

Stage	Date/Details	Notified regional office
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date draft LEP requested from PCO		
Date draft LEP received from PCO		
Date PCO Opinion requested		
Date PCO Opinion received		
Date GIS data or maps provided/requested		
Date ePlanning confirmed mapping is suitable and sent to PCO		
Date LEP finalised		
Date sent to DPE requesting notification		



Table 3: To be completed by the Department of Planning and Environment

Stage	Date/Details
Notification date and details	

Additional relevant information: