



**Planning &
Environment**

ORIGINAL
POSTED 22/11/14

Mr Michael Tolhurst
General Manager
Wellington Council
PO Box 62
Wellington NSW 2820

15/01610

Attention: Mr Peter Harlow, Director Strategic and Planning Services

Dear Mr Tolhurst

Planning Proposal (PP_2015_WELLI_001_00) Wellington LEP 2012 Amendment to Increase supply of R5 Large Lot Residential zoned land

Thank you for your letter dated 6 January 2015 requesting a Gateway determination under Section 56(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act) with respect to the Planning Proposal to amend the Wellington LEP 2012 to rezone land from zone RU1 Primary Production to zone R5 Large Lot Residential with minimum lot size amendments.

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway Determination (**Attachment 1**).

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has accepted this delegation. 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 (**Attachment 2**).

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.

The amended LEP maps and GIS data is to be uploaded to the Departments FTP site at ftp://lepup:lep_upload@203.3.194.247/ and the map information emailed to: pccgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au.

Department of Planning & Environment

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State Government is committed to reducing the time taken to complete LEP's 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 the determination are not met.

In accordance with "A guide for the preparation of local environmental plans" attachment 5 – Delegated plan making reporting template (**Attachment 3**) is enclosed for Council's information. Table 2 of the attachment is to be completed and included in Council's section 59 submission and forwarded to the westernregion@planning.nsw.gov.au when requesting the planning proposal to be finalised.

Should you have any further enquiries, I have arranged for Jenna McNabb, Planning Officer to assist you. Ms McNabb may be contacted at the Departments Western Region Office on (02) 6841 2194.

Yours sincerely

W Garnsey 21/1/15

Wayne Garnsey
A/General Manager, Western Region
Planning Services

Enclosures: Attachment 1 – Gateway Determination
Attachment 2 – Written Authorisation to Execute Delegation
Attachment 3 - Delegated Plan Making Reporting Template