



Mr James Davis
General Manager
Junee Shire Council
PO Box 93
Junee 2663

Dear Mr Davis

Planning proposal PP_2020_JUNEE_001_00 to amend Junee Local Environmental Plan 2012

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 9 March 2020 in respect of the planning proposal to insert a clause to allow exceptions to the minimum lot size for the subdivision of land in the RU1 Primary Production Zone.

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.

The inconsistency with section 9.1 Direction 4.4 Planning for Bushfire Protection remains unresolved until Council consults the NSW Rural Fire Service in accordance with condition 2 of the Gateway determination.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 9 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', is positioned above a faint, light-colored rectangular stamp.

16 March 2020

Sarah Lees
Director Southern Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template