



Mr Rowan Perkins
General Manager
Berrigan Shire Council
PO Box 137
Berrigan NSW 2712

16/06450

Attention: Camillus O’Kane – Town Planner

Dear Mr Perkins,

Planning proposal (2016_BERRI_002_00) to amend Berrigan Local Environmental Plan 2013 (Amendment 4) to permit Backpackers Accommodation with consent in Zone RU1 – Primary Production

I am writing in response to your Council’s letter received on 3 May 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to permit Backpackers Accommodation with consent in zone RU1 – Primary Production.

As delegate of the Minister for Planning, I have now determined that the planning proposals 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 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 (**Attachment 2**).

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 (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.

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 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 54(2)(d) of the *Environmental Planning & Assessment Act, 1979* 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 Ella Wilkinson of Department's Western Region office to assist you. Ms Wilkinson can be contacted on (02) 6841 2180.

Yours sincerely

 18-5-2016

Ashley Albury
Director Regions, Western
Planning Services

Encl:

Attachment 1 – Gateway determination

Attachment 2 – Written Authorisation to Exercise Delegation

Attachment 3 – Delegated Plan Making Reporting template