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Our ref: PP_2011_YOUNG_005_00 (10/12636)

Mr Peter Vlatko
General Manager
Young Shire Council
Locked Bag 5
YOUNG NSW 2594

Dear Mr Vlatko,

Re: Planning Proposal to amend Young LEP 2010 by amending the Lot Size Map for land zoned RU4 Primary Production Small Lots Zone around the township of Young.

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 amend the Lot Size Map of the Young LEP 2010 for land zoned RU4 Primary Production Small Lots Zone around the township of Young.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Council has based this planning proposal on the outcomes of the "*RU4 Lands around Young and Murringo*" study completed in April, 2011. Council is required to place this study on exhibition with the planning proposal to ensure that the community is aware of the justifications for the proposed amendments to the minimum lot sizes.

The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 1.2 Rural are of minor significance. No further approval is required in relation to this Direction.

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 within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

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 s54(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 Louise Wells of the Regional Office of the Department on 02 4224 9450.

Yours sincerely,


21/11/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_YOUNG_005_00) to amend the Lot Size Map of the Young LEP 2010 for land zoned RU4 Primary Production Small Lots Zone around the township of Young.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to Lot Size Map of the Young LEP 2010 for land zoned RU4 Primary Production Small Lots Zone around the township of Young should proceed subject to the following conditions:

1. Council is required to place the "*RU4 Lands around Young and Murringo*" study completed in April, 2011 on public exhibition with the planning proposal.
2. 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 must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Primary Industries (Agriculture)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. 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).
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 21st day of November 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and Infrastructure