



Planning & Infrastructure

Office of the Director General

Contact: Louise Wells
Phone: (02) 4224 9450
Fax: (02) 4224 9470
Email: Louise.Wells@planning.nsw.gov.au
Postal: PO Box 5475, Wollongong NSW 2520

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

Our ref: PP_2012_YOUNG_001_00 (12/18886)
Your ref: F154.12:KC

Dear Mr Vlatko,

Planning proposal to amend Young Local Environmental Plan 2010

I am writing in response to Council's letter dated 22 November 2012 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 rezone land at 69 Milly Milly Lane, Burrangong to RE2 Private Recreation and land surrounding the Young Sewage Treatment Plant to SP2 Infrastructure and RE1 Public Recreation, remove the minimum lot size for the subject land, permit caravan parks in zone RU5 Village and correct item numbers on the Heritage Map.

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

I have also agreed the planning proposal's inconsistency with S117 Directions 1.5 Rural Lands is of minor significance. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes. No further approval is required in relation to these Directions.

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 for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The NSW 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,


Sam Haddad
Director General

14/2/2013

Gateway Determination

Planning proposal (Department Ref: PP_2012_YOUNG_001_00): to facilitate various amendments to Young Local Environmental Plan 2010.

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Young Local Environmental Plan (LEP) 2010 to rezone land at 69 Milly Milly Lane, Burrangong to RE2 Private Recreation and land surrounding the Young Sewage Treatment Plant to SP2 Infrastructure and RE1 Public Recreation, remove the minimum lot size for the subject land, permit caravan parks in zone RU5 Village and correct item numbers on the Heritage Map should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the *A Guide to Preparing Planning Proposals*. The project timeline is to provide a mechanism to monitor the progress of the planning proposal. A copy of the project timeline should be forwarded to the regional team of the department.
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 is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012)* and must be made publicly available for **14 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 & Infrastructure 2012)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - NSW 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 14th day of February 2013.

SHaddad

Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure