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Department Generated Correspondence (Y)

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Our ref: PP_2011_YOUNG_002_00 (10/15391)
Your ref: 154.05:KC:KF

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

Dear Mr Vlatko,

Re: Planning Proposal to rezone land at 13 Scenic Road, Young, containing the Young Abattoir to RU1 Primary Production to facilitate continuation of the existing use and to introduce a minimum lot size of 24 hectares consistent with the surrounding land.

I am writing in response to your Council's letter dated 21 December 2010 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 Young Local Environmental Plan 2010 to rezone land at 13 Scenic Road, Young (Lot 481 DP 1082840, Lot 2 DP 345988, Lots 479 and 480 DP 754611 and Lot 1 DP 133688) to RU1 Primary Production to facilitate the continued operation of the abattoir, and to introduce a minimum lots size for the site of 24ha consistent with the surrounding land.

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

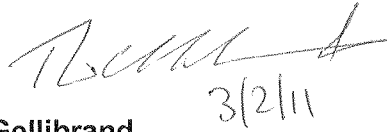
Council is to ensure the maps included with the planning proposal are updated to provide a clearer understanding of the intent of the planning proposal for exhibition purposes. If Council intends to exhibit map extracts from its draft comprehensive LEP as exhibited in 2009, these maps are to be clearly annotated as such to ensure there is no confusion during the public exhibition period.

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,



3/2/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_YOUNG_002_00): to rezone land at 13 Scenic Road, Young, containing the Young Abattoir to RU1 Primary Production to facilitate continuation of the existing use and to introduce a minimum lot size of 24 hectares consistent with the surrounding land.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Young Local Environmental Plan 2010 to rezone land at 13 Scenic Road, Young (Lot 481 DP 1082840, Lot 2 DP 345988, Lots 479 and 480 DP 754611 and Lot 1 DP 133688) to RU1 Primary Production to facilitate the continued operation of the abattoir, and to introduce a minimum lots size for the site of 24ha consistent with the surrounding land should proceed subject to the following conditions:

1. 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)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Environment, Climate Change and Water
 - Department of Industry & Investment (Agriculture)
 - Department of State and Regional Development

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.

3. 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).

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

Dated 3rd day of February 2011.



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