NSW GOVERNMENT | Planning & Infrastructure

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Our ref: PP_2012_UPLAC_002_00 (12/11888-1)
Your ref: TRIM F10123

Mr John Bell
General Manager
Upper Lachlan Shire Council
PO Box 10
CROOKWELL NSW 2583

Dear Mr Bell,

Planning proposal to amend Upper Lachlan Local Environmental Plan (LEP) 2010

I am writing in response to your Council's letter dated 11 July 2012 requesting that a proposal to amend the Upper Lachlan Local Environmental Plan (LEP) 2010 to rezone land that has been added to Keverstone National Park, Keverstone State Conservation Area and Mares Forest National Park from RU2 Rural Landscape and RU3 Forestry to zone E1 National Parks and Nature Reserves and remove the minimum lot size for this land, be progressed under Section 73A of the Environmental Planning and Assessment Act 1979 ("EP&A Act").

As delegate of the Minister for Planning and Infrastructure, I have determined that the proposal should be progressed via a planning proposal, subject to the conditions in the attached Gateway determination. I am satisfied that this is a minor matter and public exhibition and agency consultation is not required in this instance.

I have also agreed that the planning proposal's inconsistency with S117 Direction 1.5 Rural Lands is of minor significance. No further approval is required in relation to this Direction.

As this matter is to progress in the form of a planning proposal, Council is to submit all relevant documents which address matters provided under Clause 55 of the Environmental Planning and Assessment Act 1979 and as outlined in the *Guide to Preparing Local Environmental Plans* and *Guide to Preparing Planning Proposals.*

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. As it has been determined that this is a minor amendment, the department will commence drafting the instrument as soon as it has received the planning proposal from Council. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 Meredith McIntyre of the Regional Office of the Department on 02 6229 7900.

Yours sincerely,

SHaddad

Sam Haddad
Director-General

26/9/2012.

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Gateway Determination

***Planning proposal (Department Ref: PP_2012_UPLAC_002_00)**: to rezone certain land under Upper Lachlan Local Environmental Plan (LEP) 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 Upper Lachlan Local Environmental Plan (LEP) 2010 to rezone land that has been added to Keverstone National Park, Keverstone State Conservation Area and Mares Forest National Park from RU2 Rural Landscape and RU3 Forestry to zone E1 National Parks and Nature Reserves and remove the minimum lot size for this land should proceed subject to the following conditions:

1. Council is to submit a planning proposal to rezone the subject land, which address matters provided under Clause 55 of the Environmental Planning and Assessment Act 1979 and as outlined in the *Guide to Preparing Local Environmental Plans* and *Guide to Preparing Planning Proposals.* The department will commence drafting the instrument as soon as it has received the planning proposal from Council.

2. No Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").

3. No Consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

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 **6 months** from the week following the date of the Gateway determination.

Dated 26th day of September 2012.

SHaddad

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