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Phillip McMurray
General Manager
Gundagai Shire Council
PO Box 34
Gundagai NSW 2722

Our ref: PP_2016_GUNDA_001_00 (15/15637)
Your ref: p.10/4

Dear Mr Phillip McMurray

Planning Proposal to Amend Gundagai Shire Council Local Environmental Plan 2011

I am writing in response to Council's letter dated 14 March 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to:

1. amend the land use table for the SP3 Tourist Zone to include in alphabetical order in Item 3, permitted with consent, the following additional uses: "Emergency services facility", "Filming", "Garden centre", and "Temporary structure"; and
2. amend the land zone map – Sheet LZN_006B to detail the area to be encompassed by the SP3 Tourist zone and amend the lot size map – Sheet LSZ_006 to apply the existing minimum lot size of 1500m² for the area across the full proposed tourist zone area.

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.

I have also agreed that the planning proposal is consistent with relevant s117 Directions or that any inconsistencies are of minor significance. No further approval is required in relation to this Directions.

Plan making powers were delegated to councils by the Minister in October 2012. 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.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

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 Act 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 Mr Nathan Foster of the Department's regional office to assist you. Nathan can be contacted on (02) 4224 9459.

Yours sincerely



5/4/16

Linda Davis
Acting Director Regions, Southern
Planning Services
Department of Planning and Environment

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template