



Ms Colleen Worthy
General Manager
Upper Lachlan Shire Council
PO Box 42
GUNNING NSW 2581

Dear Colleen

Planning proposal PP-2021-2193 to amend Upper Lachlan Local Environmental Plan 2010, 101 Golspie Road, Taralga.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to subdivide the subject lot, rezone and amend the minimum lot size of Lot A DP 413644, 101 Golspie Road, Taralga.

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

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones and 1.5 Rural Lands are minor in nature and are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of 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, Industry and Environment.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Ann Martin to assist you. Ms Martin can be contacted on 42471826.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', is written over a light grey rectangular background.

23 June 2021

Sarah Lees
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination