



Mr David Sherley
General Manager
Bathurst Regional Council
PMB 17
BATHURST NSW 2795

Attention: Ms Janet Bingham, Manager Strategic Planning

Dear Mr Sherley

Planning proposal [PP_2021_3508] to amend Bathurst Regional Council Local Environmental Plan 2014 – Schedule 5 Environmental Heritage and Height of Building map amendments.

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 amend heritage schedules and height of building maps.

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.

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.

Council is reminded to update the Planning Portal and notify the Western Region Office of the Department of Planning, Industry and Environment when the plan making milestones are achieved.

The amending local environmental plan (LEP) is to be finalised within six (6) 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 (6) weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment Western Region Office (westernregion@planning.nsw.gov.au) for administrative purposes.

All related files for the LEP amendment must be submitted to the Department via the Planning Portal website at www.planningportal.nsw.gov.au/reporting/online-submission-planning-data.

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 Oyshee Iqbal to assist you. Ms Iqbal can be contacted on 5852 6824.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins'.

6.7.21

Garry Hopkins
Director, Western Region
Local and Regional Planning.

Encl: Gateway determination