



Ms Rebecca Ryan
General Manager
Blayney Shire Council
PO Box 62
Blayney NSW 2799

Attention: Mark Dicker – Director Planning and Environmental Services

Dear Ms Ryan

Planning proposal (Department Ref: PP-2021-3581): Amendment to Blayney Local Environmental Plan 2012 by including dual occupancy subdivision provision for R1 General Residential land at Blayney Town Centre amendment to minimum lot size for land around Browns Creek Road, Blayney.

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 the Blayney LEP 2012 including a dual occupancy subdivision provision for R1 General Residential land at Blayney Town Centre and an amendment to the minimum lot size for R5 Large Lot Residential Land around Browns Creek Road.

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 may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 1.3 Mining, Petroleum Production and Extractive Industries. Council should ensure this occurs prior to public exhibition.

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 9 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's Western Region Office (westernregion@planning.nsw.gov.au) for administrative purposes.

All related files for LEP Amendment, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at

www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data . To submit the data, Council is required to create an account and log in using these details.

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, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms Iqbal can be contacted on 5852 6824.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination