



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-2021-3588): Amendment to Blayney Local Environmental Plan 2012 being PP2 – Millthorpe and surrounds as adopted by Council on 17 May 2021 (Item 2105/012).

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 zone and minimum lot size for land around Millthorpe being:

- PP2A - Amends zone from RU5 Village to R1 General Residential for the urban land outside of the Millthorpe village centre;
- PP2B - Permit dwelling houses for three specific lot/holdings;
- PP2C - Increase minimum lot size (MLS) to 2ha from 4000m² for zone R5 Large Lot Residential land located at North Millthorpe with an overlay to maintain 4000m² subject to water and sewer servicing; and
- PP2D - Extend the large lot residential zone boundary to include 78 Clover Ridge Road, Millthorpe.

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 2.6 Remediation of Contaminated Land. Council should ensure this occurs prior to community consultation.

I have considered the nature of Council's planning proposal and have conditioned the Gateway determination 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 with three (3) months of the Gateway determination. 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



16 August 2021

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination