



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

Dear Colleen

Planning proposal (PP-2021-5019) to amend Upper Lachlan Local Environmental Plan 2010

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 Land Use Tables and Zone Objectives of the Upper Lachlan LEP 2010.

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, the planning proposal is consistent with applicable section 9.1 Directions (except those outlined below). No further approval is required in relation to these Direction/s.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 4.4 – Planning for Bushfire Protection and Direction 5.2 – Sydney Drinking Water Catchment. Council should ensure this occurs prior to public exhibition.

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 twelve 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, Planning Officer, Southern Region, to assist you. Ms Martin can be contacted on 0435 575 370.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', with a stylized, cursive script.

27 September 2021

Sarah Lees
Director Southern Region
Local and Regional Planning.

Encl: Gateway determination
Authorised plan-making reporting template