

Gateway Determination

Planning proposal (Department Ref: PP-2021-5200): Amendment of various development standards and relevant mapping for Laffing Waters Urban Release Area, Bathurst.

I, the Acting Director, Western Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bathurst Regional Local Environmental Plan (LEP) 2014 to amend various development standards and relevant mapping for Laffing Waters Urban Release Area in order to reconfigure the neighbourhood as per Laffing Waters Masterplan should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal authority is to update the planning proposal and associated documents as follows:
 - a. Ensure all proposed mapping is consistent with the recommended amendments.
 - b. Include recommended provision of zone B1 Neighbourhood Centre for Minimum Lot Size—Dual Occupancy Map and Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map (LSM).
 - c. Correct clause reference for lot size map on page 10.
2. The planning proposal exhibition must commence public exhibition within **three (3) months** from the date of the Gateway determination. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Civil Aviation Safety Authority
 - Transport for NSW
 - NSW Department of Education

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2017.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 17th day of September 2021.



Wayne Garnsey
Acting Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces