

Mr Ken Ross
General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Attn: Michele Bos, Strategic Development Officer

Dear Mr Ross,

Planning proposal PP-2021-6509 to amend rural land planning controls and other provisions in the Wentworth Local Environmental Plan 2011

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) and additional information received on 12 January 2022 and 1 February 2022 in respect of the planning proposal to amend the RU1 Primary Production zone land use table, rural related principal development standards, miscellaneous provisions, and additional permitted uses in the Wentworth Local Environmental Plan 2011.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Legal drafting of the LEP Amendment will be undertaken by the Parliamentary Counsel's Office and the proposed detailed provisions and land use tables contained in the planning proposal may change.

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 determination for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine (9) months of the date of the Gateway determination however this is the maximum time and Council should strive to finalise the proposal earlier. Council should aim to commence the exhibition of the planning proposal as soon as practical. 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 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. Council is reminded to update the Planning Portal and

notify the Department's Western Region Office when the plan making milestones are achieved.

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 Meredith McIntyre to assist you. Ms McIntyre can be contacted on 5852 6800.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', written in a cursive style.

11 February 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination