

Mr David Shirley  
General Manager  
Bathurst Regional Council  
58 Russell Street  
Bathurst, NSW 2795

Our ref: IRF21/4899

**Attn: Janet Bingham - Manager, Strategic Planning**

Dear Mr Shirley

**Planning proposal PP-2021-6630 to amend Bathurst Regional Local Environmental Plan 2014**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) received on 28 March 2022 in respect of the planning proposal to Bathurst Regional LEP 2014 – inserting a new site specific clause to increase the maximum FSR and the maximum building height at 250 Howick Street and George Street, Bathurst to facilitate a new health services facility and a multi storey car park.

As delegate of the Minister for Planning, I have 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 proposal is consistent with the Minister under section 9.1 of the EP&A Act and no further approval is required in relation to the Directions.

I have determined not to authorise Council to be the local plan-making authority noting that Bathurst Regional Council are landholders of the George Street Car Park site which forms a part of this planning proposal.

The amending local environmental plan (LEP) is to be finalised or before 23 May 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Joina Mathew to assist you. Ms Mathew can be contacted on 02 82751195 or via [joina.mathew@planning.nsw.gov.au](mailto:joina.mathew@planning.nsw.gov.au).

Yours sincerely

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

23 May 2022

**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**

Encl: Gateway determination