

Ms 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 [PP-2021-7118] to amend Blayney Local Environmental Plan 2012 – unsewered villages**

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 the minimum lot size and dwelling house permissibility in and near the six unsewered villages of Blayney Shire (Barry, Carcoar, Lyndhurst, Mandurama, Newbridge and Neville).

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.

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 prior to community consultation and Direction 4.3 Flooding prior to the finalisation of the plan.

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 nine (9) 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.

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](http://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. Council is required to update the planning portal as each plan making milestone is reached.

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 and Environment, Western Region office to assist you. Ms Iqbal can be contacted on 02 58526824.

Yours sincerely

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

4 February 2022

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

Encl: Gateway determination