

Mr Greg Tory
General Manager
Lachlan Shire Council
PO Box 216
CONDOBOLIN NSW 2877

Attention: Bryce Koop, Manager Town Planning

Dear Mr Tory

Planning proposal PP-2021-7482 to amend Lachlan Local Environmental Plan 2013- Additional Permitted Use for Vehicle Repair Station, 48 Brownies Lane, Tottenham.

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) in respect of the planning proposal to permit as an additional use a Vehicle Repair Station on Lots 68, 69 and 162 DP 753968, 48 Brownies Lane, Tottenham.

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.

Council has requested to be authorised as the local plan-making authority. I have considered the nature of the 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 six (6) 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 Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning, Industry 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. The Department has categorised this proposal as standard.

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 Wayne Garnsey to assist you. Mr Garnsey can be contacted on 02 5852 6814.

Yours sincerely

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

18 February 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination