

Our ref: PP-2022-163(IRF22/803)
Your ref: SET ID950387

Mr Anthony O'Reilly
General Manager
Hilltops Council
Locked Bag 5
YOUNG NSW 2594

By Email: council@hilltops.nsw.gov.au

Attention Bryce Weedon, Senior Strategic Planner

Dear Mr O'Reilly

Gateway Determination, PP-2022-163, 2-20 Telegraph Road, Young.

Thank you for your correspondence to the Secretary of the Department of Planning and Environment dated 16 December 2021 requesting a Gateway determination for 2-20 Telegraph Road, Young.

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

I note Council's independent review of the planning proposal raises environmental and economic issues about the broader Telegraph Road precinct. These issues may be outside the scope of this planning proposal to address. However, Council could consider further investigating these broader issues alongside the planning proposal.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act, namely Directions 6.1 Residential Zones, 6.2 Caravan Parks and Manufactured Homes, 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Directions.

No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of Direction 5.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the LEP being made.

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 12 months of

the date of the Gateway determination. Council's request to draft and finalise the LEP (map-only amendment) should be made directly to the Department's LEP drafting team six weeks prior to the projected publication date.

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 further enquiries about this matter, I have arranged for Ms Ann Martin to assist you. Ms Martin can be contacted on 4247 1826.

Yours sincerely



25/3/22

Graham Towers
Acting Director
Southern Region
Local and Regional Planning.

Encl: Gateway determination
