

Ms Jackie Kruger  
General Manager  
Leeton Shire Council  
23-25 Chelmsford Place  
LEETON NSW 2705

Our ref: PP-2022-4277/IRF23/74

**Attention: Francois Van Der Berg, Manager, Planning, Building & Health**

Dear Ms Kruger,

**Planning proposal (PP-2022-4277) to amend Leeton Local Environmental Plan 2014 – Land use table for RU5 Village zone.**

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 to amend the land use table for RU5 Village zone under the Leeton LEP 2014.

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.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The planning proposal outlines the intent and proposed changes to RU5 Village zone land use table however it is to be noted that the final version will be subject to Parliamentary Counsel drafting which may result in changes being made.

The amending local environmental plan (LEP) is to be finalised on or before **nine (9)** months of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible, subject to the conditions listed within the Gateway determination.

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, 2022) 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 Tom Scoble to assist you. Mr Scoble can be contacted on 02 8275 1737.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

7/2/2023

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

Encl: Gateway determination