



Department of Planning and Environment

Our ref: PP-2023-1166/IRF23/1704

Mr Gary Wallace
General Manager
Oberon Council
PO Box 84
OBERON NSW 2787

Attention: Bennett Kennedy

Dear Mr Wallace,

Planning proposal PP-2023-1166 to amend Oberon Local Environmental Plan 2013

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) on 2 June 2023 in respect of the planning proposal to amend Schedule 1 to include 'registered club' as an additional permitted use on Lot 2 DP 1073827 and Lot 5 DP 2364, 31 O'Connell Road, Oberon.

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

It is noted that the additional permitted use map will also be amended for the purpose of this planning proposal.

I have determined not to authorise Council to be the local plan-making authority due to Council's interest in development on the subject land.

The amending local environmental plan (LEP) is to be finalised within nine (9) months. 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, 2023) 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 Shili Wang to assist you. Ms Wang can be contacted on 02 5852 6800.

Yours sincerely

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

17/08/2023

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination