



Department of Planning, Housing and Infrastructure

Mr Anthony O'Reilly
General Manager
Hilltops Regional Council
mail@hilltops.nsw.gov.au

Our ref: IRF24/1672

Attn: Bryce Weedon

Dear Mr O'Reilly

Planning proposal PP-2023-1336 to amend Hilltops Local Environmental Plan 2022

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 rezone land at 2-20 Telegraph Rd, Young to facilitate expansion of a steel fabrication business.

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.

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 Act 3.1 Conservation Zones, 5.2 Reserving land for Public Purposes, 6.2 Caravan Parks and Manufactured Home Estates, 9.1 Rural Zones and 9.2 Rural Lands is justified in accordance with the terms of the Direction.

No further approval is required in relation to the Directions.

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 proposed local environmental plan (LEP) is to be finalised on or before 12 months from the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The draft Voluntary Planning Agreement (VPA) for the subject land is to be exhibited at the same time and in the same way as the planning proposal (as far as practicable).

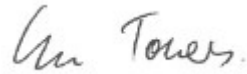
The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 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 Mr Nathan Foster to assist you. Mr Foster can be contacted on 4247 1825.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Gm Towers'.

30/8/24

Graham Towers
Manager, Southern, Western and MacArthur
Local Planning and Council Support

Encl: Gateway determination