

Ms Alex Waldron
General Manager
Upper Lachlan Shire Council
PO Box 42
Gunning NSW 2581

PP-2023-1584
Our ref: 545032

Dear Ms Waldron

Planning proposal PP-2023-1584 to amend Upper Lachlan Local Environmental Plan 2010

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 and amend the minimum lot size for Part of Lot 24 DP 1119250 at 4273 Goulburn Road, Crookwell.

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 EP&A Act 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 31st August 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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, 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.

Should you have any enquiries about this matter, I have arranged for Ann Martin to assist you. Ms Martin can be contacted on 42471826.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson', is enclosed within a light blue rectangular border.

31/8/2023

Daniel Thompson
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination