



Department of Planning, Housing and Infrastructure

Mr Greg Tory
General Manager
Lachlan Shire Council
PO Box 216
Condobolin NSW 2877

Our ref: PP-2023-1839/IRF24/488

Dear Mr Tory

Planning proposal PP-2023-1839 to amend Lachlan Shire 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) and additional information received on 6 March 2024 to rezone land at 1 McInnes Street, Lake Cargelligo from RU1 Primary Production to RU5 Village.

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 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Direction, while 3.2 Heritage Conservation and 4.1 Flooding remain unresolved until relevant public agencies have been consulted

The proposed local environmental plan (LEP) is to be finalised on or before 6 February 2025. Council should aim to commence consultation with public agencies as soon as possible prior to the exhibition of the planning proposal.

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 department's western region team should be copied into the request at westernregion@planning.nsw.gov.au.

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, 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 Shili Wang to assist you. Ms Wang can be contacted on 02 5852 6809 or via email to shili.wang@dpie.nsw.gov.au.

Yours sincerely

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

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination

12 April 2024