

Our ref: PP-2022-426 IRF23/1587

Mr Brett Stonestreet  
General Manager  
Griffith City Council  
PO Box 485  
GRIFFITH NSW 2680

**Attention: Kelly McNicol, Contract Strategic Planner**

Dear Mr Stonestreet

**Planning proposal PP-2023-426 to amend Griffith Local Environmental Plan 2014 – Minimum lot size reduction for land at Orfeo Court, Griffith**

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 proposal to amend the Griffith Local Environmental Plan 2014 to reduce the minimum lot size development standard for land at Orfeo Court, Griffith.

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.

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 6 months from the Gateway determination date. 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](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The Western Region office of the Department of Planning and Environment should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination and this should be done eight (8) weeks prior to the finalisation date.

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 Tim Collins to assist you. Mr Collins can be contacted on 58526806.

Yours sincerely

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

**21.06.2023**

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

Encl: Gateway determination