

Mr Ken Ross
General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Our ref:PP-2023-848/IRF23/1036

Dear Mr Ross

**Planning Proposal (PP-2023-848) to amend Wentworth Local Environmental Plan 2011-
Buronga Gol Gol Employment Precinct.**

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 from zone RU5 Village to E1 Local centre and SP2 Infrastructure to establish the Buronga Gol Gol Employment Precinct

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 the direction of the Minister under section 9.1 of the Act 6.2 Caravan Parks and Manufactured Home Estates is justified in accordance with the terms of the direction. No further approval is required in relation to the direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 directions 4.1 Flooding and 4.4 Remediation of Contaminated Land. Council should ensure this occurs prior to community consultation.

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 amending local environmental plan (LEP) is to be finalised on or before nine (9) months from the Gateway determination date. Council should aim to commence the exhibition of the planning proposal as soon as possible including notification to the affected landholders within the subject land

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 and Environment regional team contact 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 Rebecca Martin to assist you. Ms Martin can be contacted on 58526810.

Yours sincerely

A handwritten signature in black ink, reading 'G P Hopkins' in a cursive style.

15 June 2023

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination