

Mr Gary Wallace
137-139 Oberon Street
PO Box 84
Oberon NSW 2787
council@oberon.nsw.gov.au

Dear Mr Wallace

Planning proposal PP-2025-140 to amend Oberon Local Environmental Plan 2013.

I am writing on 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 insert a heritage item in Schedule 5 Environmental Heritage of the Oberon LEP 2013.

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 determined not to authorise Council to be the local plan-making authority as confirmation from Heritage NSW is required in relation to the proposed listing as a local heritage item.

The amending local environmental plan (LEP) is to be finalised on or before 12 December 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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 questions, Amanda O'Leary, Planning Officer, at the Department can be contacted on 02 2852 6813.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Chantelle Chow', with a long horizontal flourish extending to the right.

30/5/2025

Chantelle Chow
Acting Director, Southern, Western and Macarthur
Local Planning and Council Support

Encl: Gateway Determination