



Department of Planning, Housing and Infrastructure

Mr Bernard Smith
General Manager
Glen Innes Severn Council
PO Box 61
GLEN INNES NSW 2370

Our ref: PP-2025-373

Via email: council@gisc.nsw.gov.au

Dear Mr Smith

Planning proposal to amend Glen Innes Severn Local Environmental Plan 2012

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 reclassify certain community land in Glen Innes to operational land.

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, Directions 5.2 Reserving Land for Public Purposes and 9.2 Rural Lands is justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reclassification on the basis that the proposal primarily seeks to rectify a previous administrative error by classifying various Council operational assets correctly and there will be no impact on any existing or proposed future public open space.

Council may need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, Directions 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to the LEP being made.

As the planning proposal applies to Council owned land and the Governor's approval is required to extinguish the interests on a number of land parcels, Council is unable to be authorised to be the local plan-making authority for this proposal.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. 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 enquiries about this matter, I have arranged for Jennifer Johnson to assist you. Ms Johnson can be contacted on 6643 6414.

Yours sincerely

 28/3/25

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Gateway determination