



Mr James Davis
General Manager
Junee Shire Council
PO Box 93
JUNEE NSW 2663

Dear Mr Davis

Planning proposal PP-2021-2708 to amend Junee Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to remove existing holdings provisions from clause 4.2A of the Junee LEP 2012.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within six 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Helen Smith to assist you. Ms Smith can be contacted on 5852 6800.

Yours sincerely

A handwritten signature in black ink that reads "Garry Hopkins". The signature is written in a cursive style with a large initial 'G'.

19 April 2021

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination