



IRF18/4458

Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Professor O'Kane

Mary

Request for Gateway review PP_2018_URALL_001_00

I am writing to advise that the Department of Planning and Environment has received a request for a review of the Gateway determination for the above planning proposal. The proposal seeks to rezone land at The Gap Road, Uralla, from RU1 Primary Production to RU4 Primary Production Small Lots and amend the minimum lot size from 200 hectares to 20 hectares.

The proponent, Croft Surveying & Mapping, is seeking a review of the Minister's delegate's decision to not issue a Gateway determination. This decision was made because the planning proposal was considered to be inconsistent with the New England North West Regional Plan 2036, State Environmental Planning Policy (Rural Lands) 2008, section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands and 5.10 Implementation of Regional Plans and Council's local growth management strategy.

The Commission is requested to review the decision to not issue a Gateway determination and prepare advice concerning the merits of the request. The advice should include a clear and concise recommendation confirming whether, in the Commission's opinion, the above decision should be retained.

The advice and recommendation should be provided within 28 days of receipt of this letter and sent to Ms Melissa Thomson of the Department's Northern Region office at melissa.thomson@planning.nsw.gov.au.

I enclose the planning proposal, Gateway determination, Gateway determination report, the proponent's request and a Gateway review justification report to assist the Commission in its review of the planning proposal.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages of the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

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11/09/2018

Should you have any questions in relation to this matter, please contact Ms Thomson on 6701 9686.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

11/09/2018
Encl: Planning Proposal

Gateway Determination Report
Gateway review justification report
Gateway determination
Proponent review request