

Mr Rick Warren
General Manager
Coonamble Shire Council
PO Box 249
Coonamble NSW 2829

14/07874

Attention: Mr Matthew Cock, Manager Environmental Services

Dear Mr Warren

Planning Proposal (PP_2014_COONA_001_00) – Castlereagh Street, Railway Street and Quambone Road and Effie Durham Drive, Coonamble.

I refer to your letter of 6 May 2014 requesting Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to:

- rezone land at Castlereagh Street from zone R1 General Residential to zone B2 Local Centre;
- rezone land at Railway Street and Quambone Road from zone R1 General Residential to zone IN1 General Industrial; and
- reduce the minimum lot size for Lot 2161 DP 881316 Effie Durham Drive from 2 hectares to 8,000sqm

As delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to conditions in the attached Gateway determination.

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has requested not to be authorised to use delegation for this planning proposal.

The amended LEP is to be finalised within **9 months** of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Council is to request that the Department of Planning and Environment draft and finalise the LEP 6 weeks prior to the projected publication date.

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 57(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Rebecca Kell of the Department's Western Region office in Dubbo to assist you. Ms Kell can be contacted on telephone number (02) 6841 2180.

Yours sincerely

 21-5-2014
Ashley Albury
General Manager, Western Region
Growth Planning and Delivery
Department of Planning and Environment

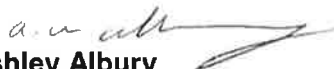
Gateway Determination

Planning proposal (Department Ref: PP_2014_COONA_001_00): to amend the Land Zoning Map to change land along Castlereagh Street from zone R1 General Residential to zone B2 Local Centre, and amend the Lot Size Map to remove the lot size consistent with the rest of the B2 zone; amend the Land Zoning Map to change land along Railway Street and Quambone Road from zone R1 General Residential to zone IN1 General Industrial, and amend the Lot Size Map to remove the lot size consistent with the rest of the IN1 zone; and amend the Lot Size Map to reduce the lot size for Lot 2161 DP 881316 Effie Durham Drive from 2 hectares to 8,000sqm.

I, the General Manager, Western Region of the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Coonamble Local Environmental Plan (LEP) 2011 as described above should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows:
 - (a) the planning proposal is classified as 'other planning proposals' as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.
2. Consultation is required with Roads and Maritime Services under section 56(2)(d) of the EP&A Act. The Roads and Maritime Services is to be provided with a copy of the planning proposal and given at least 21 days to comment on the proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The amending LEP maps are to be prepared in accordance with the Department of Planning & Environment "Standard Technical Requirements for LEP Maps November 2012 version 2.0" and submitted with Council's section 59 submission.
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 26 day of May 2014.


Ashley Albury
 General Manager, Western Region
 Growth Planning & Delivery
 Department of Planning and Environment

Delegate of the Minister for Planning