



## Gateway Determination

**Planning Proposal (Department Ref: PP\_2014\_WARRU\_001\_00):** to amend the Warrumbungle LEP 2013 – Erection of dual occupancies and dwelling houses in Zone RU1 Primary Production.

I, the General Manager, Western Region at 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 Warrumbungle Local Environmental Plan 2013 to permit the erection of a dual occupancy or dwelling house in Zone RU1 Primary Production, on an allotment on which a dwelling house could have been lawfully erected on land zoned 1(b) Rural – General or 1(c) Rural – Small Holdings under the provisions of the former Coonabarabran LEP 1990 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 to be made publicly available for **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 and Infrastructure 2013).
2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act. NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material, 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. Prior to the submission of the Planning Proposal under section 59 of the EP&A Act, a land application map is to be prepared and be compliant with the Departments 'Standard Technical Requirements for LEP Maps' November 2012 Version 2.0.
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway Determination.

Dated 3rd day of December 2014.

  
**Ashley Albury**  
General Manager, Western Region  
Planning Services

**Delegate of the Minister for Planning**