



Office of the Director General

Mr John Hunt
General Manager
Urana Shire Council
PO Box 55
URANA NSW 2645

Contact: Robert Bisley
Phone: (02) 6841 2180
Fax: (02) 6884 8483
Email: Robert.Bisley@planning.nsw.gov.au
Postal: PO Box 58, Dubbo NSW 2830

Our ref: PP_2012_URANA_001_00 (12/16321)
Your ref: NS: pad

Dear Mr Hunt,

Planning proposal to amend Urana Local Environmental Plan 2011

I am writing in response to your Council's letter dated 2 October 2012 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Urana Local Environmental Plan (LEP) 2011 to amend the land use table for R5 Large Lot Residential to permit 'storage premises' with consent.

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

The amending Local Environmental Plan (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 within four (4) weeks from the week following this determination. Council's request for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The NSW 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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Robert Bisley of the regional office of the department on 02 6841 2180.

Yours sincerely,

Richard Pearson
A/Director General

Gateway Determination

Planning proposal (Department Ref: PP_2012_URANA_001_00): to amend the Urana Local Environmental Plan 2011 to amend the land use table to permit 'storage premises'

I, the Acting Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Urana Local Environmental Plan (LEP) 2011 to amend the land use table for R5 Large Lot Residential to permit 'storage premises' with consent 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 low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

26

day of

October

2012.



Richard Pearson
A/Director General
Delegate of the Minister for Planning and
Infrastructure