

Gateway Determination

Planning proposal (Department Ref: PP_2018_NARRB_003_00): to broaden the permissible land uses and objectives in the RU1 Primary Production Zone.

I, the Director Regions, Northern, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Narrabri Local Environmental Plan (LEP) 2012 to broaden the permissible land uses and objectives in the RU1 Primary Production Zone should proceed subject to the following conditions:

1. Prior to agency or community consultation, the proposal shall be amended to:
 - (a) remove section 2a. 'What is the merit for the inclusion of each referenced land use as a permitted with consent within the RU1 Primary Production Zone';
 - (b) remove incorrect references to heavy industries and high technology industries;
 - (c) alter the discussion relating to Section 9.1 Direction 1.5 Rural Lands and dual occupancies; and
 - (d) clearly clarify that the proposal seeks to permit 'homebased childcare' without development consent in the RU1 Primary Production Zone.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).

3. Consultation is required with the following public authorities / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Roads and Maritime Services
- Department of Primary Industries – Agriculture
- NSW Rural Fire Service
- Civil Aviation Safety Authority and the lessee of the Narrabri Airport

Each public authority/organisation 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.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 26 day of November 2018.



Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning



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Environment