



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2011_COONA_001_00 (11/02848)
Your ref: E5-2-1 JJG JM

Mr John Griffiths
General Manager
Coonamble Shire Council
PO Box 249
COONAMBLE NSW 2829

Dear Mr Griffiths,

Re: Planning Proposal to reclassify 17 parcels of land from 'community' land to 'operational' land

I am writing in response to your Council's letter dated 2 February 2011 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 Coonamble Local Environmental Plan 1997 to reclassify 17 parcels of land within the township of Coonamble or villages of Gulargambone and Quambone from 'community' land to 'operational' land.

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

Council are reminded of their obligations for exhibiting and conducting a public hearing when reclassifying land from 'community' land to 'operational' land as per the Department's LEP Practice Note 09-003.

Council are to correct the error in the property description for parcels 8 & 9. The planning proposal is to list the correct deposited plan number, being DP 253343, which is to be amended prior to the planning proposal being placed on exhibition.

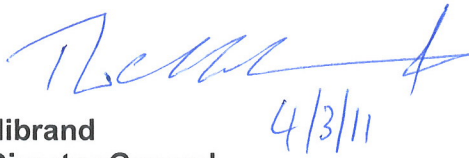
The planning proposal is to include a locality map that identifies the relative location of the 17 parcels of land subject to reclassification, in order to assist the community in locating the sites.

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 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 Tessa Parmeter of the Regional Office of the Department on 02 6841 2180.

Yours sincerely,



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_COONA_001_00): to reclassify 17 parcels of land from 'community' land to 'operational' land.

I, the Deputy Director General, Plan Making & Urban Renewal 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 1997 to reclassify 17 parcels of land within the township of Coonamble or villages of Gulargambone and Quambone from 'community' land to 'operational' land should proceed subject to the following conditions:

1. The planning proposal is to include a locality map that identifies the relative location of the 17 parcels of land subject to reclassification.
2. The planning proposal is to list the correct deposited plan number, being DP 253343, for parcels 8 & 9, which is to be amended prior to the planning proposal being placed on exhibition.
3. 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 must 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. 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).
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 4th day of march 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning