



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

Dear Mr Hunt,

Re: Planning Proposal to correct errors in the map cover sheet and some of the LEP maps that were adopted when the Urana Local Environmental Plan 2011 was notified

I am writing in response to your Council's letter 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 2011 to correct errors in the map cover sheet and some of the LEP maps that were adopted when the Urana Local Environmental Plan 2011 was notified.

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.

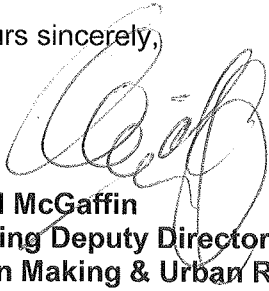
The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones, 1.5 Rural Lands, 2.1 Environment Protection Zones, 2.3 Heritage Conservation, 2.4 Recreation Vehicle Areas, 3.1 Residential Zones, 3.2 Caravan Parks and Manufactured Home Estates, 3.3 Home Occupations, 3.4 Integrating Land Use and Transport, 3.5 Development Near Licensed Aerodromes, 4.2 Mine Subsidence and Unstable Land, 4.3 Flood Prone Land, 4.4 Planning for Bushfire Protection, 6.1 Approval and Referral Requirements and 6.3 Site Specific Provisions are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. As it has been determined that this is a minor amendment, the Department will commence drafting the instrument immediately. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 Rachel Cumming of the Regional Office of the Department on 02 6841 2180.

Yours sincerely,



5.10.11

Neil McGaffin
Acting Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_URANA_002_00): to correct errors in the map cover sheet and some of the LEP maps that were adopted when the Urana Local Environmental Plan 2011 was notified.

I, the Acting Deputy Director General, Plan Making & Urban Renewal 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 2011 to correct errors in the map cover sheet and some of the LEP maps that were adopted when the Urana Local Environmental Plan 2011 was notified should proceed subject to the following conditions:

1. Community consultation is not required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
2. Consultation is not required with any 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 **3 months** from the week following the date of the Gateway determination.

Dated *5th* day of *October* 2011.



Neil McGaffin
Acting Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure