

Gateway Determination

Planning proposal (Department Ref: PP_2014_MOREE_001_00): to rezone Lots 11, 12, 13, 46 and 227 DP 755980 and Lot 3 DP 187991, Kentucky Road, Boggabilla from RU1 Primary Production to part RU4 Primary Production Small Lots and part R5 Large Lot Residential and to alter the minimum lot size controls for the subject land.

I, the General Manager, Northern 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 Moree Plains Local Environmental Plan (LEP) 2011 to rezone Lots 11, 12, 13, 46 and 227 DP 755980 and Lot 3 DP 187991, Kentucky Road, Boggabilla from RU1 Primary Production to part RU4 Primary Production Small Lots and part R5 Large Lot Residential and to alter the minimum lot size controls for the subject land should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to:
 - (a) revise the Planning Proposal so that the information contained in the addendum to the proposal is incorporated into the body of the Planning Proposal;
 - (b) ensure that all the supporting information is provided in a systematic and logical order so that the public can ascertain the steps by which the information has been prepared and presented; and
 - (c) the draft zoning and minimum lot sizes maps shall be amended to be consistent with the Department's standard technical requirements and the information contained in the addendum report;
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **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 Environment 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - NSW Department of Primary Industries - Agriculture
 - NSW Department of Primary Industries - Office of Water

- State Emergency Service - NSW North West Region and Queensland South Western Region
- Goondiwindi Regional Council

Each public authority 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 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).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated *18th* day of *December* 2014.


Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning