

Gateway Determination

Planning proposal (Department Ref: PP-2022-4192): to rezone part Lot 21 DP1224134, 93 Campbells Lane, Coolamon to R5 Large Lot Residential and amend minimum lot size to 2 hectares.

I, the Acting Director, Western Region 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 Coolamon Local Environmental Plan 2011 to rezone part Lot 21 DP1224134, 93 Campbells Lane, Coolamon from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size from 200 hectares to 2 hectares should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to remove reference to any amendment to clause 4.2B of the Coolamon Local Environmental Plan 2011 and amend the project timeline to reflect completion within nine (9) months from the date of this Gateway determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022); and
 - (c) The correspondence supplied by Coolamon Shire Council on 31 January 2022 in response to Department of Planning and Environment request for further information is to be exhibited with the planning proposal as part of the public consultation package.
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - NSW Rural Fire Service
 - NSW Mining, Exploration and Geoscience

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 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. Coolamon Shire Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The LEP should be completed within nine (9) months of the date of the Gateway determination.

Dated 21st day of February 2023.



Haydon Murdoch
Acting Director, Western Region
Local and Regional Planning
Department of Planning and
Environment

Delegate of the Minister for Planning