

Mr Tony Donoghue  
General Manager  
Coolamon Shire Council  
PO Box 101  
COOLAMON NSW 2701

Our ref: IRF23/226 PP-2022-4192

**Attention: Mr Colby Farmer, Executive Manager, Development and Environmental Services.**

Dear Mr Donoghue

**Planning proposal PP-2022-4192 to amend Coolamon Local Environmental Plan 2011-93 Campbells Lane, Coolamon**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 31 January 2023 in respect of the planning proposal to amend the zoning and minimum lot size at part Lot 21 DP1224134, 93 Campbells Lane, Coolamon.

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

I have also agreed, as delegate of the Secretary, the inconsistencies of the planning proposal with applicable Directions of the Minister under section 9.1 of the Act (Directions 4.3 Planning for Bushfire Protection, 5.1 Integrating Land Use and Transport, 6.1 Residential Zones, 9.1 Rural Zones and 9.2 Rural Lands) are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of the Minister under section 9.1 of the Act 8.1 Mining, Petroleum and Extractive Industries. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

Council in considering future development of the land should consider potential land use conflict with the adjoining primary production land through development controls.

The proposed local environmental plan (LEP) is to be finalised within **nine (9)** months. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency

referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Llyan Smith to assist you. Ms Smith can be contacted on (02) 9274 6347.

Yours sincerely



21 February 2023

**Haydon Murdoch**  
**Acting Director, Western Region**  
**Local and Regional Planning**

Encl: Gateway determination