

Gateway Determination

Planning proposal (Department Ref: PP-2022-4267): amend the zone R1 General Residential land use table and rezone land from zone SP2 Air Transport Facility to zone IN1 General Industrial at 68B Sid Coleman Way, North Bourke.

I, the Director, Western 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 Bourke Local Environmental Plan 2012 to amend the zone R1 General Residential land use table to include business premises and office premises as permissible with consent supported by a local provision, and rezone land from zone SP2 Air Transport Facility to zone IN1 General Industrial at Lot 62 DP 1027306, 68B Sid Coleman Way, North Bourke should proceed subject to the following conditions:


1. 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 28 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).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act

2. 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).
3. The Council as planning proposal authority 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.
4. The LEP should be completed within six (6) months of the date of the Gateway determination.

Dated 19th day of January 2023.

A handwritten signature in black ink, reading "Garry Hopkins", enclosed within a thin yellow rectangular border.

Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning and
Environment

Delegate of the Minister for Planning