

Ms Leonie Brown  
General Manager  
Bourke Shire Council  
PO Box 21  
BOURKE NSW 2840

Our ref: PP-2022-4267/IRF22/4410

**Attention: Mr Dwayne Willoughby, Manager Environmental Services**

Dear Ms Brown

**Planning proposal PP-2022-4267 to amend Bourke Local Environmental Plan 2012 – zone R1 General Residential and 68B Sid Coleman Way, North Bourke.**

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) in respect of the planning proposal to amend the Bourke Local Environmental Plan (LEP) 2012 to include business premises and office premises as permissible with consent supported by a local provision in zone R1 General Residential and rezone land from zone SP2 Air Transport Facility to zone IN1 General Industrial at Lot 68 DP 1027306, 68B Sid Coleman Way, North Bourke.

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.

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.

The proposed local environmental plan (LEP) is to be finalised within six (6) months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible, subject to the conditions listed within the Gateway determination. It is also recommended that Council aim to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should also 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 Jenna McNabb to assist you. Ms McNabb can be contacted on 02 5852 6811.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**

**19 January 2023**

Encl: Gateway determination