



## Department of Planning and Environment

Mr Bradley Byrnes  
General Manager  
Cabonne Shire Council  
99-101 Bank Street  
Molong NSW 2866

Our ref: IRF23/2870

### Attention: Richard Pamplin, Department Leader – Development Services

Dear Mr Byrnes,

### RE: Planning proposal PP-2023-214 to amend Cabonne Local Environmental Plan 2012

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) received on 27 October 2023 in respect of the planning proposal to amend Schedule 1 of the Cabonne Local Environmental Plan 2012 (CLEP 2012) for an additional permitted use (APU) of a place of public worship at 1064 Sandy Creek Road, Molong, also described as Lot 134 DP1091778 and Lot 1 DP252240, 1064 Sandy Creek Road, Molong.

As delegate of the Minister for Planning and Public Spaces, 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 inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 9.2 Rural lands is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition.

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 on or before 10 August 2024. 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, August 2023) 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 Rebecca Martin to assist you. Ms Martin can be contacted on 02 5852 6810.

Yours sincerely

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

Jessica Holland  
Acting Director, Western Region  
Local and Regional Planning

Encl: Gateway determination