

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-214):** amend Schedule 1 of the Cabonne Local Environmental Plan 2012 for an additional permitted use of a place of public worship at 1064 Sandy Creek Road, Molong, also described as Lot 134 DP1091778 and Lot 1 DP252240.

I, the Acting Director, Western Region, at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Cabonne Local Environmental Plan 2012 to amend Schedule 1 of the Cabonne Local Environmental Plan 2012 (CLEP 2012) for an additional permitted use (APU) as a place of public worship at 1064 Sandy Creek Road, Molong, also described as Lot 134 DP1091778 and Lot 1 DP252240, should proceed subject to the following conditions:

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.

The LEP should be completed on or before 10 August 2024.

### Gateway Conditions

1. Prior to public exhibition:
  - a) Consultation is required with Rural Fire Service (RFS) to satisfy the inconsistency with section 9.1 Direction 4.3 Planning for bushfire protection.
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, August 2023) 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, August 2023).
3. 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).

Dated 8 November 2023

A handwritten signature in black ink, appearing to read 'Holland', with a stylized flourish at the end.

**Jessica Holland**  
**Acting Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**