

Gateway Determination

Planning proposal (Department Ref: PP-2023-417): Rezone land and amend minimum lot sizes for Lots 33,108, 202 & 203 DP750145, Cargo Rd and Sherwin St, Cargo.

I, the Director Western Region at the Department of Planning, Housing and Infrastructure, 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 rezone land and amend minimum lot sizes for Lots 33,108, 202 & 203 DP750145, Cargo Rd and Sherwin St, Cargo should proceed subject to the following:

The Council as 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 1 May 2025.

Gateway Conditions

1. The planning proposal is to be updated to:
 - incorporate the findings of a flood study/assessment of the unnamed creek and its impact on the subject land.
2. Prior to community consultation, consultation is required with the following public authorities:
 - NSW Rural Fire Service (RFS)
3. Prior to exhibition, the planning proposal is to be amended to address the outcomes of conditions 1 and 2 and forwarded to the Minister under s 3.34(6) of the Act for review and approval.
4. 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).

5. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- NSW Department of Climate Change, Energy, the Environment and Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

6. 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 7 March 2024



Garry Hopkins
Director, Western Region
Planning, Land Use Strategy and
Housing
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces