

Mr Gary Woodman  
General Manager  
Warren Shire Council  
115 Dubbo Street  
Warren NSW 2824

Our ref: IRF25/457

Dear Mr Woodman

**Planning proposal PP-2025-217 to amend Warren 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) and additional information received on 18 February 2025 in respect of the planning proposal for various housekeeping amendments.

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, 7.1 Employment zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes at the Wilson Street Subject site with the proposal providing for another site to balance this deficit of approximately 3 ha with the rezoning of E4 General Industrial land to RE1 Public Recreation which will provide a net gain of 1 ha for public purposes.

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 4.1 flooding. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority as Council is the landowner of sites proposed within the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 4 March 2026. 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, Housing and Infrastructure.

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, Housing and Infrastructure, 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 Amanda O'Leary to assist you. Ms O'Leary can be contacted on 5852 6813.

Yours sincerely



22/5/2025

**Chantelle Chow**  
**Acting Director, Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination