

Gateway Determination

Planning proposal (Department Ref: PP-2025-345): Rezoning of Old Sheep Yards for Industrial Land Uses at Black Gular Road, Coonamble.

I, the Acting Director, Southern, Western and Macarthur 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 Coonamble Local Environmental Plan 2011 to rezone from rural to industrial and remove the minimum lot size on land legally described as Lot 240 DP754199 from RU1 Primary Production to E4 General Industrial Zone should proceed subject to the following:

The LEP should be completed on or before 26 March 2026.

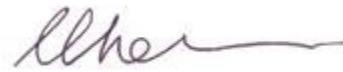
Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:
 - Remove references to an outdated PDF Land Zoning Map and include appropriate mapping showing the current and proposed maps of the Land Zoning Map and Lot Size Map,
 - Add reference to the site's terrestrial biodiversity in Direction 3.1 Conservation Zones, and
 - Update the project timeline to reflect the timelines included in this determination.
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. 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 in relation to terrestrial biodiversity.

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.

4. 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 10 June 2025



Chantelle Chow
Acting Director, Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces