



Department of Planning, Housing and Infrastructure

Ms Lesley Duncan
Manager Planning, Regulatory and Compliance
Coonamble Shire Council
PO Box 249
COONAMBLE NSW 2829

Our ref: IRF25/609

Dear Ms Duncan

Planning proposal PP-2025-345 to amend Coonamble Local Environmental Plan 2011

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) to rezone and reduce the minimum lot size at Lot 240 DP754199, Black Gular Road, Coonamble.

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 (Directions 1.1 Implementation of Regional Plans, 5.1 Integrating Land Use and Transport, 7.1 Employment Zones, 9.1 Rural Zones and 9.2 Rural Lands)) are of minor significance in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

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 3.1 Conservation Zones. 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 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.

The proposed local environmental plan (LEP) is to be finalised on or before 26 March 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible following satisfaction of Gateway determination Condition 1.

Should you have any enquiries about this matter, I have arranged for Peter Qian to assist you. Mr Qian can be contacted on (02) 9769 9703.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'llhe' followed by a long horizontal stroke.

10/06/2025

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

Encl: Gateway determination