



## Department of Planning, Housing and Infrastructure

Mr Lindsay Mason  
General Manager  
Warrumbungle Shire Council  
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PP-2025-412/IRF25/578

Dear Mr Mason

### **Planning proposal (PP-2025-412) to amend Warrumbungle Local Environmental Plan 2013.**

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 11 March 2025 in respect of the planning proposal to complete Housekeeping amendments to the Warrumbungle Local Environmental Plan 2013.

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 6.1 Residential zone, 7.1 Employment Zones, 9.1 Rural Zones and 9.2 Rural Lands is justified in accordance with the terms of the Direction.

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, 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition.

I have determined not to authorise Council to be the local plan-making authority as the planning proposal relates to several sites on Council owned land.

The amending local environmental plan (LEP) is to be finalised on or before 28 April 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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 6852 6813.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Chantelle Chow', with a long horizontal flourish extending to the right.

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

Encl: Gateway determination