

Gateway Determination

Planning proposal (Department Ref: PP_2020_COWRA_002_00): to reclassify from community to operational land, remove public reserve status, rezone to R1 General Residential and impose a minimum lot size of 700m² on part Lot 1 DP1001729, Binni Creek Road, Cowra

I, the Director, Western Region at the Department of Planning, Industry and Environment, 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 Cowra Local Environmental Plan (LEP) 2012 to reclassify from community to operational, remove public reserve status, rezone to R1 General Residential and impose a minimum lot size of 700m² to part Lot 1 DP1001729, Binni Creek Road, Cowra should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
2. Cowra Shire Council is to conduct a public hearing in accordance with the requirements of section 29 of the *Local Government Act 1993*, as the proposal involves reclassification of public land from community to operational land.
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
4. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Data sets and Maps' 2017.
5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 3rd day of June 2020.



Damien Pfeiffer
Director, Western Region
Local and Regional Planning Department
of Planning, Industry and Environment

**Delegate of the Minister for Planning and
Public Spaces**