



Mr Paul Devery  
General Manager  
Cowra Shire Council  
Private Bag 342  
COWRA NSW 2794

Attention: Kate Alberry, Director of Environmental Services

Dear Mr Devery

**Planning proposal [PP\_2020\_COWRA\_003\_00] to amend Cowra Local Environmental Plan 2012 - Rezoning from zone E2 Environmental Conservation to zone SP3 Tourist at part Lot 75 DP 46453, Wyangala**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at part Lot 75 DP 46453 from zone E2 Environmental Conservation to zone SP3 Tourist to facilitate relocation of the Wyangala Waters Holiday Park.

As delegate of the Minister for Planning and Public Spaces, I have now 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 planning proposal's inconsistency with section 9.1 Direction (1.5 Rural Lands) is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions [2.1 Environment Protection Zones, 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection]. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within six (6) months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 10 weeks prior to the projected publication date. A copy of the request should be

forwarded to the Department of Planning, Industry and Environment, Western Region office ([westernregion@planning.nsw.gov.au](mailto:westernregion@planning.nsw.gov.au)).

All related files for LEP Amendment, including PDF maps, Map Cover Sheet, planning proposal document and GIS data, if available, must be submitted to the Department via the Planning Portal website at [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au). To submit the data, Council is requested to create an account and log in using these details.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any more questions, please contact Ms Nikki Pridgeon, from the Department of Planning, Industry and Environment, Western Region office, on 5852 6800.

Yours sincerely



19.6.20

**Damien Pfeiffer**  
**Director, Western Region**  
**Local and Regional Planning**

Encl: Gateway determination  
Authorised plan-making reporting template