

Mr Chris Gillard
General Manager
Corowa Shire Council
PO Box 77
Corowa NSW 2646

14/19935

**Attention: Mr Bob Parr – Director Environmental &
Planning Services**

Dear Mr Gillard

**Planning Proposal (PP_2014_COROW_002_00) - Amendment 6: Amend Clause 7.11 and
Local Clauses Mapping - Lots 93 and 94 DP 753744, No. 2 Jude Road, Howlong**

I refer to the Planning Proposal and supporting documentation received on 27 November 2014 requesting a Gateway Determination under section 56(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act) with respect to the Planning Proposal to amend Clause 7.11 of the Corowa Local Environmental Plan 2012 from being site specific to a general reference that is applicable across industrial land in the Shire and develop a Local Clauses Map showing a buffer to the existing livestock processing facility at the subject site.

As a delegate of the Minister for Planning, I have determined that the Planning Proposal should proceed subject to the conditions in the attached Gateway Determination (**Attachment 1**).

The Minister delegated his plan making powers to Councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's Planning Proposal and have decided to issue authorisation for Council to exercise delegation and make this plan (**Attachment 2**).

The amended Local Environmental Plan is to be finalised within **9 months** of the week following 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 (parliamentary.counsel@pco.nsw.gov.au) 6 weeks prior to the projected publication date.

A copy of the request should be forwarded to the Department of Planning & Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

The associated LEP maps and GIS data are to be uploaded to the Departments FTP site at ftp://lepup:lep_upload@203.3.194.247/ and the map information emailed to: pccgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au

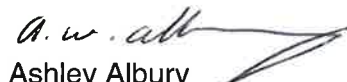
State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these

commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the timeframes outlined in the determination are not met.

In accordance with 'A Guide to the Preparation of Local Environmental Plans' Delegated Plan Making Reporting Template (**Attachment 3**) is enclosed for your reference. Table 2 of the document is to be completed and forwarded to westernregion@planning.nsw.gov.au when requesting the Planning Proposal to be notified in accordance with section 59 of the Environmental Planning & Assessment Act 1979.

Should you have any further enquiries about this matter, I have arranged for Jenna McNabb from the Western Region office to assist you. Ms McNabb can be contacted on (02) 6841 2180.

Yours sincerely

 9-12-2014
Ashley Albury
General Manager, Western Region

Enclosed:

Attachment 1 – Gateway Determination

Attachment 2 – Written Authorisation to Exercise Delegation

Attachment 3 – Delegated Plan Making Reporting Template



Gateway Determination

Planning Proposal (Department Ref:PP_2014_COROW_002_00): to amend Clause 7.11 of the Corowa Local Environmental Plan 2012 from being site specific to a general reference that is applicable across industrial land in the Shire and develop a Local Clauses Map showing a buffer to the existing livestock processing facility at Lots 93 and 94 DP 753744, No. 2 Jude Road, Howlong.

I, the General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Corowa Local Environmental Plan 2012 to Amend clause 7.11 of the Corowa Local Environmental Plan 2012 from being site specific to a general reference that is applicable across industrial land in the Shire and the development of a Local Clauses Map should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows:
 - a) The planning proposal is to be made publicly available for 28 days; and
 - b) The relevant planning 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).
2. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
3. Prior to the submission of the Planning Proposal under section 59 of the EP&A Act, mapping is to be prepared and be compliant with the Departments 'Standard Technical Requirements for LEP Maps' November 2012 Version 2.0.
4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Dated 9th day of December 2014.


Ashley Albury
General Manager, Western Region
Planning Services

Delegate of the Minister for Planning



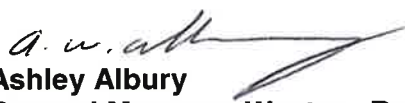
WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Corowa Shire Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_COROW_002_00	To amend clause 7.11 of the Corowa Local Environmental Plan 2012 and development of a Local Clauses Map

In exercising the Minister's functions under section 59, Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated *9th December* 2014


Ashley Albury
General Manager, Western Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2014_COROW_002_00
Date Sent to DoP&E under s56	27 November 2014
Date considered at LEP Review Panel (if applicable)	Not referred to LEP Panel as determined by the General Manager Western Region as the delegate of the Minister for Planning
Gateway determination date	9 December 2014

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DoP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information: