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Our ref: PP_2010_COROW_002_00 (10/16103)
Your ref: BA:LA – Planning

Mr Bruce Corcoran
General Manager
Corowa Shire Council
PO Box 77
COROWA NSW 2646

Dear Mr Corcoran,

Re: Planning Proposal to rezone Lot 541 DP 1152549 Bridge Road, Corowa

I am writing in response to your Council's letter dated 26 July 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Corowa Local Environmental Plan 1989 to rezone Lot 541 DP 1152549 Bridge Road, Corowa from part 6(a) Public Open Space and Part 6(b) Private Open Space to 3(a) Commercial.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Council has not sufficiently justified the appropriateness of the broad range of land uses which would be permissible if the land was zoned for commercial purposes. In the circumstances, the way in which the Gateway Determination has been conditioned is considered to be the most appropriate method of allowing Council to achieve its stated outcome on the subject land. The future zoning of the land should be considered as part of Council's Land Use Strategy and its new Principal LEP.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Wayne Garnsey of the Regional Office of the Department on 02 6841 2180.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_COROW_002_00): to rezone Lot 541 DP 1152549 Bridge Road, Corowa from part 6(a) Public Open Space and part 6(b) Private Open Space to 3(a) Commercial.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the amend the Corowa Local Environmental Plan 1989 to rezone Lot 541 DP 1152549 Bridge Road, Corowa from part 6(a) Public Open Space and part 6(b) Private Open Space to 3(a) Commercial should proceed subject to the following conditions:

1. The existing zonings being retained and a use such as civic centre – “public building” being included as an additional permissible use with the consent of Council.
2. 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 classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Primary Industry (Mining)
 - NSW Rural Fire Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
5. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 25th day of August 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning