NSW GOVERNMENT | Planning & Environment

Your ref:
qA A3733730

Mr Christopher Gillard
Acting General Manager
Federation Council
PO Box 77
Corowa NSW 2646

Attention: Adrian Butler – Director Infrastructure and Environment

Dear Mr Gillard

Planning Proposal (PP_2016_FEDER_001_00) – Alteration of Gateway determination to amend the planning proposal and provide an extension of timeframe to complete the plan

I am writing in response to the letter from Mr Adrian Butler, Director Infrastructure and Environment dated 30 March 2017 requesting an Alteration of Gateway determination for planning proposal PP_2016_FEDER_001_00 which seeks to amend the Corowa Local Environmental Plan 2012, to rezone land at Corowa, Howlong and Mulwala from zone B2 Local Centre to zone B4 Mixed Use.

The requested alteration relates to amendments to the original planning proposal which have resulted from community consultation and an extension of timeframe to complete the Plan.

I have determined, as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979 to alter the Gateway determination dated 12 July 2016, as requested. The Alteration of the Gateway determination is enclosed.

I agree that further community consultation is to be undertaken in relation to the amended planning proposal. A new condition has been included on the Gateway determination specifying the requirement (Condition 6).

The Gateway determination has also been amended to allow an additional six (6) months to complete the Plan. The revised date for finalisation is 19 January 2018.

Should you have any further enquiries about this matter, I have arranged for Deniz Kilic of the Western Region office in Dubbo to assist you. Mr Kilic can be contacted on (02) 6841 2180.

Yours sincerely

13.4.17

Katrine O'Flaherty
Director Regions, Western
Planning Services

Encl:
Alteration of Gateway determination

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Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_FEDER_001_00) to amend Corowa LEP 2012 to rezone certain land at Corowa, Howling and Mulwala town centres from zone B2 Local Centre to zone B4 Mixed Use

I, Director Regions, Western, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* to alter the Gateway determination dated 12 July 2016 for the proposed amendment to the Corowa Local Environmental Plan 2012 as follows:

1. Delete "Condition 5"

   and replace with a new Condition 5: "Prior to undertaking community consultation, Council is to provide the Department of Planning and Environment with a copy of the amended planning proposal which includes reference to all land that is subject of the amended proposal, for endorsement."

2. Insert a new Condition 6: "Further community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979 as follows:*
   a) The planning proposal must be made publicly available for a minimum of 28 days;
   b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing a Planning LEPs (Department of Planning and Infrastructure 2013)."

3. Insert a new Condition 7: "The timeframe for completing the LEP is to be by 19 January 2018."

Dated 13th day of April 2017.

Katrine O'Flaherty
Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning