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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Growth Planning & Regional Delivery

SUBJECT: COROWA SHIRE COUNCIL GATEWAY DETERMINATION:
PP 2014 COROW 001 00

LEP AMENDMENT 5: PLANNING PROPOSAL LOT 13 & 14 DP 193072, NO. 249 HONOUR
AVENUE, COROWA

The attached draft Gateway determination and letter is submitted for the Acting General Manager's signature, if approved.

 10.1.14

Acting General Manager
Western Region
Growth Planning & Delivery

Contact Officer: Jenna McNabb
Dubbo Planning Team
Phone: 02 6841 2180



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

Our ref: PP_2014_COROW_001_00 (14/1101)
Your ref: BP:NL – 13/8887

Dear Mr Gillard,

Planning proposal to amend Corowa Local Environmental Plan 2012

I am writing in response to your Council's letter dated 19 December 2013 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 rezone Lot 13 DP 193072 and Lot 14 DP 193072, No. 249 Honour Avenue, Corowa from B2 – Local Centre to R1 – General Residential.

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

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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 (planmaking.monitoring@planning.nsw.gov.au) for administrative purposes.

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 54(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 Jenna McNabb of the regional office of the department on 02 6841 2180.

Yours sincerely,

**Acting General Manager
Western Region
Growth Planning & Delivery**

Gateway Determination

Planning proposal (Department Ref: PP_2014_COROW_001_00): rezone Lot 13 DP 193072 and Lot 14 DP 193072, No. 249 Honour Avenue, Corowa from B2 – Local Centre to R1 – General Residential.

I, the Regional Director, Western Region at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Corowa Local Environmental Plan (LEP) 2012 to rezone Lot 13 DP 193072 and Lot 14 DP 193072, No. 249 Honour Avenue, Corowa from B2 – Local Centre to R1 – General Residential 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 classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **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 & 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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Essential Energy
 - New South Wales Office of Environment & HeritageEach public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.
5. Council is to prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 submission that are compliant with the Departments Standard technical requirements for LEP maps. The following maps are to be amended:
 - Lot Size Map (LSZ_006A); and
 - Land Zoning Map (LZN_006A)

Dated 10th day of January 2014.

Acting General Manager
Western Region
Growth Planning & Delivery
Department of Planning and Infrastructure



Delegate of the Minister for Planning and
Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Corowa Shire Council is authorised to exercise the functions of the Minister for Planning and Infrastructure 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_001_00	Planning proposal to rezone Lot 13 DP 193072 and Lot 14 DP 193072, No. 249 Honour Avenue, Corowa from B2 – Local Centre to R1 – General Residential.

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

Dated 10 / 01 / 2014

**Acting General Manager
Western Region
Growth Planning & Delivery**

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department 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 department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2014_COROW_001_00
Date Sent to Department under s56	19 December 2013
Date considered at LEP Review Panel	Considered by the Director Generals Delegate 10 January 2014
Gateway determination date	10 January 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 DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: