



## **Gateway Determination**

***Planning proposal (Department Ref: PP\_2015\_WAKOO\_001\_00): to rezone land and amend Land Acquisition Map to identify land affected by the realignment of Swan Hill-Moulamein Road.***

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 Wakool Local Environmental Plan 2013 to rezone land affected by the realignment of the Swan Hill-Moulamein Road and amend the Land Acquisition Map should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to prepare a draft amending Land Zoning Map (LZN\_005B) and Land Acquisition Map. These maps are to be publicly exhibited with the planning proposal in accordance with Condition 2 of this Gateway Determination.
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 required to be made publicly available on exhibition for 28 days as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).
  - (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.
3. Consultation is required with the following State Agencies under Section 56 (2)(d) of the EP&A Act and/or to comply with the requirements of relevant section 117 Directions:
  - (a) NSW Office of Environment and Heritage
  - (b) Department of Primary Industries - NSW Office of Water
  - (c) NSW Roads and Maritime Services
  - (d) VIC Roads
  - (e) Swan Hill Rural City Council

Each 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 planning proposal prior to community consultation.

4. 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).

5. Prior to submission of the planning proposal under Section 59 of the EP&A Act, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for LEP maps'.
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 15<sup>th</sup> day of July 2015.

  
**Ashley Albury**  
**General Manager, Western Region**  
**Planning Services**

**Delegate of the Minister for Planning**