

Gateway Determination

Planning proposal (Department Ref: PP_2018_FEDER_001_00): to amend Corowa Local Environmental Plan 2012 – Howlong Industrial Estate.

I, the Director Regions, Western, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Corowa Local Environmental Plan (LEP) 2012 to rezone RU1 Primary Production land to IN1 General Industrial and remove the Minimum Lot Size (MLS) at Lots 67, 68, 69 and 70 of DP753744 Kywong - Howlong Roads, Howlong should proceed subject to the following conditions:

1. Prior to community consultation Council is to undertake a preliminary review of the subject land and prepare an initial site contamination investigation report that satisfies the requirements of State Environmental Planning Policy (SEPP) 55—Remediation of Land to demonstrate that the land is suitable for rezoning to the proposed IN1 General Industrial zone. The preliminary review and initial site contamination report are to be placed on public exhibition with the planning proposal.
2. Prior to community consultation the planning proposal is to be updated to include amending the Livestock Processing Facility Buffer Area on the Local Clauses Map (LCL_009).
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).
4. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act or to comply with the requirements of relevant section 9.1 Directions:
 - Department of Planning and Environment – Resources and Energy
 - Roads and Maritime Services

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 40 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
6. Prior to submission of the planning proposal under section 3.36 of the Act, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps 2017'.
7. The time frame for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 28th day of September 2018.



Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning