



Mr Allen Dwyer
General Manager
Cootamundra Gundagai Regional Council
Po Box 420
COOTAMUNDRA NSW 2590

Dear Mr Dwyer

Planning Proposal PP_2018_CGREG_001_00 to amend Cootamundra Local Environmental Plan 2013 – Yass Road, Cootamundra

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to introduce the B6 Enterprise Corridor zone into the Cootamundra LEP 2013, apply the B6 zone to certain land at Yass Road, Cootamundra and remove minimum lot size standards from the subject land.

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

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistencies with Section 117 Directions 1.2 Rural zones, 1.5 Rural Land, 3.1 Residential Zones and 3.5 Development near licensed aerodromes are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Consistency with Section 117 Direction 3.5 Development near licensed aerodromes requires consultation with relevant Commonwealth agencies and consideration of the comments received from these agencies. A condition is included in the Gateway determination requiring consultation with the relevant Commonwealth agencies.

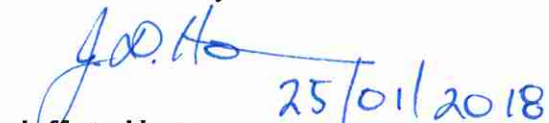
Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise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

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Nathan Foster to assist you. Nathan can be contacted on (02) 4224 9459

Yours sincerely



Jeffrey Horn
Acting Director Regions, Southern
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template