

## Gateway Determination

**Planning Proposal (Department Ref: PP\_2018\_CGREG\_001\_00):** to introduce the B6 (Enterprise Corridor) into the Cootamundra LEP 2013, re-zone certain land at Yass Road Cootamundra to B6 Enterprise Corridor, and remove minimum lot size standards from the subject land.

I, the Acting Director Regions, Southern, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Cootamundra Local Environmental Plan (LEP) 2013 to introduce the B6 Enterprise Corridor zone, apply the B6 zone to certain land at Yass Road Cootamundra and remove minimum lot size standards from the B6 zoned land should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
  - (a) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).
2. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
  - NSW Roads and Maritime Services (RMS)
  - Australian Rail and Track Authority (ARTC)
  - Air Services Australia (Commonwealth)
  - Civil Aviation Safety Authority (CASA) (Commonwealth)

Each public authority/organisation 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.


3. A public hearing is not required to be held into the matter by any person or body under section 56(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).



## Planning & Environment

4. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 25<sup>th</sup> day of JANUARY 2018

  
Jeffrey Horn  
Acting Director Regions, Southern  
Planning Services  
Department of Planning and  
Environment

25/01/2018

Delegate of the Minister for Planning