

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-7453):** to consolidate the Corowa LEP 2012 and the Urana LEP 2011 into a single LEP for the Federation Council local government area

I, the Acting Director, Western Region 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 consolidate Federation Council's existing Local Environmental Plans (Corowa LEP 2012 and Urana LEP 2011) should proceed subject to the following conditions:

1. Prior to community consultation a revised planning proposal is to be resubmitted that addresses the following:
  - (a) the planning proposal is to clarify what sub-clauses will apply to the proposed clause 4.2B Erection of dwelling houses in rural and environmental zones.
  - (b) clarify the planning proposal's intent to restrict the application of clause 4.6 Variation to development standards, particularly proposed clause 5.3 as mentioned on page 23 of the planning proposal.
  - (c) remove the recommendation to rezone certain lots in Daysdale Village from RU1 primary production to RU5 village and proposed changes to Howlong as agreed by Council on 25/03/2022.
  - (d) details of the employment zone translations are to be reflected in the planning proposal. This amendment is to include a revised land use matrix and associated land use tables to align with the proposed employment zones.
  - (e) the transition of the zone names from Environmental "E" zones to Conservation "C" zones needs to be changed from E1/C1 to E2/C2 and recognised in the planning proposal.
  - (f) an amended project timeframe which shows an expected finalisation date of 12 months from the date of the Gateway determination.

Council is to seek approval from the Department of Planning and Environment – prior to undertaking community consultation.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as principal, as described in the Local Environmental Plan Making Guidelines (Department of Planning, Industry and Environment, 2021), and 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

3. Consultation is required with Agricultural Land use Planning Unit of NSW Department of Primary Industries, under section 3.34(2)(d) of the Act. The Agricultural Land Use Planning Unit of NSW DPI, 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. 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).
5. The LEP should be completed on or before 12 months after the Gateway determination date.

Dated

8<sup>th</sup> day of April

2022.



**Wayne Garnsey**  
**Acting Director, Western Region**  
**Local and Regional Planning**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**