

Gateway Determination

Planning proposal (Department Ref: PP-2023-884): Rezone site at Lynch Street, Cowra, from SP2 Infrastructure to E3 Productivity Support.

I, the Director, Western Region at the Department of Planning, Housing and Infrastructure as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Cowra Local Environmental Plan 2012 to amend mapping at Lynch Street, Cowra (Lot 2 DP 1028751) should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 17 February 2025.

Gateway Conditions

1. Prior to public exhibition, and after agency consultation, the planning proposal is to be updated to reflect the findings of Council's Assessment Report and any amendments required to address agency comments. The proposal must also include:
 - a preliminary site investigation,
 - discussion on demand and supply for additional E3 Productivity Support zoned land,
 - an updated project timeline to reflect the milestones to complete the proposal.

The updated planning proposal is to be forwarded to the Minister under s 3.34(6) of the Act for review and approval prior to commencing community consultation.

2. Prior to public exhibition, consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - UGL Regional Linx
 - Heritage NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

3. 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 standard as described in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline (Department of Planning and Environment, August 2023).
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).

Dated 18 March 2024



Garry Hopkins
Director Western Region
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces