

Mr Paul Devery
General Manager
Cowra Shire Council
116 Kendal Street
COWRA NSW 2794

Dear Mr Devery,

Planning proposal PP-2023-884 to amend Cowra Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) to amend the Cowra LEP 2012 to rezone Lot 2 DP1028751 from SP2 Infrastructure to E3 Productivity Support.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with Ministerial Direction 5.1 Integrating Land Use and Transport under section 9.1 of the Act is justified in accordance with the terms of the Direction. The consistency with section 9.1 Directions 4.4 Remediation of Contaminated Land and 7.1 Employment Zones are unresolved and will require further justification.

I have determined to authorise Council to be the local plan-making authority under certain conditions detailed in the Gateway determination.

The proposed local environmental plan (LEP) is to be finalised on or before 17 February 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible.

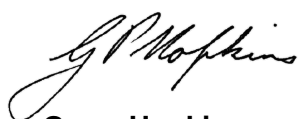
Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The department's western region team should be copied into the request at westernregion@planning.nsw.gov.au.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Jasper Allenby to assist you. Mr Allenby can be contacted on 02 9228 6136.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G P Hopkins', with a stylized, cursive script.

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination

18/3/2024