

Gateway Determination

Planning proposal (Department Ref: PP_2019_GRIFF_001_00): To change the zone and minimum lot size boundary between E2 Environmental Conservation and RU2 Rural Landscape at Lot 6 DP 1133395, Myall Park.

I, the Acting Director, Western Region at the Department of Planning, Industry and Environment, 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 Griffith Local Environmental Plan (LEP) 2014 to change the zone and lot size boundary at Lot 6 DP 1133395, Myall Park should proceed subject to the following conditions:

1. Prior to community consultation, update the planning proposal to detail:
 - (a) Amended zone and minimum lot size boundary alignment.
 - (b) Updated section 9.1 Ministerial Directions and State Environmental Planning Policies.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the NSW Rural Fire Service (RFS) under section 3.34(2)(d) of the Act, to comply with the requirements of the section 9.1 Direction 4.4 Planning for Bushfire Protection. RFS 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 planning proposal authority is authorised as the local plan-making authority to exercise the functions 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. Prior to submission of the planning proposal under section 3.36 of the Act, the final LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' August 2017.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 2nd day of October 2019.



Wayne Garnsey
Acting Director, Western Region
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces