



Mr Steven Pinnuck  
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Dear Mr Pinnuck

**Planning proposal PP\_2020\_GHUME\_001\_00 to amend Greater Hume Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for zoning and minimum lot size changes for land at Culcairn.

As delegate of the Minister for Planning and Public Spaces, I have now 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 planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones and 1.5 Rural Lands are justified in accordance with the terms of the Directions and that the inconsistency with Direction 4.3 Flood Prone land is justified in accordance with the terms of the direction subject to compliance with the condition outlined in the Gateway determination. No further approval is required in relation to these Directions.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority due to Council owning a significant amount of the land impacted by this planning proposal.

I note Council's resolution to seek acceleration of the planning proposal and have conditioned the Gateway determination to require the amending local environmental plan (LEP) to be finalised within 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment

to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Barbara Gilbert, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Barbara can be contacted on 6926 8671.

Yours sincerely



24.9.20

**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**

Encl: Gateway determination