



Gateway Determination

Planning proposal (Department Ref: PP_2020_GHUME_001_00): for zoning and minimum lot size changes at Culcairn

I, 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 Greater Hume Local Environmental Plan (LEP) 2012 to amend zones and minimum lots sizes for land identified as Baird Street, Railway Parade, Walbundrie Road and Balfour Street precincts should proceed subject to the following conditions:

1. Prior to undertaking consultation, the following is required:
 - a. A preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines for candidate sites CU1, CU2 and CU3.
 - b. Amend the planning proposal to rezone candidate site CU1 to R5 large lot residential.
 - c. Document options to consider the 70-metre strip of land and interface with the existing sewerage treatment works, future infrastructure expansion, cemetery and candidate site CU1.
 - d. Investigate alternate zoning options for CU4 to reflect the existing zoning pattern applicable to Culcairn.

The above information must be provided to the Department of Planning, Industry and Environment Planning Western Region Office prior to proceeding with public and agency consultation.

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 Department of Planning, Industry and Environment, Biodiversity and Conservation Division (Floodplain Management) under section 3.34(2)(d) of the Act. The Biodiversity and Conservation Division (Floodplain Management) 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 time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 24th day of September 2020.



Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces