

Gateway Determination

Planning proposal (Department Ref: PP_2018_ERIVE_002_00): to amend the Deniliquin Local Environmental Plan 2013 to allow 'General Industry' permissible as with development consent as an additional permitted use on Lot 114 DP756310, 227 Augustus Street, Deniliquin.

I, the Director Regions, Western at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act, 1979* that an amendment to the Deniliquin Local Environmental Plan 2013 to insert in Schedule 1 the land use term 'general industry' as an additional permitted use for Lot 114 DP756310, 227 Augustus Street, Deniliquin should proceed subject to the following conditions:

1. Prior to undertaking community consultation, the planning proposal is to be amended to specifically state the intended use of the development. The planning proposal is to be forward to the Department of Planning and Environment for approval, prior to community consultation.
2. Community consultation is required under sections 2.22 and 3.34(2)(c) of the *Environmental Planning and Assessment Act, 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Environment August 2016)*.
 - (c) A copy of the planning proposal shall be sent to adjoining property owners.
3. Prior to submission of the planning proposal under section 3.36 of the *Environmental Planning and Assessment Act, 1979*, the final LEP map (Additional Permitted Uses map) must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps' 2015.
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 *Environmental Planning and Assessment Act, 1979*. 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 12 months from the date of the Gateway determination.

Dated 29th day of May 2018.



Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning