



Mr Brett Stonestreet
General Manager
Griffith City Council
PO Box 485
GRIFFITH NSW 2680

Dear Mr Stonestreet

Planning proposal PP-2020-3907 to amend Griffith Local Environmental Plan 2014

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 to undertake the 'Griffin Green' affordable housing project amending lot sizes and rezoning Dave Taylor Park, Griffith.

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.

In relation to Section 9.1 Ministerial Direction 6.2 *Reserving Land for Public Purposes*, Council will still need to obtain the agreement of the Secretary to comply with the requirements of the Direction. Council should ensure this occurs prior to the plan being made.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within six 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 Ms Meredith McIntyre, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms McIntyre can be contacted on 6229 7912.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized flourish at the end.

18.12.20

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template