

Gateway Determination

Planning proposal (Department Ref: PP-2020-3907): to amend lot sizes for Lots 14-17, Lot 186, Part Lot 187, Lot 189 DP 705992 and rezone Lot 189 DP 705992 to enable an affordable housing development in Griffith.

I, the 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 amend lot sizes and rezone land from RE1 Public Recreation to R1 General Residential at Dave Taylor Park, Griffith should proceed subject to the following conditions:

1. Prior to community consultation, update the planning proposal to;
 - a. clearly identify the site in the existing and proposed LEP maps (Figures 3 and 4 in the planning proposal);
 - b. provide discussion in accordance with Section C of the Department's Guide to Preparing Planning Proposals; and
 - c. update the planning proposal to further justify the loss of public open space in this area.
2. Prior to finalisation of the planning proposal, obtain the Secretary's approval to reduce land zoned for public purposes under the Ministerial Direction 6.2 Reserving Land for Public Purposes.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14 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).
4. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
5. 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).

6. 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.
7. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 18th day of December 2020.



Garry Hopkins
Director Western Region
Planning & Assessments
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces