

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY, 18 NOVEMBER 2020**

**2. AMENDMENT TO GREATER HUME LOCAL ENVIRONMENTAL PLAN 2012 -
ZONING & MINIMUM LOT SIZE CHANGES FOR EXPANSION OF THE JINDERA
INDUSTRIAL ESTATE**

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

The purpose of the report is for Council to resolve to seek from the Department of Planning and Infrastructure (DPI) a Gateway Determination relating to a Planning Proposal to make a change to the Greater Hume Local Environmental Plan 2012 (“the LEP”) for the zoning and minimum lot size (MLS) to facilitate the expansion of the Jindera Industrial Estate.

DISCUSSION

Due to strong demand for industrial land in Jindera it is Council’s intention to expand the Jindera Industrial Estate in the southerly direction to encompass all of Lot 113 DP1238348. The land on which the Jindera Industrial Estate will continue to be developed was originally acquired for the purpose of creating industrial land. To facilitate that outcome the gazettal of the LEP zoned the land RU5 Village with no minimum lot size. After the gazettal of the LEP 2012, Council experienced a period of very low demand for industrial land and based on a valuation report it was determined to rezone the land R5 Large Lot Residential with a minimum lot size of 4000 m². This change occurred March 2016 with amendment No 3 of the LEP.

The Planning proposal is seeking to reinstate the zoning and MLS that was originally applied to the land. Specifically the amendment proposes to rezone approximately 20 hectares of land on the corner of Hawthorn and Urana Road from R5 Large Lot Residential to RU5 Village to provide for the future growth of the Jindera Industrial Estate.

Recently the Department has introduced the planning system acceleration program which has brought forward immediate reforms to the planning system to support productivity, investment and jobs during COVID-19. Some of these reforms include the fast-track assessments of State Significant Developments, Development Applications (DAs) and rezoning.

The planning proposal for Jindera Industrial Estate (**ANNEXURE 2**) has been prepared to utilise the quick planning system acceleration programme and is considered eligible as Council intends to proceed to the development application stage and commencement of works at the Jindera Industrial Estate.

Part 5 of the planning proposal outlines the community consultation that is proposed to be undertaken as the public exhibition process. The consultation will include providing written notification to landowners directly affected by proposed land use zone and minimum lot size changes.

BUDGET IMPLICATION

There will be a minor cost in preparation of the Planning Proposal documents and their processing. There will be no budget implications for Council arising from the implementation of the changes.

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[CONT'D]

CONCLUSION

The Planning Proposal to amend the LEP will result in a change to the Greater Hume Local Environmental Plan 2012 ("the LEP") for the zoning and minimum lot size to facilitate the expansion of the Jindera Industrial Estate

RECOMMENDATION

That:

1. In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 Council resolve to submit to the Department of Planning, Infrastructure & Environment the planning proposal for the zoning and minimum lot size to facilitate the expansion of the Jindera Industrial Estate and seek a Gateway Determination.
2. Council advise the Department that it would like to utilise its planning system acceleration program as Council intends to develop land in a timely manner.
3. Council resolve to exhibit the planning proposal in accordance with the Gateway Determination.

**MINUTES OF THE ORDINARY MEETING OF GREATER HUME COUNCIL
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2. AMENDMENT TO GREATER HUME LOCAL ENVIRONMENTAL PLAN 2012 - ZONING & MINIMUM LOT SIZE CHANGES FOR EXPANSION OF THE JINDERA INDUSTRIAL ESTATE

5764 RESOLVED [Quinn/Hicks]

That:

1. In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 Council resolve to submit to the Department of Planning, Infrastructure & Environment the planning proposal for the zoning and minimum lot size to facilitate the expansion of the Jindera Industrial Estate and seek a Gateway Determination.
2. Council advise the Department that it would like to utilise its planning system acceleration program as Council intends to develop land in a timely manner.
3. Council resolve to exhibit the planning proposal in accordance with the Gateway Determination.

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Quinn Schilg Wilton		Parker Weston	

GOVERNANCE

1. 2019/2020 ANNUAL REPORT

5765 RESOLVED [Meyer/Quinn]

That in accordance with section 428 of the Local Government Act 1993:

1. Council endorse the 2019/2020 Greater Hume Shire Council Annual Report
2. a copy of the Annual Report be posted on Council's website
3. the Annual Report be forwarded to the Office of Local Government (via notification of the URL link to access the report on Council's website).

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
Hicks Meyer O'Neill Quinn Schilg Wilton		Parker Weston	