



Gateway Determination

Planning proposal (Department Ref: PP-2021-2643): to rezone land from R5 Large Lot Residential and RU5 Village to IN1 General Industrial, Jarick Way, Jindera

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 Greater Hume Local Environmental Plan (LEP) 2012 to rezone land from R5 Large Lot Residential and RU5 Village to IN1 General Industrial at Jarick Way, Jindera should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a) include the total land area of the subject land;
 - b) provide demand and supply analysis of industrial land in Jindera using industrial development approvals and land transfer notifications over the last 5 years.
2. When the planning proposal has been revised to address condition 1, and prior to community consultation, it should be forwarded to the Department for review and approval.
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 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).
4. No consultation is required with public authorities/organisations 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 **9 months** following the date of the Gateway determination.

Dated day of 2021 19 April 2021.



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

Delegate of the Minister for Planning and Public Spaces

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