

Our ref: IRF22/2079 – PP-2022-2218

Mr Steven Pinnuck  
General Manager  
Greater Hume Council  
PO Box 99  
HOLBROOK NSW 2644

**Attention: Colin Kane, Director, Environment and Planning**

Dear Mr Pinnuck

**Planning proposal (PP-2022-2218) to amend Greater Hume Local Environmental Plan 2012 – Pioneer Drive and Urana Road, Jindera.**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land to R2 Low Density Residential and change minimum lot size to 2,000m<sup>2</sup> at 151-159 Pioneer Drive and 1037 Urana Road, Jindera.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistencies of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 4.1 Flooding, 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Directions. No further approval is required in relation to the Directions.

In relation to Section 9.1 Direction 3.1 Conservation Zones, consistency remains unresolved and is subject to a response from agency consultation.

In relation to Section 9.1 Direction, 4.4 Remediation of Land, consistency remains unresolved and is subject to a stage 1 preliminary investigation report.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised with 9 months of the Gateway determination date. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment - Western Region office at [westernregion@planning.nsw.gov.au](mailto:westernregion@planning.nsw.gov.au).

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category

specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Paul Amoateng to assist you. Mr Amoateng can be contacted on 02 6983 4909.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Hopkins', written in a cursive style.

11 July 2022

**Garry Hopkins**  
**Director, Western Region**  
**Local and Regional Planning**

Encl: Gateway determination