

Gateway Determination

Planning proposal (Department Ref: PP-2023-426): to amend planning controls in the Griffith Local Environmental Plan 2014 to reduce the minimum lot size to facilitate residential subdivision at 1-5 Orfeo Court, Griffith.

I, the Director, Western Region at the Department of Planning 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 2014 to facilitate a reduction in the minimum lot size development standard at 1-5 Orfeo Court, Griffith should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 10 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022).
2. 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).
3. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
4. The LEP should be completed on or before 6 months from the date of this Gateway determination.

A handwritten signature in black ink, reading "G. Hopkins". The signature is fluid and cursive, with a large initial "G" and a stylized "H".

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

**Delegate of the Minister for Planning and
Public Spaces**