

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-2110):** rezone and reduce minimum lot size provisions at Part 197 Urana Street, Jindera and also introduce a split zone clause.

I, the Acting Director, Southern, Western and Macarthur Region, at the Department of Planning, Housing and Infrastructure, 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 2012 to rezone and reduce minimum lot size provisions at 197 Urana Street, Jindera and introduce a split zone clause should proceed subject to the following conditions.

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.

The LEP should be completed on or before 19 December 2025.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended as follows:
  - (a) Reference a split zone clause that allows flexibility in applying the minimum lot size provisions.
  - (b) Demonstrate the site can safely accommodate seniors housing up to the PMF including mitigation measures.
2. Prior to public exhibition, consultation is required with the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act. DCCEEW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.
3. Prior to public exhibition, the updated planning proposal is to be forwarded to the Minister under s3.34(6) of the Act.

4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (c) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (d) 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, August 2023).
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).

Dated 9 April 2025



**Chantelle Chow**  
**Acting Director, Southern, Western and**  
**Macarthur Region**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

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