



## Department of Planning, Housing and Infrastructure

Evelyn Arnold  
General Manager  
Greater Hume Council  
39 Young Street  
PO Box 99  
Holbrook NSW, 2644

Our ref: PP-2024-423/IRF24/438

Dear Evelyn Arnold

### **Planning proposal PP-2024-423 to amend Greater Hume Local Environmental Plan 2012**

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) on 29 Feb 2024 to rezone R5 Large Lot Residential Zone land to RU5 Village zone and changes to minimum lot size.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 4.3 Planning for Bush fire Protection. Council should ensure this occurs prior to public exhibition.

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 on or before 18 February 2025. 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, Housing and Infrastructure.

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, August 2023) 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 Jasper Allenby to assist you. Mr Allenby can be contacted on 9228 6136.

Yours sincerely



30/4/2024

**Daniel Thompson**  
**Director, Southern, Western & Macarthur**  
**Local Planning and Council Support**  
**Department of Planning, Housing and Infrastructure**

Encl: Gateway determination