

Gateway Determination

Planning proposal (Department Ref: PP-2024-423): Rezone R5 Large Lot Residential Zone land to RU5 Village Zone and change to minimum lot size at Walla Walla.

I, the Director, Local Planning and Council Support (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 Shire Local Environmental Plan 2012 to rezone R5 Large Lot Residential zoned land to RU5 Village Zone and change minimum lot sizes at Commercial Street and Walla Walla Road, Walla Walla 2659 should proceed subject to the following:

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 18 February 2025.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be amended to:
 - provide clear maps that show the current and proposed zoning and minimum lot size,
 - further discuss the inconsistency with the Walla Walla Structure Plan, in relation to the demand and supply of commercial land,
 - update the project timeline to be consistent with the Gateway determination.
2. 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 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
 - (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, August 2023).
3. Consultation is required with the following public authorities and government agencies 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:

- Riverina Water
- NSW Rural Fire Service

Public authorities are to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. 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 30 April 2024



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

Delegate of the Minister for Planning and
Public Spaces