

Gateway Determination

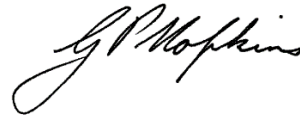
Planning proposal (Department Ref: PP_2019_LEETO_002_00): to rezone Lot 49, DP 1114977, 26 Lake Paddock Drive, Leeton to R2 Low Density Residential and reclassify to operational land

I, the Director, Western Region at the Department of Planning, Industry 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 Leeton Local Environmental Plan (LEP) 2014 to rezone Lot 49, DP 1114977, 26 Lake Paddock Drive, Leeton to R2 Low Density Residential and reclassify to operational land should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a) include mapping showing the proposed changes to the LEP maps LZN 014F, LSZ 014F, HOB 014F and FSR 014F.
2. Prior to community consultation, the planning proposal is to be revised to address condition 1 and forwarded to the Department for administrative purposes.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
5. Public hearing is not required under section 3.34(2)(e) of the Act. Leeton Shire Council is to conduct a public hearing in accordance with the requirements of section 29 of the Local Government Act, 1993 as the proposal involves reclassification of public land from community land to operational land.
6. The planning proposal must be exhibited within **2 months** from the date of the Gateway determination.
7. The planning proposal must be reported to council for a final recommendation within **5 months** from the date of the Gateway determination.
8. The planning proposal must be submitted to the Department for finalisation within **6 months** from the date in the Gateway Determination.

9. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 9th day of March 2021.

A handwritten signature in black ink, appearing to read 'G. Hopkins', is positioned above a thin yellow horizontal line.

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

Delegate of the Minister for Planning
and Public Spaces