

Gateway Determination

Planning proposal (Department Ref: PP-2023-2559): *rezone land and amend minimum lot size at Part Lot 1 DP 1300239, Corbett Avenue, Buronga.*

I, the Director, Western 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 Wentworth Local Environmental Plan 2011 to rezone land and amend minimum lot size at Part Lot 1 DP 1300239, Corbett Avenue, Buronga 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 3 December 2024.

Gateway Conditions

1. The planning proposal is to be updated prior to public exhibition to:
 - reflect the recently changed land title information affecting the subject land, and
 - include accurate mapping that reflects a better map scale and the 2023 change of industrial zones to employment zones.
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. 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 19 February 2024

A handwritten signature in black ink, appearing to read 'G. Hopkins', written in a cursive style.

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

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