

Gateway Determination

Planning proposal (Department Ref: PP-2024-1693): *rezone land and amend lot sizes at Waterworks Road, Junee to permit residential development.*

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 Junee Local Environmental Plan 2012 to rezone land and amend lot sizes at Waterworks Road, Junee to permit residential development should proceed subject to the following

Gateway Conditions

1. Prior to public exhibition a contaminated land preliminary investigation is required to be completed in accordance with Section 9.1 Planning Direction 4.4 and the contaminated land planning guideline.
2. Prior to public exhibition, the planning proposal is to be updated to:
 - ensure it is clearer and more easily understood by amending:
 - Amend Figures 7 and 9 to increase the font size of the legends; amend Figure 9 to include the Lot Size Map legend numbers to the lot sizes (e.g. “U” – 1,500m²).
 - Amend Section 5 Part 2 of the report to refer to sections 4.2 and 4.3 for details or include Sections 4.2 & 4.3 into Section 5 Part 2.
 - Amend Section 5 Part 2 to refer to the digital Land Zoning map, not “Land Zoning Map – Sheet_02”.
 - incorporate the findings of the contaminated land preliminary investigation.
 - provide more information on the likely infrastructure required to service the proposal, consequences of potential staging of the development and the likely apportionment of the provision of essential infrastructure.
3. 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).
4. 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:
 - Transport for NSW
 - Department of Primary Industries and Regional Development

Each public authority is 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.

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).
6. 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.
7. The LEP should be completed on or before 27 June 2025.

Dated 2 September 2024



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