

Gateway Determination

Planning proposal (Department Ref: PP-2024-1968): rezone and reduce the minimum lot size of land at Rankin Springs.

I, the Acting Director, Southern, Western and Macarthur, 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 Carrathool Local Environmental Plan 2012 to rezone and reduce the minimum lot size of land at Rankin Springs should proceed subject to the following conditions.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to address the following and forwarded to the Minister under s 3.34(6) of the Act;
 - (a) provide detailed discussion on the nature of potential flood hazards for the subject land and provide an assessment of Ministerial Direction 4.1 Flooding under s9.1 of the Act, and
 - (b) update mapping references to refer to digital maps to be amended, rather than the revoked PDF maps.
2. Prior to exhibition, the NSW Rural Fire Service should be consulted in relation to Ministerial Direction 4.3 Planning for Bushfire Protection and take into account any comments made.
3. Prior to exhibition, the revised planning proposal is to be forwarded to the Department for review and approval.
4. The following public authorities and government agencies must be consulted 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:
 - NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity, Conservation and Science and the Flooding teams
 - Crown Lands

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. 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).

6. 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).
7. 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.
8. The LEP should be completed on or before 4 August 2025.

Dated 27 September 2024



Chantelle Chow
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Macarthur
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces