

Gateway Determination

Planning proposal (Department Ref: PP-2025-140): insert a heritage item in Schedule 5 Environmental Heritage of the Oberon LEP 2013.

I, the A/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 Oberon Local Environmental Plan 2013 to insert a Heritage item into Schedule 5 Environmental Heritage should proceed subject to the following:

The LEP should be completed on or before 12 December 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to clearly detail the intent to include the site as a local heritage item and to include an assessment of the planning proposal against the Central West and Orana Regional Plan 2041.
2. Prior to public exhibition, consultation is required with the Heritage NSW and Transport for NSW to confirm the proposed listing as a Local heritage item is appropriate and the requirements for a Conservation Management Plan.
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 basic 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. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.

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).

Dated 30 May 2025



Chantelle Chow
Acting Director, Southern, Western and Macarthur
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces