

Gateway Determination

Planning proposal (Department Ref: PP-2025-217): Warren LEP Housekeeping amendments

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 Warren Local Environmental Plan 2012 for various housekeeping amendments and should proceed subject to the following.

The LEP should be completed on or before 4 March 2026.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to include:
 - (a) Information supplied from Council by email on 14 May 2025 supporting there are no contamination issues associated with the land for the proposed subject site at Wilson Street,
 - (b) Include the intent to adopt a 500m² minimum lot size for the subject site at Wilson Street, and corresponding current and proposed minimum lot size maps, and
 - (c) Justification of flood impacts to support the rezoning of Wilson Street land from RE1 to R1 General Residential, including appropriate mapping.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (d) 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
 - (e) 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. 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:
 - Department of Planning, Housing and Infrastructure - Crown Lands
 - Department of Climate Change, Energy, Environment and Water
 - Transport for NSW

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.

4. 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 22 May 2025



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