

Our ref: IRF25/1210/PP-2025-984

Ms Jackie Kruger  
General Manager  
Leeton Shire Council  
23-25 Chelmsford Place  
LEETON NSW 2705

22 July 2025

Subject: (PP-2025-984) to amend Leeton Local Environmental Plan 2014

Dear Ms Kruger

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the proposed rezoning of Lot 330 DP 751742 and Lot 3 DP 1067105, Brobenah Road, Leeton.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, 4.1 Flooding. Council should ensure this occurs prior to public exhibition.

I have determined not to authorise Council to be the local plan-making authority in this instance as Council is the landowner of the subject site.

The amending local environmental plan (LEP) is to be finalised on or before 5 May 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Philip Le to assist you. Mr Le can be contacted on (02) 9995 5357.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Chantelle'.

**Chantelle Chow**  
**Acting Director, Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination