

## Gateway Determination

**Planning proposal (Department Ref: PP-2025-984):** Rezoning and removal of minimum lot size development standards on Lot 330 DP 751742 and Lot 3 DP 1067105, Brobenah Road Leeton

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 Leeton Local Environmental Plan 2014 to rezone land from R1 General Residential to R3 Medium Density Residential and remove the minimum lot size should proceed subject to the following.

The LEP should be completed on or before 5 May 2026.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to include:
  - (a) identification of an appropriate minimum lot size for the site
  - (b) maps showing flood impacts to the site and further justification to resolve inconsistencies with Ministerial Direction 4.1 Flooding.
  - (c) updated existing maps to be clear and suitable for community consultation and include proposed zoning and lot size maps.
2. 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).
3. Consultation is required with NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) under section 3.34(2)(d) of the Act. DCCEEW is to be provided with a copy of the planning proposal and any relevant supporting material 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 July 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**