

Gateway Determination

Planning proposal (Department Ref: PP-2026-609): to reclassify three sites located in the Oberon Local Government Area from 'Community' to 'Operational' land.

I, the 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 Oberon Local Environmental Plan 2013 to allow council to sell land at Lot 10 DP 245689 and facilitate greater flexibility in leasing land at Lot 89 DP1238111 and Lot 21 DP 1304306 should proceed subject to the following

The LEP should be completed on or before 5 April 2027.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to include:
 - (a) An assessment of the draft Oberon Open Space Strategy
 - (b) Confirmation of how the income obtained from the sale and lease of the sites will be used and how the sites came to become community land.
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).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.

3. 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 26 June 2026



Chantelle Chow
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