Gateway Determination

Planning proposal (Department Ref: PP-2026-175): to rezone Lot 70 DP751425 and Lot 2 DP609524, at Roedigers Lane, Harefield from RU1 Primary Production to RU2 Rural Landscape and amend the minimum lot size from 100ha to 8ha.

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 Junee Local Environmental Plan 2012 to amend the zoning and minimum lot size provisions Lot 70 DP751425 and Lot 2 DP609524, at Roedigers Lane, Harefield should proceed subject to the following conditions.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

(a) the planning proposal authority has satisfied all the conditions of the Gateway determination;

(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 30 March 2027.

Gateway Conditions

1. Prior to agency and community consultation, the planning proposal is to be updated to:

   (a) Reference the objectives and land use table for the RU2 Rural Landscape zone, as endorsed by council on 21 April 2026.

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 Australian Pipeline Trust Group (APA) under section 3.34(2)(d) of the Act. The APA 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. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

   - Australian Pipeline Trust Group
   - Essential Energy
   - Goldenfields Water County Council

   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.

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 5 June 2026

Chantelle Chow
Director Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces