Our ref: PP-2026-175/IRF26/4190

Mr Michael Jackson
General Manager
Junee Council
PO Box 93
JUNEE NSW 2663

5 June 2026

Subject: (PP-2026-175) to amend Junee Local Environmental Plan 2012

Dear Mr Jackson

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 planning proposal to rezone land at Lot 70 DP751425 and Lot 2 DP609524, Roedigers Lane, Harefield from RU1 Primary Production to RU2 Rural Landscape, reduce the minimum lots size from 100ha to 8ha and introduce the RU2 Rural Landscape zone.

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.

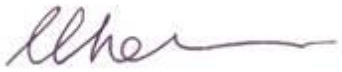
Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal. The proposed local environmental plan (LEP) is to be finalised on or before 30 March 2027. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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 Kimberly Beencke to assist you. Kimberly Beencke can be contacted on 92746053.

Yours sincerely



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

Encl: Gateway determination