

Gateway Determination

Planning proposal (Department Ref: PP-2023-1662): Reduction of minimum lot size from 5,000 square metres to 3,000 square metres at River Road and Golf Course Road, Dareton.

I, the Director, Western Region at the Department of Planning and Environment, 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 Wentworth Local Environmental Plan 2011 to reduce the minimum lot size from 5,000 square metres to 3,000 square metres at River Road and Golf Course Road, Dareton should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated with the following detail and forwarded to the Minister under s 3.34(6) of the Act:
 - (a) include additional R5 Large Lot Residential Land in Dareton, including justification for its inclusion in the proposal and associated maps. The revised planning proposal is to include discussion to reflect site characteristics including flooding and biodiversity.
 - (b) include proposed amendment to correct mapping error that exists on part Lots 374 and 32 DP 756961 to realign relevant zones with the cadastre.
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 Guidelines* (Department of Planning and Environment, 2023) and must be made publicly available for a minimum of 20 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 Guidelines* (Department of Planning and Environment, 2023).
3. Consultation is required with Crown Lands, Biodiversity Conservation Science and Transport for NSW under section 3.34(2)(d) of the Act. Each agency is to be provided with a copy of the updated planning proposal and any relevant supporting material and given at least 30 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).
5. The LEP should be completed on or before 1 June 2024.

Dated 13th day of October 2023.



Garry Hopkins
Director, Western Region

**Local and Regional Planning
Department of Planning and Environment**

**Delegate of the Minister for Planning and
Public Spaces**