

Gateway Determination

Planning proposal (Department Ref: PP-2024-2290): rezone land from RU4 Primary Production Small Lot to RU5 Village and remove minimum lot size provisions at 88 & 90 Melaleuca Street, Buronga.

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 Wentworth Local Environmental Plan 2011 to rezone land from RU4 Primary Production Small Lot to RU5 Village and remove minimum lot size provisions at 88 & 90 Melaleuca Street, Buronga 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 12 February 2026.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) Reflect that the amendment relates to digital land zoning mapping, not outdated PDF zone map.
 - (b) Identify how potential land use conflict between the proposed RU5 Village zone and the adjoining RU4 Primary Production Small Lots-zoned land will be managed.
 - (c) Reflect the findings of a Traffic Impact Assessment (TIA). The TIA must also be exhibited alongside the planning proposal during the public exhibition period.
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 the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Transport for NSW
- Department of Primary Industries – Regional Development

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.

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 29 April 2025



Chantelle Chow
Acting Director, Southern, Western and
Macarthur
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces