



## **Gateway Determination**

***Planning proposal (Department Ref: PP\_2013\_MIDWR\_004\_00): to (rezone Lots 16 and 17 DP 756897, Hill End Road, Mudgee from RU1 – Primary Production to IN1 – General Industrial in the principle Mid-Western Regional Local Environmental Plan 2012).***

I, the Regional Director, Western Region at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Mid Western Regional Local Environmental Plan (LEP) 2012 to rezone Lots 16 and 17 DP 756897, Hill End Road, Mudgee from RU1 – Primary Production to IN1 – General Industrial in the Mid Western Regional Local Environmental Plan 2012 should proceed subject to the following conditions:

1. Proceed and finalise the planning proposal within **12 months** of the Gateway Determination date.
2. Community and agency consultation occur for a minimum of 28 days. The following agencies are to be consulted:
  - NSW Office of Environment and Heritage
  - NSW Department of Primary Industries - Agriculture
  - NSW Rural Fire Service
  - NSW Office of Water
  - NSW Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. Council is to prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 submission that are compliant with the Departments Standard technical requirements for LEP maps. The following maps are to be amended:
  - Lot Size Map (LSZ\_006)
  - Land Zoning Map (LZN\_006)
4. Council is to request the Department to draft and finalise the amendment no later than 6 weeks prior to the projected making of the amendment date.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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 *9th* day of *September* 2013.

**Ashley Albury**  
**Regional Director, Western Region**  
**Delegate of the Minister for Planning and**  
**Infrastructure**