



Gateway Determination

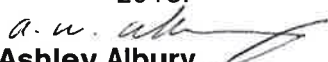
Planning Proposal (Department Ref: PP_2015_MIDWR_002_00): to amend the Mid-Western Regional LEP 2012 – amend minimum lot size on land at Lot 9 DP 1150667 Broadhead Road, Mudgee.

I, the General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Mid-Western Regional Local Environmental Plan 2012 (LEP) to amend to the minimum lot size on land at Lot 9 DP 1150667 Broadhead Road, Mudgee should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. 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).
4. Prior to submission of the planning proposal under section 59 of the EP&A Act a Lot Size Map that applies to the subject land is to be prepared and be compliant with the Department's "Standard technical requirements for LEP Maps".
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 10th day of February

2015.


Ashley Albury
General Manager, Western Region
Planning Services

Delegate of the Minister for Planning