



Office of the Director General

Mr Warwick Bennett
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Our ref: PP_2013_MIDWR_002_00 (13/02094)
Your ref: AN: A0420246

Dear Mr Bennett,

Planning proposal to amend Mid Western Local Environmental Plan 2012

I am writing in response to Council's letter dated 12 January 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to permit tourist and visitor accommodation as an additional permitted use on land at 16 Sydney Road, Mudgee.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

While I support the intended outcome of the planning proposal, Council's proposed provision to include tourist and visitor accommodation as an additional permitted use on land at 16 Sydney Road, Mudgee is not supported as a means of achieving the intended outcome. Council is to consider zoning the site appropriately to reflect the intended land use. Council is to consider zoning the site to SP3 Tourist to permit tourist and visitor accommodation and using minimum lot size provisions to prevent inappropriate subdivision and development on the site.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending LEP is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes

The NSW State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Daniel Wagner of the regional office of the department on 02 6841 2180.

Yours sincerely,

S Haddad

Sam Haddad
Director General

13/2/2013

Gateway Determination

Planning proposal (Department Ref: PP_2013_MIDWR_002_00): to permit tourist and visitor accommodation at 16 Sydney Road, Mudgee.

I, the Director General, 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 Local Environmental Plan (LEP) 2012 to permit tourist and visitor accommodation as an additional permitted use on land at 16 Sydney Road, Mudgee should proceed subject to the following conditions:

1. Council's proposed provision to include tourist and visitor accommodation as an additional permitted uses on land at 16 Sydney Road, Mudgee is not supported and should be removed from the planning proposal. Council is to consider zoning the site SP3 Tourist to permit the land use and using minimum lot size provisions to prevent inappropriate subdivision and development of the site. Council is to amend the planning proposal to reflect the above approach prior to proceeding to public exhibition. Existing and proposed land use zoning maps, and if appropriate minimum lot size maps, should be included in the planning proposal, at an appropriate scale, which clearly identify the subject site.
2. Prior to undertaking public exhibition, Council is to provide additional traffic information to address any implications the proposal may have on the road network during the construction and operation of the tourist facility.
3. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the *A Guide to Preparing Planning Proposals*. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.
4. 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 is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012)* and must be made publicly available for **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 2012)*.
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.



6. 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).
7. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 13th day of February 2013.

Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Mid-Western Regional Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_MIDWR_002_00	Planning proposal to permit tourist and visitor accommodation as an additional permitted use on land at 16 Sydney Road, Mudgee.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 13th February 2013

Sam Haddad
DIRECTOR GENERAL
Department of Planning and Infrastructure

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_MIDWR_002_00
Date Sent to Department under s56	12/01/2013
Date considered at LEP Review Panel	31/01/2013
Gateway determination date	13/02/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: