



Mr Brad Cam
General Manager
Mid-Western Regional Council
PO Box 156
Mudgee NSW 2850

Attention: Sarah Armstrong, Manager, Strategic Planning

Dear Mr Cam

Planning proposal (Department Ref: PP-2021-3019): to rezone land from zone RU1 Primary Production to zone R5 Large Lot Residential and amend the minimum lot size to 12 hectares for land at 705 Springfield Lane, Gulgong.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Mid-Western Regional LEP 2012 to permit large lot rural residential development at 705 Springfield Lane, Gulgong as adopted by Council on 17 March 2021.

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

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section Directions 1.2 Rural Zones and Direction 1.5 Rural Lands are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

At this time the planning proposal is inconsistent with section 9.1 Direction 2.6 Remediation of Contaminated Land and this is required to be addressed through further work.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine (9) months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal within four (4) months of the Gateway determination. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six (6) weeks prior to the projected publication

date. A copy of the request should be forwarded to the Department's Western Region Office (westernregion@planning.nsw.gov.au) for administrative purposes.

Council is reminded to update the Planning Portal and notify the Western Region office of the Department of Planning, Industry and Environment when the plan making milestones are achieved.

All related files for LEP Amendment, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data . To submit the data, Council is required to create an account and log in using these details.

The 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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Oyshee Iqbal, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms Iqbal can be contacted on 5852 6824.

Yours sincerely



18.5.21

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination