

Gateway Determination

Planning proposal (Department Ref: PP-2022-157): to facilitate further development of the Glen Willow Regional Sports Complex at Lot 31 DP158548, 53 Pitts Lane, Putta Bucca, Mudgee.

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Mid-Western Regional Local Environmental Plan 2012 to rezone land from RU4 Primary Production Small Lots to RE1 Public Recreation and to remove the minimum lot size at Lot 31 DP 158548, 53 Pitts Lane, Putta Bucca, Mudgee should proceed subject to the following conditions:

1. An Aboriginal Cultural Heritage Assessment in consultation with Heritage NSW is to be prepared that is relevant to the subject site and the findings of the assessment incorporated into the planning proposal prior to finalisation.
2. A Preliminary Site Investigation is to be prepared to determine the risk of contamination and the findings of the investigation incorporated into the planning proposal prior to finalisation.
3. 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 Guidelines* (Department of Planning and Environment, 2021) which has a minimum of 20 days consultation requirement. To avoid inconsistencies with Council's Community Participation Plan and statutory requirements, a 28-day consultation is recommended; 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 Guidelines* (Department of Planning and Environment, 2021).
4. Consultation is required with Heritage NSW under section 3.34(2)(d) of the Act and to comply with the requirements of applicable directions of the Minister under section 9.1 of the Act.

Heritage NSW 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 40 days to comment on the proposal.

5. 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).

6. The LEP should be completed within nine (9) months of Gateway determination

Dated 8th of July 2022.

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning