

Brad Cam
General Manager
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850

Our ref: PP-2022-3733/IRF22/3768

Attention: Sarah Armstrong, Manager, Strategic Planning

Dear Mr Cam,

Planning proposal (PP-2022-3733) to amend Mid-Western Regional Local Environmental Plan 2012 at Lot 1 & Lot 2 DP 1278320, 7443 Castlereagh Highway, Ilford.

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 8 November 2022 & 9 November 2022 in respect of the subject planning proposal to amend the minimum lot size to 40ha at Lot 1 & Lot 2 DP 1278320, 7443 Castlereagh Highway, Ilford.

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

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before six (6) months of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible, subject to the conditions listed within the Gateway determination.

This will be a map only amendment. Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning and Environment Western Region team contact should be copied into the request (westernregion@planning.nsw.gov.au). The request must include the drafting instruction template, planning proposal and gateway determination. Council's request to draft and finalise the plan should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, 2022) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for John Martinez to assist you. Mr Martinez can be contacted on 02 5852 6800.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G P Hopkins', written in a cursive style.

18 November 2022

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination