



Department of Planning, Housing and Infrastructure

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

Our ref: PP-2024-628 (IRF24/629)

Attention: Sarah Armstrong, Manager Strategic Planning

Dear Mr Cam

Planning proposal (PP-2024-628) to amend Mid-Western Regional Local Environmental Plan 2012

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) in respect of the planning proposal to remove Clause 4.1C Exception to minimum subdivision lot sizes around the MU1 zone in Caerleon.

As delegate of the Minister for Planning and Public Spaces, 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.

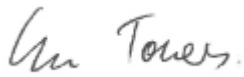
The proposed local environmental plan (LEP) is to be finalised on or before 22 February 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be emailed to the regional team at the Department of Planning, Housing and Infrastructure at westernregion@planning.nsw.gov.au.

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, August 2023) 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 Jenna McNabb to assist you. Ms McNabb can be contacted on 5852 6800.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Gm Towers'.

13/5/24

Graham Towers
Acting Director, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination