

Brad Cam  
General Manager  
Mid-Western Regional Council  
109 Herbert St  
Gulgong NSW 2852

Our ref: IRF25/109

Dear Mr Cam

**Planning proposal PP-2024-2158 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 rezone land at 94 Canadian Lead Road, 2787 and 2794 Henry Lawson Drive, Gulgong from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size from 100ha to 12ha.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under Section 9.1 of the Act 1.1 Implementation of Regional Plans, 6.1 Residential Zones, 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 3.1 Conservation Zones. Council should ensure this occurs prior to the LEP being made.

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 10 November 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The request should be copied to [westernregion@planning.nsw.gov.au](mailto:westernregion@planning.nsw.gov.au). The request must include the drafting instruction template, planning proposal and Gateway determination.

Should you have any enquiries about this matter, I have arranged for Ms Llyan Smith to assist you. Ms Beencke can be contacted on (02) 9274 6347.

Yours sincerely



14/2/2025

**Chantelle Chow**  
**Acting Director, Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination