



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_MIDWR_002_00 (10/01972)
Your ref: (NB): OUTF10/344DDD3

Mr Warwick Bennett
General Manager
Mid-Western Regional Council
PO Box 156
MUDGEES NSW 2850

Dear Mr Bennett,

Re: Planning Proposal to rezone land at Panorama Court, Rylstone

I am writing in response to your Council's letter dated 8 March 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Rylstone Local Environmental Plan 1996 to rezone land at Panorama Court, Rylstone.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Should you have any queries in regard to this matter, please contact Robert Bisley of the Regional Office of the Department on 02 6841 2180.

Yours sincerely,


Giovanni Cirillo
A/Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_MIDWR_002_00): to rezone Lots 1-4 DP 837670, Panorama Court, Rylstone from zone 1(c1) Rural Small Holdings - Rural Retreat to zone 1(c) Rural Small Holdings - Rural Residential.

I, the A/Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Rylstone Local Environmental Plan 1996 to rezone Lots 1-4 DP 837670, Panorama Court, Rylstone from zone 1(c1) Rural Small Holdings - Rural Retreat to zone 1(c) Rural Small Holdings - Rural Residential should not proceed for the following reasons:

1. There is no compelling evidence to suggest that the supply of land for this type of development requires that the subject site be given priority.
2. The future development of the subject land should be considered with adjoining and adjacent land once the Mid Western Comprehensive Land Use Strategy has been finalised.
3. A decision to allow this Planning Proposal to immediately proceed would be premature given that the Mid Western Comprehensive Land Use Strategy has not been finalised.

Dated

8

day of

April

2010.



Giovanni Cirillo
A/Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning