



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Mid-Western Regional Local Environmental Plan 2012 (Amendment No 10)

Your ref: Elizabeth Densley
Our ref: FHG e2014-252-d02

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to be 'D. Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel

30 October 2014



New South Wales

Mid-Western Regional Local Environmental Plan 2012 (Amendment No 10)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Minister for Planning

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

Catherine Van Laeren

Director Development & Community Services

As a delegate of the Minister for Planning

3/11/14

Mid-Western Regional Local Environmental Plan 2012 (Amendment No 10)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Mid-Western Regional Local Environmental Plan 2012 (Amendment No 10)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land:

- (a) land within Zone R1 General Residential, Zone R3 Medium Density Residential and land in Rylstone and Kandos that is within Zone RU5 Village under *Mid-Western Regional Local Environmental Plan 2012*,
- (b) part of 277 Black Springs Road, Eurunderee, being part of Lot 110, DP 1029542,
- (c) 10 Snelsons Lane, Gulgong, being Lot 113, DP 755433,
- (d) certain land fronting Yamble Close and Norman Road, Mudgee.

4 Maps

The maps adopted by *Mid-Western Regional Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Mid-Western Local Environmental Plan 2012

[1] Clause 4.1B Exceptions to minimum lot sizes for certain residential development

Omit clause 4.1B (2) (b) (i) and (ii). Insert instead:

- (i) 300 square metres for a dual occupancy (attached) or multi dwelling housing, or
- (ii) 400 square metres for a dual occupancy (detached), and

[2] Clause 4.1B (3) (b) (i) and (ii)

Omit the subparagraphs. Insert instead:

- (i) 300 square metres for a dual occupancy (attached) or multi dwelling housing, or
- (ii) 400 square metres for a dual occupancy (detached).

[3] Schedule 1 Additional permitted uses

Renumber clauses 1 and 2 as clauses 3 and 1, respectively, and insert the renumbered clause 1 before the renumbered clause 3.

[4] Schedule 1, clause 2

Insert after clause 1 (as renumbered by item [3]):

2 Use of certain land at 10 Snelsons Lane, Gulgong

- (1) This clause applies to land at 10 Snelsons Lane, Gulgong, being Lot 113, DP 755433.
- (2) Development for the purposes of a transport depot is permitted with development consent.

Mid-Western Regional Local Environmental Plan 2012 (Amendment No 10)

**Mid-Western Regional
Council**

86 Market Street
PO Box 156
Mudgee NSW 2850

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Lot Size Map	
LSZ_006	5270_COM_LSZ_006_160_20140522
LSZ_006D	5270_COM_LSZ_006D_010_20120917
LSZ_006F	5270_COM_LSZ_006F_020_20120522
Land Zoning Map	
LZN_006	5270_COM_LZN_006_160_20140327
LZN_006F	5270_COM_LZN_006F_020_20120621

The following map sheets are adopted:

Map Sheet	Map Identification Number
Lot Size Map	
LSZ_006	5270_COM_LSZ_006_160_20140710
LSZ_006D	5270_COM_LSZ_006D_010_20140908
LSZ_006F	5270_COM_LSZ_006F_020_20140710
Land Zoning Map	
LZN_006	5270_COM_LZN_006_160_20140710
LZN_006F	5270_COM_LZN_006F_020_20140710



Certified
Catherine Van Laeren

Director Development & Community Services 3/11/14 Minister for Planning

[Date]

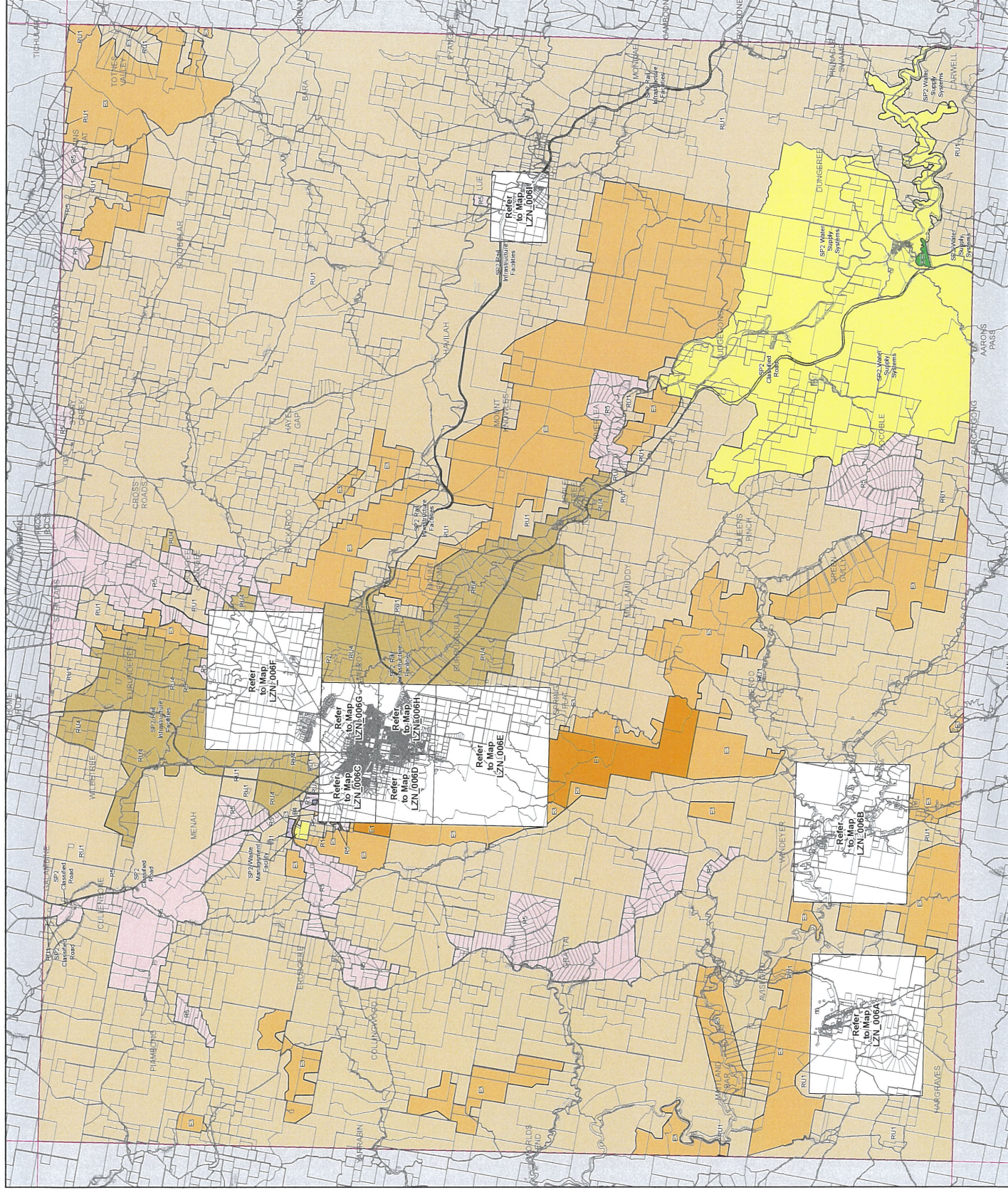
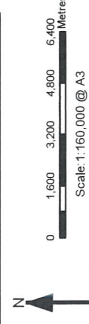
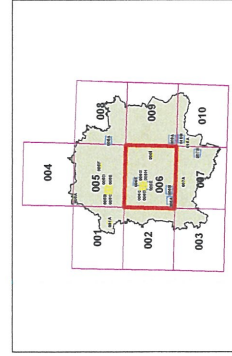
Land Zoning Map - Sheet LZN_006

Zone

- | | |
|------------|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B3 | Commercial Core |
| B4 | Mixed Use |
| B5 | Business Development |
| E1 | National Parks and Nature Reserves |
| E3 | Environmental Management |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| IN3 | Heavy Industrial |
| R1 | General Residential |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU3 | Forestry |
| RU4 | Primary Production Small Lots |
| RU5 | Village |
| SP2 | Infrastructure |
| SP3 | Tourist |

Cadastre

 Cadastre 15/12/2010 © Land and Property Information (LPI)



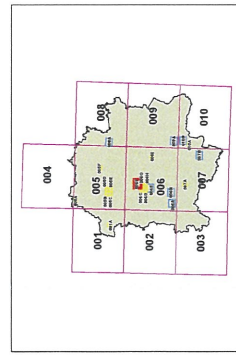
Lot Size Map - Sheet LSZ_006F

Minimum Lot Size (sq m)

M	600
U	1000
V	2000
W	4000
Z	2 ha
AB1	10 ha
AB2	12 ha
AB3	20 ha
AB4	40 ha
AD	100 ha
AF	400 ha
Refer to Clause 4.1 (3A)	

Cadastral

 Cadastral 15/12/2010 Land and Property Information (LPI)



N

0 400 800 Metres

Scale 1:20,000 @ A3

Projection: GDA 1984
MGA Zone 55

Map Identification Number: 5270_CON_LSZ_006F_070_20140710



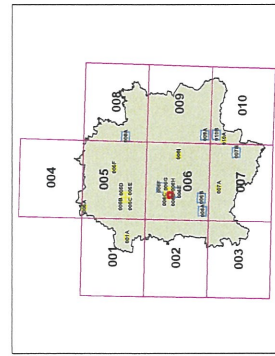
Lot Size Map - Sheet LSZ_006D

Minimum Lot Size (sq m)	
450	G
600	M
1000	U
2000	V
3000	W1
4000	W2
2 ha	Z
10 ha	AB1
12 ha	AB2
20 ha	AB3
40 ha	AB4
100 ha	AD
400 ha	AF

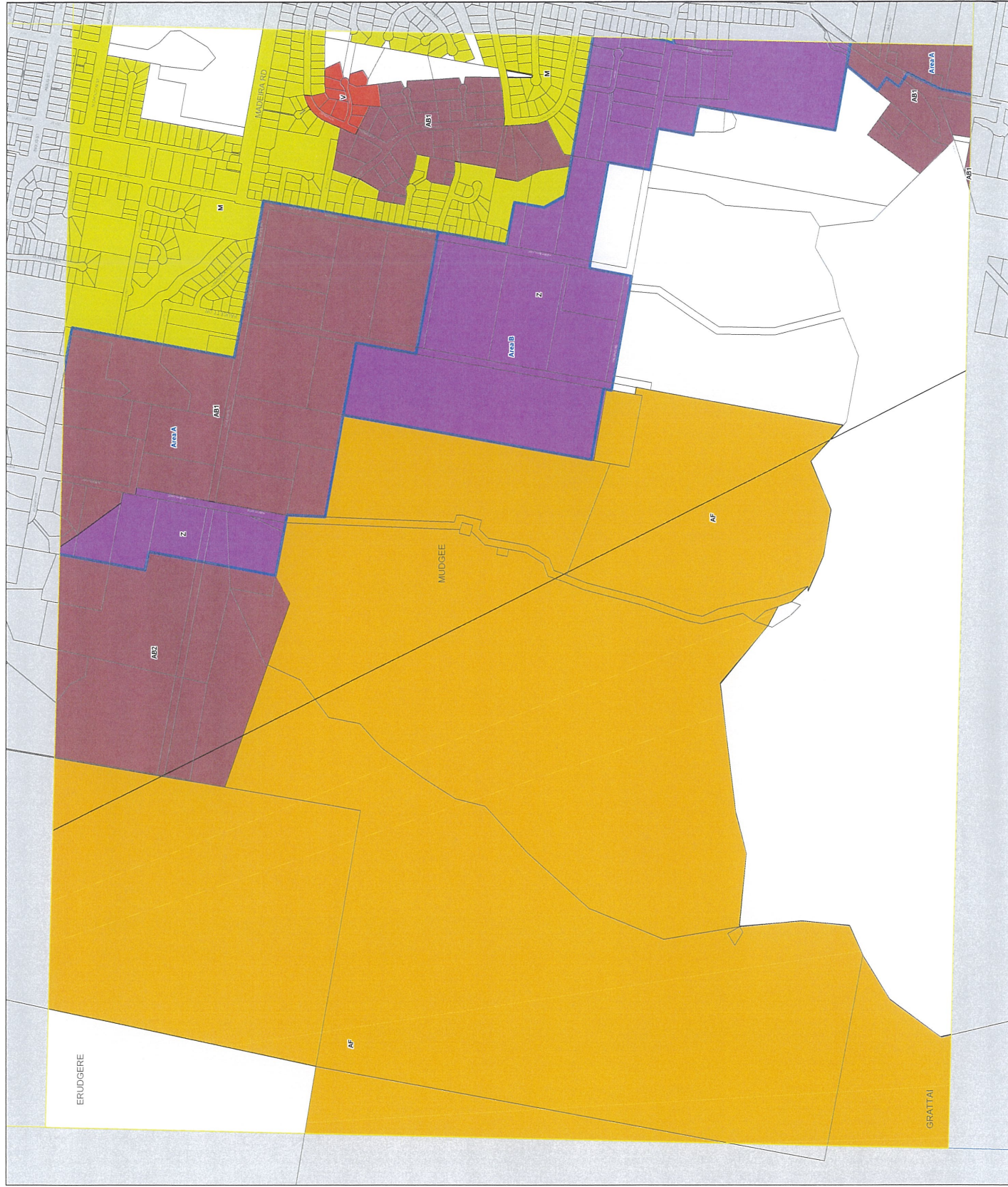
Refer to Clause 4.1 (3A)
Refer to Clause 4.1 C

Cadastre

Cadastré 15/12/2010 Land and Property Information (LPI)

Projection: GDA 1994
MGA Zone 55

Map identification number: 5270 COM_LSZ_006D_010_20140908



Lot Size Map - Sheet LSZ_006

450
600
1000
2000
3000
4000
2 ha
10 ha
12 ha
20 ha
40 ha
100 ha

G
M
U
V
W1
W2
Z
AB1
AB2
AB3
AB4
AD

Refer to Clause 4.1 C

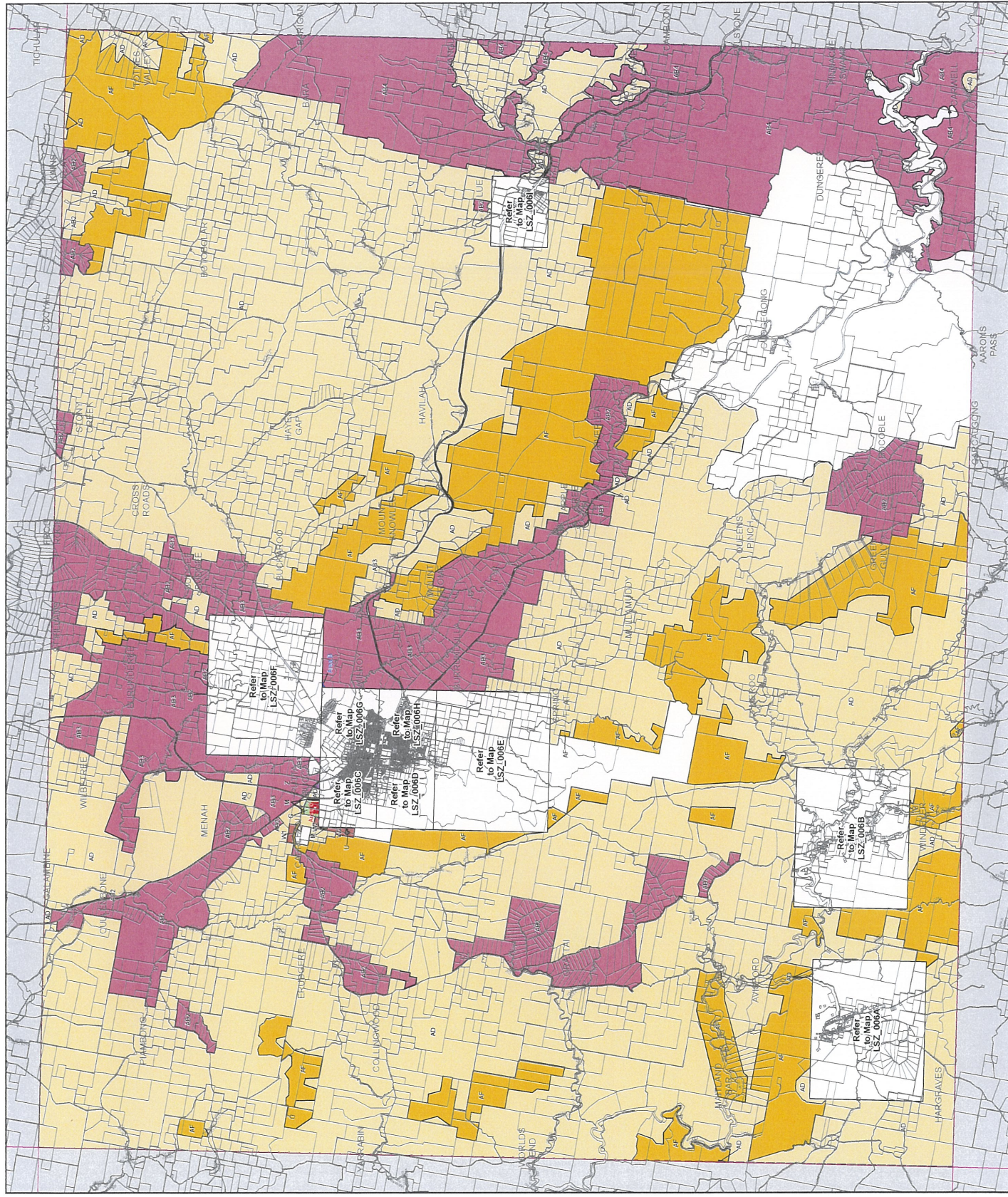
33

Cadastre 15/12/2010 © Land and Property Information (LPI)



Source: Information from the author.

Map Identification Number: 5270_COM_LSZ_006_160_20140710



Land Zoning Map - Sheet LZN_006F

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E3	Environmental Management
I1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE2	Public Recreation
RE3	Private Recreation
RU1	Primary Production
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP2	Infrastructure
SP3	Tourist

Cadastre

- ☐
- Cadastre 15/12/2010 Land and Property Information (LPI)

