



Planning & Environment

Mr Brad Cam
General Manager
Mid-Western Regional Council
PO Box 156
Mudgee NSW 2850

15/11408

Dear Mr Cam

Planning Proposal (PP_2014_MIDWR_003_00) to amend Mid-Western Regional LEP 2012 – Spring Flat Road, Adams Lead Road, Market Street and Split Zoning – Removal of Item 3 relating to Market Street Rezoning.

I refer to Council's email dated 22 July 2015 requesting that the Gateway Determination (PP_2014_MIDWR_003) issued on 9 December 2014 to undertake various amendments to Mid Western Regional LEP 2012 be altered to remove the item relating to the proposed rezoning of land at Market Street, Mudgee.

Council advised that it does not wish to proceed with the rezoning of land at part Lot 41 DP 703056 and part Lot 1 DP 564729 Market Street, Mudgee from Zone E3 Environmental Management to Zone RE2 Private Recreation and Zone R1 General Residential and reduce the minimum lot size following the Council's decision at meetings held on 15 April 2015 and 17 June 2015. Council also advised that Condition No 1 e) relating to part Lot 42 DP 703056 Market Street, Mudgee is not required and should also be removed.

There has been no change to the Gateway Determination other than to remove the proposed change and reference to part Lot 41 DP 703056 and part Lot 1 DP 564729 Market Street, Mudgee and Condition No 1 e) relating to a change to part Lot 42 DP 703056 Market Street, Mudgee.

The Alteration of Gateway Determination is enclosed for your reference and supersedes the original Gateway determine to the extent as identified so that Council can proceed to finalise this LEP amendment.

Council has not requested a change in timeframe to complete this amendment and it is to be noted that the proposed amendment is to be finalised by 16 September 2015.

Should you have any further enquiries about this matter, I have arranged for Jessica Holland of the Western Region office in Dubbo to assist you. Ms Holland can be contacted on (02) 6841 2180.

Yours sincerely

A w. alb 27-7-2015

Ashley Albury
General Manager, Western Region
Planning Services

Encl. Amended Gateway Determination.



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_MIDWR_003_00) to amend the Mid Western Regional LEP 2012 – Spring Flat Road, Adams Lead Road, Market Street and Split Zoning.

I, General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway Determination dated 9 December 2014 for the proposed amendment to the Mid-Western Regional Local Environmental Plan 2012 as follows:-

That the following matters are removed from the Gateway Determination dated 9 December 2014:

The reference to amend the land use zone at part Lot 41 DP 703056 and part Lot 1 DP 564729 Market Street, Mudgee from Zone E3 Environmental Management to Zone RE2 Private Recreation and Zone R1 General Residential and amend the minimum lot size from 400 hectares to 600 square metres has been removed.

Condition No 1 e) to zone land that forms part of Lot 42 DP 703056 within Zone E3 Environmental Management, Zone R1 General Residential and amend the minimum lot size to 600 square metres.

Dated 27th day of July 2015.

Ashley Albury
General Manager, Western Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning