

Memorandum

From Ashley Albury, General Manager Western Region, Planning Services
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Subject: PLANNING PROPOSAL (PP_2015_MIDWR_001_00) REZONE LAND AND AMEND MINIMUM LOT SIZE, LOT 63 DP 618063 GEORGE CAMPBELL DRIVE, MUDGEE

Purpose

To assess a planning proposal to amend the Mid-Western Regional Local Environmental Plan (LEP) 2012.

Background

The planning proposal (PP_2015_MIDWR_001_00) seeks to amend the Mid-Western Regional LEP 2012 to rezone land from RU4 Primary Production Small Lots to a suitable Special Purpose zone and to reduce the minimum lot size on land from 20 hectares to 2 hectares to permit subdivision of the land for aviation and related living.

Issue

- The Planning Team Report recommends rezoning of land in the vicinity of the airport not be considered until after completion of the review of the Mudgee Airport Masterplan 2005.
- The Planning Team Report states the planning proposal has not been strategically justified, is inconsistent with the Mid-Western Regional Comprehensive Land Use Strategy and has the potential to significantly impact the ongoing future operation of the airport and future use of the land for aviation related industrial land uses
- The Planning Team Report recommends the planning proposal not proceed at this stage

Comment/Options

Having regard to the Planning Proposal and Planning Team Report and the circumstances of the case, I have determined that the proposal to rezone land and amend the minimum lot size can be supported for the following reasons:

- The land adjoining the western boundary of the Airport is currently being rezoned from RU4 Primary Production Small Lots to a suitable Special Purpose zone to permit subdivision of the land for aviation related living. The minimum lot size applied to this land is 2 hectares (PP_2013_MIDWR_006_00).
- The Mid-Western Comprehensive Land Use Strategy and Mudgee Airport Masterplan 2005 are currently being reviewed by Council. The inconsistencies identified with these strategic documents are considered to be of minor nature and can be appropriately addressed as a component of the current review being undertaken by Council.

Recommendation

I recommend, as a delegate of the Minister for Planning:

- The planning proposal be approved by signing the Gateway determination.

- The authorisation to exercise delegation be delegated to Mid-Western Regional Council by signing the written authorisation to exercise delegation.
- Council be advised to consider use of land within the vicinity of the airport as a component of the review of the Mid-Western Regional Comprehensive Land Use Strategy and the Mudgee Airport Masterplan 2005.

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