



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

Attention: Sarah Armstrong, Manager Strategic Planning, Development Directorate

Dear Mr Cam

Planning Proposal (PP_2015_MIDWR_004_00) – Alteration of Gateway determination and agreement to proceed with community consultation – ‘Menah’ Wilbertree Road, Mudgee.

Thank you for your letter dated 19 April 2018 seeking approval to commence community consultation of the planning proposal and your letter dated 25 May 2018 requesting an Alteration of Gateway determination to change the minimum lot size description.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 11 November 2015 (as since altered).

The Alteration of the Gateway determination is enclosed, which amends the planning proposal description to reflect a new minimum lot size of 5 hectares, or alternatively 2 hectares if a reticulated water or a community bore scheme is provided.

I have also determined that the revised planning proposal demonstrates adequate water supply can be provided. I agree that Council has satisfied condition 1 of the Gateway determination and can now proceed with community consultation of the planning proposal. Council should include this letter and the revised planning proposal information as part of the community consultation package. Council should also update documents to reflect the current property descriptions.

If you have any questions in relation to this matter, I have arranged for Mr Tim Collins to assist you. Mr Collins can be contacted on 6841 2180.

Yours sincerely

12.6.18

**Damien Pfeiffer
Director Regions, Western
Planning Services**

Encl: Alteration of Gateway determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_MIDWR_004_00)- 'Menah', Wilbertree Road, Mudgee.

I, Director Regions, Western, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 11 November 2015 (as since altered) for the proposed amendment to the Mid-Western Regional Local Environmental Plan 2012 as follows:

1. Change the description of the planning proposal

from ["to amend the Mid-Western Regional LEP 2012 – rezone land R5 Large Lot Residential and amend minimum lot size to 2 hectares on land at part Lot 2 DP 136904 and part Lot 3 DP 587806 Wilbertree Road, Mudgee."]

to ["to amend the Mid-Western Regional LEP 2012 – rezone land to R5 Large Lot Residential and amend minimum lot size to 5 hectares, or alternatively, to 2 hectares if reticulated water is provided, on land at part Lot 2 DP 136904 and part Lot 3 DP 587806 Wilbertree Road, Mudgee."].

Dated 12th day of June 2018.

Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning