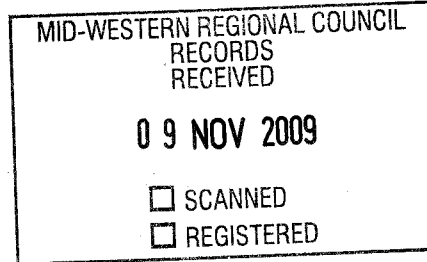




# Planning

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



Our ref: D06/00001, #1826  
Your ref: Cvl ltr dated 261009  
File: 301009 endorse dLUS public exhibition.doc

Dear Mr Bennett

**Subject: Mid Western Regional Council draft Comprehensive Land Use Strategy–  
Endorsement for Public Exhibition**

I refer to the subject matter and Mid Western Regional Council's letter dated 26 October 2009 requesting the Department's support for Council to publicly exhibit the Draft Mid Western Regional Council's Comprehensive Land Use Strategy documentation.

It is advised that the Department supports Council's intention to publicly exhibit the Draft Strategy documentation (Part A – Introduction and Background dated September 2009, Part B – Constraints and Opportunities dated October 2009 and Part C – Draft Strategy Dated October 2009) so that further community and agency consultation can occur.

It should be clearly noted that where the strategy documentation identifies that further investigation work is required that work must be completed prior to any land use change occurring. The Strategy also clearly identifies that a Land Release Strategy and monitor is required prior to land being rezoned and this should be prepared for endorsement along with the final Strategy documentation.

Please note the following matters require further clarification and work prior to the Director – General's endorsement of the Mid Western Regional Council Comprehensive Land use Strategy:-

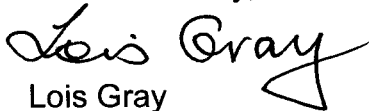
- A large supply of land for rural lifestyle and residential opportunities has been identified. The release of this land will need to be closely linked to the environmental assessment and the endorsed Land Release Strategy. It is to be clearly noted that not all the land identified is suitable for short term release to be rezoned in the new Comprehensive LEP.
- The proposed residential land to the east of the Mudgee Airport requires further suitability analysis and investigation including its relationship with the proposed expanded role of the Airport land.
- The proposed industrial land at Ulan will require further analysis and justification for the particular site selection.

It should be clearly noted that the Perry Street site in Mudgee that is subject to a separate rezoning request for use as senior housing has not been resolved. Further consideration of the use of this site may be required prior to the finalisation of the Strategy.

It is also important to convey to the public that this is draft documentation and may be subject to change prior to final endorsement by the Director- General. In this regard please place this letter on exhibition with the draft Strategy documentation.

It is recommended that you continue to work closely with the Department in the preparation of the Draft Strategy. Should you have any further enquiries about this matter, I have arranged for Mr Wayne Garnsey, Senior Planner to assist you. Mr Garnsey may be contacted at the Department's Dubbo Office on telephone number (02) 68412180.

Yours sincerely,



5.11.09

Lois Gray  
Regional Director  
Western Region