

Residential Master Planning and LEP Amendment Project - FAQs

What is meant by the term 'Master Planning'?

Master planning is a strategic process used to guide the long-term development of a specific area. It involves the creation of a broad framework that outlines land use, infrastructure, transport, open space, environmental considerations and urban design principles. A key outcome of this project will be the preparation of draft master plans for chosen growth locations that show options for lot layouts, sizes, mixes and yields, as well as neighbourhood structures and key land uses. There is no proposal for the masterplans to include engineering designs for roads, water, sewer and stormwater or other public utilities.

What is the aim of this project?

Mid-Western Regional Council (Council) is undertaking a Residential Master Planning and Local Environmental Plan (LEP) Amendment Project to guide the next stages of housing growth in Mudgee and Gulgong.

The project follows the adoption of the Mid-Western Region Housing Strategy 2025, and aims to narrow the focus of growth area investigations to three (3) sites only that are assessed to be the most suitable for detailed master planning. The sites will be in Mudgee or Gulgong, or both.

Why have I been contacted?

Council has contacted you directly because your property is identified as a growth area within Mid-Western Region Housing Strategy 2025 and a potential candidate site for the master planning project. You are invited to provide a written submission demonstrating why your site would be suitable for detailed master planning and inclusion in a Planning Proposal to amend the Mid-Western Regional LEP 2012 to support housing growth in the region.

What are the next steps in this project?

The diagram below provides a summary of the key steps in the Residential Master Planning and LEP Amendment Project.

There will be further opportunities for landowner consultation as the project progresses.

Council is aiming to have draft versions of the master plans prepared for the three (3) chosen sites by mid-April 2026.

▼ We are here

Completed	September / November 2025	December 2025 / January 2026	March / April 2026
1. Project Inception Council has received grant funding from NSW Department of Planning, Infrastructure and Housing for this project, and has engaged an external town planning consultant to assist with project tasks.	2. Master Plan Options Report To commence the project, Council will prepare a Master Plan Options Report. This report will: ➤ Evaluate current planning controls. ➤ Evaluate all candidate growth locations against essential criteria. ➤ Select three (3) sites in Mudgee / Gulgong for detailed master planning. ➤ Advise on the scope of changes likely to be required to the Mid-Western Region LEP 2012. At this stage of the project, targeted consultation will be completed with land owners in candidate growth locations identified in the Mid-Western Regional Housing Strategy 2025.	3. Draft Residential Master Plans Council will prepare detailed master plans for each of the three (3) sites identified in the Master Plan Options Report. Further consultation will be completed with the land owners of the three (3) sites. This consultation will allow land owners to provide input into the master planning process. The master plans will be developed to draft stage, and will contain sufficient detail to inform the scope of changes required to the Mid-Western Regional LEP 2012.	4. Draft Planning Proposal Based on the recommendations of the draft master plans, Council will prepare a Draft Planning Proposal to amend Mid-Western Regional LEP 2012. A Planning Proposal is a document that outlines the intended outcome and justification for a proposed amendment to the Mid-Western Regional LEP 2012. It is the first formal step in the LEP-making process.

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How do I express interest in the project?

Council will be accepting written submissions only, which must be received no later than 5pm on Friday 10 October 2025.

Submissions can be posted or emailed to Council using the contact details supplied at the top of this page.

The submission must clearly reference the name of this project - 'Residential Master Planning and LEP Amendment Project', your property details and your response to the essential criteria.

Do I have to make a submission?

There is no obligation for an owner of land identified as a candidate growth location in the Mid-Western Region Housing Strategy 2025 to make a submission to this project.

However, if you wish to make a submission, this FAQs Sheet provides further information and instructions on how to make a submission to Council.

Landowners are encouraged to contact Council if they have any questions about the project.

How will the sites be chosen?

All candidate growth locations identified in the Mid-Western Region Housing Strategy 2025 will be considered against the following essential criteria:

- ✦ Market demand.
- ✦ Site opportunities and constraints.
- ✦ Connectivity.
- ✦ Serviceability.
- ✦ Suitability for a mix of subdivision lot sizes and housing choices; and
- ✦ Lot yield potential.

The findings and recommendations of the site selection process will be presented in a Master Plan Options Paper, which will be considered further by Council before detailed master planning commences.

What if my property is selected?

If your property is selected as one of the sites for detailed master planning, Council will inform you in writing by no later than Friday 31 October 2025.

Council's notice will also provide advice on subsequent stages of the plan making process.

What if my property is not selected?

If your property is not selected as one of the sites for detailed master planning, Council will inform you in writing by no later than Friday 31 October 2025.

Properties that are not selected for more detailed master planning will still remain identified in the Mid-Western Region Housing Strategy 2025, as candidate locations for future housing growth.

How can I access the Housing Strategy?

The Mid-Western Regional Housing Strategy 2025 is available for download via the QR Code. Alternatively, the Strategy can be accessed from Council's website at www.midwestern.nsw.gov.au



How can I keep updated about the project?

Further details about the project can be found on the Council's website at www.midwestern.nsw.gov.au (or via the QR code below) by typing the project name in the top search bar.



Is there someone at Council I can speak to?

If you have any questions above this project, please contact Council's Coordinator, Strategic Planning Zoe Gleeson or Sarah Goldsmith on (02) 6378 2850 during normal business hours.