



(ED) LAN900047



PO BOX 156  
MUDGEES NSW 2850

86 Market Street MUDGEES  
109 Herbert Street GULGONG  
77 Louee Street RYLSTONE

Ph: 1300 765 002 or (02) 6378 2850

Fax: (02) 6378 2815

email: [council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au)

26 June 2014

Mr A Albury  
General Manager Western Region  
Department of Planning & Infrastructure  
PO Box 58  
DUBBO NSW 2830

Dear Ashley,

**Re: Planning Proposal – Yamble Close Lot Size, Snelsons Lane Transport Depot and Multi Dwelling Housing**

On 21 May 2014 Council resolved to prepare a Planning Proposal for gateway determination for the preparation of an LEP to address three separate issues in relation to the LEP 2012.

Given the minor nature of the amendments and administration required to process them individually, Council has combined three matters into a single amendment. The three Planning Proposals are as follows:

- (1) Yamble Close – an amendment to the Lot Size Map to permit the subdivision of land within the R1 General Residential zone consistent with the former area excluded from DCP South Mudgee.
- (2) An amendment to Schedule 1 to enable the development of a bus depot on Lot DP in x Road Gulgong
- (3) Amendment of the minimum lot size for multi dwelling housing from 400m<sup>2</sup> to 300m<sup>2</sup>

Attached is the combined Planning Proposal with detail relating to Yamble Close and Snelsons Lane prepared on behalf of individuals included as attachments to the covering proposal..

To enable the proposal to proceed please find enclosed:

- Council Report and Minute from February 2013
- Request for initial Gateway Determination
- A copy of the detailed Planning Proposal

Further, Council is seek delegation to deal with this matter. I have attached the evaluation criteria checklist and am confident that the planning Proposal will meet this criteria.

Should you require further information please contact me on 0263 782850.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Liz Densley', written in a cursive style.

LIZ DENSLEY  
MANAGER STRATEGIC PLANNING