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1 June 2015

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

Dear Ashley,

Re: Planning Proposal – 2 ha Lots, part Lot 4 DP 1206488 Broadhead Road Mudgee

On 20 May 2015 Council considered a Planning Proposal for an amendment to the Mid-Western Local Environmental Plan 2012 to enable the development of part lot 4 DP 1206488 Broadhead Road Mudgee into 2ha lots.

The proposal is inconsistent with the Comprehensive Land Use Strategy (CLUS) in so far as the strategy did not anticipate 2ha rural residential development. The Urban Release Strategy (URS) does, however, identify this form of lot size as providing an opportunity for housing. While the URS estimates that there is a current supply of approximately 70 lots with a 2ha MLS on the fringe of Mudgee, most of this land is burdened with additional provision which enable subdivision to 2000-4000m² subject to servicing and therefore not considered as likely to fill the void of 2ha lots.

In order to overcome these shortfalls of the CLUS and URS, Council has considered and adopted criteria, proposed to be built into the CLUS against which proposals for 2ha rural residential land can be assessed (refer to the Council Report attached). Therefore, in addition to a Gateway Determination, Council is also seeking endorsement for an amendment to the CLUS to include these criteria.

To enable the proposal to proceed please find enclosed:

- Council Report and Minute from 20 May 2015
- Request for initial Gateway Determination
- A copy of the detailed Planning Proposal

Further, Council is seeking delegation to deal with this matter. I have attached the evaluation criteria checklist as an appendix in the proposal 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 that reads "Liz Densley". The signature is written in a cursive, flowing style.

LIZ DENSLEY
MANAGER STRATEGIC PLANNING