



*"Comfortable Country Living"*

28 March 2018  
REF: PP 2018/001

NSW Department of Planning and Environment  
Dubbo Western Regional Office  
PO Box 58  
DUBBO NSW 2830

Via email: [westernregion@planning.nsw.gov.au](mailto:westernregion@planning.nsw.gov.au)

Dear Sir / Madam

**RE: Planning Proposal – Amendment to Bogan Shire LEP 2011  
42-44 Nymagee Street, Nyngan 2825**

Council has recently received an application to amend the Bogan Local Environmental Plan 2011 incorporating an amendment to the Land Zoning Map (Sheet – LZN\_008A) only for land located at 42-44 Nymagee Street, Nyngan. The parcel is legally identified at Lot 1 Sec 3 DP 758802.

The subject site currently contains the Australian Hotel and drive-thru bottle shop which has been established on the site for many years, prior to gazettal of the Bogan Local Environmental Plan 2011.

The planning proposal submitted by the applicant seeks to rezone the land from R1 – General Residential to B6 - Enterprise Corridor under the Bogan Local Environmental Plan 2011 in order to allow for future development of the site for additional commercial purposes, subject to the development consent of Council.

Council has considered and endorsed the planning proposal dated March 2018 (attached) to enable the planning proposal to be forwarded to the Department of Planning and Environment and gain a Gateway determination. The resolution of Council was made on the 22 March 2018 – Minute Number 086/2018.

Council would appreciate the Departments consideration on this matter and the Gateway determination be issued as soon as possible.

For any further questions, please do not hesitate to contact me on (02) 6835 9000 or via [admin@bogan.nsw.gov.au](mailto:admin@bogan.nsw.gov.au).

Regards

Kayla Volker  
Acting Manager  
Development and Environmental Services

Telephone: (02) 6835 9000  
Facsimile: (02) 6835 9011  
Email: [admin@bogan.nsw.gov.au](mailto:admin@bogan.nsw.gov.au)  
[www.bogan.nsw.gov.au](http://www.bogan.nsw.gov.au)  
ABN: 68 886 242 083

Address all  
communications to:  
The General Manager  
PO Box 221  
Nyngan NSW 2825

Council Chambers  
81 Cobar Street  
Nyngan  
New South Wales  
Australia