

Our Ref: PPL2020/0002

Contact: Lesley Duncan

Date: 24 March 2020

Mr Damien Pfeiffer
Director, Western Region
Department of Planning, Industry and Environment
PO Box 58
DUBBO NSW 2830

Dear Mr Pfeiffer,

RE: SECTION 3.34 NOTIFICATION – MID WESTERN HIGHWAY, WEST WYALONG

In accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*, please be advised:

A. Decision to submit a planning proposal

At the Ordinary Council Meeting of 17 March 2020, Bland Shire Council resolved to submit a planning proposal to the Department Planning, Industry and Environment to seek a Gateway Determination. The planning proposals proposes the following amendment to the Bland Local Environmental Plan 2011:

1. The subdivision on Lot 2 DP625986 as having a minimum lot area size of 200 hectares are permitted to be subdivided into not more than 2 allotments with areas of not less than 1.8 hectares each. A building envelope with an area of not less than 1,000 square meters included with each proposed allotment not containing an existing dwelling-house as part of a development application seeking approval to subdivide and can accommodate construction of a future dwelling in accordance with applicable planning controls.

Council also resolved to seek authority to exercise the delegation in relation to the plan making functions under section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

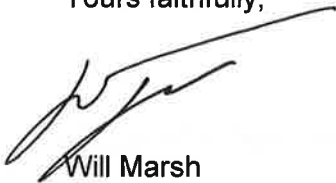
B. Attached Information

The planning proposal and the following background documents are attached for your information:

- Council business report to the Ordinary Council Meeting held on 17 March 2020
- Council minutes of the Ordinary Council Meeting held on 17 March 2020
- Proponents application as follows:
 - Cover letter (prepared by VISION Town Planning Consultants Pty Ltd)
 - Planning Proposal (prepared by VISION Town Planning Consultants Pty Ltd)
- Evaluation criteria for authorising Council to be the local plan-making authority.

Should you require further information, please contact Council's Development and Regulatory Services on (02) 69722266.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Will Marsh', with a long horizontal stroke extending to the right.

Will Marsh
Director Assets & Engineering Services