

Reference: SHLEPA4



3 November 2020

NSW Department of Planning Industry and Environment  
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[Jenna.McNabb@planning.nsw.gov.au](mailto:Jenna.McNabb@planning.nsw.gov.au)

Dear Jenna

**Planning Proposal – LLEP Amendment 4 – 121-123 Main St Wallerawang and adjoining lands to the east.**

At the Ordinary Meeting of Council held on 28 September 2020, Council resolved to prepare and forward to the NSW Department of Planning, Industry and Environment a Planning Proposal relating to a spot rezoning of land at Main St Wallerawang.

The objective of the Draft Planning Proposal is to amend Lithgow Local Environmental Plan 2014 to facilitate:

- light industrial land use on the site; and
- the continuation of the existing motel development land use on part of the site without limitation from existing use rights.

The Draft Planning Proposal seeks to:

- Amend the land use zone of the site from part Primary Production RU1 and Part SP2 Infrastructure (Electricity Generation) to Light Industrial IN2
- Insert a new clause into *Schedule 1 - Additional Permitted Uses* to apply to Lot 20 DP 1207089 and Lot 1 DP 213770 to permit development for the purposes of Hotel or Motel Accommodation.

Council request a Gateway Determination of the Planning Proposal from the Minister for Planning or delegate in accordance with Section 3.44 of the Environmental Planning and Assessment Act, 1979.

As this matter is of local significance, Council is seeking to delegation of the plan-making functions under Section 3.36 of the Act. This delegation will be to the position of Lithgow City Council General Manager, Mr Craig Butler. The relevant *Evaluation Criteria for the delegation of plan-making functions* is included as Appendix 2 of the Planning Proposal.

Please find attached a copy of the Planning Proposal and Appendices.

If you require further information or clarification please do not hesitate to contact Council's Strategic Land Use Planner, Mrs Sherilyn Hanrahan on 02 63549906 or via email [sherilyn.hanrahan@lithgow.nsw.gov.au](mailto:sherilyn.hanrahan@lithgow.nsw.gov.au) or [Council@lithgow.nsw.gov.au](mailto:Council@lithgow.nsw.gov.au).

Yours sincerely

**Sherilyn Hanrahan**  
STRATEGIC LAND USE PLANNER