

Contact: Lesley Duncan

Date: 4 July 2017

Western Region
NSW Department of Planning
PO Box 58
DUBBO NSW 2830

Dear Sir/Madam

Subject: Planning Proposal
Proposal: Minor Amendments to Bland Local Environmental Plan 2011

Council has resolved to submit a planning proposal to make a series of minor amendments to the *Bland Local Environmental Plan 2011*.

At its meeting on 20 June 2017 Council resolved that:

1. Pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, Council forwards the attached planning proposal for minor amendments to the Bland Local Environmental Plan 2011 to the Minister for Planning requesting a Gateway Determination, and
2. That Council undertakes community consultation in accordance with the Gateway Determination.

Key features of the planning proposal include the:

- Reduction of the minimum lot size for subdivision from 2 hectares to 800 square metres on Ungarie Road, West Wyalong
- Rezoning of a number of lots on the Newell Highway in Wyalong from RU1 Primary Production to IN1 General Industrial
- Rezoning of RU1 Primary Production Land at the West Wyalong Saleyards to IN1 General Industrial
- Rezoning of the land used for the Sewerage Treatment Works and Essential Energy Substation from IN1 General Industrial to SP2 Infrastructure

- Inclusion of shops as an additional permitted use on Lot 381 DP 753135
- Inclusion of the Naradhan Woolshed as an item of local heritage significance in Schedule 5 of the Bland LEP 2011
- Options to facilitate the development of the Naradhan Woolshed as a tourist attraction.

In accordance with Section 56 of the Environmental Planning and Assessment Act 1979, Council submits the enclosed planning proposal to make a series of minor amendments for a Gateway determination.

Council will be seeking delegation in relation to this matter and the evaluation criteria is enclosed.

Should you have questions in relation to this matter please contact Council's Manager Development and Regulatory Services, Lesley Duncan, on (02) 69790285 or email lduncan@blandshire.nsw.gov.au.

Yours faithfully

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

Adele Casey

Director Corporate, Community & Development Services