

From: nicholas.murphy@bathurst.nsw.gov.au
Sent: Wednesday, 1 April 2015 8:58 AM
To: Wayne Garnsey
Cc: janet.bingham@bathurst.nsw.gov.au
Subject: Woodside Drive Reclassification Planning Proposal - Additional Information
Attachments: WoodsideReserve.pdf

Good morning Wayne,

In relation to the Woodside Drive Reclassification Planning Proposal, the land is currently vacant and unmaintained by Council.

The subdivision was enabled by Amendment No. 1 to the Evans IDO (1980) and the original sketch plan indicated a reserve on proposed Lot 7. Some documentation in Council records indicate that the estate was to be similar to that of Forest Grove estate on the north-eastern side of Bathurst which also included a reserve, however the reserve surrounds the estate and acts as a buffer, which is in contrast to the subject land which is essentially a rural residential allotment.

The LEP amendment did not require the establishment of a reserve as a specific clause or subclause.

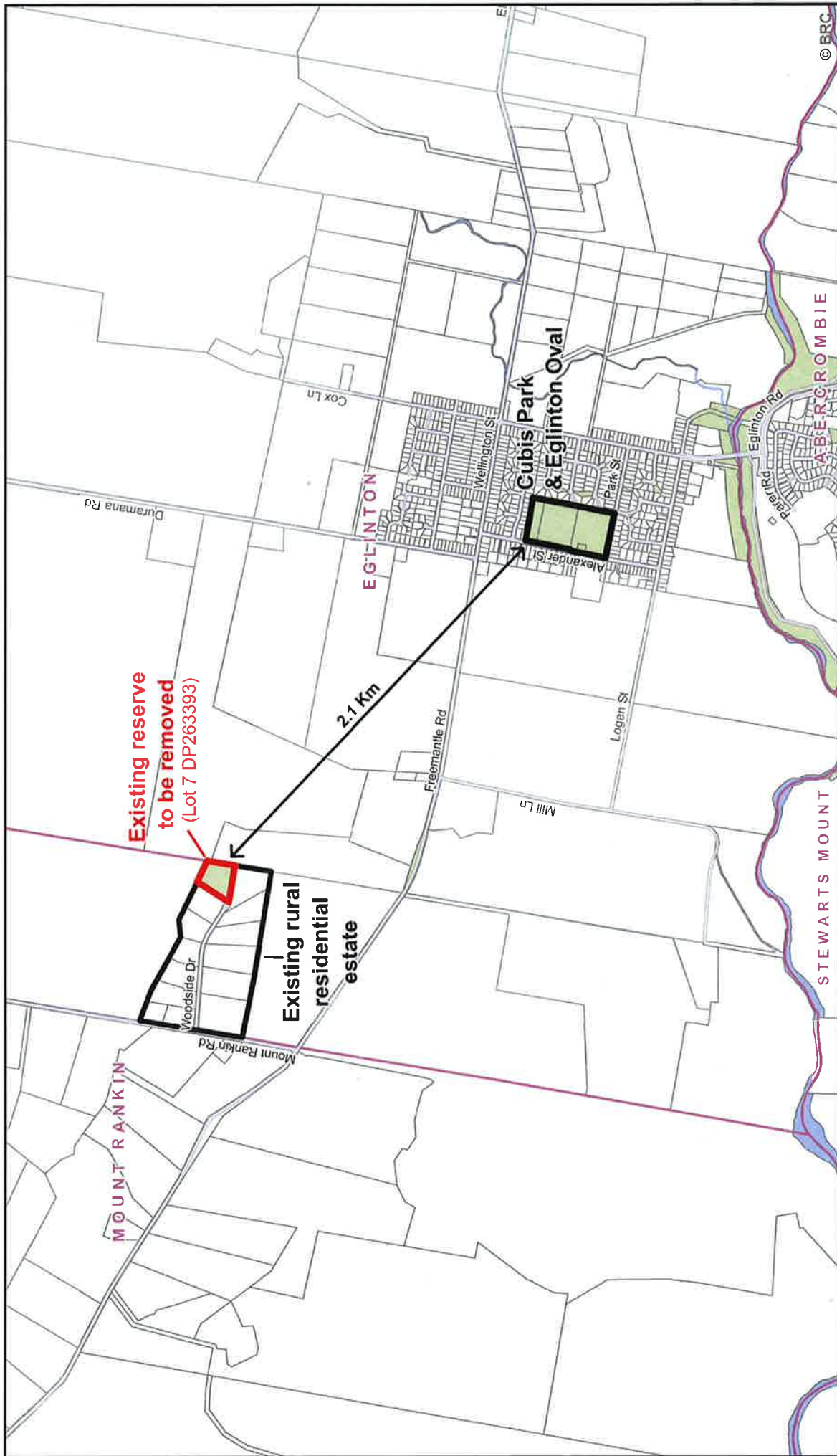
Council has identified that the land is surplus to Council public land requirements, and should be sold for potential rural residential use as per its existing R5 Large Lot Residential zoning. Council has identified, and provided a map, showing that alternate land is dedicated for improved public reserve (including sporting facilities, community hall and playground equipment) within Eglinton which is within close proximity. As shown on the map the existing allotments are rural residential in nature (being between 2 & 4 hectares in size) providing more than adequate informal open space on each lot. No informal public space is therefore required at this location.

It is recommended that the Secretary of Planning and Environment agree to the reduction of land for public purposes based on: the small size of the land; Council identifying that the land has not been used as a public reserve since its dedication in 1982, that there is an alternate improved and formal public reserve in close proximity; and that the size of the existing lots are such that separate formal open space is not required.

Thank you

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Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.
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 Note: The colours on this Plan do not indicate landuse zones under the Bathurst Regional Local Environment Plan 2014.

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geodetic Datum of 1984 (AGD56/84). Heights are referenced to the Australia Height Datum (AHD) heights. For most practical purposes GDA94 coordinates and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84) are the same.



Aerial Photography: ...
Contour Interval: ...
Projection: ...
Cost: ...
Date: 31/03/2015
Drawn By: GIS Section

Existing reserve to be removed
Lot 7 DP263393
Mount Rankin
Map Scale: 1:25,000 at A4