



Planning & Environment

Mr Brian Steffen
General Manager
Forbes Shire Council
PO Box 333
FORBES NSW 2871

15/13635

Attention: Melissa Ross – Town Planner

Dear Mr Steffen

Planning Proposal (PP_2015_FORBE_001_00) – Forbes LEP 2013 Amendment No. 1 – To reduce the minimum lot size for 23 allotments at Reymond Street, Forbes – Compliance with Gateway Determination Conditions.

I refer to the abovementioned planning proposal and Council's letter received 11 September 2015.

I wish to acknowledge that Council has undertaken a Flood Impact Assessment for the subject land as required by Condition 1 of the Gateway Determination issued on 16 April 2015.

I also note that Council has consulted with Office of Environment and Heritage (OEH) as required by Condition 2 of the Gateway Determination. OEH have acknowledged that the proposed minimum lot size reduction is likely to have a negligible flooding impacts.

The inconsistency with Section 117 Direction 4.3 Flood Prone land has also been addressed satisfactorily in accordance with Condition 3 of the Gateway Determination. I am satisfied that the inconsistency is of minor significance and no further work is required in regard to this matter.

It is recommended that a copy of the Flood Impact Assessment, correspondence from OEH and this letter be placed on public exhibition during the community consultation period.

Should you have any further enquiries, please contact Jenna McNabb, Planning Services, at the Department on 02 6841 2180.

Yours sincerely

 21-9-2015

Ashley Albury
General Manager, Western Region
Planning Services