

Planning Proposal: 23/25 Lower Wambat Street

18 March 2019

Geolyse
PO Box 1963
Orange NSW 2800

Attn: David Walker

Subject: Planning Proposal: 23/25 Lower Wambat Street

Dear David,

I refer to your client Louise Bernardi's Planning Proposal to change the minimum lot size of 23/25 Lower Wambat Street, Forbes and apologise for the delay in my response.

Council has reviewed the application. At this stage the application requires amendments prior to submitting the application to a Council Meeting for review.

- The planning proposal recommends that water for the future lots will be serviced via bore water and rain water collection. However, Council's water main is located in Lower Wambat Street directly adjacent to the subject land (Attachment 1). Both of the current dwellings on the subject lots are serviced via Council's reticulated water system and any additional lots created from the proposed subdivision should also be serviced by Council's reticulated water system in accordance with Section 8.15 of the DCP. Section 4.2 of the report should be amended to address this.
- The planning proposal recommends that the future lots will be serviced via on-site sewage disposal as the land is outside Council's reticulated sewer system. Section 8.15 of the DCP specifically refers to large lot residential development in the River Road area which also applies to the subject land. In accordance with Section 8.15 of the DCP, all future allotments must be serviced by Council's reticulated sewer system. The sewer main currently terminates at the southern end of Wambat Street (Attachment 2) and would require an extension of approximately 750m to service the subject land. Section 4.2 of the report should be amended to address this.
- The planning proposal should further address the precedence that the proposal sets and how any detrimental approach can be mitigated.
- In previous dealings with the Department of Planning and Environment, it has become clear that they like to have Ministerial Directions directly discussed in Planning Proposals. To accommodate this, section 4.2.4 of the report should be amended to directly

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address Ministerial Direction 4.3. A statement that this Ministerial Direction is addressed in an earlier section of the report is considered sufficient.

- Section 5.1 of the report should be amended for public exhibition to occur for a 28 day period due to the variation required to Ministerial Direction 4.3 and the lack of infrastructure servicing available to the proposed lots.

Once the further information requested in this letter has been addressed sufficiently, Council staff will complete their assessment and make a recommendation to the most convenient Council Meeting. Council meeting dates can be viewed on our website, and I request that you provide the information three weeks in advance of a Council Meeting in order for my staff to have appropriate time to complete their assessment.

Should you have any enquiries, please contact Eliza Scarpellino, Town Planner, on 6850 2344.

Yours faithfully



Paul Bennett
Director
PLANNING & GROWTH

Attachment 1



Attachment 2

