

23 April 2019

Department of Planning and Environment
PO Box 58
Dubbo NSW 2830

Attention: Nikki Allen

Subject: Forbes Local Environmental Plan Amendment
23 and 25 Lower Wambat Street Minimum Lot Size

Dear Nikki,

Council is in receipt of a planning proposal which has been reviewed in accordance with the *Environmental Planning and Assessment Act 1979* and the Department's Guidelines.

At Councils April Meeting, a report was considered recommending the amendment of the Forbes Local Environmental Plan 2013 to change the Minimum Lot Size of a section of lots 23 and 25 Lower Wambat Street - Lot 4 and 3; DP 618865 – from 10 hectares to 2 hectares.

The two lots have a split minimum lot size of 2ha and 10ha. The objective and intended outcome of the planning proposal is to allow the subdivision of these lots to meet the smaller of the two minimums on the land. It is anticipated that the controls in the Forbes Development Control Plan 2013 will be sufficient in preventing a dwelling being built in the High Hazard Flood Way portion of the lot.

Council is seeking a Gateway Determination that delegates the plan making functions to Forbes Shire Council.

I trust this information is of assistance and I look forward to hearing the result of the proposal. Should you have any enquiries, please contact Eliza Scarpellino, Town Planner, on **6850 2344**

Yours faithfully



Paul Bennett
Director
Planning and Growth

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