

Jenna McNabb

From: Melissa Willemsen-Bell <melissa.willemsen-bell@forbes.nsw.gov.au>
Sent: Thursday, 12 May 2016 5:50 PM
To: Jenna McNabb
Cc: Paul Bennett
Subject: RE: Forbes Amendment - Community and Strata Title Subdivision

Hi Jenna,

Apologies about the delay in responding to the discussion we had with yourself and Wayne a few weeks ago.

Council can confirm the following in regards to the current Planning Proposal in with Department for assessment.

Community Title Development in Ru1 and Ru4 zoned land

It is not Councils intention to facilitate the permissibility for any additional dwellings within the Rural Zones. The inclusion of the Community Title subdivision within the Rural zones in respect to the Planning Proposal was to allow for the community title subdivision of rural land for agricultural uses, or uses that are permitted with consent within the rural zones. To put this in context, this clause may be called upon should a co-op be developed where each parcel of land may be under separate ownership, however the community land or associated property would be required for shared infrastructure such as internal roads, sheds or irrigation infrastructure.

Clause 4.2A – Minimum subdivision lot size for strata plans schemes in certain rural and environmental protected zones

Council wish to keep this clause within the LEP as it is, to allow flexibility for developments as identified in the above clause.

If you have any questions regarding the above, please contact me in the details below.

Many thanks,
Melissa

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From: Jenna.McNabb@planning.nsw.gov.au [<mailto:Jenna.McNabb@planning.nsw.gov.au>]
Sent: Thursday, 12 May 2016 11:08 AM
To: Melissa Willemsen-Bell
Subject: Forbes Amendment - Community and Strata Title Subdivision

Hi Melissa

Just touching base to see how you were travelling with the additional information for the Planning Proposal to include provisions for community and strata title subdivision in the Forbes LEP?

Jenna

Jenna McNabb

Planning Officer - Planning Services, Western Region
Department of Planning & Environment

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