

From: [Tim Collins](#)
To: susan.appleyard@federationcouncil.nsw.gov.au
Subject: Consolidated LEP Comments
Date: Friday, 28 January 2022 12:49:00 PM
Attachments: [Prime Fact - additional dwellings in rural zones.pdf](#)
[image003.png](#)

Hi Susan – hope all well for you there.

I have been assigned to assess the request for gateway determination for the Federation LEP consolidation planning proposal.

After the review of the planning proposal and attachments, I have some further clarification that I will need from you. I have listed these question below. If you have some time later early next week to catch up to discuss that would be great.

- Are there any reclassification required as a result of the mapping changes?
- The Environmental zones, 'E Zones' should be referred to as 'C zones' in the PP to reflect the change made to the Standard Instrument.
- The planning proposal indicates that a new clause for Secondary Dwellings or rural land will have the following controls - 500m² maximum floor area, 100% principal dwelling and 1000m from the principal dwelling. These proposed standards seem to be high in comparison to other LEPs. Can you provide some clarification why these standards have been selected please. It would seem that a secondary dwelling will likely act as a de facto primary dwelling on the lot which raises concern around potential land use conflict. I have attached a DPI Prime Fact sheet which deals with additional dwellings in rural area.
- Can you clarify if the minimum lot size controls for Howlong are being amended for the consolidated LEP and retaining status quo until the land use strategy is developed. When is this happening?
- Tom Roberts Flora and Fauna Reserve - should this be E1 or E2? Is National Park or private?
- SP2 Infrastructure zones will need to have the zone's purpose mapped with it.
- Clarification required where it is proposed to rezoning stormwater drainage land to SP2 Infrastructure, this use usually would take on a RE1 zone or surrounding land use zone.
- The Planning Proposal timeline in part 6 will need to be updated prior to proceeding to public exhibition.
- Proposal to zone open space to RE2. Clarification for this rezone and whether a RE1 zone is more appropriate. Eg Smith Park, Apex Park boat ramp
- RU1 to RU5 in Daysdale – Discuss justification behind this rezone.
- Crown Reserve at lake road, Urana proposed to be zoned from RU1 to E1. Is Crown Land owner/manager of this lot and if so, are they aware of this rezone? DP1025185 Lot 7002.

- Boree Creek Golf Club proposed to be zones RE1, please confirm this facility is not a private facility.

Regards

Tim

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We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.