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From: Elizabeth.Densley@midwestern.nsw.gov.au [
mailto:Elizabeth.Densley@midwestern.nsw.gov.au]
Sent: Thursday, 7 April 2011 11:00 AM
To: Geoff Dearden
Subject: Re: Land zoning enquiry - Att Catherine van Laren

Hi Geoff,

I have had a look at the subject site and under the Draft LEP it is (at this stage) proposed to be zoned R5 with a 12ha minimum lot size. This is generally consistent with the current zoning of Rural Small Holdings (RSH) (10ha).

In terms of permissibility of a caravan park under the current LEP it would be prohibited. However, the current land use table for the RSH Zone is open, that is, it lists the specific prohibitions and allows all other uses. We are still waiting on advice from the Dept of Planning as to whether we can retain what is now R5 as an open zone.

In terms of development for a workforce village or similar, Council will be taking the approach that if the use is not defined (which it isn't under the Standard Instrument) and the land use table is open (that is lists prohibitions and allows other uses as permissible with consent subject to a DA) then we would seek that an application for this type of development be called what it is and assessed on merit as a permissible use.

Where a land use table is closed, that is it lists the permissible development and prohibits all other uses, then a workforce village et al would be prohibited.

We are waiting for the Dept of Planning to certify our Draft LEP for exhibition which we expect will happen within the next fortnight. Once the DLEP is on exhibition, any DA will have to consider the both the current and Draft LEPS.

I trust this information will have been of some assistance. I am happy to discuss this further.

Regards
Liz Densley

From: Geoff Dearden <gdearden@themac.com.au>
Sent: Tuesday, 29 March 2011 17:24
To: "council@midwestern.nsw.gov.au" <council@midwestern.nsw.gov.au>
cc: Geoff Dearden <gdearden@themac.com.au>
Subject: Land zoning enquiry - Att Catherine van Laren

Liz Densley
Strategic Planner

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Catherine

Can you please provide me with confirmation of the permissibility of a "motel" a "caravan park" or an "undefined use" on the land detailed and outlined in red on the attachments, known as lots 1, 2 & 3 as shown.

ould you also provide further information on the council's position with regard to the definition under which any application for a "MAC style" workforce village would reasonably be assessed.

We understand that consideration will need to be given to the provisions of the new LEP which is not yet on exhibition.

Please contact me if you require any further information or clarification

Regards

Geoff Dearden

Development Manager

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