



# INVERELL SHIRE COUNCIL

## DEVELOPMENT SERVICES BULLETIN

December 2014

### ONLY ONE MORE YEAR FOR CERTAIN RURAL BUILDING ENTITLEMENTS

Council's Development staff often receive enquiries to determine whether it is possible to construct a dwelling on a vacant rural property.

Rural building entitlements can be obtained in a variety of circumstances. An 'existing holding' is one of the most common ways in which to obtain a building entitlement on a rural property.

For a rural property to be considered an 'existing holding', it must be exactly the same property held, in one ownership, as it was on 1 July, 1979. Council officers are able to assist owners and potential purchasers to determine if a property is an 'existing holding'.



**It will not be possible to construct a dwelling on an 'existing holding' after the 7 December, 2015.**

If you think you own an existing holding and wish to secure the ability to construct a dwelling, it is recommended that you contact Council as soon as possible.

### UPCOMING STRATEGIES

Council has recently resolved to undertake the following strategies:

- Planning Proposal - to amend the Inverell Local Environmental Plan 2012 to permit detached dual occupancies in rural and rural residential areas. It is anticipated that the planning proposal will be exhibited in early 2015.
- Open Space Strategy - to identify open space and make recommendations for future planning and management. The open space strategy is still in the preliminary stages; however, Council is committed to actively engaging with the community throughout the development of this strategy.

For further information in relation to these strategies, please contact Anthony Alliston.

### HAPPY HOLIDAYS

Council's Development Services Staff wish everybody a safe and happy holiday period and look forward to a busy 2015.

### CONTACT DETAILS

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