

FORBES SHIRE COUNCIL

Forbes Local Environmental Plan, 1986

Development Control Plan No 1

1 INTRODUCTION

The aim of this plan is to provide for future residential development of the area taking into account the planned location of electrical transmission lines.

It is not a purpose to this plan to suggest boundary alignments other than that of the residential street in which the electrical easement may be placed.

2 STATUS AND APPLICATION

- (a) This plan is a Development Control Plan as provided for in Section 72 of the Environmental Planning and Assessment Act, 1979 and Clauses 15-24 of the Environmental Planning and Assessment Regulation.
- (b) This plan applies to the land bounded by Patterson Street, Calarie Road and McDonnell Street as indicated on the attached sheet No. 1 edged in heavy black and listed within Schedule 1.
- (c) This plan may be varied only in the manner provided for in the Environmental Planning and Assessment Act, 1979, and the regulations thereto.
- (d) In the event of any inconsistency between this Plan and an Environmental Planning Instrument applying to the same land, the Environmental Planning Instrument shall normally prevail.
- (e) In accordance with Clause 24(2) of the Environmental Planning and Assessment Act Regulation 1980, this plan shall operate from 21 March 1996

3 CONSIDERATION

- (a) This plan is a matter to be taken into consideration by Council in assessing Development Applications under Section 90(1)(a)(iv) of the Environmental Planning and Assessment Act, 1979.
- (b) Nothing in this plan shall prevent Council taking into consideration of those matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

- (c) In determining whether a proposal shall be granted development consent Council shall consider all relevant matters in accordance with the Plan's objectives.

4 DEFINITIONS

In this plan, except in so far as the context or subject matter otherwise indicates or requires the following definitions apply:

"Electrical Transmission Easements" - an easement for the purposes of location of electrical transmission lines.

All other terms used in this plan may be found in:

- (a) Forbes Local Environmental Planning & Assessment Act, 1986;
- (b) Environmental Planning and Assessment Model Provisions, 1980; and
- (c) Section 4 of the Environmental Planning and Assessment Act, 1979.

5 LANDUSE

- (a) The subject land is zoned Zone No. 2(a)(Residential Zone) within the terms of the Forbes Local Environmental Plan, 1986. Council may grant development consent in accordance with the objectives of the zone in accordance with the provisions of the Environmental Planning and Assessment Act.

6 SUBDIVISIONS

This plan provides for the location of the residential roads as indicated on Sheet No. 1. Residential subdivision of the area shall in all other respects comply with Council's current subdivision policy.

SCHEDULE 1

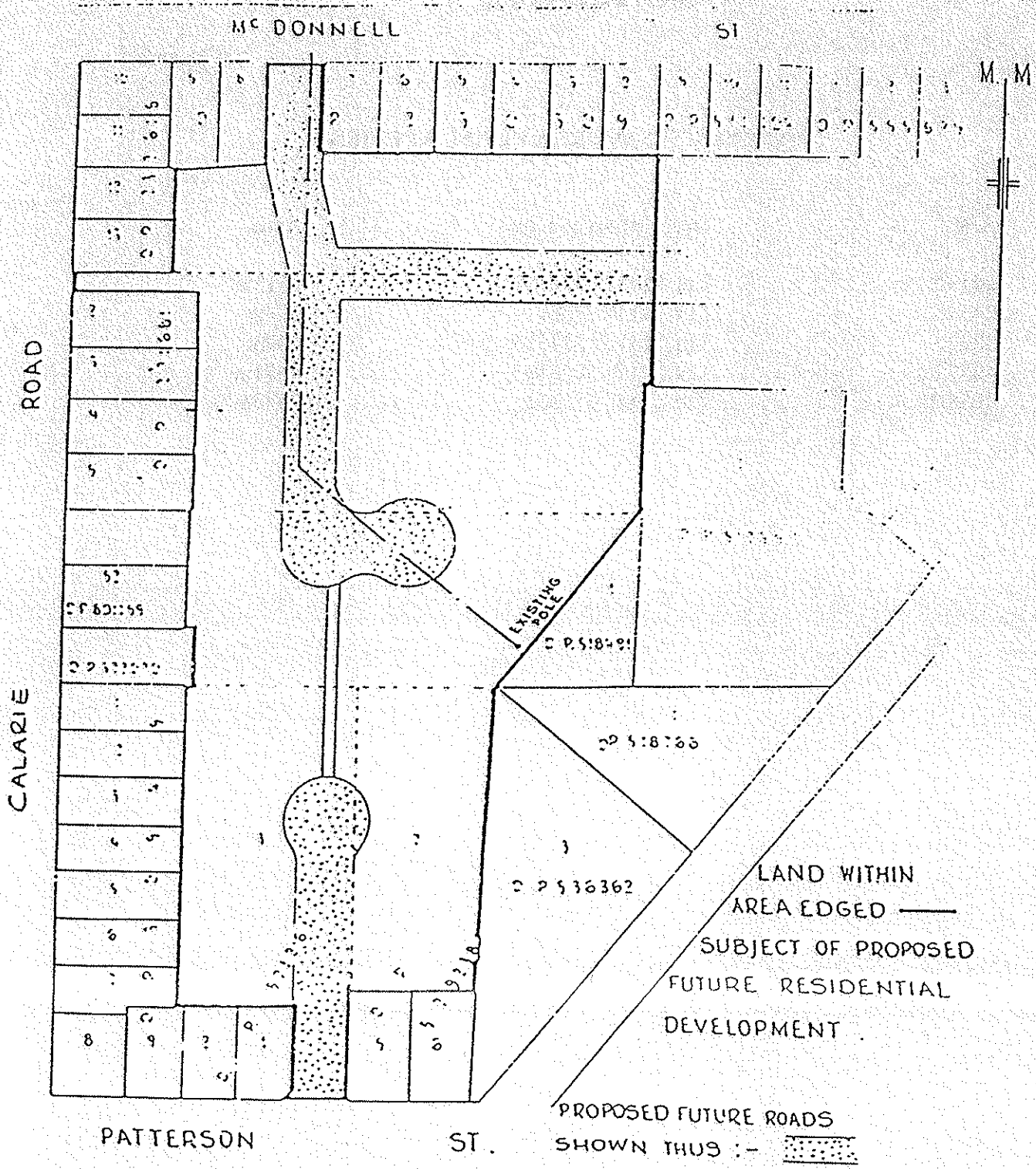
(Clause 2)

PARCELS TO WHICH PLAN APPLIES

A/N	Description of Land	Area
2449.2	Lot 51 D.P. 801459	8813m ²
2454	Lot 1 D.P. 27681	1.3ha
3847	Lot 14 D.P. 237616	2.8ha
4057.01	Lot 7 D.P. 579238	4471m ²
4058.2	Lot 3 D.P. 571261	7648m ²

SHIRE OF FORBES

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
DEVELOPMENT PLAN NO. 1.



DOTTED LINE OF EASEMENT FOR ELECTRICITY TRANSMISSION SHOWN THUS - - - - -

