

FORBES SHIRE COUNCIL

Forbes Local Environmental Plan, 1986

Development Control Plan No 4

1 INTRODUCTION

The aim of this plan is to provide guidance for development of the area taking into account the impact of development upon the flooding characteristics in times of flooding.

It is the purpose of this plan to identify building envelopes within the area which will allow development potential and minimise the adverse impact of that development upon water flow characteristics.

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 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:

"Building Envelope" - an area identified within this plan upon which constructions may be permitted.

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(b)(Special Home Activities 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.
- (b) No structure other than fencing are permitted to be constructed on the area of the allotment other than within the building envelope.

6 BUILDING ENVELOPES

This plan provides for the location of the building envelopes as indicated on Sheet No. 1. Allotment setbacks within the area shall generally be in accordance with the attached plan and in particular:-

- (a) Side boundaries - 3m minimum;
- (b) Bedgerebong Road - 6m minimum;
- (c) Intermediate setback - 30m minimum; and
- (d) Clarence Street setback - 40m minimum.

SCHEDULE 1

A/N	Description
2228.015	Por 1132
2228.014	Por 1130/1131
2228.013	Por 1121/1129, 1135
2228.012	Por 1120
2228.011	Por 1118/1119
2228.010	Por 1117
2228.009	Por 1116
2228.008	Por 1115
2228.006	Por 1113
2228.005	Por 794, 1110, 1112
2228.004	Por 1109
4147	Por 1105, Lots 2/4 DP590901, Por 1106/1108
2892.2	Portion 1100/1101
2892	Por 1096
4988	Lot 2 DP508946
4946.0051	Por 225, Lot 32
4946.006	Lot 4 DP515911
4946.0061	Lot 5 DP514953
4946.0081	Lot 2 DP514953
4986.009	Lot 31 DP806480



FORBES SHIRE COUNCIL
 FLOOD STORAGE AREA
 BEDGERBONG ROAD DEVELOPMENT ENVELOPE

