

- [Documents on Exhibition](#)  
[Draft Forbes Local Environmental Plan 2012](#)  

# Draft Forbes Local Environmental Plan 2012

In accordance with the NSW Governments Planning Reform Program all NSW Councils are required to update their planning controls i.e. the [Forbes Shire Council Local Environmental Plan 1986](#) (PDF - 290.04KB) and supporting local [Development Control Plans \(DCP's\)](#). Forbes Shire Council has completed this task and the [draft Forbes Local Environmental Plan 2012](#) (PDF - 550.14KB) and [draft Forbes Development Control Plan 2012](#) (PDF - 7643.35KB) was placed on public exhibition from **20 April 2012 until 21 May 2012**. Following receipt of submissions, Council at its meeting of 31 May, 2012 resolved that Council proceed to reexhibit the amended draft Forbes Local Environmental Plan 2012 and draft Forbes Development Control Plan 2012 for 14 days including consultation with affected land owners.

Public exhibition of the modified draft Local Environmental Plan 2012 and modified draft Forbes Development Control Plan 2012 was placed on public exhibition from **2 June to 15 June 2012**.

The modifications to the draft Frobes Local Environmental Plan 2012 included:

1. **Land bounded by Newell Highway, Landrace Road, Hereford Street and Wyndham Avenue:**

Existing Zone: 2(b) - Special Home  
Activities Zone.  
Initial Proposal: to be zoned IN2 - Light  
Industrial Zone.  
Modified Proposal: to be zoned R5 - Large  
Lot Residential.

2. **Land bounded by Landrace Road,  
Hereford Street, Charolais Street:**

Existing Zone: 4(a) - Industrial Zone.  
Initial Proposal: to be zoned RU1 - Rural  
Zone.  
Modified Proposal: to be zoned R5 - Large  
Lot Residential.

3. **Former service station and existing  
Motel, Newell Highway:**

Existing Zone: 3(a) - Commercial  
Zone.  
Initial Proposal: to be zoned SP3 -  
Tourist Zone.  
Modified Proposal: to be zoned B5 -  
Business Development.

4. **Sam Street:**

Existing Zone: 2(b) - Special Home  
Activities Zone.  
Initial Proposal: to be zoned IN2 - Light  
Industrial Zone.  
Modified Proposal: to be zoned R5 - Large  
Lot Residential.

5. **Permitting, with development consent,  
in the B5 - Business Development Zone:**

Retail premises and light industries.

6. **Bathurst Street:**

Existing Zone: 2(a) - Residential Zone  
Initial Proposal: to be zoned RU1 - Rural.  
Modified Proposal: to be zoned R1 -  
Residential.

**7. Young Street Western side proposed R5 - Large Lot Residential section, between Regent Street and Berkeley Street identified as Low Hazard Flood Fringe:**

Existing Zone: 5(a) Special Use Lachlan Vintage Village

Initial Proposal: to be zoned R5 - Large Lot Residential.

Modified Proposal: to be zoned R1 Residential.

**8. Changing the Lot Size Map for the proposed R5 - Large Lot Residential to permit the construction of a dwelling on lots no less than 4,000m<sup>2</sup> where the lot is sewerred, and no less than 1ha where the lot is to be provided with an onsite effluent disposal system.**

An additional clause was also inserted into the draft Forbes Development Control Plan 2012, being Clause 10.14, which states:

**Objectives**

- To enable a mix of business and warehouse uses and bulky goods that require a large floor area in locations that are close to, and that support the viability of centres.
- To maximise exposure of business related developments on the Newell Highway
- To encourage larger shops, only where they do not undermine the function of the commercial core,
- To restrict the floor area of shops which are used for the purpose of retail sales of food or groceries.

**Standards**

- Shops within the B5 - Business Development Zone must have a minimum floor area of 600m<sup>2</sup>.
- Shops within the B5 - Business Development Zone used for the retail sale of food or groceries must not have a floor area greater than 1500<sup>2</sup>

The draft Forbes LEP 2012 and draft Forbes DCP 2012 was amended and adopted by Council at the 21 June Council meeting.

Council is currently undertaking additional studies to support the new planning documents and anticipates the gazettal of the draft Forbes LEP 2012 in early to mid 2013.

## Report to Council 21 June 2012 Meeting

[Draft Forbes Local Environmental Plan 2012 and Draft Development Control Plan 2012 Report to Council 21 June 2012](#) (DOC - 225KB)

[Draft Forbes Local Environmental Plan 2012 and Draft Development Control Plan 2012 Report to Council 21 June 2012](#) (PDF - 344.51KB)

## Modified Documents

[Modified draft Forbes Local Environmental Zoning Map](#) (PDF - 1780.52KB)

[Additional land uses permitted with consent in the B5 - Business Development Zone](#) (DOC - 21.5KB)

[Modifications to Clause 10.14 of draft Forbes Development Control Plan](#) (DOCX - 11.51KB)

## Initial Exhibition Documents

[Mayor's Letter to residents](#) (PDF - 134.73KB)

[Advertisement](#) (PDF - 58.85KB)  
[Section 65 Certificate](#) (PDF - 337.44KB)  
[Council approval to exhibit](#) (PDF - 95.41KB)  
[LEP Simple Summary](#) (PDF - 77.19KB)  
[LEP Easy Guide](#) (PDF - 156.58KB)  
[Forbes Draft Local Environmental Plan 2012](#) (PDF - 550.14KB)