



12 December 2014

Mr A. Albury
General Manager
Western Region
Department of Planning and Environment
PO Box 58
Dubbo NSW 2830

Subject: Request for Initial Gateway Determination

Dear Sir,

Please find attached a planning proposal prepared by Council to change the minimum lot size in the R5 Zone under the Forbes Local Environmental Plan 2013 for Reymond Street, Stokes Street, Young Street, Wambat Street, Church Street, and College Road.

At its meeting on the 11th December 2014, Council resolved to forward the attached planning proposal to the Department of Planning and Environment for Gateway Determination. The Council report and resolution are also attached.

Please find attached the following:

- Council report and Resolution Dated 11 December 2014
- Planning proposal Prepared by Forbes Shire Council, November 2014

Should you have any enquiries regarding this matter, please contact **Melissa Ross**, Council's Town Planner on **02 6850 2344**

Yours faithfully

Paul Bennett
Director
ENVIRONMENTAL SERVICES & PLANNING

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**MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE SHIRE OF FORBES
HELD IN THE SHIRE CHAMBER FORBES ON THURSDAY 11 DECEMBER 2014**

CLAUSE 2 – CHANGE TO THE MINIMUM LOT SIZE R5 LARGE LOT RESIDENTIAL REYMOND STREET, STOKES STREET, YOUNG STREET, WAMBAT STREET, CHURCH STREET, AND COLLEGE ROAD.

Summary

Council resolved at the October General meeting that “Council change the LEP for large lot residential blocks of 1500m² to a minimum size in relation to the R5 zone bound by Wambat, Church, Reymond, and Stokes Streets.”

In response to this resolution a Planning Proposal has been prepared to facilitate the application for Gateway Approval for the change in the minimum lot size for the R5 Large Lot Residential Zone in the Study area being; Reymond Street (southern side), Young Street, Wambat Street, Stokes Street, Church Street, and College Road. Young Street and College Road were included into the study area to ensure a consistent approach to the minimum lot size in the R5 Large Lot Residential Zone on the southern side of Forbes.

The Planning Proposal is supported by the relevant planning studies and planning policies, and is consistent with Council's Local Environmental Plan 2013.

Background

Discussions with the Department of Planning (the Department) branch in Dubbo have provided advice that all proposals to amend the LEP (except for changes of a minor nature such as to correct a spelling mistake) will require a planning proposal to be submitted to The Department for Gateway Determination.

The process for Amendment to the Local Environmental Plan (LEP) is as follows:

- i). Council resolve to undertake a change to the LEP – finalised 16 October 2014.
- ii). Council adopt Planning Proposal for Gateway Determination with the Department Of Planning – 11 December 2014.
- iii). Planning Proposal assessed for Gateway Determination by the Department under Delegation in the Dubbo branch. Given the timing of the submission of the Proposal to the Department over the holiday period, it is anticipated that Gateway Determination will not be made prior to January 2015.
- iv). Proposal will be required to be publically exhibited for 14 days.
- v). Submissions received on the proposal must be presented to Council for consideration.
- vi). Proposal to go to Parliamentary Counsel for review.
- vii). Plan making undertaken by the Department.
- viii). Council to adopt the final plan and direct General Manager to make the plan in accordance with the Section 59 Report.
- ix). Amendment is gazetted and adopted into the LEP.

(A copy of the Planning Proposal enclosed under separate cover for information).

RECOMMENDATION

That Council adopt the Planning Proposal and direct the General Manager to send the Planning Proposal to the Department of Planning for Gateway Determination.

1079 RESOLVED

That Council adopt the recommendation. (*Cr D Booth/Cr B Mattiske*)



PLANNING PROPOSAL

Change in the minimum lot size for R5 – Large Lot Residential Land

Reymond Street, Young Street, Stokes Street and College Road, Forbes

November 2014

Prepared by:
Forbes Shire Council
Department Environmental Services
and Planning
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SUMMARY

This planning proposal seeks to amend the minimum lot size in the R5 – Large Lot Residential Zone from 4000m² to 1500m² within the subject area.

The proposed change is considered consistent with the existing objectives of the R5 zone, the relevant State Environmental Planning Policies, and Section 117 Ministerial Directions.

The subject area is located approximately 2.5 kilometres from the Forbes Town Centre, within the R5 – Large Lot Residential Zone and is approximately 18.5 hectares in size. The subject area is adjacent to the R1- General Residential Zone and is located on the southern edge of the Forbes Town Urban Residential area.

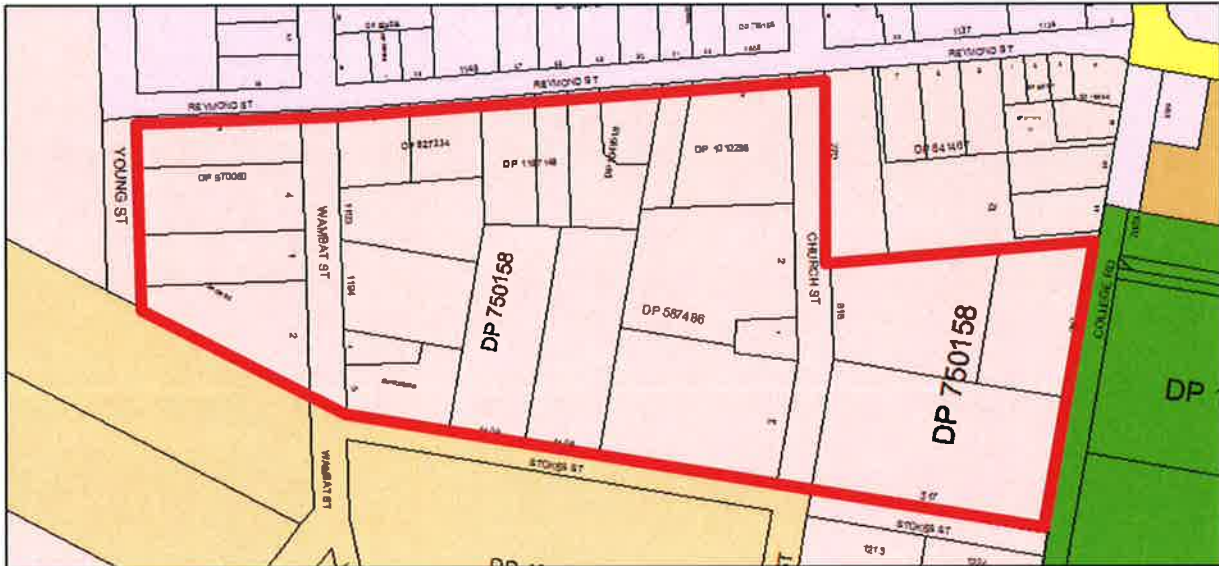
This Planning Proposal seeks to provide opportunity for the creation of residential lots in close proximity to the existing urban residential area. There will be no impact on areas of environmental significance, and minimal negative impact on surrounding areas.

There is sufficient infrastructure to support the planning proposal, with all potential new lots having the capacity to connect into Council's reticulated sewer, and all lots connected to Council's reticulated water.

The Planning proposal is considered minor with minimal impact on the surrounding area and no proposed change to the zoning of the subject land.

INTRODUCTION

This proposal seeks to amend the minimum lot size, for land within R5 Large Lot Residential zone, as identified in Maps 1 and 2 below.



Map 1 – Subject Area – Current Zoning



Map 2 – Subject Area – Aerial Image

The subject area is bordered by Reymond Street to the north, Stokes Street to the south, Young Street to the west, and College Road to the east and comprises of the lots as listed in Table 1 below:

Table 1 – land Contained within the Subject Area

Lot/DP	Size (m2)
3/ DP570060	6004.94
4/DP570060	7756.08
1/ DP581318	5941.35
2/ DP581318	8097.8
6/ DP827334	4064.79
1193/ DP750158	6988.01
1194/ DP750158	8098.4
4/ DP628289	1477.37
5/ DP628289	5153.64
1/ DP1187148	4976.91
2/ DP1187148	3144.83
11/ DP1049518	5130.43
10/ DP1049518	2957.1
8/ DP1010238	2702.29
9/ DP1010238	9898.15
2/ DP587486	14567.24
1/ DP587486	1701.89
3/ DP587486	16646.87
1196/ DP750158	12214.99
1195/ DP750158	11831.39
316/ DP750158	13033.27
297/ DP750158	10319.25
317/ DP750158	23296.73
Total	186 003.72

SCOPE OF REPORT

This Planning Proposal has been prepared in accordance with the NSW Department of Planning's (DoP) advisory documents 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'. The latter document requires the Planning Proposal to be provided in five (5) parts, these being;

- Part 1 – A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 – An explanation of the provisions that are to be included in the proposed LEP;

- Part 3 – The justification for those objectives, outcomes, and provisions and the process for their implementation;
- Part 4 – discusses proposed mapping changes; and
- Part 5 – Details of the community consultation that is to be undertaken with the Planning proposal. Part 5 would be confirmed following a Gateway Determination of this Planning Proposal by the Department of Planning.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The Planning Proposal is to change the minimum lot size of the R5 – Large Lot Residential Zone for the subject area from 4000m² to 1500m² under Forbes Local Environmental Plan 2013.

The proposal involves the following intended outcomes:

To reduce the minimum lot size in the R5 – Large Lot Residential (4000m²) in the subject area to be consistent with the surrounding R5 - Large Lot Residential (1500m²) lot size under the Forbes Local Environmental Plan 2013.

To achieve the Intended Outcome the following objectives will be met:

- Describe the subject site, the locality in which it is situated, the current zoning and the reason for the need to reduce the minimum lot size and provide for additional residential development in the R5 – Large Lot Residential zone.
- To request an amendment to the Local Environmental Plan 2013 to permit additional residential development.
- To address the ‘Gateway Assessment’ criteria under Part 3 of the Environmental Protection and Assessment Act 1979.
- To provide justifications for the Local Environmental Plan 2013 amendment and demonstrate the net community benefits which follow.
- To demonstrate that the planning proposal is consistent with the broad strategic direction for the locality.

PART 2 – EXPLANATION OF PROVISIONS

The principle planning instrument is the Forbes Local Environmental Plan 2013. The subject land is currently zoned R5 – Large Lot Residential with a minimum lot size of 4000m².

The intended outcome of the Planning Proposal will be achieved by amending the minimum lot size mapping, to reflect a consistent lot size across the R5 zoning for the study area, as detailed in Part 4 of this report.

The minimum lot size will be reduced from 4000m² to 1500m².

PART 3 – JUSTIFICATION

Section A – Need For The Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The land relevant to this proposal was the subject of a report to the Forbes Shire Council Ordinary Meeting dated 16 October 2014, titled Change of Zoning for Reymond Street under the Forbes Local Environmental Plan 2013. Report attached in Appendix 1.

The Council resolved at the October General meeting that “That Council change the LEP for large lot residential blocks of 1500m² to a minimum size in relation to the R5 zone bound by Wambat, Church, Reymond, and Stokes Streets.”

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the appropriate means of achieving the intended outcomes and objectives, and is supported by relevant planning studies and planning policies.

Section B – Relationship to the strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or subregional strategy?

There is no applicable Regional Strategy for the Forbes Shire Council area. However, the proposed change to the minimum lot size is considered consistent with the existing land use pattern on Reymond Street. The R5 Large Lot Residential Zone is not proposed to be changed; therefore the proposed reduction to the minimum lot size is considered to be consistent with the objectives of the Forbes Local Environmental Plan 2013.

4. Is the Planning proposal consistent with Council’s local strategy or other local strategic plan?

The proposed change to the R5 – Large Lot Residential Zone is considered consistent with the Forbes Shire Growth Management Strategy. The area located on the southern side of Reymond Street is zoned R5 Large Lot Residential in accordance with the Forbes Local Environmental Plan 2013. This proposal is consistent with the existing zone as the proposal does not seek to change the zoning, only the minimum lot size. The proposed change will satisfy the objectives for the R5 Zone as described in Table 1 below and will not be inconsistent with the land use table for the R5 zone as detailed in the LEP 2013.

Table 1 - R5 Objectives	
Objectives of R5 – Large Lot Residential zone:	Comments
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i>	Proposed reduction in lot size will not negatively impact the amenity and streetscape of Reymond Street. Presently the street scape reflects that of a medium to large lot residential area, with lots fronting Reymond Street ranging between 9000m² and 2500m² in area and lots fronting Stokes Street between 1.5 ha to 5000m². The proposed decrease in lot size will not negatively affect the existing street scape as the streetscape currently presents as a typical medium to large lot urban streetscape. There are no environmentally sensitive areas in the locality of the subject site.
<i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i>	The reduction in the minimum lot size will enable further residential development in an orderly manner.
<i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i>	The majority of the lots within the subject area are currently serviced by reticulated sewer and water. Any lots that are not currently serviced by reticulated sewer may connect into the Council main.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	The R5 zone in the study area acts as a transitional buffer between the urban residential areas and the agricultural land that surrounds Forbes Township. The reduction in the minimum lot size will not increase any potential for conflict between land uses in the zone or surrounding zones.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

SEPP (Rural Lands) 2008

The proposed reduction in the minimum lot size in the R5 Zone for the subject area will not have an impact on the rural lands within the Forbes Shire.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

Ministerial Direction 1.5 Rural Lands

The Ministerial Direction 1.5 for Rural Lands applies for all Councils listed in Appendix 1 of the Rural Lands SEPP 2008. Forbes Shire Council is listed in the SEPP. Clause 3 within the Ministerial Direction

for Rural Lands states that the Direction applies for all proposals that have the potential to impact an existing rural or environmental protection zone. The proposed change to the minimum lot size in the R5 – Large Lot Residential Zone does not have the potential to impact a rural or environmental protection zone. Therefore the Direction does not apply for this planning proposal.

Ministerial Direction 3.1 Residential Zones

Ministerial Direction 3.1 Residential Zones applies to all proposals that affect land within a:

- an existing or proposed residential zone (including the alteration of any existing residential zone boundary),
- any other zone in which significant residential development is permitted or proposed to be permitted.

The proposed change to the minimum lot size is proposed within the R5 Zone and therefore the ministerial direction applies.

To be compliant with Direction 3.1 the proposal must be consistent with the following provisions:

- (1) *A planning proposal must include provisions that encourage the provision of housing that will:*
 - (a) *broaden the choice of building types and locations available in the housing market, and*
 - (b) *make more efficient use of existing infrastructure and services, and*
 - (c) *reduce the consumption of land for housing and associated urban development on the urban fringe, and*
 - (d) *be of good design.*
- (2) *A planning proposal must, in relation to land to which this direction applies:*
 - (a) *contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*
 - (b) *not contain provisions which will reduce the permissible residential density of land.*

The proposed reduction in the minimum lot size will potentially facilitate the creation of additional residential lots in an existing residential area. The subject area is located on the border of the R5 – Large Lot Residential and R1 – General Residential zone. The reduction of the minimum lot size in that location will not be out of character for the locality.

The subject site has adequate infrastructure, and in most instances all lots have the potential to be connected to Council Sewer and are connected to Council Mains Water. Lots that are currently not connected have the capacity for connection into the Council Mains Sewer.

The Planning Proposal does not propose to change the zoning of the subject area; therefore the standards within the Forbes Development Control Plan for the R5 Large Lot Residential Zone remain

applicable to the subject area. The clauses and standards within the DCP do not allow for additional lots to be created without connecting to Council's Reticulated Sewer. Therefore all future lots must be connected to Council Main Sewer, and as discussed above there is the capacity within Council's system to service the site area and any potential new lots created.

Ministerial Direction 4.3 Flood Prone Land

Ministerial Direction 4.3 is applicable to all Planning Proposals that relate to development on flood prone land. The Subject area is classified as both low hazard flood fringe and low hazard flood storage, therefore the 4.3 Direction applies.

To be compliant with the 4.3 Direction the proposal must be consistent with the following provisions:

- (3) *A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).*
- (4) *A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.*
- (5) *A planning proposal must not contain provisions that apply to the flood planning areas which:*
 - (a) *permit development in floodway areas,*
 - (b) *permit development that will result in significant flood impacts to other properties,*
 - (c) *permit a significant increase in the development of that land,*
 - (d) *are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or*
 - (e) *permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.*
- (6) *A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).*
- (7) *For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).*

The Planning Proposal does not relate to a change of zoning, therefore there will be no increase in the impact from flood on rural or environmental protection lands. The existing flood planning controls within the R5 zone will remain unchanged. The Development Control Plan 2013 sets development controls relating to development in flood prone areas, the relevant DCP Chapters will still apply to all proposed development in the subject area.

The change in minimum lot size has the capacity to facilitate the creation of additional lots. However the numbers of lots that may be created are not considered a significant quantity to pose an increased risk to surrounding development. Additionally the land contained within the subject area is classified as low hazard flood fringe and low hazard flood storage.

Section C – Environmental, Social and Economic Impact

Is there likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed reduction in the minimum lot size will not impact any areas of environmental significance. The subject area does not contain any critical habitat, threatened species, populations, or ecological communities or habitats; therefore there will be no impact on areas of environmental significance as a result of the Planning Proposal.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The site area represents already highly disturbed land due to the residential nature of the site. The proposed reduction to the minimum lot size does not present any further significant environmental impact on the subject area.

Has the Planning Proposal adequately addressed any social and economic effects?

The proposed reduction to the minimum lot size has the potential facilitate the creation of additional lots within the subject area. This will have a positive economic and social effect in allowing for more housing choice and providing stimulus for growth in an existing residential zone.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

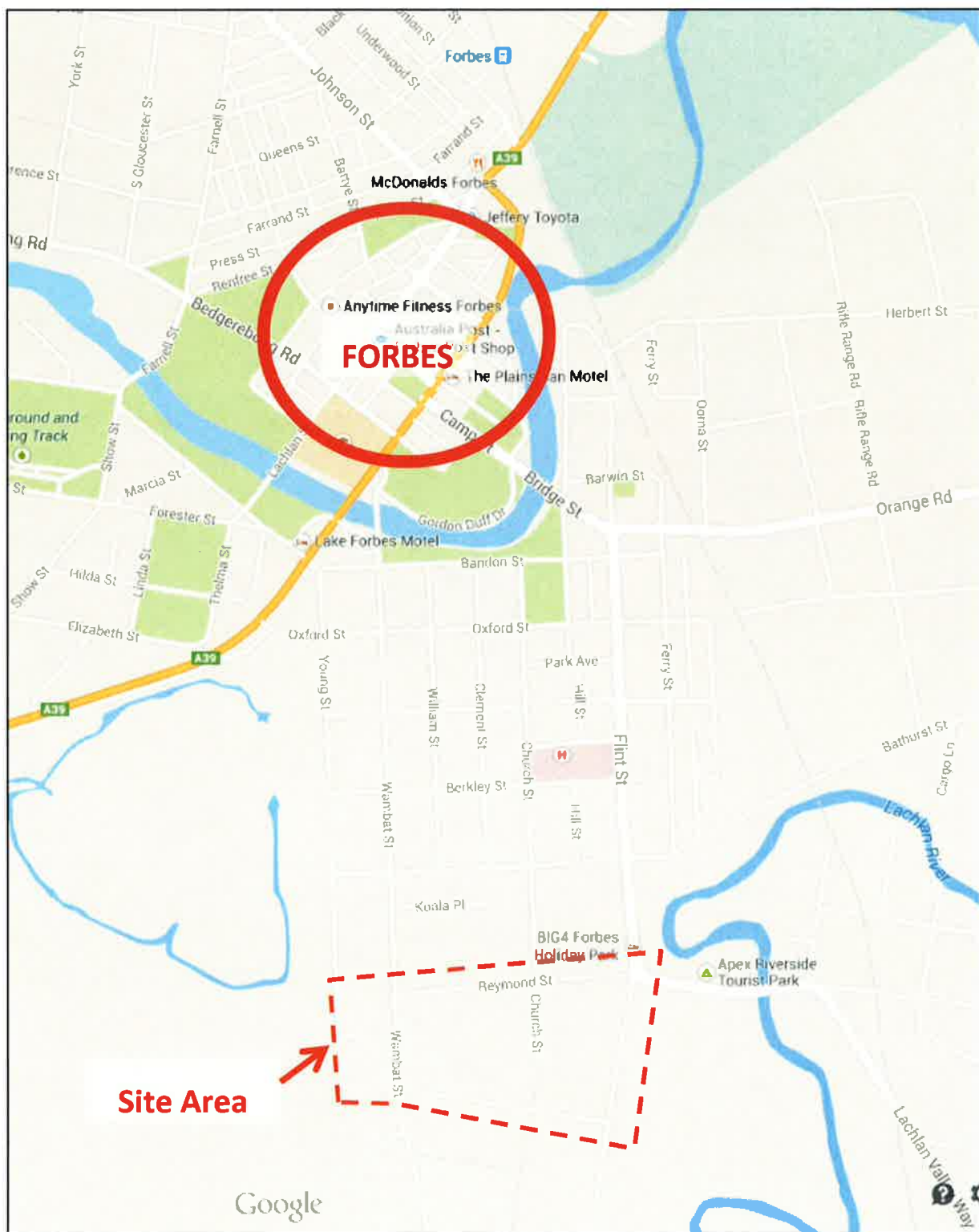
Adequate Council infrastructure is provided in the subject area. Council Sewer and Water are provided to all lots facing Reymond Street, Young Street, and College Road. Lots facing Stokes Street, are not currently connected to Council Sewer, however lots have the capacity to be connected when created.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway Determination?

The views of State and Commonwealth Public Authorities would be ascertained in accordance with the comments contained in the Gateway Determination.

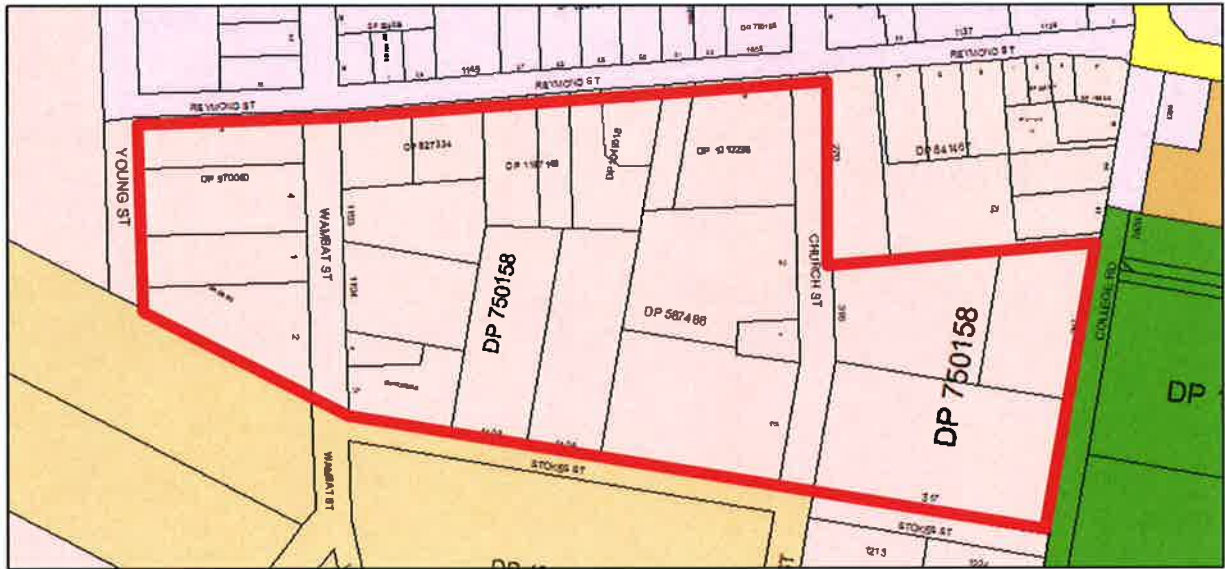
PART 4 MAPPING

Locality Map



Map 3 – Subject Area – Locality Map

Existing Zone



Map 4 – Subject Area – Current Zoning

Aerial Photograph



Map 5 – Subject Area – Aerial Image

Forbes Shire Council
November 2014

PART 5 – COMMUNITY CONSULTATION

The proposal to reduce the minimum lot size to 1500m² is deemed to be 'low impact planning proposal'. This means that the Planning Proposal is:

- Generally consistent with the pattern of surrounding land use zones and or land uses;
- Is consistent with the strategic planning framework;
- Presents no issues with regards to infrastructure servicing;
- Is not a principle LEP; and
- Does not reclassify public land.

Therefore it is considered that this matter would require consultation for 14 days.

It is not considered that a greater period of notification is required, nor a public hearing should be held given that the matter accords generally with the existing objectives for the R5 Large Lot Residential Zone within Forbes Local Environmental Plan 2013.

APPENDIX 1 – REPORT TO COUNCIL

At the Council meeting 18 September 2014 Council resolved to have a report on the change of zoning for R5 – Large Lot Residential zoning for the southern side of Reymond Street between Wambat Street and Church Street to R1 – General Residential. The report to Council is as follows:

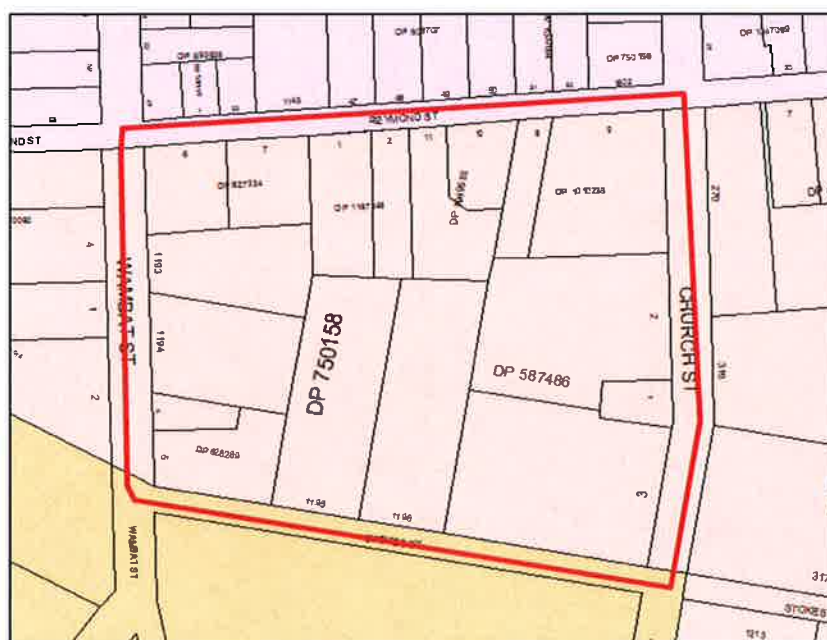
Report to Council – 16 October 2014

1.0 Forbes Local Environmental Plan 2013

The southern side of Reymond Street between Wambat and Church Street is zoned *R5 – Large Lot Residential* under the Forbes Local Environmental Plan 2013 (LEP). Refer Map One below.

The Objectives of the R5 - Large Lot Residential zone are as follows:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.



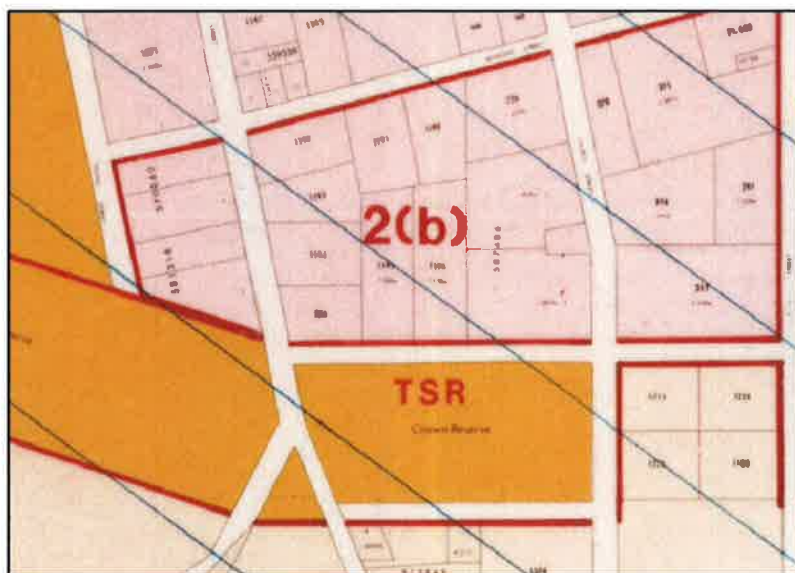
Map One: Zoning of Reymond Street under the Forbes Local
Environmental Plan 2013.

2.0 Forbes Local Environmental Plan 1986

Under the Forbes Local Environmental Plan 1986 the Reymond street area was zoned *2b – Special Home Activities*. See Map Two below.

The objective of the 2b – Special Home Activities zone was:

- To allow the combined development of a dwelling-house and a light industry to be carried out on land suited to this type of development.



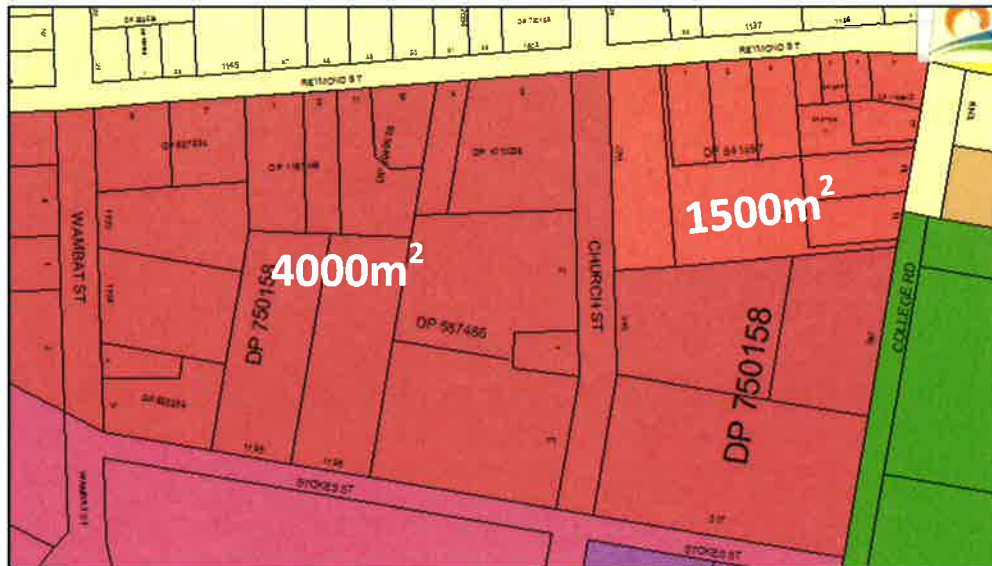
Map Two: Zoning of Reymond Street under the Forbes Local Environmental Plan 1986.

The reason for the change of zoning from 2b to R5 was that the 2b zoning was not a zone permitted under the Standard Instrument LEP. The appropriate transition from the 2b zoning to a zone permissible under the standard instrument LEP was either an industrial, or large lot residential zoning. Submissions during the 2013 LEP drafting process indicated that the preferred zoning was large lot residential.

3.0 R5 Minimum Lot Size

The R5 zone on Reymond Street presents two minimum lot sizes (refer Map 3):

- 1500m² between Church Street and College Road; and
- 4000m² between Wambat Street and Church Street.

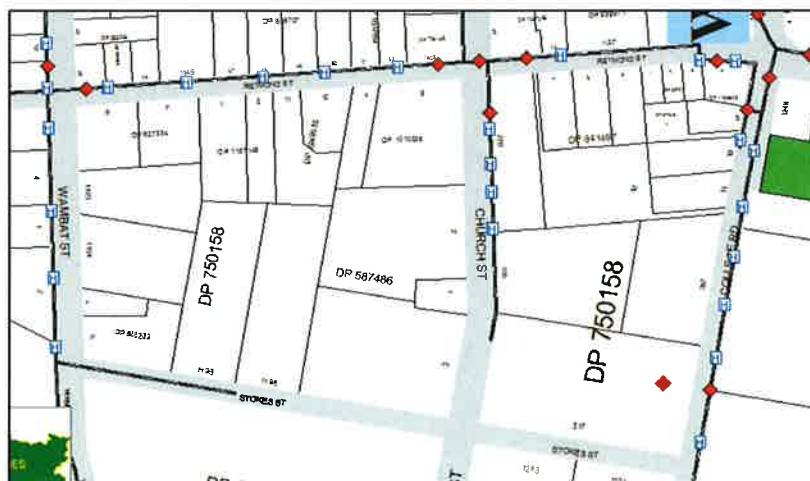


Map Three: Lot size map of Reymond Street under the Forbes Local Environmental Plan 2013.

When the 2013 LEP was being drafted submissions were received regarding the lots between Church Street and College Road to maintain a minimum lot size of 1500m². The lots in that area were at a size consistent with the 1500m² and presented a smaller lot size than the lots west towards Wambat Street. Lots between Wambat and Church Streets present a generally larger existing lot size, with established dwellings and gardens (front and rear) and generally did not provide further opportunity for subdivision.

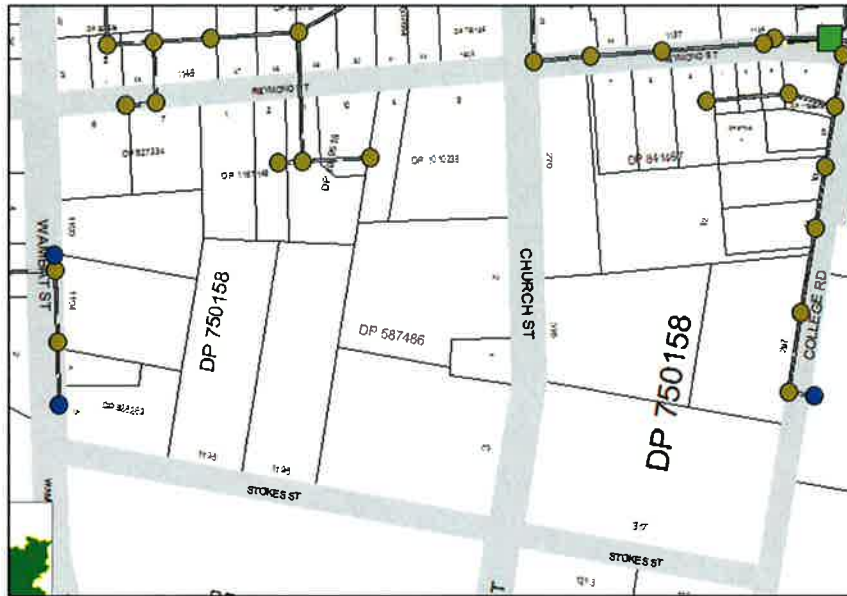
4.0 Reymond Street Infrastructure

4.1 Water – Reticulated water is available the length of Reymond Street, along Wambat Street and to Lot 1195 on Stokes Street. Reticulated water also runs the length of Church Street to Stokes Street intersection. Reticulated water runs the length of College Road. Please refer to Map Four.



Map Four: Water Services for Reymond Street.

4.2 Sewer – Council Sewer main currently services most lots along Reymond Street between Wambat Street and College Road. Presently Council Sewer is not available to lots fronting Stokes Street and lots fronting Church street south of Reymond Street. Please refer to Map Five below.



Map Five: Sewer Services for Reymond Street.

5.0 Streetscape of Reymond Street:

The Northern and Southern aspects of Reymond Street between Wambat and Church Street are characterized by established dwellings, set back from the street. The average building line is approximately 20 metres (northern and southern side of Reymond Street). This setback is consistent with Council's Policy with the Development Control Plan 2013 for the R5 zone and larger residential lots.

6.0 Reymond Street and the Wider Planning Context

Reymond Street has traditionally served as the buffer between the town residential zone and the larger rural residential lots between River Road and Red Bend. The R5 provides a transitional zoning away from the town centre. This is illustrated by the generally larger more established dwellings, on larger lots.

7.0 Recommendations

The rezoning of the Reymond Street land between Wambat Street and Church Street to R1 – General Residential is not considered appropriate. The Reymond Street Large Lot Residential area presents a streetscape typical of larger residential zoning and serves as a buffer between the town residential

blocks and rural land uses to the south. The existing lot layout and available services implies that the land is not appropriate for intensified development commonly associated with R1 – General Residential zoning.

It is recommended that Reymond Street remain R5 – Large Lot Residential zone, with the current 1500m² and 4000m² minimum lot size.

If the above is not deemed acceptable and the minimum lot size is to be amended, it is recommended that this be achieved by modifying the minimum lot size map in the LEP for the R5 zone, rather than changing the zone. The land in Reymond Street will still maintain the R5 large Lot residential zoning; however the lot size may be reduced. Given that the land between Church Street and College Road has a minimum lot size of 1500m² it would be appropriate to continue this lot size along Reymond Street and maintain the R5 zone.

APPENDIX 2 – COUNCIL RESOLUTION 16 OCTOBER 2014

MINUTES OF THE ORDINARY MONTHLY MEETING OF THE COUNCIL OF THE SHIRE OF FORBES HELD IN THE SHIRE CHAMBER FORBES ON THURSDAY 16 OCTOBER 2014.

CLAUSE 1 – ENVIRONMENTAL SERVICES REPORT:

Clause 1.1 Development and Building

RECOMMENDATION

That Council note the \$2,443,866.00 of Development Applications lodged for the September reporting period.

911 RESOLVED

That Council adopt the recommendation. *(Cr B Mattiske/Cr D Booth)*

CLAUSE 2 – NOXIOUS WEEDS INSPECTOR'S REPORT:

Clause 2.1 Noxious Weeds Inspector's Report

RECOMMENDATION:

That Council receive and note the Noxious Weeds Inspector's Report for the month ending 24 September 2014.

912 RESOLVED

That Council adopt the recommendation. *(Cr B Mattiske/Cr D Booth)*

CLAUSE 3 - REGULATORY CONTROL:

Clause 3.1 Ranger's Report

RECOMMENDATION:

That Council receive and note the Ranger's report for the month ending 23 September 2014.

913 RESOLVED

That Council adopt the recommendation. *(Cr B Mattiske/Cr D Booth)*

CLAUSE 4 – REYMOND STREET:

Clause 4.1 Forbes Local Environmental Plan 2013

RECOMMENDATION

That Council take no further action in relation to the R5 zone in Raymond Street.

914 RESOLVED

That Council change the LEP for large lot residential blocks of 1500m² to a minimum size in relation to the R5 zone bound by Wambat, Church, Raymond and Stokes Streets. *(Cr P Miller/Cr D Booth)*