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26 April 2017

Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Email: westernregion@planning.nsw.gov.au

**Subject: Forbes Local Environmental Plan 2013 Amendment
(Referral for Gateway Determination)**

Dear Deniz (Department of Planning Dubbo Branch)

Council has prepared a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department's guidelines.

At its Council Meeting of 20 April 2017 Council considered a report and draft planning proposal to amend the Forbes Local Environmental Plan 2013 to rezone and assign a Minimum Lot Size to the Lower Bathurst Street 'Deferred Matter' and insert the Boundary Adjustment Model Clause. Council resolved at this meeting to seek Gateway Determination from the Minister for this Planning Proposal. A copy of the Council Report and Minutes containing the resolution supporting the Planning Proposal are enclosed together with the Planning Proposal.

The planning proposal will amend *Forbes Local Environmental Plan 2013* and will form *Draft Forbes Local Environmental Plan 2013 (Amendment No.4)*.

The planning proposal has the following objectives and intended outcomes.

The objective(s) of this Proposal are:

- a) To resolve the planning controls for the 'Deferred Matter' Area to the east of the Town of Forbes that was not resolved at the time that Forbes Local Environmental Plan 2013 ('FLEP2013') was prepared;*
- b) To permit some additional development for dwellings in the Option 1A Area down to a minimum lot size of 2ha;*
- c) To put the remainder of the Deferred Matter Area (outside Option 1A) into a similar zone and lot size to the surrounding land commensurate with its current zoning and lot size;*

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- d) *To revoke the application of Forbes Local Environmental Plan 1986 ('FLEP1986) so only one environmental planning instrument applies within the Forbes LGA;*
- e) *To allow boundary adjustments in specified rural zones below the minimum lot size (subject to defined controls).*

It is requested that the Planning Proposal be forwarded to the LEP Review Panel for gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*

Delegation is requested for this amendment.

Should you have any further enquiries please contact Alexandra Power Town Planner on 6850 2345.

Yours faithfully



Paul Bennett

Director

ENVIRONMENTAL SERVICES & PLANNING