

7.6 PLANNING PROPOSAL: SP3 TOURISM ZONE

Report Author: Town Planner

Responsible Officer: Director Planning & Growth

Executive Summary

This report seeks endorsement from Council to initiate a Planning Proposal to amend the Forbes Local Environmental Plan to include the use “Service Stations” and “Highway Service Centre” in SP3 Tourism Zone.

Detailed Report

Council staff have reviewed the land uses permitted in the Forbes Local Environmental Plan and seek to prepare a housekeeping Planning Proposal to amend to the Forbes Local Environmental Plan to allow Development for the purposes of “Service Station” and “Highway Service Centre” to be permissible with consent within the SP3 Tourist zone.

It is thought that the addition of Service Stations and Highway Service Centres to the Tourism Zone would support tourism development in the Shire. Due to its position on the Newell Highway, the vast majority of tourists travel to Forbes by car or bus. It is thought that allowing these uses to be permissible with consent in the Tourism Zone would support the objectives of the zone and be compatible with uses already permissible.

A review of the surrounding LGAs to Forbes reveal that Bathurst, Orange, Cowra and Dubbo all allow Highway Service Centres and Service Stations in their SP3 Tourism Zone. Other surrounding Councils such as Lachlan, Upper Lachlan, Parkes and Yass do not have an SP3 zone to compare.

This report recommends that Council authorize the General Manager to prepare a new planning proposal to amend the LEP and add “Service Station” and “Highway Service Centre” as permissible with consent to SP3 Tourism Zone.

Zone SP3 Tourist

1. Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.
- To facilitate Forbes as a tourist destination.

2. Permitted without consent

Environmental protection works; Roads; Water reticulation systems

3. Permitted with consent

Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Food and drink premises; Flood mitigation works; Function centres; Helipads; Information and education facilities; Jetties; Kiosks; Marinas; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roadside stalls; Shop top housing; Signage; Tourist and visitor accommodation; Viticulture; Water recreation structures; Water recycling facilities; Water storage facilities

DIRECTOR ENVIRONMENTAL SERVICES AND PLANNING REPORT TO COUNCIL cont'd

4. Prohibited

Any other development not specified in item 2 or 3

Highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

- (a). a restaurant or cafe,
- (b). take away food and drink premises,
- (c). service stations and facilities for emergency vehicle towing and repairs,
- (d). parking for vehicles,
- (e). rest areas and public amenities.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a). the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b). the cleaning of motor vehicles,
- (c). installation of accessories,
- (d). inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e). the ancillary retail selling or hiring of general merchandise or services or both.

RECOMMENDATION

That Council:

1. **support the planning proposal in principle to amend the Forbes Local Environmental Plan 2013 and add “Service Station” and “Highway Service Centre” as permissible with consent to SP3 Primary Production for the entire Forbes Shire Council area.**
2. **authorise the General Manager to prepare a planning proposal in relation to the above amendment, and**
3. **authorise the General Manager to submit the above planning proposal to the Department of Planning and Environment requesting Gateway Determination in accordance with the requirements of Section 3.33 of the Environmental Planning and Assessment Act 1979.**

Alignment with Strategic Plan

E4.2: Ensure best practice planning controls and building compliance.

Financial and Resource Implications

Nil – Report to be completed by staff.

Policy Implications

Nil.

Risk Considerations

Nil.

Statutory/Regulatory Implications

Complies with Environmental Planning and Assessment Act 1979.

FORBES SHIRE COUNCIL
ORDINARY BUSINESS PAPER – 15 NOVEMBER 2018

Page 94

DIRECTOR ENVIRONMENTAL SERVICES AND PLANNING REPORT TO COUNCIL cont'd

Consultation conducted

Nil. Consultation will be held after Gateway Determination.

Attachments

Nil.