

## Department of Planning, Housing and Infrastructure

Our ref: SUB23/279945

Steve Loane  
The General Manager  
Forbes Shire Council  
PO Box 333  
FORBES NSW 2871

01 February 2024

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**Subject:** Notice of proposed residential subdivision– Attention: Planning

Dear Steve,

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential subdivision comprising 102 lots. We invite Council's written comments on the development proposal:

**Property:** Farnell Street, Belah Street and Dawson Street, Forbes NSW 2871  
Lot 7332 in DP1166365, Lot 7025 in DP1020631 and Lot 7317 in DP1166614 and Lot 1 DP1077961

**Proposal:** Development of 102-lot subdivision, associated works, vegetation removal and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours before deciding whether the development should proceed.

The following plans and documents are available to view at [dpie.nsw.gov.au/forbes](https://dpie.nsw.gov.au/forbes) for Council's review and comments:

- Survey Plans
- S10.7 Planning Certificate
- Subdivision Plan
- Civil Engineering Plans
- Landscape Plans
- Stormwater Management Plan Report
- Flora and Fauna Assessment Report
- Arborist Report
- Arboriculture Impact Assessment Report
- Geotechnical Investigation Report
- Traffic Impact Assessment Report
- Aboriginal Due Diligence Assessment Report
- Contamination Site Investigation Report
- Bushfire Assessment Report
- Design Compliance Table

Please email Council's comments to Yogita Rijal Malla (Planner) at [Yogita.Rijalmalla@faci.nsw.gov.au](mailto:Yogita.Rijalmalla@faci.nsw.gov.au) by **26 February 2024**.

## Department of Planning, Housing and Infrastructure



For general enquiries, contact our Community Engagement team on 1800 738 718 or by email at [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au).

Yours sincerely,

A handwritten signature in grey ink that reads "Lorna O'Shane".

Lorna O'Shane  
**Manager, Community Engagement**  
**NSW Land and Housing Corporation**

(Doc Id: 1091409)

5 April 2024

Mr Glyn Richards  
Director  
Regional Communities Programme  
Homes NSW  
Level 15, 4 Parramatta Square  
12 Darcey Street  
**PARRAMATTA NSW 2150**

ABN 86 023 614 567  
**Administration Centre:**  
2 Court St Forbes NSW 2871  
**All correspondence to:**  
General Manager  
PO Box 333  
Forbes NSW 2871  
**General Enquiries:**  
T 02 68 502 300  
F 02 68 502 399  
After Hours Call Centre:  
1300 978 633  
**Email & Web:**  
forbes@forbes.nsw.gov.au  
www.forbes.nsw.gov.au

**Subject: Forbes Housing Project (Farnell Street, Forbes)**

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Dear Glyn

I refer to our various correspondence, meetings and consultation in relation to the Forbes Housing Project being undertaken by Homes NSW. More recently, thank you (and Peter) for your time taken to present to our Councillors at the March meeting.

As you are aware, a number of elected Councillors and Council staff also (collectively "Council") attended, at various times, the two community engagement sessions held at Forbes Town Hall on 14 and 15 February 2024.

Forbes Shire Council reaffirms its support for the Forbes Housing Project being planned and delivered by Homes NSW.

Through Council's participation, we are aware of the feedback raised by Forbes Shire residents, including the following:

- Future make up of tenants and residents and the proposed mix of social, affordable and private dwellings;
- Size of the completed lots;
- Questions about the provision of supporting community infrastructure and the condition of the existing local park/playground area and safety;
- Broader concerns over provision of community infrastructure i.e. childcare, police stations;
- Safety along Farnell Street – footpaths and traffic and local pathways and compatibility with mobility scooters;
- Rear access to properties on Belah Street;
- Stormwater, drainage and safety of stormwater detention basin;
- Sewer and water main capacity and pressurisation;
- Suitability of soil and ground conditions for residential development;
- Road access from Edward Street to Farnell Street;
- What type of fencing will be installed;
- Access road to York Street blocks (west of Belah Street);

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- Overhead power line that runs through the estate;
- Potential impacts to quiet lifestyle;
- Solar and other sustainability measures;
- Interface between subdivision and rural land holders;
- Status of consultation with Amaroo Aboriginal Housing Corporation;
- Available car spaces and concerns about streets being lined with parked cars.

It is Council's view that there were no issues raised that would give rise to Forbes Shire Council not supporting the Forbes Housing Project as planned and that pertinent items in the feedback can be addressed adequately through the formulation of the Identified Requirements that will form part of the Activity Determination.

In respect to the post approval process, Council makes the following comments:

- Council agrees to accept dedication of the road reserves at completion of the subdivision;
- The proposed subdivision works (including stormwater) should be consistent with the approved concept civil plans with the detailed design adopting Auspec as a guide for civil design requirements or an alternate specification as mutually agreed with Council. The nominated specifications should not limit the application of higher standards or industry best practice to allow for the delivery of high-quality infrastructure;
- The water and sewer reticulation should be designed in accordance with Auspec/ Water Services Association Australia Codes or an alternative specification as mutually agreed with Council.
- Advanced Landscaping shall be carried out substantially in accordance with the approved landscape plan(s) and maintained for a period of 12 months by the contractor;
- Council does not require the construction of vehicular cross-overs at construction of the subdivision;
- Council requests consultation in relation to the planting of street trees and these should be of a mature form to ensure rapid growth and integration into the streetscape;
- Council acknowledges and agrees to the construction of the proposed detention basin and ancillary works on Council land. Further, designs should be developed to confirm access arrangements to the Lower Morton Street properties who currently access this area. Details should be provided of any drainage structure to be placed in the road reserve to convey the stormwater to the basin. It is envisaged that once developed this infrastructure will be handed over to Council to maintain. Further detailed landscaping designs are requested for the theme of the detention basin area as it will likely inform the style and theme adopted for the remainder of the drainage corridor to Lake Forbes;
- Residential lots on the northern fringe being made available for owner/occupier sale to best integrate into the existing urban environment;
- Have a discussion in relation to the preferred interface with Morton Street (current east west track in use on the midway point of the western side of your site);
- Due to the narrow nature of some of the proposed streets:
  1. place covenants on the titles to promote stack parking onsite, ie garage doors minimum of 6 metres from the lot boundary to the street;
  2. Location of street lighting may need to be considered in a smart fashion if there will be a desire to share the verge for parking;

- Council would appreciate being party to any proposed easements/covenants/restrictions on the use of land that Homes NSW are proposing;
- Similarly, Council requests to be consulted on any proposed planning controls being developed for the estate to ensure consistence with Council's existing controls;
- Is there consideration for a community battery in the estate or somewhere nearby, is there opportunity for mandatory PV cells on the roofs of the Homes NSW buildings to feed into it?
- Potential for EV charging station or points to be provided as part of the estate;
- Is there an opportunity for a public phone box (or smart city/WiFi technology) in the estate, these seem to be well used in other areas where social housing is provided?
- Homes NSW is requested to invite Council to nominate and attend agreed critical inspections/construction stages to ensure that all works that will form part of the land/asset dedication to Council are constructed in accordance with Auspec or an alternate specification as mutually agreed with Council;
- Council requests 5 days notice prior to commencement of any works on the site;
- Prior to the commencement of the approved civil works the Homes NSW nominated Registered Engineer/Certifier/Council shall nominate a schedule of critical stage inspections for construction. The inspection schedule may include the following critical stages:
  - a) Stormwater pipes – laid, jointed and prior to backfill, subsoil drainage lines;
  - b) Road pavements – proof rolling, profile checking, steel inspection;
  - c) Pedestrian footpaths – prior to pouring concrete, profile checking;
  - d) Pit and pipes – inspection prior to backfill of pipes, steel inspection of pits, final inspections of pits;
  - e) Final inspection – all outstanding work.
- Council requests the opportunity to be invited to a final inspection of the subdivision works to assist in the identification of any defects and rectification works to confirm suitability of works for handover;
- Council acknowledges the project will require approvals and concurrences from Council during the subdivision process including:
  - a) Roads Act consents/permits;
  - b) Local Government Act approvals - s.68;
  - c) Street Addressing;
  - d) Endorsement of any easements benefitting Council.

Council is excited to partner with Homes NSW for the delivery of this project for the benefit of the Forbes Community and its residents.

Do not hesitate to contact the undersigned, for further discussion on this matter or Mr Mathew Teale, Director Planning and Growth on 68502300.

Yours faithfully



Steve Loane OAM  
**GENERAL MANAGER**

Our ref: SUB23/207239

FORBES NSW 2871

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



31 January 2024

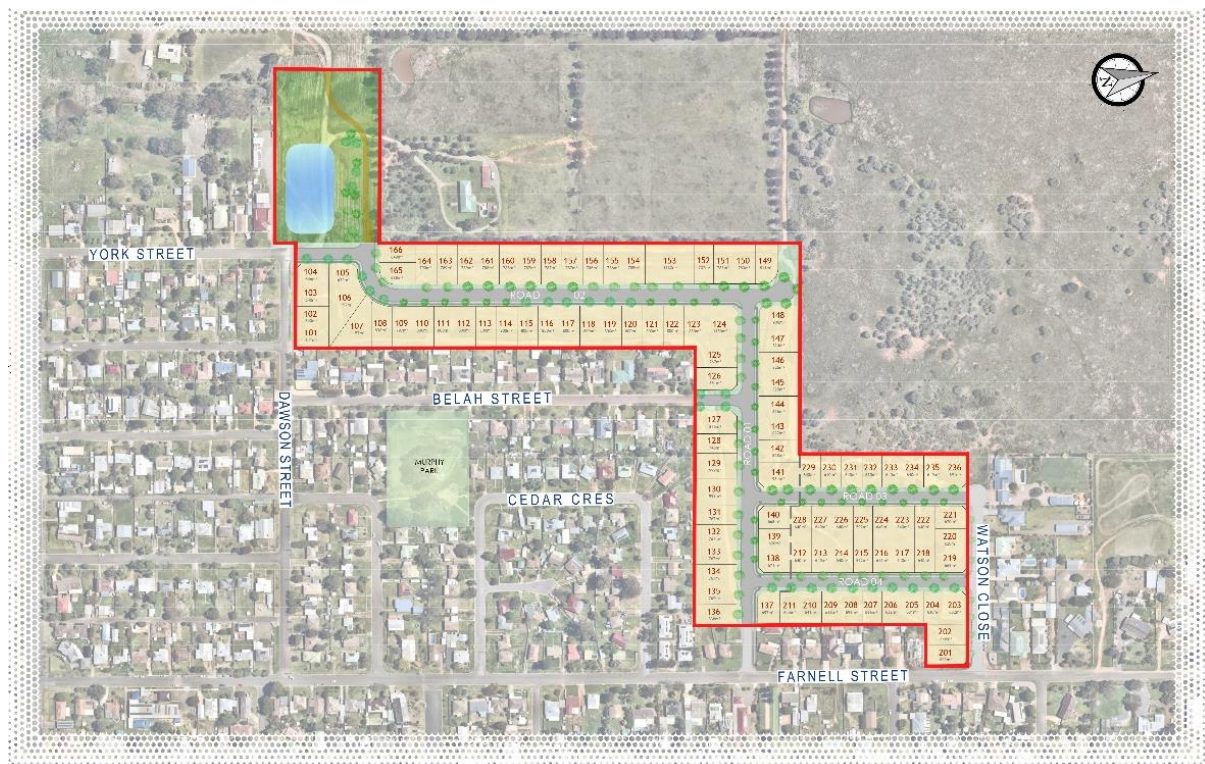
**Subject:** Notice of proposed residential subdivision Forbes

Dear

I am writing to you from the NSW Land and Housing Corporation (LAHC) to seek your feedback on our plans to subdivide the NSW Government owned land at Farnell Street, Belah Street and Dawson Street, Forbes. (Lot 7332 in DP1166365, Lot 7025 in DP1020631 and Lot 7317 in DP1166614 and Lot 1 DP1077961)

### What we are proposing

The 10.25 hectares of vacant land off Farnell and Dawson streets, will be subdivided into 102 lots to provide new homes. There will be a mix of private, social, and affordable (key worker) housing. The new subdivision will include a range of lot sizes to provide single houses and duplexes. The intention is to include a small complex specifically designed for seniors' living so they can age in place safely and comfortably.



Plan showing proposed residential subdivision, associated works and landscaping

## What is happening now?

We invite your feedback on the proposal, which will be carefully considered as part of the assessment of this project. Where possible we will incorporate your feedback in the plan.

To view the detailed plans, related reports, and our community newsletter, please visit: [dpie.nsw.gov.au/forbes](https://dpie.nsw.gov.au/forbes) or scan the QR code.



### Drop-in sessions

You are invited to attend one of our community drop-in sessions to hear more about the project.

#### Location:

Forbes Town Hall, Court Street, Forbes

#### Dates and times:

Wednesday 14 February 2024, 4.00pm – 6.00pm and

Thursday 15 February, 9.30am – 11.30am

## How to submit your feedback?

After viewing the plans, we invite you to have your say by contacting the Community Engagement Team via email: [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au) or phone: 1800 738 718 (voicemail).

All feedback should be received **by 5 pm on 26 February 2024** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Lorna O'Shane".

Lorna O'Shane  
Manager, Community Engagement  
NSW Land and Housing Corporation

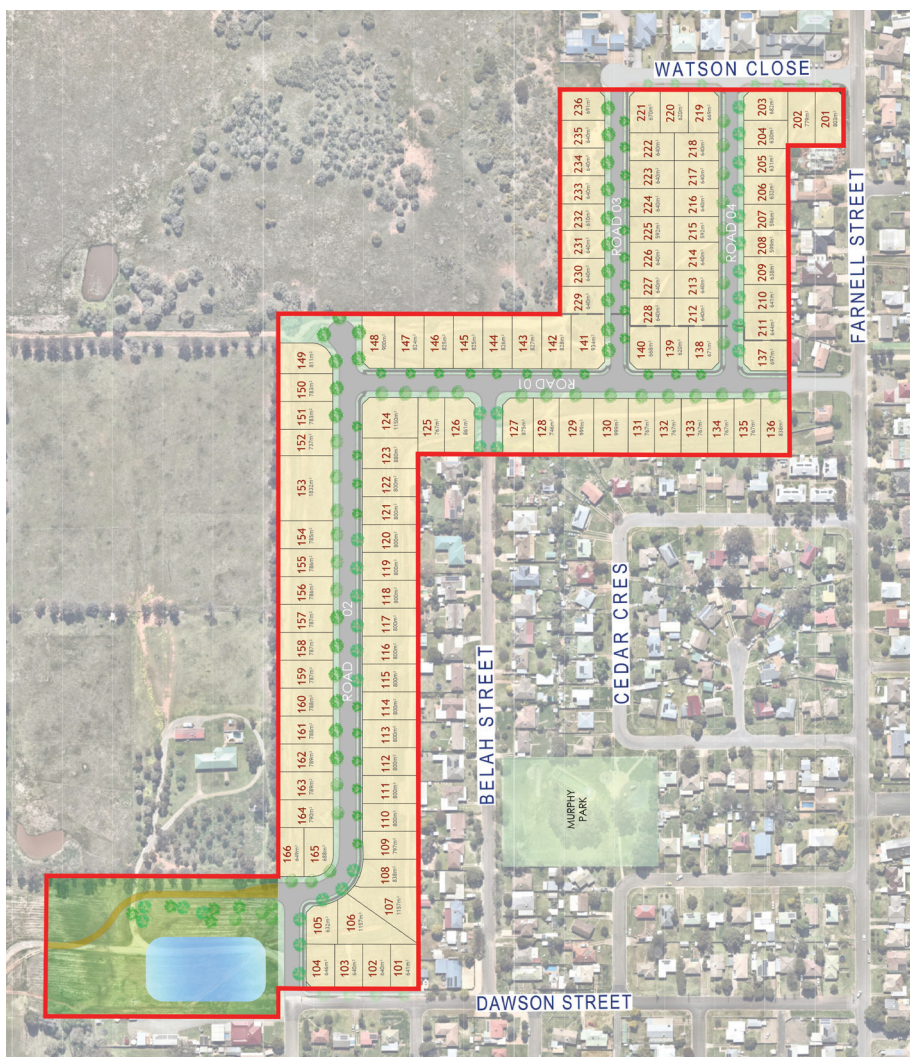


# Have your say on a master plan to provide more housing in Forbes



Community update February 2024

Vacant government-owned land close to the Forbes town centre will be used to deliver more than 100 new homes for the community.



Aerial view of Forbes project site and boundaries

You're invited to have your say on the master plan to deliver more housing for key workers, seniors, social housing residents and private purchasers in Forbes.

The master plan has been prepared following extensive discussions with Forbes Shire Council, Crown Lands and various local stakeholders. Now we want to hear from you.

## The Forbes housing project at a glance

The project site is 10 hectares of vacant Crown land just over 2 kilometres north of the town centre, off Farnell and Dawson streets.

The NSW Land and Housing Corporation (LAHC) will subdivide the site to deliver around 132 new homes to be delivered over the next 3-4 years. These homes will be a mix of private, social, and affordable housing.

A mix of single houses and duplexes is planned, as well as a seniors' development complex for people over the age of 55.



## Have your say

You are invited to attend one of our drop in sessions at Forbes Town Hall:



Wednesday  
14<sup>th</sup> February  
4.00 - 6.00pm



Thursday  
15<sup>th</sup> February  
9.30am - 11.30am

**Forbes Town Hall**  
Court St  
Forbes NSW 2871



Master plan is on  
public exhibition  
from 1 - 26  
February 2024

## Next steps:

We will review community feedback on the master plan which will help to determine next steps for the project.



Example of the different types  
of social housing built by NSW  
Land and Housing Corporation



## Stay in touch

We invite you to have your say by contacting the Community Engagement Team:



[communityengagement@dcj.nsw.gov.au](mailto:communityengagement@dcj.nsw.gov.au)



1800 738 718 (voicemail)

All feedback should be received by **26 February 2024**, to give us enough time to consider it.

To see the detailed plans and related documents please visit [dpie.nsw.gov.au/forbes](https://dpie.nsw.gov.au/forbes)

If you have any difficulties viewing these documents please contact us.

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on:



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