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The General Manager
Forbes Shire Council
council@forbes.nsw.gov.au

Dear Sir

Planning Proposal – Highway Service Centres and Service Stations to be permissible with consent in SP3 Tourist Zone

Thank you for your e-mail, dated 3 January 2019, seeking comment from the Office of Environment and Heritage (OEH) on the proposal to allow Highway Service Centres and Service Stations to be permissible with consent in SP3 Tourist Zone.

OEH has the following primary areas of interest relating to strategic land use planning proposals:

1. The impacts of development and settlement intensification on biodiversity and Aboriginal cultural heritage;
2. Adequate investigation of the environmental constraints of affected land;
3. Avoiding intensification of land use and settlement in environmentally sensitive areas (ESAs); and
4. Ensuring that development within a floodplain is consistent with the NSW Government's Flood Prone Land Policy, the principles set out in the Floodplain Development Manual, and applicable urban and rural floodplain risk management plans.

We also understand that planning proposals must comply with current statutory matters such as the Local Planning Directions under S117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

We generally support strategic planning proposals which:

- Avoid rural settlement intensification in areas of biodiversity value, Aboriginal cultural heritage value and other environmentally sensitive areas;
- Include objectives, such as 'no net loss of native vegetation'; and
- Minimise flood risk to human life, property and the local environment while maintaining floodplain connectivity for environmental benefit.

Flooding issues

Regarding the 1% AEP hydraulic categorisation of the floodplain, the lots west to River Road have been classified entirely as a flood fringe area whereas the lots east to River Rd are either flood fringe or have some small portions of flood storage.

Development in flood fringe areas would not have any significant effect on the pattern of flood flows and/or flood levels, however a reduction of the capacity of a flood storage area would cause a significant redistribution of flood flows. Hence, it is confirmed that any new development related to this planning proposal is subject to development controls established in the Forbes Shire Council Development Control Plan 2013 (V2).

Should you require further information on any other matter that is the responsibility of OEH, please contact David Geering, Senior Conservation Planning Officer on (02) 6883 5335 or email david.geering@environment.nsw.gov.au.

Yours sincerely



LIZ MAZZER
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Conservation and Regional Delivery

30 January 2019

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