



PLANNING PROPOSAL

LACHLEY ESTATE
1 LACHLEY STREET, FORBES

JANUARY 2023

LACHLEY ESTATE (FORBES ABATTOIR)

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JANUARY 2023

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CONTENTS

EXECUTIVE SUMMARY	3
1 INTRODUCTION	4
2 SITE DESCRIPTION AND CONTEXT	6
2.1 The Site	6
2.2 Lachley Estate Concept Master Plan	9
3 The Planning Proposal	11
3.1 Part 1 – Objectives and Intended Outcomes	11
3.2 Part 2 – Explanation of Provisions	13
4 PART 3 – JUSTIFICATION	17
4.1 Section A – Need for the Planning Proposal.....	17
4.2 Section B – Relationship to the Strategic Planning Framework.....	18
4.3 Section C – Environmental, Social & Economic Impact.....	57
4.4 Section D – Infrastructure (Local, State and Commonwealth)	60
4.5 Section E – State and Commonwealth Interests.....	61
5 Part 4 – Mapping	62
6 Part 5 – Community Consultation	62
7 Part 6 – Project Timeline	62
8 CONCLUSION.....	63

APPENDICES

Appendix 1 – Land Zoning Map Amendments

Appendix 2 – Height of Building Map Amendments

Appendix 3 – Minimum Lot Size Map Amendments

Appendix 4 – Biodiversity Opportunities and Constraints Report by OzArk Environment and Heritage

Appendix 5 – Detailed Site Investigation prepared by EnviroScience Solutions

EXECUTIVE SUMMARY

This Planning Proposal has been prepared on behalf of Brisull Industries (the proponent) and seeks Council's support for amendments to the zoning controls for the former Forbes Abattoir site and adjacent grazing lands (Lachley Estate) at 1 Lachley Street, Forbes. The disused abattoir occupies a large site north of the Forbes Town Centre and has good access to Newell Highway. A rezoning is sought for the site to unlock its potential and to benefit Forbes and the surrounding region by providing land for employment, residential, education, public open space and several other land uses which are outlined in a concept master plan for the precinct.

This Planning Proposal seeks to amend the *Forbes Local Environmental Plan 2013 (Forbes LEP 2013)* Land Zoning Map to facilitate the rezoning of the site from 'RU1 Primary Production' to part 'R5 Large Lot Residential', part 'E3 Productivity Support', part 'C3 Environmental Management', and part 'SP2 Infrastructure'.

While not formally adopted in the *Forbes LEP 2013* at present, the E3 zone has been selected as the most appropriate zone for the southern mixed-use section of the Precinct. The zone permits animal boarding or training establishments, veterinary hospitals and waste or resource management facilities, which will facilitate future development on the site specific to the needs and demands of the growing Forbes community.

As a result of the proposed zoning amendments, consequential amendments to the Height of Buildings and Lot Size Maps are required to be consistent with the development controls of the zones elsewhere in Forbes.

The proposed amendments will facilitate the delivery of a multi-function precinct that can provide the services and facilities required for a growing population. This new precinct will provide a diversity of activity within the northern area of the town and allow for the provision of additional facilities and services to the Forbes Community and the surrounding region.

The \$126 million NSW Government Special Activation Precinct (SAP) in the neighbouring town of Parkes will bring economic and social benefits to the wider Central West and Orana Regions. Due to the proximity of Forbes to Parkes, it is inevitable that Forbes will benefit from increased economic activity and population growth in the region. The Parkes SAP seeks to take advantage of the under construction Inland Rail, which will provide a new link between Melbourne and Brisbane. The Inland Rail will intersect with the Trans-Australia railway at the Parkes SAP, making the junction and surrounding region one of the most well-connected areas in the country. The site subject to this Planning Proposal is located just 20 minutes away from the SAP. Additionally, the Newell Highway, which is the longest highway in NSW, is undergoing a \$500 million upgrade by the State Government. This major transport and freight route that stretches from Victoria to Queensland passes adjacent to the subject site. Therefore, the strategic location of the site on an important route and in proximity to major projects makes it the ideal area for rezoning to allow for additional employment, residential and educational opportunities to provide further social and economic benefits to Forbes and take advantage of the extensive infrastructure investments in the region.

The adoption of this Planning Proposal would be consistent with the intent, objectives and principles of the *Central West and Orana Regional Plan 2036*. It also supports the Council's future strategic directions as expressed in the *Forbes Local Strategic Planning Statement (LSPS) 2040* and the *Draft Forbes Local Housing Strategy*.

The Planning Proposal is submitted to Forbes Shire Council in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Industry and Environment's '*Local Environmental Plan Making Guideline*'.

1 INTRODUCTION

This Planning Proposal has been prepared on behalf of Brisull Industries and seeks to rezone the former Lachley Meats abattoir site and adjacent grazing lands at 1 Lachley Street in the north of Forbes to allow for a new mixed-use precinct that will include educational, employment, industrial and residential development.

The abattoir closed in 2003 and the site has remained disused since. The 155.68-hectare site is conveniently positioned close to the Newell Highway, which provides quick and easy access to the Forbes CBD and as well as the nearby major town of Parkes. This Planning Proposal seeks to take advantage of the strategically located site and rezone the land from 'RU1 Primary Production' to part R5 Large Lot Residential', part 'E3 Productivity Support', part 'C3 Environmental Management' and part 'SP2 Infrastructure' to allow for a variety of land uses to occur.

The Lachley Estate Concept Masterplan has been created to configure the proposed uses of the site as well as outlining an indicative road network and connections to the surrounding areas.

Various major infrastructure projects are underway in the Central West Region which will directly and indirectly benefit Forbes. The \$126 million Special Activation Precinct (SAP) in the neighbouring town of Parkes was the first SAP announced by the NSW Government. Due to the proximity of Forbes to Parkes, it is inevitable that the Forbes will benefit from increased economic activity and population growth in the region. The Parkes SAP seeks to take advantage of the under construction Inland Rail, which will provide a new link between Melbourne and Brisbane. The Inland Rail will intersect with the Trans-Australia railway at the Parkes SAP, making the junction and surrounding region one of the most well-connected areas in the country. The site subject to this Planning Proposal is located 20 minutes away from the SAP.

Additionally, the Newell Highway, which is longest highway in NSW, is undergoing a \$500 million upgrade by the State Government. This major transport and freight route that stretches from Victoria to Queensland passes adjacent to the subject site. Therefore, the strategic location of the site on an important route and in proximity to major projects makes it the ideal area for rezoning to allow for additional employment and educational opportunities to provide further social and economic benefits to Forbes and take advantage of the extensive infrastructure investments in the region.

The primary objectives of this Planning Proposal are:

- To rezone the site to part R5 Large Lot Residential, part E3 Productivity Support, part C3 Environmental Management and part SP2 Infrastructure to facilitate the delivery of mixed-use development on disused RU1 Primary Production Land;
- To facilitate the delivery of a mixed-use precinct which will provide new homes, employment opportunities, and other essential community facilities at an accessible and convenient location;
- To encourage a broader range of land uses that can support a wider range of activities on the site to meet the needs of the Forbes community; and
- To amend the building height limits and minimum lot sizes on the site to be consistent with the new land zones.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP & A Act 1979) and the Department of Planning, Industry and Environment's '*Local Environmental Plan Making Guideline*' (September 2022) to ensure all matters requiring consideration are appropriately addressed.

This Planning Proposal explains the intent and justification for the proposed amendments to the *Forbes Local Environmental Plan 2013*. The remainder of this Report comprises the following parts:

- Section 2, outlines the Site Description and Context relevant to the Planning Proposal;
- Section 3, outlines the objectives and intended outcomes of the Planning Proposal and an explanation of the provisions that are to be included in the proposed amending instrument;
- Section 4, provides justification for those objectives and outcomes;

- Section 5, addresses questions to be considered when demonstrating justification;
- Section 6, outlines mapping changes required resultant of the Planning Proposal;
- Section 7, addressing Community Consultation to be undertaken;
- Section 8, provides a suggested project timeline;
- Section 9, provides a summary and conclusion.

2 SITE DESCRIPTION AND CONTEXT

2.1 The Site

The site which is the subject of this Planning Proposal is legally described as Lot 1544 Lot 1545 Lot 1551 Lot 1559 Lot 1621 Lot 1622 Lot 1649 Lot 1545 Lot 1649 in DP 750158, Lot 1 in DP 113924, Lot 22 in DP 1002358, Lot 7322 in DP 1166481, Lot 8 DP 211100 and Lot 4 DP 210102, 1 Lachley Street, Forbes.

Located in the north of Forbes, approximately 3 kilometres or 5 minutes from the Forbes Central Business District, the site has an area of approximately 155.68 hectares and is presently zoned RU1 Primary Production.

To the north of the site is a mix of rural agricultural land and bushland, to the east is Stockinbingal-Parkes Railway Line and the Newell Highway, to the south is vacant land and Wyndham Avenue and to the west is a large lot residential area and Calarie Road.

The primary point of access to the site is from the south via Lachley Street and Wyndham Avenue. Secondary access to the site is provided from the east via Abattoir Road and the Newell Highway. There is the potential for an additional third access point from the west via an informal driveway at the intersection of School Road and Calarie Road.

The site is predominately cleared grazing land, with several pockets of natural and planted vegetation scattered throughout. The entire site is relatively flat and contains no significant waterbodies, only several small farm dams and non-perennial streams.

The Forbes LEP 2013 identifies a section of 'high biodiversity sensitivity' in the north-west of the site on the Terrestrial Biodiversity Map and one watercourse on the eastern side of the site on the Watercourse Map. Key Fish Habitat mapped by the Department of Primary Industries – Fisheries (DPI) also occurs within the east of the site.

The existing structures, most of which are associated with the former abattoir, are concentrated in the south of the site adjacent to the Lachley Street and Abattoir Road entrances, while two dwellings are located in the south-western corner. Two existing powerline easement traverses the site, with one crossing the centre east-west and one north-south near the eastern boundary.

None of the existing structures on the site are heritage listed under the Forbes LEP 2013, nor are there any heritage items or conservation areas in the vicinity.

The Lachley Estate site and wider Forbes Shire fall within Wiradjuri Country.

The regional context and site plan of the subject site are shown in Figure 1 and Figure 2.

Figure 1: Locality Plan

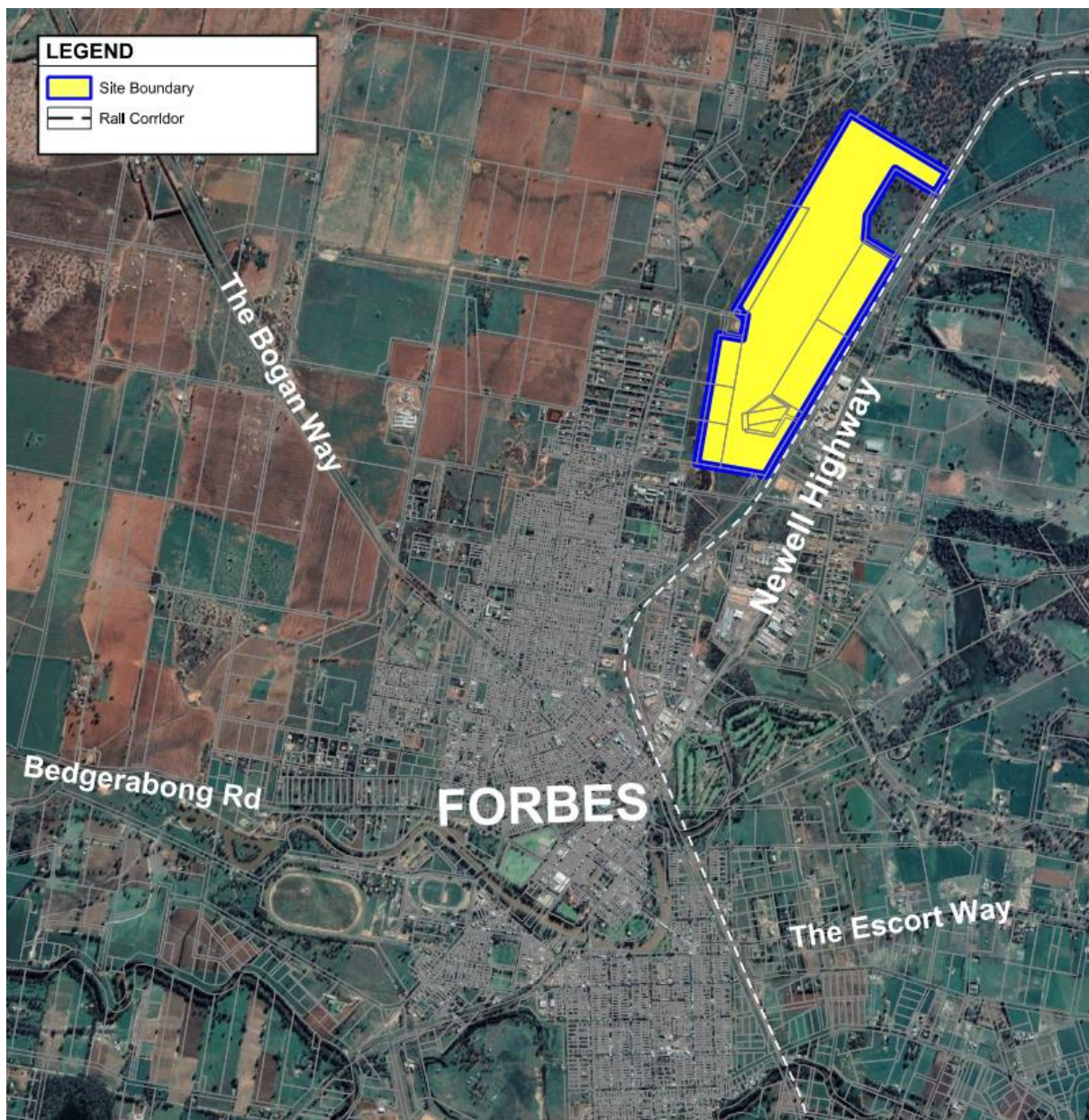
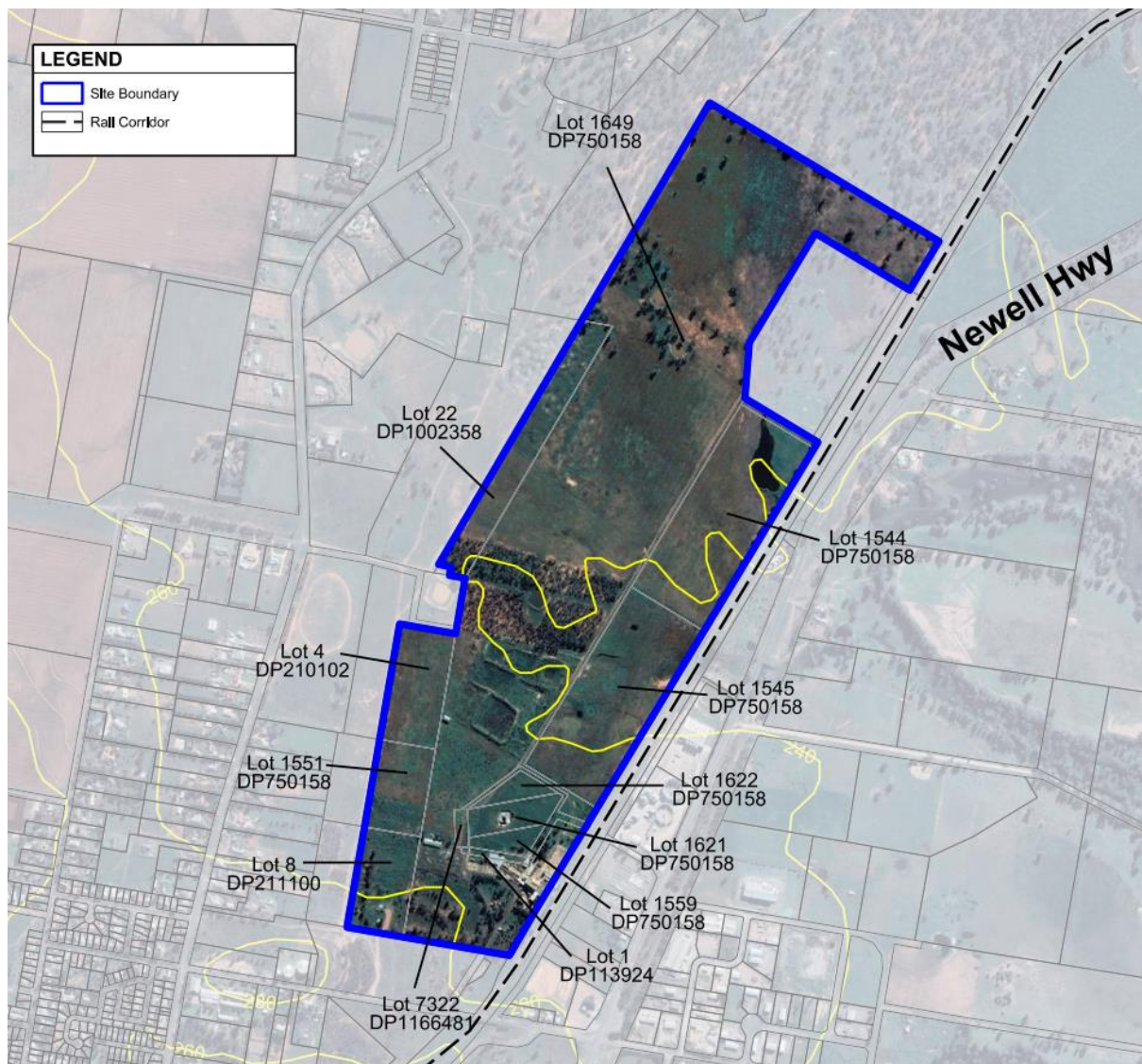


Figure 2: Site Plan



2.2 Lachley Estate Concept Master Plan

The Lachley Estate Planning Proposal seeks to transform a currently disused site into a multipurpose and mixed land-use precinct, close to the Forbes CBD and with exceptional connectivity to the broader region. The vision for the site is to create a multi-use precinct that caters to a variety of uses, including light industrial, educational, administrative, and conferencing activities, as well as large residential allotments and open space. Access to the Master Plan area is reliant on the existing road network, with main access points proposed being via the entry off Wyndam Avenue, School Road and off the Newell Highway via a level crossing of the railway line on Abattoir Road.

A Concept Master Plan has been prepared for the Lachley Estate to illustrate the vision for the site, which configures the four land use zones, open spaces and an indicative road network. The desired outcome for the site is to see the following activities established, which have all been identified as facilities or land uses which Forbes needs or will bring significant benefits to the community.

In the southern mixed-use (E3 zone) area, the following educational, community and industrial facilities are proposed:

- **College Estate:** A proposed College will cater to both local and regional students, with accommodation forming part of the College's offering. The College is proposed to provide learning for a range of disciplines associated with rural enterprises and agricultural pursuits. The College Estate will include sporting fields, as well as several multi-use buildings that will cater to function/conferencing activities as well as the college's needs. It is anticipated that the proposed College will repurpose many of the existing former abattoir buildings on the site, thereby retaining much of the history and character.
- **Conferencing Facilities:** A separate Conference and Function Centre is proposed and will be located on the eastern edge of the College Estate. The facilities will enable Forbes to host large conferences, as well provide a new and unique function centre setting for smaller events. As part of this complex, a café and restaurant are also proposed to be established.
- **Council Depot and Pound:** A proposed Depot will include a building for the accommodation of staff, as well as the storage of plant and machinery. The Pound will cater for a range of animals. Discussions are currently underway with Council regarding design specifications for the Depot building and Pound, with a Development Application also being prepared.
- **Veterinary Hospital:** A proposed Veterinary Hospital will cater to the local area's need for livestock and equestrian health services, as well as broader pet care. The Hospital will also include a paddock area that will be used for rehabilitation purposes.
- **Indoor Recycling Facility:** The facility is proposed to operate as a recycling transfer stations, where recyclable materials are brought in, sorted and distributed to the respective material processing facilities.

The central section (C3 and SP2 zones) is proposed to comprise of open space and infrastructure land uses.

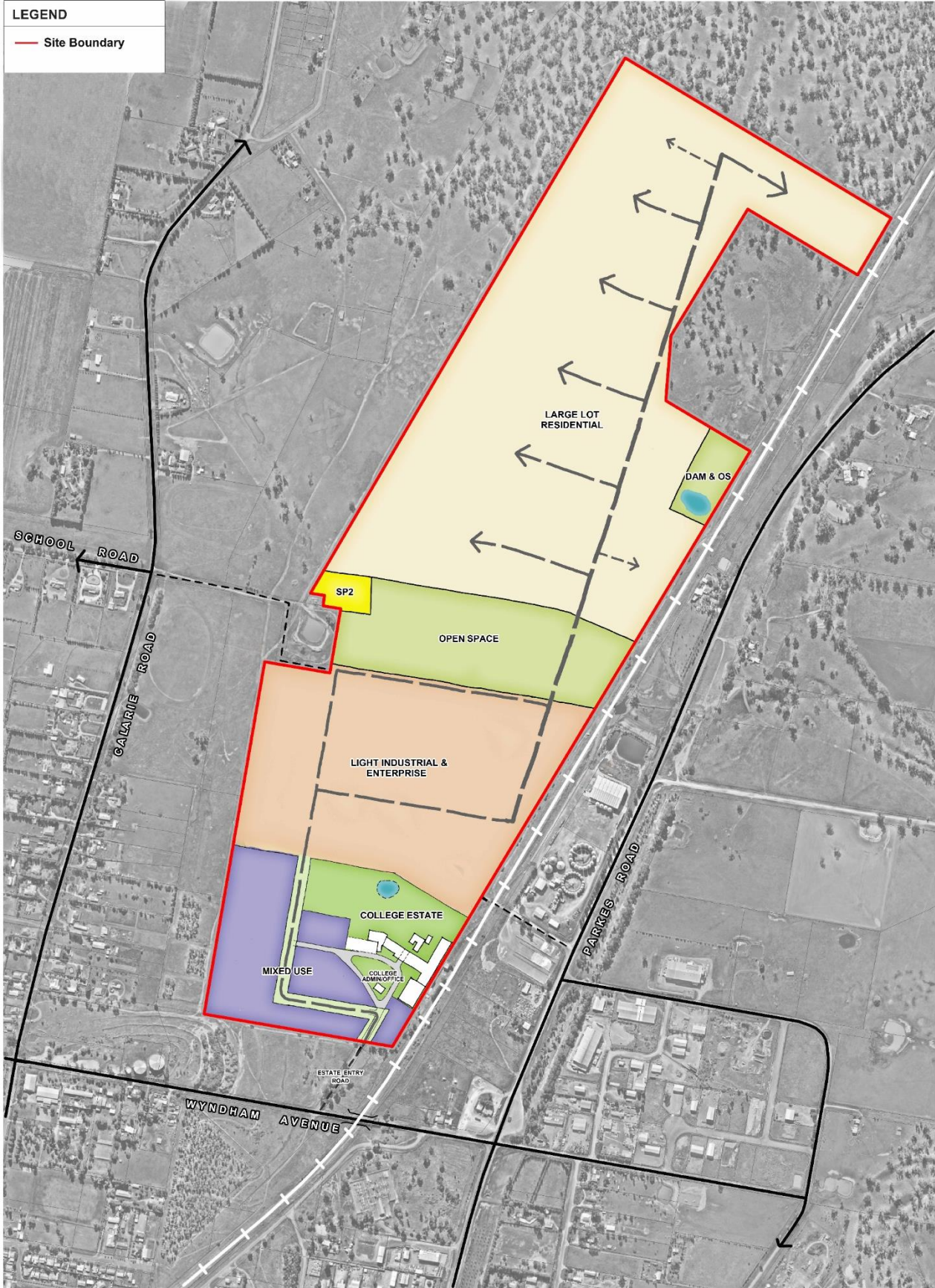
- **Open Space:** A vast 14-hectare green corridor is proposed to retain a large area of existing vegetation and will serve as a natural buffer between the predominantly residential north of the Precinct and the predominately commercial south.
- **Infrastructure:** A small portion on the western side of the site is proposed to be zoned SP2 Infrastructure to allow for any potential future uses or expansions to the existing Gas Hub adjacent to the boundary.

The northern section (R5 zones) is proposed to comprise of large lot residential and open space.

- **Large lot residential:** The large lot residential component of the site will facilitate the achievement of housing targets. Additionally, the substantial size of the lots will provide a unique opportunity for residents with businesses to operate their business and/or produce goods from their homes.
- **Farm Dam Open Space:** A 2.33-hectare area in the north-eastern portion of the site is proposed to retain a large farm dam and be embellished for a mix of recreation pursuits. It will be focussed on a water feature and will provide the local and broader community with a unique amenity space and attraction for the area.

The Lachley Estate Concept Master Plan is included as Figure 3 which illustrates the relationship of each of the proposed land uses and their relationship with the surrounding context. The purpose for this Planning Proposal is to ensure that the appropriate zoning and permitted land uses are put in place to enable the delivery of the Master Plan as intended.

Figure 3: Lachley Estate Concept Master Plan



Lachley Estate - Concept Layout
FORBES



40 0 80 160 240 320 400 metres
Ref: BR/IFB-1-002 Date: 6/10/2022 Revision: C Scale: 1:4,000@A1

Note: All areas and dimensions subject to detailed survey

Scale: A1 (1:10,000) 2024
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3 The Planning Proposal

3.1 Part 1 – Objectives and Intended Outcomes

The primary objectives of this Planning Proposal are:

- To rezone the site to part R5 Large Lot Residential, part E3 Productivity Support, part C3 Environmental Management and part SP2 Infrastructure to facilitate the delivery of mixed-use development on disused RU1 Primary Production Land;
- To facilitate the delivery of a mixed-use precinct which will provide new homes, employment opportunities, and other essential community facilities at an accessible and convenient location;
- To encourage a broader range of land uses that can support a wider range of activities on the site to meet the needs of the Forbes community; and
- To amend the building height limits and minimum lot sizes on the site to be consistent with the new land zones.

The amendments proposed in this Planning Proposal will see:

- an expansion of the urban zoned land in Forbes to accommodate more residential, light industrial, commercial, educational, open space and other land uses to benefit the Forbes community;
- the ability to better utilise the large parcel of land that is close proximity to the Newell Highway which provides easy and fast access to Forbes CBD and nearby Parkes;
- the building height controls decreased to 8.5m for the proposed R5 and C3 zones, increased to 17m for the proposed E3 zone and removed from the proposed SP2 zone; and
- the lot size control decreased to 2ha in the proposed C3 zone, 1ha in the proposed R5 zone and removed from the proposed E3 and SP2 zones.

3.1.1 Land Zoning

This Planning Proposal seeks to rezone the Lachley Estate site from RU1 Primary Production to part R5 Large Lot Residential, part E3 Productivity Support, part C3 Environmental Management and part SP2 Infrastructure.

- **R5 Large Lot Residential**

The proposed R5 zone will be largest section of the Lachley Estate development, covering an area of 82.65 hectares. This rezoning will enable to future subdivision of the land into numerous residential lots. The large size of the lots will make them ideal for those seeking to operate home industry businesses which are permissible within the R5 zone under the Forbes LEP 2013. Ancillary business operations will provide additional employment opportunities, bringing social and economic benefits to the town. This is an aspect of the Planning Proposal that has been discussed previously with Council, who have highlighted the need for land that can be used for home-based industries.

The R5 Large Lot Residential zone is considered appropriate in this location as it is in the vicinity of a large area of existing R5 land to west, therefore it is not inconsistent with the surrounding area. Furthermore, it provides a natural transition between the RU1 Primary Production rural lands in the north to the more urban land use zones to the south.

The greater diversity of land uses permitted in the R5 zones will enhance the functionality of the strategically located site and allow various beneficial land use activities to occur. The inclusion of residential land will be key to increasing activity and enhancing the overall vibrancy of the Precinct which would not be achieved with only commercial development.

While the site has not been specifically identified for residential development in any Local or regional strategies, there is ongoing liaison between the landowner and Council to include the site in the final Forbes Housing Strategy. This has involved the preparation of detailed submissions during the two community consultation periods in 2021 and 2022. The first submission resulted in the Lachley Estate being included as a potential residential development site, however it was

not selected for inclusion in the Urban Area Framework Plan, which the second submission addressed. The undertaking of specialist studies and the comprehensive justification provided in section 4.2.2.2 *Draft Forbes Housing Strategy 2021-2041* confirm the site is suitable for residential development.

- **E3 Productivity Support**

The E3 zone was recently created during the NSW Department of Planning's Employment Zone Reforms. While this new zone does not formally exist in the Forbes LEP 2013 at this stage, this report has been prepared in anticipation of its adoption. The new E3 zone will essentially serve the same purpose of the existing B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones that it will be replacing. Therefore, the E3 zone will not be inconsistent or out of character with the surrounding area, with existing B5 Business Development Zone, IN1 General Industrial and IN2 Light Industrial areas to the south and east.

The proposed E3 zone covers the southern section of the site and has an area of approximately 57.32 hectares. This zone will facilitate the future delivery of an indoor recycling plant, a depot, a veterinary hospital, a pound, kennels, and a Council Office. Furthermore, the E3 zone is considered the most appropriate zone to apply to this area as it will also permit the future development of a college estate with accommodation, a function centre, a conference centre, two sporting fields, a convenience store, a café, and a restaurant.

The E3 zone is considered appropriate for this purpose, and it is in the vicinity of existing business/employment and industrial zoned land to the east and the south along the Newell Highway/Parkes Road, therefore it is not inconsistent with the surrounding area.

- **C3 Environmental Management**

The proposed C3 Environmental Management zone covers an area of approximately 14.25 hectares. It will facilitate the protection, management and restoration of the central portion of the Precinct, which contains the largest section of existing vegetation. While the specific land uses which will be undertaken in the proposed C3 area are yet to be determined, the permitted development within this zone is generally limited to uses which do not have adverse ecological impacts. Therefore, it is anticipated that most of the existing trees within this area will be retained.

Further reductions to minimise biodiversity loss will be considered throughout the Planning Proposal process and will be informed by a formal biodiversity assessment report that will be required to accompany any future development applications for the site.

The diversity of land zones will enhance the functionality of the strategically located site and allow various beneficial land use activities to occur. The disused site will become a mixed-used precinct that will provide the Forbes community with new homes, additional services and facilities, and provide a large area of land for enterprises to operate on. This Planning Proposal also recognises the advantageous effects that the Inland Rail, Newell Highway Upgrade and Parkes SAP will have on Forbes, therefore this rezoning is considered to be essential for exploiting the benefits of these projects by providing new land for development in the town.

- **SP2 Infrastructure**

A 1.45ha section of the site is proposed to be zoned SP2 Infrastructure. This section is located adjacent to the western boundary of the site, which is adjoined by an existing Gas Hub.

The SP2 zoning is proposed here to cater for the potential future development of a hydrogen electrolyser plant to connect into the existing Gas Hub. The proposed zoning will also minimise possible land use conflicts.

3.2 Part 2 – Explanation of Provisions

The above objectives and outcomes will be achieved by an amendment to the Forbes LEP 2013 and associated land use mapping provisions as described below.

The following maps in the Growth Centres SEPP will require amendment under this proposal:

- Land Zoning maps: Sheet LZN_005AA & Sheet LZN_005CA
- Height of Building maps: Sheet HOB_005AA & HOB_005CA
- Minimum Lot Size maps: Sheet LSZ_005AA & Sheet LSZ_005CA

Further details regarding the proposed amendments are outlined below.

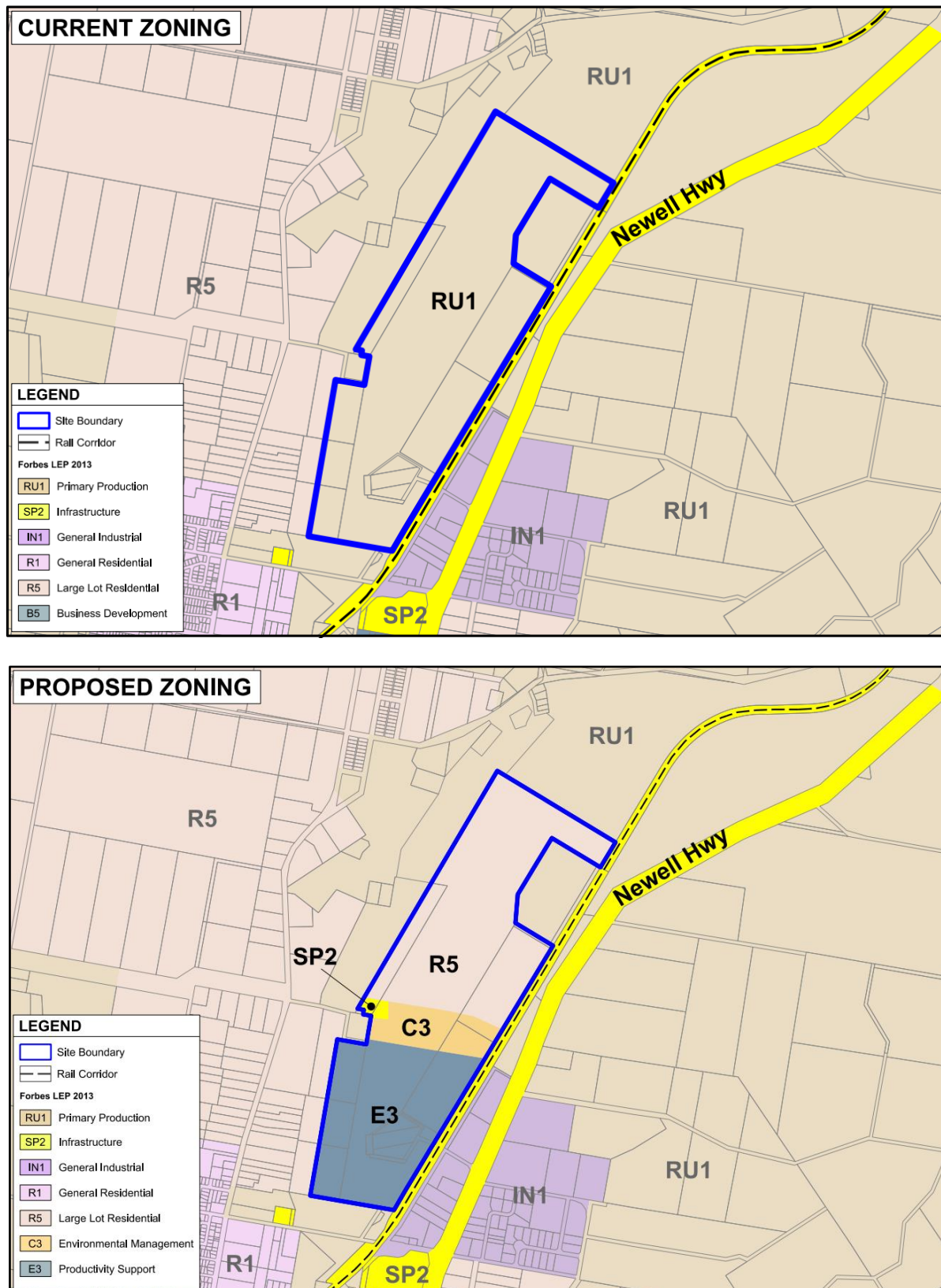
3.2.1 Zoning Amendments

The Land Zoning Map Sheet LZN_005AA & Sheet LZN_005CA in the Forbes LEP 2013 are proposed to be amended as follows (Refer Appendix 1):

- Rezone the northern portion of the site from RU1 Primary Production to R5 Large Lot Residential.
- Rezone the central portion of the site from RU1 Primary Production to C3 Environmental Management and SP2 Infrastructure.
- Rezone the southern portion of the site from RU1 Primary Production to E3 Productivity Support.

Figure 4 below provides a comparison between the existing and proposed land use zoning maps.

Figure 4: Comparison between Existing Zoning and Proposed Zoning



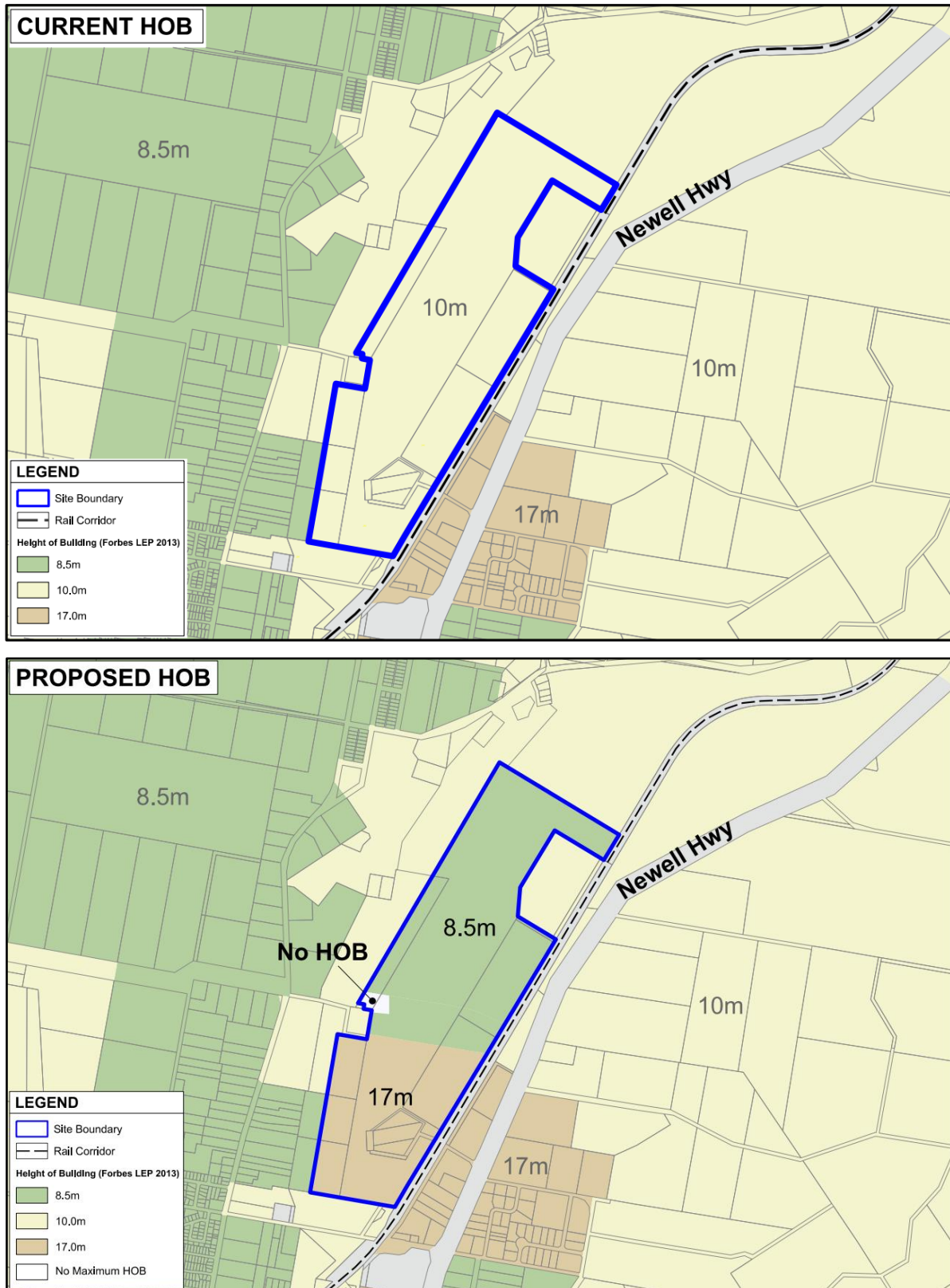
3.2.2 Consequential Map Amendments

As a consequence of the rezoning of the land, the Forbes LEP 2013 Height of Building and Minimum Lot Size Maps will need to be amended. Further detail on these amendments is provided below.

- **Height of Buildings Map**

A maximum Height of Buildings of 10m presently applies to the entire site. This Planning Proposal seeks to reduce the maximum building height to 8.5 metres for the proposed R5 and C3 zones, increase it to 17m for the proposed E3 zone and remove the control from the proposed SP2 zone. This change will be facilitated by amendments to Height of Building Maps Sheet HOB_005AA & HOB_005CA.

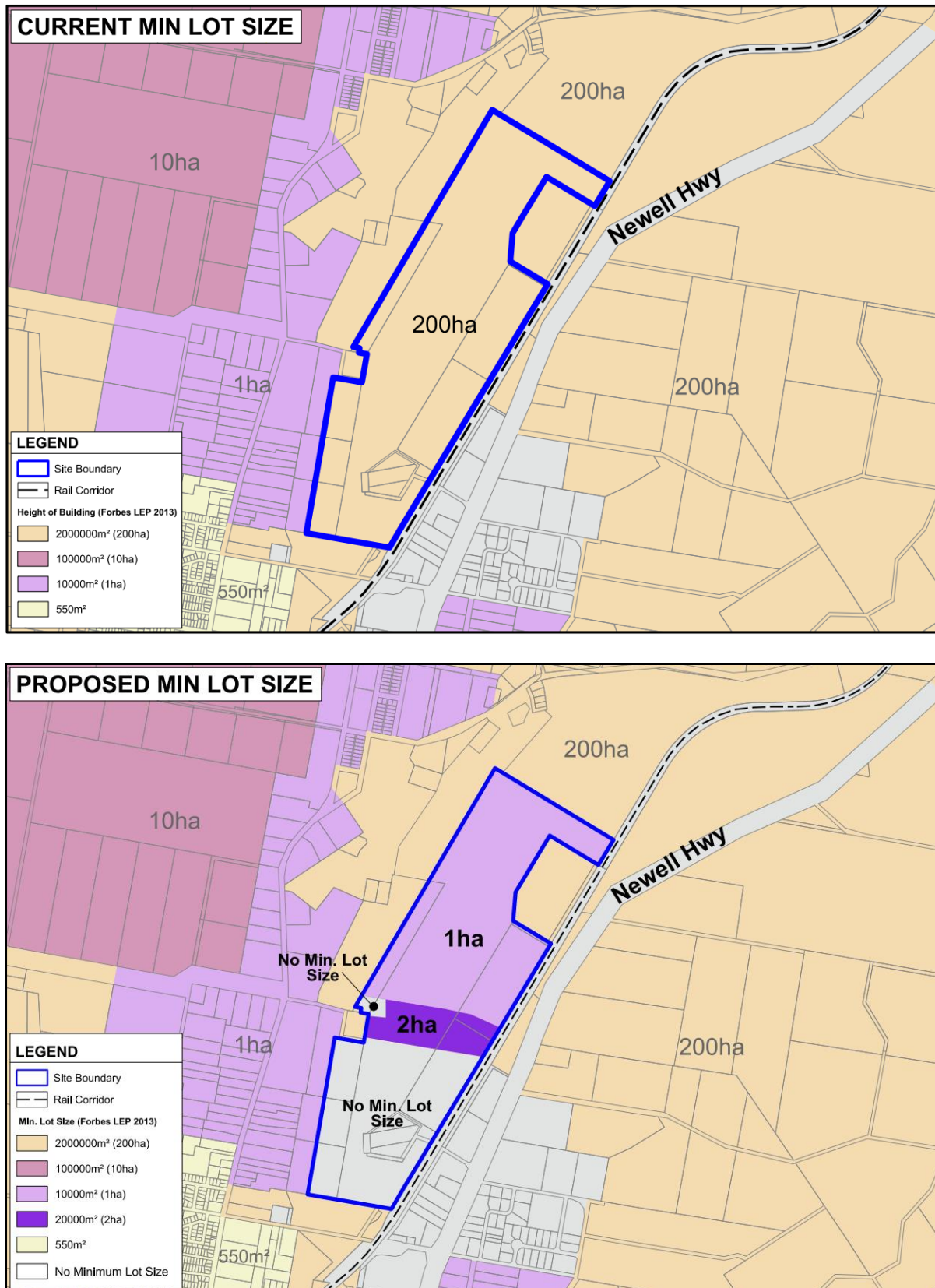
Figure 5: Comparison between Existing Height of Buildings and Proposed Height of Buildings



- **Minimum Lot Size Map**

A Minimum Lot Size of 200 ha presently applies to the site, therefore this Planning Proposal seeks to reduce it to 2 ha in the proposed C3 zone and 1 ha the proposed R5 zone and remove its application from the E3 and SP2 zones. This change will be facilitated by amendments to Minimum Lot Size Maps Sheet LSZ_005AA & Sheet LSZ_005CA.

Figure 6: Comparison of Existing Minimum Lot Size and Proposed Minimum Lot Size



4 PART 3 – JUSTIFICATION

4.1 Section A – Need for the Planning Proposal

4.1.1 Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is not the result of any specific strategic study or report but rather is largely the result of the changed planning circumstances. There has been several significant strategic planning and infrastructure delivery announcements that have, and will have, a major impact on the future of Forbes and surrounding region.

The Newell Highway upgrade, the Inland Rail and the proximity to the Parkes SAP places Forbes in an advantageous position to benefit from these projects and provide new land within the town for industrial, educational, and commercial development. As such, this Planning Proposal seeks to ensure that these opportunities are supported by a proactive planning approach that responds to the State Government's recently committed and proposed investments.

The importance of these major infrastructure projects has been recognised in the NSW Government's draft updated *Central West and Orana Regional Plan 2041*. The regional plan identifies Forbes as one of the key regional centres where the greatest population growth and housing demand is expected to occur, particularly due to the town being within a commutable distance to the Parkes SAP. Furthermore, Forbes has also been identified as one of the strategic centres that *"should be planned to leverage the benefits of Inland Rail and associated land uses, including the Parkes SAP."* The Planning Proposal is consistent with the draft Regional Plan 2041 as it seeks to rezone the site to facilitate the development of a mixed-use precinct which can capitalise on the benefits from infrastructure projects in the region.

The same points are reiterated in Forbes Shire Council's *Local Strategic Planning Statement 2040* (LSPS) and the draft *Forbes Housing Strategy 2021-2041* (FHS), both of which note that Forbes will experience increased economic and population growth over the coming decades as a result of infrastructure investments in the surrounding region. Therefore, to efficiently cater for the forecast future growth, the LSPS and draft FHS both state that increasing housing stock and diversity will be essential for both accommodating new residents in the town and retaining the existing community.

Likewise, the LSPS notes the following:

- *"Forbes also needs to ensure that there is sufficient land supply for Light Industrial uses who typically need smaller lots than what is appropriate for the Central West Industrial Park. This has typically been accommodated closer to town, north of the town centre on streets adjacent to the Newell Highway. However, this land has quickly reached capacity and investigation into future land releases will need to occur. A future Business Park may meet the growing need for light industrial and small-scale manufacturing and should be located in close proximity to major road infrastructure and with minimal land use conflicts.";* and
- *"The future economic drivers of the National Logistics Hub (SAP), Inland Rail, mining, freight and logistics, diversification of agricultural sector and increasing renewable energy projects will continue to lead to skills shortage within Forbes and the wider Lachlan Region. It is vital to have a skilled workforce to accommodate the future economic growth. The growing need to provide and retain skilled workers to support the growing economy is identified as a priority in the Forbes Agriculture Strategy 2018-2030."*

The Planning Proposal has considered the above points and accordingly seeks to rezone the site to allow for future residential, commercial/light industrial and educational development on the site.

It is acknowledged that the LSPS has specifically identified the entire Lachley Estate as a 'potential industrial site' and the draft FHS does not presently recommend the site for inclusion in the Forbes Urban Area Framework Map or the Forbes Rural Residential Framework Map, primarily due to contamination concerns. However, the Detailed Site Investigation (Appendix 5) undertaken on the site confirms the contamination is concentrated in specific areas and will be able to be remediated to acceptable health and ecological levels accordance with a Remediation Action Plan.

Furthermore, the vision for Lachley Estate is to create a vibrant, mixed-use precinct, therefore the residential component will be essential to achieving this by encouraging greater levels of activity within the Precinct.

4.1.2 Q2. 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 only means of achieving the intended rezoning and consequential amendments to building heights and lot sizes.

4.2 Section B – Relationship to the Strategic Planning Framework

4.2.1 Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Department of Planning, Industry and Environment released the *Central West and Orana Regional Plan* (the Regional Plan) in 2017, which delivers a high-level regional plan that sets the future growth of the Central West and Orana Regions of NSW with a focus on a diverse economy, expanding connections and creating vibrant communities and prosperous centres. This is set on a backdrop of the region growing to a population of roughly 309,000 by 2036, compared to 285,500 in 2016.

The Regional Plan sets directions and actions based on four goals;

- *Goal 1: The most diverse regional economy in NSW*
- *Goal 2: A stronger, healthier environment and diverse heritage*
- *Goal 3: Quality freight, transport and infrastructure networks*
- *Goal 4: Dynamic, vibrant and healthy communities*

The proposal is complementary to the outcomes sought by the Regional Plan, supporting the implementation of key directions. Table 1 below outlines the key actions listed in the directions and demonstrates how the Planning Proposal is consistent with the *Central West and Orana Regional Plan 2036*.

In late 2021, the Regional Plan underwent its first 5-year review to reset its priorities and extend its reach to 2041. The draft plan was exhibited from 22 November 2021 to 18 February 2022. The final version of the plan is intended to be released in early 2023.

As with the previous versions, the Planning Proposal is aligned with the objectives of the *Draft Central West and Orana Regional Plan 2041*. Table 2 below outlines the consistency of the Planning Proposal against the relevant actions and strategies in the revised Regional Plan.

Accordingly, the Planning Proposal is consistent with objectives and actions contained within the applicable Regional Plan.

Table 1: Consistency with Central West and Orana Regional Plan 2036

Central West and Regional Plan Priority	Compliance Statement
Goal 1 - The Most Diverse Regional Economy in NSW	
<p>Direction 1: Protect the region's diverse and productive agricultural land.</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 1.2 Protect important agricultural land from land use conflict and fragmentation, and manage the interface between important agricultural lands and other land uses. 	<p>While this Planning Proposal does seek to rezone RU1 Primary Production land, the subject site has been unused for any purposes for almost two decades, therefore the rezoning would see the land used more productively.</p> <p>Furthermore, despite being zoned RU1, the land is situated within the Forbes urban area, with industrial land to the east and south and large lot residential to the west, therefore the rezoning of this land will not result in any land use conflicts nor will it cause the fragmentation of a large area of agricultural land.</p> <p>The proposed zones are a more logical and efficient use of the land which is located close to the centre of Forbes, as more intensive and dense land uses will be permitted.</p>
<p>Direction 2: Grow the agribusiness sector and supply chains</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 2.1 Encourage agribusiness diversification and value-adding opportunities by reviewing local plans to ensure land use zoning and definitions reflect industry requirements. 2.2 Guide local and strategic planning to protect agricultural land, and manage the interface with other land uses. 2.3 Facilitate investment in the agricultural supply chain by protecting assets such as freight and logistics facilities from land use conflict and the encroachment of incompatible land uses. 	<p>This Planning Proposal seeks rezone a section of RU1 Primary Production land within the town of Forbes to part R5 Large Lot Residential, part E3 Productivity Support, part C3 Environmental Management and part SP2 Infrastructure. Therefore, the proposal will result in a minor loss of RU1 land.</p> <p>However, the rezoning of the site creates a more natural transition from the larger, commercial scale farms to smaller lots in the urban area of Forbes. This in turn improves the interface between the town and the surrounding rural areas.</p> <p>Furthermore, the proposed zones may facilitate the development of businesses and an educational institution which can enhance the agribusiness sector within Forbes.</p>
<p>Direction 3: Develop advanced manufacturing and food processing sectors</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 3.1 Promote investment in advanced and value-added manufacturing in employment lands through suitable land use zonings and land use definitions in local environmental plans. 3.2 Locate advanced and value-added manufacturing industries and associated infrastructure to minimise potential land use conflict. 	<p>This Planning Proposal will provide new E3 Productivity Support and R5 Large Lot Residential land at a suitable location which is easily accessible and well connected to major transport routes.</p> <p>The E3 zone will permit the operation of business which can boost the manufacturing and food processing sectors in Forbes.</p> <p>Likewise, the R5 zone permits the operation of home industries/business which can also broaden the manufacturing and food processing sectors in Forbes by allowing small scale, niche production of products. Therefore, the Planning Proposal is consistent with this direction.</p>

<ul style="list-style-type: none"> 3.3 Encourage co-location of related advanced and value-added manufacturing industries to maximise efficiency and infrastructure use, decrease supply chain costs, increase economies of scale and attract further investment. 	<p>Furthermore, the proposed zones are considered to be compatible with surrounding land uses and infrastructure projects, therefore there will be no land use conflicts arising as a result of this Planning Proposal.</p>
<p>Direction 4: Promote and diversify regional tourism markets</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 4.3 Develop the region's capacity to grow food and wine tourism. 4.6 Encourage tourism development in natural areas that support conservation outcomes. 	<p>This Planning Proposal seeks to rezone part of the site to R5 Large Lot Residential and E3 Productivity Support. This will enable the operation of various businesses on the site which have the potential to draw tourists and visitors to Forbes, including the production of niche crops and products.</p> <p>Furthermore, the Proposal seeks to retain a portion of the site as a farm attraction and open space in line with the Lachley Estate Master Plan. The attraction will assist in enhancing the tourism sector in Forbes by providing a new point of interest in the town.</p> <p>Likewise, the proposed C3 Environmental Management has the potential to be used as eco-tourist attraction.</p>
<p>Direction 5: Improve access to health and aged care services</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 5.4 Minimise the encroachment of inappropriate and incompatible land uses near existing and proposed health facilities. 	<p>This Planning Proposal does not propose the rezoning of land adjacent to existing or proposed health or aged care facilities, therefore it will have no impact on either of these services.</p> <p>Nonetheless, the Planning Proposal is not anticipated to prevent the future development of any health or aged care services in the surrounding area.</p>
<p>Direction 6: Expand education and training opportunities</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 6.1 Work with stakeholders and the region's education providers to identify opportunities to address skills shortages through tailored regional training programs. 6.2 Promote the development of education precincts around universities and other educational facilities to allow people to specialise in rural studies and to cater for international students. 6.3 Facilitate joint-venture opportunities for shared community and school facilities on school sites, including sporting fields, amenities, parking, community halls, child care, arts and library facilities. 	<p>This Planning Proposal seeks to rezone a section of the site to E3 Productivity Support which will permit the future development of a college.</p> <p>Work with education providers will be undertaken to determine the specifications regarding what skills courses the college will offer and what additional facilities may be required to serve the Forbes community.</p> <p>The proposed college site is located within close proximity to Forbes High School, thereby creating an 'education precinct' and allowing the school and the students to utilise some of the facilities that will be offered in the future college such as the sporting fields and conference centre.</p>

Direction 7: Enhance the economic self-determination of Aboriginal communities	<p>The subject site is not a Local Aboriginal Land Council landholding; therefore, this direction is not applicable to the Planning Proposal.</p>
Direction 8: Sustainably manage mineral resources Applicable Actions: <ul style="list-style-type: none"> 8.1 Consult with the Division of Resources and Geosciences when assessing applications for land use changes (strategic land use planning, rezoning and planning proposals) and new development or expansions. 	<p>There are no known mineral resources on the subject site. However, consultation with the Division of Resources and Geosciences can occur as part of the Planning Proposal process if necessary.</p>
Direction 9: Increase renewable energy generation	<p>There are no existing or proposed renewable energy generation projects on the site, therefore this Direction does not apply to the Planning Proposal.</p>
Direction 10: Promote business and industrial activities in employment lands Applicable Actions: <ul style="list-style-type: none"> 10.1 Encourage the sustainable development of industrial and employment land to maximise infrastructure and connect to the existing freight network. 10.2 Use local environmental plans to promote the development of specialised industry clusters and the co-location of related industries. 10.3 Encourage the consolidation of isolated, unused or underused pockets of industrial land to create long-term development opportunities. 10.4 Identify industrial and employment land opportunities and reduce land use conflicts through local land use strategies. 10.5 Monitor the supply and demand of industrial land in strategic centres to inform the planning and coordination of utility infrastructure to support new development. 10.6 Accommodate future commercial and retail activity in existing commercial centres, unless there is a demonstrated need or social and economic benefits to locating this activity elsewhere. 	<p>This Planning Proposal will provide new E3 Productivity Support land. The site has excellent access to the Newell Highway and the railway freight network junction at the Parkes SAP. Therefore, the rezoning of the site for business and industrial purposes maximises the current and upcoming freight network.</p> <p>The proposed E3 zone is in close proximity to other industrial and employment areas, including the Central West Industrial Park (CIWP), helping create an 'industry cluster' along the Newell Highway towards Parkes.</p> <p>The E3 zone will provide smaller lots than those in the CIWP, allowing for the operation of less intensive industrial and commercial businesses.</p>
Direction 11: Sustainably manage water resources for economic opportunities	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Direction 11.</p>

	<p>Furthermore, it is not anticipated the future development of the site will be significant enough to make a considerable impact on the local water supply.</p>
<p>Direction 12: Plan for greater land use compatibility</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 12.2 Identify and protect important agricultural land in local plans. 12.3 Create local strategies to limit urban and rural housing development in agricultural and extractive resource areas, industrial areas and transport corridors 	<p>This Planning Proposal seeks rezone a section of RU1 Primary Production land within the town of Forbes to R5 Large Lot Resident, E3 Productivity Support, C3 Environmental Management and SP2 Infrastructure. Therefore, the proposal will result in a minor loss of RU1 land.</p> <p>However, the site has not been used for any purpose for almost two decades. Therefore, the rezoning of the site will see the land used more efficiently.</p> <p>The proposed R5 zoning is compatible with the surrounding existing and proposed zones and will provide a natural transition between the more urban zones to the south and the existing rural and agricultural lands to the north.</p> <p>The E3 zone is considered to be consistent with the character of the surrounding area which has existing commercial and industrial zones.</p> <p>The proposed C3 zone will provide a natural buffer between the future residential development in the R5 zone to the north and the industrial and commercial development within the E3 zone to the south. This will assist in avoiding land use conflicts and ensuring amenity impacts on dwellings are minimised.</p> <p>SP2 Infrastructure zoning is proposed for the section of the site adjacent to an existing Gas Hub. This zoning will provide adequate space for the operation of the Gas Hub and allow for future expansions without impact other land uses within the Lachley Estate.</p>
<p>Goal 2 – A stronger, healthier environment and diverse heritage</p>	
<p>Direction 13: Protect and manage environmental assets</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> Minimise potential impacts arising from development in areas of high environmental value, and consider offsets or other mitigation mechanisms for unavoidable impacts. 	<p>The subject site includes a section of land in the north that is identified as having “high biodiversity” under the Forbes LEP 2013. The initial biodiversity assessment of the site (Appendix 4) indicates that much of the vegetation on the site is in a poor to moderate condition.</p> <p>Nonetheless, the Lachley Estate Concept Masterplan intends to retain a large green corridor between the R5 and E3 zones. This retention and enhancement of this corridor is intended to offset the vegetation lost elsewhere in the Lachley Estate.</p>

	<p>Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a Biodiversity Development Assessment Report (BDAR) that will need to be prepared to support the eventual Development Application.</p>
<p>Direction 14: Manage and conserve water resources for the environment</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • 14.2 Locate, design, construct and manage new development to minimise impacts on water catchments, including downstream areas and groundwater sources. • 14.3 Minimise the impacts of development on fish habitat, aquaculture, commercialised and recreational fishing, and waterways (including watercourses, wetlands and riparian lands) and meet the Water Quality and River Flow Objectives 	<p>The subject site is not located adjacent to any major waterways, therefore any future development on the site will not have significant impacts on the local water catchments or water resources.</p> <p>The Biodiversity Constraints and Opportunities Report (Appendix 5) identified three minor non perennial watercourses occur within the subject site, including an area of mapped Key Fish Habitat (KFH). Most of the KFH falls within the proposed C3 Environmental Management zone and will not be significantly disturbed. Nonetheless, a permit will be sought from the NSW Department of Primary Industries – Fisheries (DPI – Fisheries) for any dredging or reclamation work in within or adjacent to the identified KFH.</p> <p>The reports also states that provided that measures are implemented to minimise erosion and sedimentation, the development of the site will not have any notable negative impacts on the local waterways.</p>
<p>Direction 15: Increase resilience to natural hazards and climate change</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • 15.1 Locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; and designated waterways. 	<p>The subject site is not significantly constrained by areas of ecological significance, natural hazards, contamination, or waterways. It is considered to be a suitable location for future development.</p> <p>The site is not identified located on bushfire or flood prone land, which makes it an ideal location for new development given the increasing frequency of significant weather events within the region.</p> <p>The Biodiversity Opportunities and Constraints Report confirms that the portion of the site which contains vegetation of high biodiversity value is limited. Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a Biodiversity Development Assessment Report (BDAR) that will need to be prepared to support the eventual Development Application.</p> <p>The Planning Proposal has been submitted with a Detailed Site Investigation (DSI) which identified several areas of concentrated contamination. The DSI concluded that site is suitable for the proposed rezoning and future development given is it is remediated in accordance with the report. This includes the preparation of a Remediation Action Plan for the areas with concentrated contamination near the former quarry and surrounding the former abattoir buildings.</p>

<p>Direction 16: Respect and protect Aboriginal heritage assets</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 16.3 Consult with Aboriginal people and the broader community during strategic planning to identify and protect heritage values; minimise the impact of urban growth and development; and recognise their contribution to the character and landscape of the region. 	<p>There are no known Aboriginal Heritage assets within the subject site. The likelihood of intact Aboriginal archaeology is considered to be minimal since it has been highly modified for many decades from its original state due to previous farming practices use as an abattoir.</p> <p>Nonetheless, appropriate consultation with the local Aboriginal community and an Aboriginal Cultural Heritage Assessment will be undertaken as part of the Planning Proposal Process.</p>
<p>Direction 17: Conserve and adaptively re-use heritage assets</p>	<p>There are no heritage items located within the subject site, therefore this direction does not apply.</p> <p>Though the former abattoir is not identified as a Local or State heritage item, opportunities to retain and repurpose any of the buildings as part of the future college estate will be explored, subject to further assessment of the structural integrity and extent of any hazard materials within the site.</p>
<p>Goal 3 - Quality Freight, Transport and Infrastructure Networks</p>	
<p>Direction 18: Improve freight connections to markets and global gateways</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> 18.1 Enhance the operation of freight and logistics facilities by limiting the encroachment of incompatible and sensitive land uses in local environmental plans. 	<p>The subject site located adjacent to the Stockinbingal Parkes Railway Line which forms a part of the major Inland Rail project.</p> <p>The zones and land uses proposed under this Planning Proposal are compatible with the proximity to the railway corridor and therefore will not impede on the operation of the vital freight corridor.</p>
<p>Direction 19: Enhance road and rail freight links</p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Direction 19.</p>
<p>Direction 20: Enhance access to air travel and public transport</p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Direction 20.</p>
<p>Direction 21: Coordinate utility infrastructure investment</p>	<p>This direction states that new development should be located to take advantage of existing or planned water, wastewater, sewer and stormwater infrastructure.</p> <p>The subject site is located within the Forbes urban area, therefore much of the required utility infrastructure exists or can easily be extended to the site.</p> <p>The site is already serviced by the reticulated water system and the urban stormwater system, while the reticulated sewer system presently extends up to Calarie Road and Durham Street, both of which are only several hundred metres from the site.</p>

Goal 4 – Dynamic, Vibrant and Healthy Communities

Direction 22: Manage growth and change in regional cities and strategic and local centres

Applicable Actions:

- 22.1 Coordinate infrastructure delivery across residential and industrial land in regional cities and strategic centres.
- 22.2 Reinforce the role, function and relationship between regional cities and strategic centres in local housing strategies.

This Planning Proposal seeks to rezone a section of RU1 Primary Production land within the town of Forbes to facilitate the development of a vibrant, mixed-use precinct.

In order for Forbes to secure its role as strategic centre in the Central West, additional land to cater for and encourage economic and population growth is required.

Therefore, rezoning areas of disused RU1 land, such as the subject site, is an efficient way of achieving this. This has the additional benefit of minimising the loss of productive agricultural land.

The subject site is located less than 3km (5 minutes) from the Forbes Town Centre and approximately 25km (20 minutes) from the Parkes SAP. Therefore, rezoning Lachley Estate to zones which permit residential development and more diverse land uses are better suited for the strategically located site.

Direction 23: Build the resilience of towns and villages

Nothing within the Planning Proposal precludes the achievement of the actions of Direction 23.

Direction 24: Collaborate and partner with Aboriginal communities

Nothing within the Planning Proposal precludes the achievement of the actions of Direction 24.

Direction 25: Increase housing diversity and choice

Applicable Actions:

- 25.2 Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs.
- 25.4 Locate higher density development close to town centres to capitalise on existing infrastructure and increase housing choice.

The Planning Proposal will increase the diversity of housing in Forbes by providing new R5 Large Lot Residential Land.

The site is located less than 3 kilometres from the Forbes Town Centre; therefore, it capitalises on existing infrastructure and services within the urban area.

The proposed residential land is also in the vicinity of existing and proposed business and industrial areas, including the Parkes SAP. Therefore, the Planning Proposal will provide land for more housing that has good access to employment opportunities.

Direction 26: Increase housing choice for seniors

Nothing within the Planning Proposal precludes the achievement of the actions of Direction 26.

Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces

Nothing within the Planning Proposal precludes the achievement of the actions of Direction 27.

Direction 28: Manage rural residential development

Applicable Actions:

28.1 Locate new rural residential areas:

The Planning Proposal seeks to rezone RU1 Primary Production land which is located less than 3 kilometres from the Forbes Town Centre. Therefore, any future dwelling houses constructed in the proposed R5 Large Lot Residential land will be able to be serviced by existing infrastructure and services in Forbes.

<ul style="list-style-type: none"> close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure; to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards. 	<p>The site has no notable cultural, heritage or environmental significance, therefore the proposed rezoning will have no negative impacts on these factors. Nonetheless, any future development of the site will ensure the character of the area is maintained and any notable features on the site are retained and celebrated.</p>
<p>Direction 29: Deliver healthy built environments and better urban design</p>	<p>This Planning Proposal only seeks to rezone the land and make required amendments to the relevant planning controls.</p> <p>Built environment and urban design specifications will be determined at a later stage should this Proposal be supported.</p> <p>Nonetheless, the proposed land zoning will facilitate the creation of a vibrant, mixed-use precinct which will provide jobs, an education institution and other facilities close to homes. Likewise, the height of building and lot size controls are consistent and appropriate, which will ensure all future development is within character with the surrounding area.</p>

Table 2: Consistency with Draft Central West and Orana Regional Plan 2041

Draft Central West and Regional Plan	Compliance Statement
Part 1: A sustainable and resilient place	
OBJECTIVE 1: Identify, protect and connect important environmental assets	
<p>Action 1 – Ensure the timely sharing of validated spatial data on biodiversity values via the NSW Planning Portal, including data collected to inform local strategies and local, regional and state significant development proposals.</p>	<p>Not applicable. However, the Planning Proposal will not prevent the fulfilment of this objective.</p> <p>The existing biodiversity mapping and available information has been considered and referred into in the Biodiversity Opportunities and Constraints report (Appendix 4).</p>
<p>Strategy 1.2 – Respond to biodiversity values when planning for new residential and employment development by:</p> <ul style="list-style-type: none"> avoiding areas with identified HEV and focusing development on areas with lower biodiversity values identifying opportunities to integrate biodiversity values into new development 	<p>The Planning Proposal site includes a section of land in the north that is identified as having “high biodiversity” under the Forbes LEP 2013. The initial biodiversity assessment of the site (Appendix 4) indicates that much of the vegetation on the site is in a poor to moderate condition.</p> <p>Nonetheless, the Lachley Estate Concept Masterplan intends to retain a large green corridor between the R5 and E3 zones. This retention and enhancement of this corridor is intended to offset the vegetation lost elsewhere in the Lachley Estate.</p>

<ul style="list-style-type: none"> • using buffers to separate or manage incompatible land uses • investigating opportunities to apply biodiversity certification. 	<p>Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a Biodiversity Development Assessment Report (BDAR) that will need to be prepared to support the eventual Development Application.</p>
<p>Strategy 1.3 - Create biodiversity corridors, including riparian corridors, through strategic planning and in LEPs by:</p> <ul style="list-style-type: none"> • identifying a biodiversity corridor network • preparing and validating biodiversity corridor mapping • identifying biodiversity investment opportunities. 	<p>Due to the position of Forbes amongst a vast agricultural area, it is unlikely there is much merit in creating biodiversity corridors through the site.</p> <p>Nonetheless, the C3 Environmental Management zone is proposed to become a 'green corridor' which divides the site.</p> <p>The ecological benefit and whether this can constitute a 'biodiversity corridor' will be subject to further ecological assessment.</p>
<p>OBJECTIVE 2: Support connected and healthy communities</p>	
<p>Strategy 2.2 – Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • ensure new residential areas provide sufficient public and open space • demonstrate how the quantity of, and access to, high quality and diverse existing public space is maintained, embellished and improved. 	<p>The Planning Proposal is consistent with this strategy. The Lachley Estate Concept Masterplan intends to retain a large green corridor between the R5 and E3 zones.</p> <p>This retention and enhancement will not only have ecological benefits, but also social benefits by providing a large, attractive open space within the Precinct.</p> <p>Opportunities to provide additional open space in the Precinct will be explored during the detailed design stage to ensure there is sufficient high quality open spaces for the future community.</p>
<p>OBJECTIVE 3: Plan for resilient places and communities</p>	
<p>Strategy 3.1 – Strategic planning and local plans should consider:</p> <ul style="list-style-type: none"> • the proximity of new development, including urban release areas, to areas of high bushfire risk and flooding hazards • floodplain risk management plans for existing and new growth areas • avoiding new hazards such as the urban heat island effect • the impacts of climate change in hazards planning • impacts of naturally occurring asbestos on development in areas where occurrence is likely. 	<p>The subject site is not significantly constrained by natural hazards or constraints. It is considered to be a suitable location for future development.</p> <p>The site is not identified located on bushfire or flood prone land, which makes it an ideal location for new development given the increasing frequency of significant weather events within the region.</p> <p>Efforts to reduce the urban heat island effect will be explored at a later stage through approaches such as tree planting and building design.</p> <p>The Planning Proposal has been submitted with a DSI which identified several areas of concentrated contamination. The DSI concluded that site is suitable for the proposed rezoning and future development given it is remediated in accordance with the report. This includes the preparation of a Remediation Action Plan for the areas with concentrated contamination near the former quarry and surrounding the former abattoir buildings.</p>
<p>OBJECTIVE 4: Secure and resilient regional water resources</p>	
<p>Strategy 4.1 – Strategic water and land use</p>	<p>The subject site is not located adjacent to any major</p>

planning, at the regional and local scale, must consider opportunities to:

- improve the reliability, quality and security of the region's water supply by considering the impact of the following on water security: – climate variability and change – planned future growth – integrated water cycle management and water sensitive urban design – the needs of the natural environment
- locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater resources
- encourage the re-use of water in new development, for irrigation purposes, including dual water systems
- improve provision for stormwater management and the application of green infrastructure
- encourage industries with higher water demands to more efficiently use water and: – locate in areas where water can be accessed, is secure and won't impact on other water users or the environment – identify the relevant water source and pathways to accessing the water to support the enterprise
- identify and consider surface and groundwater drinking water catchments and storages
- limit land uses that can harm surface and groundwater quality or lead to its overuse
- consider water needs and sources early in planning and development processes.

waterways, therefore any future development on the site will not have significant impacts on the local water catchments or water resources.

The Biodiversity Constraints and Opportunities Report (Appendix 5) identified three minor non perennial watercourses occur within the subject site.

The reports states that provided that measures are implemented to minimise erosion and sedimentation, the development of the site will not have any notable negative impacts on the local waterways.

Water sensitive urban design principles can be incorporated into the future detailed design and planning for the site to enhance the sustainability and resilience of the Precinct.

OBJECTIVE 5: Ensure site selection and design embraces and respects the region's landscapes, character and cultural heritage

Strategy 5.1 – Strategic and local planning will strengthen the amenity in centres across the region by:

- identifying and protecting scenic and cultural landscapes
- providing guidance for new development to ensure that views of scenic and cultural landscapes, particularly views from the public realm, are protected
- elevating the importance of design quality and design excellence
- reflecting local built form, heritage and character in new and intensified housing areas.

The Planning Proposal is unlikely to impact any scenic or cultural landscapes. The proposed controls for the site are consistent with those in the surrounding area, therefore no development that is out of scale will occur.

The site has no notable cultural, heritage or environmental significance, therefore the proposed rezoning will have no negative impacts on these factors.

The area surrounding Lachley Estate is comprised of relatively recent large lot residential and industrial development.

Nonetheless, any future development of the site will ensure the character of the area is maintained and any notable features on the site are retained and celebrated.

The desired built form and character for buildings can be

	guided by a future Development Control Plan for the Precinct.
<p>Strategy 5.4 – Identify, conserve and enhance Aboriginal and non-Aboriginal cultural heritage values through strategic planning and local plans by:</p> <ul style="list-style-type: none"> engaging Traditional Owners and the community early in the planning process to understand cultural and heritage values. undertaking heritage studies to inform conservation and value add opportunities adaptively re-using heritage items and heritage interpretation managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>There are no known Aboriginal Heritage assets within the subject site. Due to the long history of the site for a variety of intensive land uses, the likelihood of intact Aboriginal archaeology is considered to be minimal. Nonetheless, an Aboriginal Cultural Heritage Assessment will be undertaken as part of the Planning Proposal process to confirm there are no items or artefacts on the site.</p> <p>The site does not contain any Local or State listed heritage items, nor are there other items or heritage conservation areas within the vicinity of the site. Therefore, the Planning Proposal will not result in any detrimental heritage impacts.</p> <p>Furthermore, the position of the site on the northern fringes of Forbes makes in an ideal location for development. The site is far enough to not have any impacts on the vast array of heritage listed buildings within the Forbes Town Centre nor will it impact on the historic and rural character. The area surrounding Lachley Estate is comprised of relatively recent large lot residential and industrial development, therefore Planning Proposal is consistent with the existing character of the surrounding area.</p> <p>It is anticipated that the proposed College will repurpose many of the existing former abattoir buildings on the site, thereby retaining much of the history and character. This will be subject to further detailed assessment of the structural integrity of the buildings and the extent of any hazardous materials within the site.</p>
Part 2: People, housing, and communities	
OBJECTIVE 6: A network of healthy and prosperous centres	
<p>Strategy 6.1 – Use local and strategic planning to reinforce the beneficial housing and employment relationships between the regional cities and strategic centres and their surrounding centres.</p>	<p>The Planning Proposal has considered the position of Forbes in the wider region. The proposed mixed-use development of the is intended to enhance both the housing stock of Forbes and increase employment opportunities for both the local community and those from surrounding areas.</p> <p>The proximity of Forbes to Parkes makes it an ideal location for new residential and employment areas to leverage off the new SAP. While this will benefit Forbes, it will also reduce the pressure to accommodate the projected growth entirely within Parkes, ensuring more balanced growth in the region.</p>
<p>Strategy 6.3 – Integrated land use and transport planning should aim to improve transport in regional cities and strategic centres, and their connections with regional communities.</p>	<p>The Planning Proposal recognizes the value of the subject site's location near key transport routes. The Proposal will allow for the future development of the site to leverage off the benefits of these major infrastructure projects without impeding their operations.</p>

OBJECTIVE 7: Provide well located housing options to meet demand

Strategy 7.1 – To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:

- respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities
- consider how proposed release areas could interact with longer term residential precincts
- provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure.

The Planning Proposal will increase the diversity of housing in Forbes by providing new R5 Large Lot Residential Land.

The site is located less than 3 kilometres from the Forbes Town Centre; therefore, it capitalises on existing infrastructure and services within the urban area.

The impact of the COVID-19 Pandemic on housing, employment and lifestyle preferences has evidently increased the proportion of people who work from home and also increased migration from major cities to more spacious rural areas. The Planning Proposal has taken this into consideration, therefore seeks to include R5 land within the Precinct to cater to the increasing demand for this housing typology.

The Biodiversity Opportunities and Constraints Report confirms that the portion of the site which contains vegetation of high biodiversity value is limited. Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a BDAR that will need to be prepared to support the eventual Development Application.

The proposed residential land is also in the vicinity of existing and proposed business and industrial areas, including the Parkes SAP. Therefore, the Planning Proposal will provide land for more housing that has good access to employment opportunities.

Strategy 7.3 – Use strategic planning and local plans to facilitate a diversity of housing in urban areas by:

- creating flexible and feasible planning controls, including a greater mix of housing in new release areas
- aligning infrastructure and service provision to housing supply needs
- reviewing policies and processes to improve certainty and streamline development processes.

The Planning Proposal is consistent with this recommendation. The proposed R5 Large Lot Residential zone will assist in the expansion of housing supply and diversity in Forbes.

This is essential for current housing needs of Forbes, particularly as changing lifestyles and increasing cost of living in major cities entices more people to relocate to more affordable rural areas.

The appeal and desire for lifestyle offered on spacious R5 lots in Forbes will likely grow in the coming years as larger urban areas continue to experience urban sprawl and infill development.

The Planning Proposal is on the fringes of the Forbes urban area, allowing it to utilise existing infrastructure and services with minimal augmentation.

OBJECTIVE 8: Plan for diverse, affordable, resilient and inclusive housing

Strategy 8.1 – To improve housing diversity, strategic and local planning should:

- allow a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on

As previously noted, the subject site is not prone to natural hazards therefore it is ideal for the development of a more climate change resilient neighbourhood.

The landowner and developer, Brisull Industries Pty Ltd, is an Australian family-owned business with expertise and experience in multiple disciplines across the construction

<p>land free from hazards</p> <ul style="list-style-type: none"> improve certainty of development outcomes and streamline development processes. 	<p>industry.</p> <p>With nearly four decades of experience, Brisull Industries has completed developments comprising of residential, commercial, industrial, shopping centres, land sub-divisions, child care, tourist and rural projects.</p> <p>Therefore, Brisull Industries is capable of delivering a high quality development on the site in a timely manner.</p>
<p>Strategy 8.2 – Plan for a range of sustainable housing choices in strategic planning and local plans including:</p> <ul style="list-style-type: none"> a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage and floor space ratio housing that is more appropriate for seniors, including low-care accommodation considering development incentives or reduced contributions to boost construction of secondary dwellings (granny flats) 	<p>The Planning Proposal will increase the diversity of housing in Forbes by providing new R5 Large Lot Residential Land.</p> <p>The R5 zone provides highly desired larger residential lots, however the supply of this housing typology is presently limited.</p> <p>Opportunities for other housing types on the site such as secondary dwellings can be determined at a later stage.</p>
<p>OBJECTIVE 9: Manage rural residential development</p>	
<p>Strategy 9.1 – When planning for new rural residential development consider:</p> <ul style="list-style-type: none"> proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards provision of a sustainable water supply through reticulated water supply, roof catchment and/ or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000 impacts on the groundwater system future growth opportunities of the closest local centre context in terms of supply and demand across the subregion cost effective service supply. 	<p>The Planning Proposal will increase the diversity of housing in Forbes by providing new R5 Large Lot Residential Land.</p> <p>The site is located less than 3 kilometres from the Forbes Town Centre; therefore, it capitalises on existing infrastructure and services within the urban area.</p> <p>The site has no notable cultural, heritage or environmental significance, therefore the proposed rezoning will have no negative impacts on these factors. Nonetheless, any future development of the site will ensure the character of the area is maintained and any notable features on the site are retained and celebrated.</p> <p>As outlined in the concept master plan, the proposed C3 Environmental Management zone will be used as a natural, green buffer between the R5 and E3 zones. The proposed R5 is not directly adjacent to any large scale primary production activities.</p>
<p>Strategy 9.2 – Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the Department of Planning, Industry</p>	<p>The Lachley Estate site has been identified as a potential residential development site in the Draft Forbes Local Housing Strategy 2041.</p> <p>Further discussion on this matter is provided in section</p>

and Environment.	4.2.2.2 below.
OBJECTIVE 10: Part 2: Provide accommodation options for temporary workers	This objective is not applicable to the Planning Proposal.
OBJECTIVE 11: Coordinate smart and resilient utility infrastructure	
<p>Strategy 11.1 – Use strategic and local planning to maximise the cost-effective and efficient use of new or existing infrastructure by:</p> <ul style="list-style-type: none"> • focusing development around existing infrastructure and promoting co-location of new infrastructure • undertaking infrastructure service planning and cost-benefit analysis prior to rezoning, to establish whether land can be efficiently and feasibly serviced • considering resilience in infrastructure planning at a local, intra-regional and cross border scale • providing attractive modal alternatives to private vehicle transport including public transport services as well as integrated walking and cycling networks 	<p>As outlined in this report, the site is optimal for new development as it is positioned on fringes of the Forbes urban area, therefore much of the required infrastructure and services are available to the site or will require minimal augmentation.</p>
Part 3: Prosperity, productivity and innovation	
OBJECTIVE 12: Leverage existing industries and employment areas and support new and innovative economic enterprises	
<p>Strategy 12.1 – Use strategic planning and local plans to:</p> <ul style="list-style-type: none"> • identify and protect employment lands from the encroachment of incompatible development • identify local and subregional specialisations • identify future employment land and the infrastructure needed to support it • consolidate isolated, unused or underused pockets of industrial land • respond to characteristics of the resident workforce and that in neighbouring LGAs provide flexibility in local planning controls • respond to future changes in industry to allow a transition to new opportunities • identify relevant water sources and pathways to accessing water to support enterprise. 	<p>The subject site is optimal for new employment land as it is positioned on fringes of the Forbes urban area, therefore much of the required infrastructure and services are available to the site or will require minimal augmentation.</p> <p>As outlined in the concept master plan, the proposed C3 Environmental Management zone will be used as a natural, green buffer between the R5 and E3 zones. This will prevent land use conflicts.</p> <p>The flexibility of the E3 Productivity Support will facilitate transitions on the site in response to future changes in the industry.</p>
<p>Strategy 12.2 – Create more sustainable, localised supply chains through emerging advanced manufacturing industries that leverage the region's endowments by:</p> <ul style="list-style-type: none"> • locating advanced and value-added 	<p>The Lachley Estate site has been identified as a suitable location for new employment land in the Forbes LSPS.</p> <p>The proposed E3 zone will create a commercial and light industrial precinct which can take advantage of the proximity of the site to the Newell Highway, the Inland Rail and the Parkes SAP.</p>

<p>manufacturing industries and associated infrastructure to minimise potential land use conflict</p> <ul style="list-style-type: none"> encouraging co-location of related advanced and value-added manufacturing industries to maximise efficiency and infrastructure use, decrease supply chain costs, increase economies of scale and attract further investment promoting investment in advanced and value added manufacturing in employment lands through suitable land use zonings and land use definitions in LEPs. 	<p>As outlined in this report, the zoning of the site has been shaped to prevent any land use conflicts and ensure that the productivity of the E4 zone is not impacted.</p>
<p>OBJECTIVE 13: Protect agricultural production values and promote agriculture innovation, sustainability and value-add opportunities</p>	
<p>Strategy 13.1 – Use strategic planning and local plans to:</p> <ul style="list-style-type: none"> identify and enable emerging opportunities for agriculture, including agriculture innovation and value-add opportunities such as on farm processing that includes provisions for intensification of industry, farm gate sales and small-scale value adding manufacturing that advantages the differentiation of the local produce encourage local food supply and consumption protect agricultural land and industries from land use conflicts and fragmentation maintain and protect agricultural land and industries from land use conflicts and fragmentation, especially those lands identified as important such as those identified as Class 1-3 using the NSW land and capability mapping, biophysical strategic agricultural land, those currently developed for irrigation, or other special use lands that support specialised agricultural industries enable freight and logistics precincts and intermodal hubs to grow and adapt to changing needs 	<p>While this Planning Proposal does seek to rezone RU1 Primary Production land, the subject site has been unused for any purposes for almost two decades, therefore the rezoning would see the land used more productively.</p> <p>Furthermore, despite being zoned RU1, the land is situated within the Forbes urban area, with industrial land to the east and south and large lot residential to the west, therefore the rezoning of this land will not result in any land use conflicts nor will it cause the fragmentation of a large area of agricultural land.</p> <p>The proposed zones are a more efficient use of the land which is located close to the centre of Forbes, as more intensive and dense land uses will be permitted.</p> <p>It also likely some the future land uses on the site will compliment and strengthen the agricultural industry in Forbes. This may be through agricultural education and innovation at the proposed college or the operation of agriculture related businesses in the E3 zone.</p>
<p>Strategy 13.2 – Strategic and local planning should maintain and protect the productive capacity of agricultural land in the region.</p> <p>Strategy 13.3 – Use strategic and local planning to consider the quality of the land for agriculture and the scarcity of productive agricultural land in the region when making decisions regarding:</p>	<p>The agricultural lands on the site have been unused for any purposes for almost two decades, therefore the rezoning would see the land used more productively.</p> <p>Despite being zoned RU1, the land is situated within the Forbes urban area, with industrial land to the east and south and large lot residential to the west, therefore the rezoning of this land will not result in any land use conflicts</p>

<ul style="list-style-type: none"> the permissibility of compatible non-agricultural land uses in rural zones, without compromising agricultural production minimum lot sizes, standards for dwellings and limiting land fragmentation farm boundary adjustments and subdivisions to create a lot for primary production identifying suitable areas for smaller agricultural holdings for activities such as horticulture, whether these areas are suitable for inclusion in the primary production small lot zone, and ensure they are not developed for rural residential use. 	<p>nor will it cause the fragmentation of a large area of agricultural land.</p> <p>Furthermore, the R5 zone permits extensive agriculture, allowing some agricultural activity to still occur on the site.</p>
OBJECTIVE 14: Protect and leverage the existing and future road, rail and air transport networks and infrastructure	
<p>Strategy 14.1 – Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> protect and improve existing and emerging freight transport networks to new infrastructure such as the Parkes SAP, major freight facilities and connections to the Inland Rail minimise the negative impacts of freight movements and deliveries on urban amenity, particularly with proposed town and heavy vehicle bypass and distributor roads enhance freight and logistics facilities by limiting the encroachment of incompatible and sensitive land uses 	<p>The Proposal has also recognised the significance of the Parkes SAP and shaped the concept masterplan for the Lachley Estate to leverage off the anticipated benefits. The position of the site adjacent to the Newell Highway makes it one of the most suitable locations in the Forbes urban area to locate new development to exploit the benefits of the Parkes SAP.</p>
<p>Strategy 14.4 – Local strategies and local plans should respond to the Inland Rail alignment to support operations and minimise land use conflict that could limit future network capacity.</p>	<p>The zones and land uses proposed under this Planning Proposal are compatible with the proximity to the railway corridor and therefore will not impede on the operation of the vital freight corridor.</p>
OBJECTIVE 15: Implement a precinct-based approach to planning for higher education and health facilities	
<p>Strategy 15.1 – Support mixed use precincts through strategic planning and local plans by considering</p> <ul style="list-style-type: none"> mixed use facilities and research and accommodation precincts the encroachment of inappropriate and incompatible land uses multipurpose, flexible and adaptable health and education infrastructure the development of education precincts around universities and other educational facilities. 	<p>The Planning Proposal seeks to facilitate the future development of a college. The proposed college site is located within close proximity to Forbes High School, thereby creating a small 'education precinct'.</p> <p>This could allow the school and the students to utilise some of the facilities that will be offered in the future college such as the sporting fields and conference centre, subject to future discussions with the operator of the college.</p> <p>Greater interactions between the high school and the future college may encourage more students to pursue their further education within Forbes itself which will result in more social and economic benefits for the town.</p>
OBJECTIVE 16: Sustainably maximise the productivity of resource lands	
<p>Strategy 16.1 – Use strategic planning and local</p>	<p>It is noted that minor mining activity was historically</p>

<p>plans to consider the life cycle of resource extraction opportunities, including:</p> <ul style="list-style-type: none"> • protecting potential mineral and energy resources from land uses that would sterilise this potential • protecting resource extraction projects from land uses that could impact operations • protecting road, rail and freight routes from development that could affect current or future extraction • promoting opportunities for minerals processing within the region • addressing water resource constraints and impacts. 	<p>undertaken on the site, however it is no longer suitable for mining activities due to the expansion of the Forbes urban area around the site and the development of the nationally significant Inland Rail along its eastern boundary.</p>
<p>Strategy 16.2 – Consult with the Department of Regional NSW (Mining, Exploration and Geoscience) division when assessing applications for land use changes (strategic land use planning, rezoning and planning proposals) and new developments or expansions.</p>	<p>Consultation with the required Departments in relation to mining can occur during the Planning Proposal process if necessary.</p>
<p>OBJECTIVE 17: Support a diverse visitor economy</p>	
<p>Strategy 17.1 – Use strategic planning and local plans to:</p> <ul style="list-style-type: none"> • create or enhance green and open spaces in tourist and recreation facilities • help develop places for artistic and cultural activities • allow sustainable agritourism and ecotourism • improve public access and connection to heritage through innovative interpretation • plan for transport – including walking and cycling – to connect visitors to key destinations, including riverfront areas • facilitate sufficient short-term visitor accommodation. 	<p>The Planning Proposal seeks to rezone part of the site to R5 Large Lot Residential and E3 Productivity Support. This will enable the operation of various businesses on the site which have the potential to draw tourists and visitors to Forbes, including the production of niche crops and products.</p> <p>Furthermore, the Proposal seeks to retain a portion of the site as a farm attraction and open space in line with the Lachley Estate Master Plan. The attraction will assist in enhancing the tourism sector in Forbes by providing a new point of interest in the town.</p> <p>Likewise, the proposed C3 Environmental Management has the potential to be used as eco-tourist attraction.</p>
<p>OBJECTIVE 18: Part 3: Prosperity, productivity and innovation Strengthen the economic self-determination of Aboriginal communities</p>	<p>The subject site is not a Local Aboriginal Land Council landholding; therefore, this direction is not applicable to the Planning Proposal.</p>
<p>Part 4: Location specific responses</p>	
<p>OBJECTIVE 19: Part 4: Location specific responses Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities</p>	<p>This objective is not applicable to the Planning Proposal.</p>
<p>OBJECTIVE 20: Part 4: Location specific responses Leverage the Central–West Orana</p>	<p>This objective is not applicable to the Planning Proposal.</p>

Renewable Energy Zone to provide economic benefit to communities	
OBJECTIVE 21: Part 4: Location specific responses Leverage the Parkes Special Activation Precinct and plan for associated growth	
Action 8 – The Department of Planning, Industry and Environment will establish a subregional working group with Parkes Shire, Forbes Shire, Lachlan Shire, Orange City, Cabonne, Narromine Shire, Dubbo Regional, Cowra and Weddin councils to respond to potential housing and economic impacts and opportunities from Parkes SAP.	The Planning Proposal has considered the regional significance of the Parkes SAP. Collaboration with State and Local Government to ensure the proposed development adequately leverages off the benefits of the SAP is welcome.
OBJECTIVE 22: Part 4: Location specific responses Protect Australia’s first Dark Sky Park	This objective is not applicable to the Planning Proposal.
Local Government Priorities	
Forbes Forbes Shire Council’s priorities for the LGA are: <ul style="list-style-type: none"> • investment in value-adding manufacturing industries • improved transport links and value-added production in the agricultural sector • employment generating rural and agricultural industries and other agricultural, livestock and meat processing industries • Forbes District Hospital • protecting agricultural land from residential development • tourism-related development. 	As outlined in this report, the Planning Proposal is consistent with the relevant listed priorities for the Forbes Shire LGA.

4.2.2 Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

4.2.2.1 FORBES LOCAL STRATEGIC PLANNING STATEMENT 2040

The *Forbes Local Strategic Planning Statement 2040* (LSPS) provides the 20-year land use planning vision and priorities for the Forbes Shire and outlines the actions required to achieve them.

A detailed response to the priorities of the LSPS is provided in the table below.

Table 3: Response to Forbes Shire Council’s Local Strategic Planning Statement

Forbes LSPS	Compliance Statement
Our Lifestyle and Community	
<p>LC1: Our Neighbourhoods - Deliver healthy, diverse and liveable neighbourhoods</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Investigate any barriers to the supply of varied housing types and amend land use controls if necessary; • Investigate land use controls that support infill development and implement as necessary; • Rezone land as appropriate to support residential growth and future land releases. 	<p>The Planning Proposal will increase the availability and the diversity of housing in Forbes by providing new R5 Large Lot Residential Land.</p> <p>The proximity of the site to the Town Centre, the Parkes SAP and existing essential services makes it an ideal location for new residential development for the growing Forbes community.</p> <p>The proposed E3 Productivity Support zone will facilitate the provision of future commercial, light industrial, educational, and other eventual land uses will enhance the liveability of Forbes. This will be achieved by providing a wider range of employment opportunities, goods, services and community infrastructure closer to existing and future residential neighbourhoods.</p> <p>Likewise, the C3 Environmental Management will ensure a portion of the site is maintained in a more natural state. The green corridor will provide a natural barrier between the residential north and mixed-use south while at the same time providing the community with an attractive open space. This space will be essential improving the health and liveability of the Precinct.</p> <p>It is acknowledged that 'Map 06: Residential development options' within this section of the LSPS does not identify the Lachley Estate as a residential investigation area.</p> <p>However, further biodiversity and contamination assessments on the site confirm that Lachley Estate is suitable for residential development, subject to the undertaking of the required remediation works.</p> <p>Furthermore, with the frequency of extensive flooding in southern Forbes adjacent to the Lachlan River and Lake Forbes increasing significantly over the last few years, new residential development will no longer be an option in this area. Frequent flood damages to properties as well as neighbourhoods becoming isolated by flood waters will prevent any new rezonings or infill development in south Forbes, therefore providing new residential land in the north of the town is essential.</p> <p>Likewise, residents living in on flood prone land may like to relocate to more suitable locations within the town, such as Lachley Estate. Therefore, ensuring there is an adequate long-term supply of residential land in areas that are not flood prone must be considered now to address the worsening housing shortage and flooding issues in Forbes.</p> <p>Accordingly, the proposed R5 Large Lot Residential land within the Lachley Estate rezoning is considered to be appropriate and justified.</p>

<p>LC2: Our Community & Lifestyle - Improve community facilities to support a diverse lifestyle</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> Investigate and rezone land for high quality recreational spaces and move away from “pocket park” green infrastructure 	<p>The Planning Proposal will allow for the provision of an open space area/farm attraction on the site surrounding an existing farm dam, in line with the Lachley Estate Master Plan. Likewise, the C3 zone will facilitate the creation of a green corridor through the centre of the Precinct. This will provide additional recreational opportunities for locals and visitors to Forbes.</p> <p>Furthermore, the Planning Proposal will allow for the development of a college estate which will include sports fields. There may be opportunity to allow these fields to be utilised by the wider community outside of the colleges operating hours, subject to further discussions with the future operator of the institution.</p>
<p>C3: Our Health & Education - Identify, maintain and improve health and education services to support the needs of the community</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> Collaborate with NSW Health and NSW TAFE to identify what health and education services are needed to support the growth of the community Work with relevant stakeholders to deliver joint-venture opportunities for shared community and school facilities on school sites, including sporting fields, amenities, parking, community halls, child care, arts and library facilities. 	<p>This Planning Proposal seeks to rezone a section of the site to E3 Productivity Support which will permit the future development of a college.</p> <p>Work with education providers will be undertaken to determine the specifications regarding what skills courses the college will offer and what additional facilities may be required to serve the Forbes community.</p> <p>The proposed college site is located within close proximity to Forbes High School, thereby creating an ‘education precinct’.</p> <p>This could allow the school and the students to utilise some of the facilities that will be offered in the future college such as the sporting fields and conference centre, subject to future discussions with the operator of the college.</p> <p>Greater interactions between the high school and the future college may encourage more students to pursue their further education within Forbes itself which will result in more social and economic benefits for the town.</p>
<p>Our Local Economy</p>	
<p>LE1: Our Agriculture - Protect and support the growing diversification of the agricultural sector</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> Research best practice land use controls to prevent land use conflict, especially for important agricultural land. Implement LEP and DCP controls as appropriate to reflect best practice and ensure this is taken into account when determining Development Applications. 	<p>While the Planning Proposal seeks to rezone RU1 Primary Production Land, the site has not been used for any purpose for almost two decades.</p> <p>Therefore, the rezoning of the site will see the land used more efficiently and will permit land uses that will benefit from the proximity of the site to transport routes and the Town Centre.</p> <p>This may include the operation of businesses within the E3 which support the agricultural sector and the production of niche crops on R5 land.</p> <p>Furthermore, agricultural related courses may be offered at the proposed college which will assist in strengthening and diversifying the agricultural sector in the Forbes Shire.</p>

	<p>The Planning Proposal is not anticipated to result in land use conflicts with the existing agricultural land to the north. The R5 land is considered to be an appropriate transition zone between the RU1 zone and the more urban land uses.</p>
<p>LE2: Our Industries - Support and grow our Industries</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Ensure an adequate supply of suitably zoned and serviced land for commercial and industrial redevelopment; • Work with landholders and stakeholders to identify the best location for the future expansion of the Central West Industrial Park; • Investigate how best to accommodate light industrial and small scale manufacturing uses and rezone land as appropriate 	<p>The Planning Proposal will provide new E3 Productivity Support land within Forbes, allowing for more light industrial and small-scale manufacturing opportunities.</p> <p>The proximity of the subject site to other industrial areas, including the Central West Industrial Park, makes it an ideal location for additional industrial and employment land.</p> <p>Likewise, the proposed R5 zone will allow for dwellings on the land with ancillary home enterprise operations, allowing small scale production of niche products to occur on the land. This will compliment the nearby more intensive industries.</p>
<p>LE3: Our Town Centre - Celebrate and protect active street frontages of the town centre while growing the retail and hospitality industries.</p>	<p>This Planning Proposal is not located within the Forbes Town Centre; therefore, this Planning Priority does not apply.</p> <p>Nonetheless the Planning Proposal will contribute to population and economic growth within Forbes which will inevitably result in greater activity and vibrancy within the Forbes Town Centre.</p>
<p>LE4: Our Tourism Promote and diversify the tourism economy in Forbes</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Ensure land use zonings and development controls encourage a range of attractions and experiences for tourists such as events, tours, functions, art installations, unique produce and other activities. 	<p>This Planning Proposal seeks to rezone the site to R5 Large Lot Residential, E3 Productivity Support and C3 Environmental Management.</p> <p>The E3 zones will enable the operation of various businesses on the site which have the potential to draw tourists and visitors to Forbes. Likewise, home businesses operating from the R5 land have the opportunity to provide niche products such as unique produce.</p> <p>Furthermore, the Lachley Estate Concept Masterplan seeks to retain a portion of the site near the large farm dam as a farm attraction and public open space. The attraction will assist in retaining the rural character of the area and enhancing the tourism sector in Forbes by providing a new point of interest in the town. Further details for the proposed open spaces and attractions will be determined at the detailed design stage.</p>
Our Infrastructure and Growth	
<p>IG1: Our Infrastructure Identify, plan and provide infrastructure in line with growth</p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority IG1.</p> <p>The site is located on fringes of the Forbes urban area, therefore it is already serviced by some essential infrastructure such as water and stormwater, while others will be able to be provided to the site with minor augmentation works.</p>

<p>IG2: Our Transport Improve and enhance transport connections to improve access to global markets</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Ensure land zonings will accommodate the investment and growth in the Shire expected from infrastructure upgrades; • Investigate how the agricultural and manufacturing sector can leverage inland rail and the special activation precinct to move freight to markets and ports and action any changes as appropriate 	<p>The Planning Proposal seeks to rezone RU1 Primary Production Land to R5 Large Lot Resident, E3 Productivity Support, C3 Environmental Management and SP2 Infrastructure.</p> <p>The proposed rezoning will allow for a higher density of enterprises, facilities and dwellings on the land, taking advantage of the site's strategic location in proximity to major infrastructure projects, including the Inland Rail, the Newell Highway and the Parkes SAP.</p> <p>The proposed rezoning is considered to be necessary to ensure there is an adequate supply of new land development in Forbes that is not prone to natural hazards.</p>
<p>IG3: Our Water Responsibilities - Ensure land use planning and water management are integrated</p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority IG3.</p> <p>The subject site is not situated adjacent to the Lachlan River and does not contain any significant water bodies.</p>
<p>Our Environment and Heritage</p>	
<p>EH1: Our Resilience - Plan for resilience in natural hazards and a changing climate</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Identify, plan and respond to issues surrounding climate change and natural disasters and their short and long term impact in line with the Central West Orana Regional Adaptation report. 	<p>The subject site is not prone to bushfires or flooding; therefore, it is considered to be suitable location for new development.</p> <p>The Planning Proposal considered the impacts of climate on Forbes, which have become increasingly evident in recent years.</p> <p>The frequent major flooding along the Lachlan River is a major challenge facing Forbes, with southern areas of the town becoming unsuitable for development and habitation.</p> <p>Therefore, the need to provide new land for development in the north of Forbes out of the flood plain is essential for the future of the town.</p> <p>The Planning Proposal will facilitate the future development of a mixed-use precinct on the Lachley Estate site which will improve the resilience of Forbes to climate change.</p>
<p>EH2: Our Heritage & Biodiversity - Protect and enhance our heritage and biodiversity</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Continue to promote and preserve the heritage values of Forbes via suitable land use controls that are reflected in the Development Assessment process; • Prepare an adaptive re-use strategy to inform development opportunities of our heritage buildings into the future and reflect any outcomes of this report in the DCP; • Work with land holders to preserve existing vegetation throughout the Shire 	<p>Though the former abattoir is not identified as a Local or State heritage item, opportunities to retain and repurpose any of the remaining buildings as part of the future college estate will be explored. This will be subject to further detailed assessment of the structural integrity of the buildings and the extent of any hazardous materials within the site.</p> <p>The Biodiversity Opportunities and Constraints report confirms that the portion of the site which contains vegetation of high biodiversity value is limited, however notes the is value in retaining these areas where possible.</p>

<ul style="list-style-type: none"> • Ensure the DCP addresses the requirements of the vegetation SEPP to protection remnant bushland • Protect and enhance our environmental features such as Gum Swamp Wetland and the Lachlan River through special projects and appropriate management plans 	Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a BDAR that will need to be prepared to support the eventual Development Application.
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4.2.2.2 DRAFT FORBES HOUSING STRATEGY 2021-2041

The *Draft Forbes Housing Strategy 2021-2041* (DFHS) was exhibited by Forbes Shire Council in October and November 2022. The draft strategy has been prepared to set a 20-year vision for housing in the Forbes Shire to ensure future growth is accounted for and existing housing matters are addressed.

The DFHS states that 1819 new dwellings will be required in the Forbes Shire by 2041 based on NSW Government predictions, of which 336 will be needed by 2026. It also notes that the results of the Forbes Housing Survey's '*indicated a preference for large blocks with a rural aspect. However, the supply of this type of housing is limited and becoming more expensive.*'

The Lachley Estate site was identified as one of the nine potentially suitable locations to accommodate the required urban growth of Forbes. The DFHS refers to it as '*Site 08 – Former Abattoir Site, Lachley Street*' and notes the favourable strategic position of the site makes it ideal for urban or rural residential growth. However, due to contamination concerns, the site was not favoured for residential development and was excluded from the Urban Area Framework Plan (UAFP)

Preparation of the DFHS began in early 2022, prior to the undertaking of a Detail Site Investigation (DSI) being undertaken on the site. The DSI, provided as Appendix 5, outlines the current extent of contamination on the site and provides recommendations on how the site can be appropriately remediated to accommodate the proposed development.

It should also be noted that while the Planning Proposal seeks to rezone the northern section of the site as R5 Large Lot Residential, it is not intended to be a typical residential neighbourhood but rather as an area which caters to those who seek to operate home businesses on a lot larger than a typical residential lot and smaller than a primary production lot.

The impact of the COVID-19 Pandemic on housing, employment and lifestyle preferences has evidently increased the proportion of people who work from home and also increased migration from major cities to more spacious rural areas. The Planning Proposal has taken this into consideration, therefore seeks to include R5 land within the Precinct to cater to the increasing demand for this housing typology.

Under the Forbes LEP 2013, the R5 zone permits '*Extensive agriculture*' and '*Home occupations*' without consent. Furthermore, '*Bed and breakfast accommodation; Home industries; Oyster aquaculture; Pond-based aquaculture; Roadside stalls; Tank-based aquaculture; Any other development not specified in item 2 or 4*' are permitted without consent.

Therefore, a vast range of land uses will be able to occur in the proposed R5 zone. The proximity of the site to the Newell Highway, Inland Rail and Parkes SAP would make it desirable for those with home occupations who would like to operate from a highly accessible and well-connected location. This aligns with Council and State planning strategies which seek to encourage the production of niche goods to both boost economic growth and draw tourists to the region. The production of goods and provision of services in the R5 zone will likely compliment and support the operation of commercial and industrial business in existing and future employment areas in the vicinity.

While RU4 Primary Production Small Lot zoning was considered for this section of the Precinct, this zone generally has a minimum lot size of 10 hectares which is significantly larger than 1 hectare that is desired for the site. As previously noted, while the entire site could be used for industrial and commercial purposes, ensuring a greater diversity of land uses, activity and vibrancy was a key part in the conception of the vision. Hence, R5 zoning is most appropriate here and will still achieve the desired vision for Lachley Estate as a productive and creative Precinct.

Therefore, despite the subject site not being specifically identified in *Draft Forbes Housing Strategy* as one the most suitable locations for residential development, the Planning Proposal generally aligns with the objectives of the Strategy which seeks to expand the housing stock and diversity in suitable locations. Likewise, the evidence in the Detailed Site Investigation indicates that the contamination matter can be resolved and the additional justification in this Statement further support the inclusion of R5 Large Lot Residential land within the rezoning area.

It should be noted that there is ongoing liaison between the landowner and Council to include the Lachley Estate within the UAHP in the final Forbes Housing Strategy, which will likely be determined in early 2023. This has involved the preparation the recent preparation of a comprehensive submission during the public exhibition of the DFHS, addressing Council's concerns and providing detailed justification for residential development on the site.

Table 4 below provides an assessment of the Planning Proposal against the relevant recommendations and matters raised in the DFHS.

Table 4: Assessment against the Draft Forbes Housing Strategy 2021-2041

Draft Forbes Housing Strategy	Compliance Statement
07 Demographic Analysis	
7.1 Migration Applicable Recommendations: <ul style="list-style-type: none"> The Forbes Housing Strategy should provide for a robust reserve of serviced residential zoned land to be made available in response to any potential housing demands from employment generating developments and any increases in migration. 	<p>The Planning Proposal is consistent with this recommendation. The proposed R5 Large Lot Residential zone will assist in the expansion of housing supply and diversity in Forbes.</p> <p>This is essential for accommodating new migration to the Forbes Shire, particularly as changing lifestyles and increasing cost of living in major cities entices more people to relocate to more affordable rural areas. The appeal and desire for lifestyle offered on spacious R5 lots in Forbes will likely grow in the coming years as larger urban areas continue to experience urban sprawl and infill development.</p>
7.2 Liveability and Location Relevant Key Issues: <ul style="list-style-type: none"> Liveability and location are key drivers for the Forbes Housing Strategy. Government policy is starting to focus on liveability as a strategy to drive change in our cities and larger towns. Applicable Recommendations: <ul style="list-style-type: none"> The Forbes Housing Strategy should provide for a robust reserve of serviced residential zoned land to be made available in response to any potential housing demands from employment generating developments and any increases in migration. 	<p>The Planning Proposal is consistent with these matters. It seeks to expand the supply for land for housing in a highly liveable and strategic location.</p> <p>It will enable future residents to enjoy a semi-rural character with access to vast open space while still being in close proximity to the Forbes Town Centre and essential services.</p> <p>The proposed R5 zone will permit large lot residential development, therefore this Proposal will also assist in broadening the diversity of housing typologies within Forbes.</p> <p>Ensuring an adequate supply of all dwelling types within Forbes is essential to ensuring the housing needs for broadening demographics of the town are catered for and the community can enjoy a high quality of life.</p>

<p>7.3 Employment</p> <p>Relevant Key Issues:</p> <ul style="list-style-type: none"> Forbes has experience in people using their homes as a means of earning an income, including a growing number of people working from home under various housing types. The recent Covid-19 Pandemic has shown how many professions can work from home, with the aid of communications technology. 	<p>The Planning Proposal has considered the employment matters noted in the DFHS. The concept for the Lachley Estate aligns with principles for the 30-minute city by enabling the creation of a mixed-use precinct.</p> <p>While employment and residential developments are often positioned some distance apart to avoid land-use conflicts, lower density residential development such as the R5 zone is suitable to be within proximity to less intensive industrial and commercial development.</p> <p>Furthermore, R5 is an ideal zone for those seeking to work from home or operate a business from their home. With flexible living and the desire for more space increasing in the wake of the COVID-19 Pandemic combined with housing unaffordability in major cities, the is likely R5 areas of Forbes will become highly desirable for those seeking to live and work from home.</p>
<p>7.4 Ageing Population</p> <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> More affordable housing choices. Locating housing that is not only compact, but also low maintenance and accessible, and located in well serviced areas. 	<p>While the Planning Proposal does not specifically cater to the ageing population of Forbes, the proposed R5 Large Lot Residential zone may appeal to elderly residents of the Shire who seek to downsize from significantly larger R4 Primary Production Small Lot and RU1 Primary Production lots.</p> <p>Increasing the availability of R5 land will likely be beneficial for the agricultural community to provide a gradual 'transition' between their lifestyle on vast rural properties before opting to reside in a Seniors Housing village later in life. Therefore, ensuring there is an adequate supply of R5 land in Forbes will allow for 'aging in place' to occur for the elderly population of Forbes.</p> <p>The location of the Lachley Estate would be ideal for elderly residents due to the ease of access to essential services and other amenities within Forbes.</p>
<p>7.5 Managing Projected Population Growth</p> <p>Relevant Key Issues:</p> <ul style="list-style-type: none"> Updated Estimate Residential Population (ERP) projections for Forbes Shire were released by the State government in 2022. The population for Forbes is expected to increase to 13,231 by 2041. 	<p>The Planning Proposal seeks to rezone disused land to facilitate the future development of a vibrant, mixed-use Precinct in a strategically positioned location. The combination of zones will contribute to the supply of land for new housing, employment, education and open space.</p> <p>The proposed land uses outlined in the Lachley Estate Concept Masterplan, as well as others that the rezoning can enable, will be key to ensuring the project population growth is managed.</p>
<p>08 Housing Supply Analysis</p>	
<p>8.1 Housing Supply</p> <p>Relevant Key Issues:</p>	<p>The Planning Proposal is consistent with this matter as it seeks to rezone a section of the site to R5 Large Lot Residential.</p>

<ul style="list-style-type: none"> Based on the current occupancy rate and total dwelling stock, there is a deficiency in the current housing supply for the existing population. Based on future population projections there continues to be strong demand for additional dwellings up to 2041. The current rate of housing approvals (approximately 30 new houses per year) is not keeping up with housing demands, which should be closer to 90 houses per year. <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> Development of serviced residential land estates is a priority for Forbes. It is estimated that a reserve of serviced residential zoned land of approximately 238 hectares needs to be made available in response to any potential housing demands. 	<p>The Planning Proposal seeks to provide 82.65 hectares of R5 land. While the specific number of allotments that can be achieved on the site will be subject to determination during the detailed design phase, it will make a significant contribution to the specified land and housing targets.</p> <p>With the site being under one land owner and the site facing few constraints, it is one of the most suitable locations within Forbes for residential development to meet the housing needs of the community.</p> <p>The willingness of the land owner to develop the land and cooperate with Council will also ensure that the land can be developed and delivered in a timely manner should the demand increase further in the next several years.</p>
<p>8.2 Housing Mix</p> <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> Provide a robust reserve of serviced residential zoned land to help alleviate pressure. Approximately 240ha of land has been identified as being necessary to accommodate the future housing requirements of Forbes. Identify sites with attributes for strong urban form, improved liveability and easy access to the Forbes Town Centre and Lake Foreshore. Develop land-use controls in a new Development Control Plan for Forbes to ensure neighbourhoods capture the good elements that make Forbes special, such as water features and riparian bushland environments, walkable neighbourhoods with connections to the Forbes Town Centre and Lake Foreshore, attractive 'green / shady' streetscapes, housing designs that compliment important historic and streetscape features, as well as a high quality medium to high density housing in suitable locations 	<p>The Planning Proposal has considered this section of the DFHS and recognised the need to ensure a diverse mix of new housing is provided within Forbes.</p> <p>The Proposal seeks to rezone a section of the site to R5 to enable the development of large lot residential housing. It is noted that this housing typology continues to grow in popularity as people enjoy the semi-rural character and the lifestyle flexibility this zone offers.</p> <p>While the proposed R5 zone is located on the northern fringes of the Forbes urban area, the Town Centre and Lake Foreshore are easily accessible via the Newell Highway. Therefore, future residents will still be able to enjoy these renowned features of the town.</p> <p>Furthermore, the proposed C3 Environmental Management zone is desired to be retained as a green corridor. While the specific details of this space will be determined following further environmental analysis and finalisation during the detailed design phase, it is likely this area can become a new 'good element' of Forbes which the community can enjoy.</p> <p>Providing new, quality spaces in the north of Forbes will be necessary to cater to the northward growth of the town. Likewise, ensuring there are high quality spaces away from the Lachlan River and Lake Forbes will be necessary to ensure residents have spaces to use during periods of flooding when the Town Centre area is inaccessible.</p>
<p>8.3 Household Composition</p> <p>Relevant Key Issues:</p> <ul style="list-style-type: none"> Most residents prefer to live in detached housing, and the future supply of housing must continue to cater to this strong market. 	<p>The Planning Proposal has considered that most residents within Forbes prefer to live in detached housing. This combined with the desire of most people to move into a larger dwelling in the future further necessities the need to ensure there is adequate R5 Large Lot Residential land within Forbes.</p>

<p>8.4 Household Affordability</p> <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> • Update LEP / DCP to achieve the following: <ul style="list-style-type: none"> — Wider availability of different types of housing. — A component of affordable rental housing in new developments / housing estates. — Incentives for housing types, where there are identified gaps in the market. 	<p>The Planning Proposal is consistent with these recommendations as the provision of additional R5 land in Forbes will increase the supply and reduce the strain on the property market.</p> <p>This will assist in improving affordability and ensuring the housing needs for the community are accounted for.</p>
<p>8.5 Housing Market Performance</p> <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> • identify urban expansions areas capable with ready access to urban services and infrastructure. • Investigate whether there are any limitations to future residential development within urban investigation areas, including identifying possible thresholds to infrastructure upgrades of the following: <ul style="list-style-type: none"> — Roads. — Active transport (walkways and bike paths). — Reticulated water supply. — Reticulated sewerage. — Power and telecommunications. — Storm-water and drainage. — Major infrastructure projects. 	<p>The Planning Proposal has considered these recommendations. The subject site is located on the fringes of the Forbes urban area, therefore much of the required infrastructure and services are available to the site or will require minimal augmentation.</p> <p>This makes Lachley Estate a highly suitable location for urban expansion.</p>
<p>8.6 Housing Preferences</p> <p>Relevant Key Issues:</p> <ul style="list-style-type: none"> • The Forbes Housing Preference Surveys provides local data that indicates that many people in Forbes value established housing (much of which was built in the interwar period) close to the Lachlan River and Lake Foreshore. Many people also indicated a preference for large blocks with a rural aspect. However, the supply of this type of housing is limited and becoming more expensive. <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> • Identify flood free land with existing connections to the Forbes Town Centre, Lachlan River and Lake Foreshore Precinct for residential development. • Identify flood free land for residential development where connections to the Forbes Town Centre, Lachlan River and Lake Foreshore can be strengthened. 	<p>The Planning Proposal has considered the matters and recommendations of this section. The Proposal seeks to expand the supply of R5 Large Lot Residential land within Forbes, which has been identified to be highly desired amongst the community. Expanding the supply of R5 land is essential to ensuring that this housing typology remains accessible to the community.</p> <p>Furthermore, the proposed R5 land is situated in a flood free area and enjoys easy access to Town Centre, Lachlan River and Lake Forbes Foreshore Precinct.</p>

10 Housing Needs Analysis

10.1 Preliminary Engagement Findings

- The majority of respondents live in Forbes township in freestanding houses with 3-4 bedrooms.
- The majority of respondents value family and friends, jobs and lifestyle opportunities afforded in Forbes.
- Many respondents are concerned about housing prices, crime, work and housing options.
- Many respondents indicated they were considering a move into a larger house in the area in the next two years. Fewer respondents are considering a move into a smaller house.
- The majority of respondents are concerned about housing prices in Forbes.
- The majority of respondents are not supportive of new housing in flood affected areas.
- Important neighbourhood characteristics for many respondents are the Lachlan River, foreshore, shops, heritage housing and flood proof housing.
- Most respondents expect urban services to neighbourhoods as well pathways, street trees, open space, child care facilities and schools.

The Planning Proposal has considered the findings from the preliminary engagement and generally aligns with the views and desires of the Forbes community.

The Proposal seeks to create a mixed-use precinct which will provide new housing, jobs and community facilities.

The mixed-use character of the precinct was desired to increase vibrancy and activity, which assists in reducing crime and anti-social behaviour through natural surveillance.

As the Proposal will broaden the housing supply and diversity, it will assist in alleviating pressure on the property market and house prices.

Lachley Estate is not positioned in a flood affected area, therefore it is a suitable location for new housing.

However, the site is still close enough to enjoy easy access to key features of Forbes including the Lachlan River and Town Centre Precinct.

The Proposal will also allow for the provision of new open spaces to cater to new developments in the north of Forbes.

11 Urban Form Analysis

11.1 Urban Settlements in Forbes Shire

- The focus of the housing strategy is on Forbes, where there is existing services and infrastructure and growing demand for housing, industry and employment opportunities.
- Forbes and Parkes townships are located less than 30 kilometres apart and are regarded as twin-centres in the Central West and Orana Regional Plan 2036. Housing supply and demand issues are likely to be shared between Forbes and Parkes into the future, especially when development at the Parkes National Logistics Hub is further progressed.

The Planning Proposal aligns with the DFHS as the subject site is on the fringes of the Forbes urban area and can easily be serviced by existing infrastructure.

The Proposal has also recognised the significance of the Parkes SAP and shaped the concept masterplan for the Lachley Estate to leverage of the anticipated benefits.

The position of the site adjacent to the Newell Highway makes it one of the most suitable locations in the Forbes urban area to locate new development to exploit the benefits of the Parkes SAP.

11.2 Forbes Township

- Forbes township is the largest urban centre in the Forbes Shire. It provides the mainstay of existing housing in the shire and will continue to provide for the housing needs of the community into the future.
- It will become more important that new residential development avoids land with environmental constraints or hazard areas.

The Planning Proposal has considered the matters raised in this section of the DFHS. The site is located at the northern gateway of the Forbes urban area, making it optimal for new development without altering the unique character of the Town Centre Precinct.

However, the adjacent Newell Highway facilitates strong connection to the Forbes Town Centre, Lake Foreshore and Lachlan River.

<ul style="list-style-type: none"> It is also important to maintain strong connections to the Forbes Town Centre, Lake Foreshore and Lachlan River. 	<p>While presently Forbes is quite dependent on private vehicles, with the growth of population in northern Forbes there may be opportunities in coming years to enhance the public transport and active transport network to further strengthen these connections.</p> <p>Furthermore, the Lachley Estate site is not subject to natural hazards or significant environmental constraints. As outlined in the DSI (Appendix 5), the contamination issues on the site can be adequately addressed in accordance with the recommendations of the report.</p>
<p>11.3 Transport + Movement</p> <ul style="list-style-type: none"> Forbes is located roughly halfway between Melbourne and Brisbane along the route of the Newell Highway, which presents opportunities for travelling motorists such as truck rest stops, highway service centres, warehousing and freight logistics, motels and food services. Urban form in Forbes Shire is predominantly characterised by low density and dispersed residential and rural-residential living. This type of urban form has led to a reliance on the private car as the primary means of transport. 	<p>The Planning Proposal has considered the points raised in this section. While the mixed-use concept for the Lachley Estate may not necessarily reduce dependence on private vehicles within Forbes, it is anticipated that it will at least increase opportunities for walking and cycling to work as well as reducing commute lengths for a portion of the population.</p> <p>If further urban development and growth occurs in northern Forbes as outlined in the DFHS, it likely the public transport and bicycle network can be augmented to cater to increased demand and provide adequate services to the Lachley Estate development.</p>
<p>11.4 Servicing + Infrastructure</p> <ul style="list-style-type: none"> The provision of services and infrastructure is expensive and requires extensive planning to achieve robust, cost-effective and sustainable service provision. Experience in the Forbes area indicates that lack of infrastructure is a significant impediment to the delivery of new housing estates. In regards to Council's utility infrastructure responsibilities (drainage, water and sewerage) there is limited funding to maintain and expand the existing network. 	<p>The Planning Proposal is consistent with these matters. The subject site is situated on the fringes of the Forbes urban area, therefore the required infrastructure and services are either readily available or will require minimal augmentation to service future development.</p> <p>Accordingly, the site is an optimal location for new urban development.</p>
<p>12 Opportunities and Constraints</p>	
<p>12.1 Environmental Constraints Analysis</p> <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> New residential areas should avoid environmentally sensitive areas to ensure development does not detrimentally impact waterway resources, natural features, areas of native vegetation, heritage sites the productive capacity of soils. 	<p>The Planning Proposal has considered the environmental constraints and potential impacts from future development.</p> <p>The subject site is not considered significantly impacted by any environmental constraints.</p> <p>It is noted that there are some areas of environmental significance within the site, however it is anticipated that most can be retained. Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a Biodiversity Development Assessment Report (BDAR) that will need to be prepared to support the eventual Development Application.</p>

	<p>Regarding contamination, the DSI (Appendix 5) confirms that contamination issues on the site can be adequately addressed in accordance with the recommendations of the report.</p> <p>Furthermore, there are no known Aboriginal Heritage assets within the subject site. Due to the long history of the site for a variety of intensive land uses, the likelihood of intact Aboriginal archaeology is considered to be minimal. Nonetheless, an Aboriginal Cultural Heritage Assessment will be undertaken as part of the Planning Proposal process to confirm there are no items or artefacts on the site.</p> <p>The site does not contain any Local or State listed heritage items, nor are they other items or heritage conservation areas within the vicinity of the site. Therefore, the Planning Proposal will not result in any detrimental heritage impacts.</p>
<p>12.1 High Hazard Area</p> <p>Relevant Recommendations:</p> <ul style="list-style-type: none"> • Avoid residential development on high hazard areas. • Sites associated with past mining or contamination issues, or that adjoin high speed / volume roads, railways and areas perceived as unsafe in the community should also be avoided, unless suitable mitigation strategies are in place to reduce hazards / risk. 	<p>The Planning Proposal site is not in a high hazard area, being neither flood or bushfire prone.</p> <p>It is noted that some minor mining activities have historically occurred on the site, however the DSI (Appendix 5) confirms that contamination issues on the site can be adequately addressed in accordance with the recommendations of the report.</p> <p>While the Inland Rail passes along the sites eastern boundary, it is not anticipated that the it will impact the residential amenity of the R5 Large Lot Residential Area, with the rail passing through denser urban areas of Forbes. An acoustic assessment can be undertaken if required to determine the potential noise impacts and assist in the preparation of site-specific DCP with any necessary acoustic mitigation controls.</p>
<p>12.3 Public Infrastructure Buffers</p> <p>Relevant Recommendations:</p> <p>Avoid residential development near critical infrastructure such as</p> <ol style="list-style-type: none"> Forbes Sewage Treatment Plant Forbes Water Treatment Plant. Forbes Animal Impoundment Facility. Water Reservoir Sewer Pump Stations Electrical Substations Forbes Waste Landfill Facility 	<p>The Planning Proposal is consistent with this recommendation as the proposed R5 zone is not in the vicinity of any critical public infrastructure.</p>
<p>13 Housing Strategy Vision</p>	
<p>The Forbes Housing Strategy aims to support the vision set under the Forbes LSPS, which states:</p>	<p>As outlined in this report the Planning Proposal is generally consistent with the Forbes LSPS, particularly the action to “<i>Rezone land as appropriate to support residential growth and future land releases.</i>”</p>

<p>"In 2041 Forbes will be the residential location of choice in the Central West because of its thriving town centre, recreational opportunities and diverse economy."</p>	<p>The proposed rezoning will enable the future development of a mixed-use precinct which will help secure Forbes position as a vibrant, liveable strategic centre with a strong, diverse economy.</p>
14 Housing Strategy Directions	
<p>01 Direct Housing Growth</p> <ul style="list-style-type: none"> The Forbes Housing Strategy is required to provide additional residential zoned land to cater for a population of 12,000 by 2041. This land supply must include a residential rolling reserve and the provision of services and infrastructure. Careful management of future residential growth is required to both protect and manage the constraints posed by Forbes' unique natural setting on the Lachlan River Floodplain. Buffers between residential land and industrial and primary production land-use are also required. 	<p>The Planning Proposal is consistent with this Direction as it will contribute to the housing supply and diversity of Forbes.</p> <p>The subject site is not flood prone making it an excellent location for new residential development.</p> <p>As outlined in the concept master plan, the proposed C3 Environmental Management zone will be used as a natural, green buffer between the R5 and E3 zones. The proposed R5 is not directly adjacent to any large scale primary production activities.</p>
<p>02 Preparing a Staging Plan</p> <ul style="list-style-type: none"> Package land for residential release in stages to ensure efficient augmentation of services and infrastructure and subsequent land development. Forbes is vulnerable to local housing supply peaks and associated rises in rents and house values. The relative small size and remoteness of Forbes means that a change in local economic conditions and employment patterns can have a significant effect on housing supply, which in turn can contribute to peaks in housing demand. Council must also be careful where it directs private and public infrastructure spending to ensure these investments make the greatest contributions to Forbes' vision for housing. 	<p>As outlined in this report, the site is optimal for new development as it is positioned on fringes of the Forbes urban area, therefore much of the required infrastructure and services are available to the site or will require minimal augmentation.</p> <p>The proposal specifically seeks to provide R5 Large Lot Residential land, which has been found to be a highly desired housing typology which is presently limited and unaffordable.</p>
<p>03 Strengthen Connections</p> <ul style="list-style-type: none"> Increase the attraction and connection of the Forbes Town Centre and Lake Foreshore to new housing estates and neighbourhoods Unlike settlements along the eastern seaboard of Australia, Forbes has no 'beach' to act as the honey pot attractor for leisure time, recreation, socialising and chance meetings with locals and visitors alike. The Lake Foreshore is Forbes' central park that is the epitome of all things great about living in Forbes. 	<p>As outlined in this report, the subject site enjoys excellent connectivity to the Forbes Town Centre and Lake Foreshore.</p> <p>Furthermore, the proposed C3 zone and well as other existing farm dams on the site have the potential to become additional key features of Forbes. This will be subject to further consultant assessments and a refinement of the master plan, however it is desired to ensure the proposed R5 zone is well connected to the natural environment and retains rural character Forbes is renowned for.</p>

<ul style="list-style-type: none"> • The Forbes Town Centre and Lake Foreshore Precinct is highly valued by residents and visitors to Forbes. It deserves continued significant investment attention from Council to achieve high levels of individual and group activity and event spaces. • Flooding around foreshore limits permanent buildings. However there are opportunities to design public areas that can facilitate a range of temporary activities. 	
<p>04 Increase Housing Choice</p> <ul style="list-style-type: none"> • Plan for more housing choice to support a diversifying community, with particular emphasis on more compact housing and more affordable housing. 	<p>While it is noted that there is increasing demand for smaller housing, this may be attributed to larger housing typologies being unaffordable and unavailable due to lack of supply.</p> <p>Therefore, the Planning Proposal is consistent with this object as it will assist in broadening the housing stock and diversity of Forbes.</p>
<p>05 Create Resilient Neighbourhoods</p> <ul style="list-style-type: none"> • Design housing and neighbourhoods to be 'greener' and more resilient to environmental change. • The Forbes Housing Strategy provides for 'green housing estates' that have similar attributes to the riparian areas of the Lachlan River. 	<p>As previously noted, the subject site is not prone to natural hazards therefore it is ideal for the development of a more climate change resilient Precinct.</p> <p>The Planning Proposal provides the opportunity for new, leafy open space areas in the proposed C3 Environmental Management zone and elsewhere in the Precinct. These will be determined during the detailed design phase.</p>
<p>06 Show Leadership</p> <ul style="list-style-type: none"> • Show leadership through the development of strategic development sites. • Council will generally direct its limited resources towards the maintenance of urban services (roads, drainage, water supply and sewerage) as well as investment in key infrastructure that is assessed to have the greatest potential to positively influence the strategic housing directions for Forbes. Key projects into the future include: <ul style="list-style-type: none"> — Review of Forbes Local Environmental Plan 2013 and Forbes Development Control Plan. — Development of large residential estates by experienced developers. — Augmentation of sewerage / water supply mains and trunk drainage to new residential release areas in partnership with State and Federal authorities interested in housing and regional development. 	<p>As outlined in this report, Lachley Estate is strategically located and is optimal for new development as it is positioned on fringes of the Forbes urban area, therefore much of the required infrastructure and services are available to the site or will require minimal augmentation. This will significantly reduce the complexity and cost of its development.</p> <p>The land owner and developer, Brisull Industries Pty Ltd, is an Australian family-owned business with expertise and experience in multiple disciplines across the construction industry.</p> <p>With nearly four decades of experience, Brisull Industries has completed developments comprising of residential, commercial, industrial, shopping centres, land sub-divisions, child care, tourist and rural projects. Therefore, Brisull Industries is capable of delivering a high quality development on the site in a timely manner.</p>

15 Forbes Housing Framework Plan

15.1 Urban Growth Site Options Analysis

A number of sites have been identified because they satisfy one or a number of the following selection criteria:

- The sites are already zoned appropriately under Forbes Local Environmental Plan 2013 to allow future residential housing growth.
- The sites have been identified for potential urban growth in a strategic plan already adopted by Forbes Shire Council such as the Forbes Local Strategic Planning Statement or an endorsed land-use strategy.
- The sites are strategically located within the Forbes Township such that they would allow the logical extension of existing urban form within the Forbes Township.
- The sites are potentially capable of being serviced with necessary urban utilities and infrastructure, including reticulated water, sewer and stormwater drainage.
- The sites have been identified for potential suitability based on community-led feedback to Forbes Shire Council.
- The sites are potentially suitable for urban growth and development based on the opportunities and constraints mapping presented in Section 12 of this Housing Strategy.

The Planning Proposal site satisfies most of the selection criteria. Despite Lachley Estate requiring rezoning and remediation works, these matters are not significant issues given the various social, economic and environmental benefits the development of the site will provide.

15.2 Urban Area Framework Plan

- The Framework Plan shows an area of approximately 290 hectares of new residential land on the north eastern fringe of the Forbes Township. Located north of The Bogan Way, this precinct contains sufficient land to accommodate the mainstay of new residential growth that is forecast by this Strategy.
- The Framework Plan shows an area of approximately 170 hectares of new residential land on the western fringe of the Forbes Township. Located south of The Bogan Way, this precinct will unlikely be required for urban housing before 2041, however it is identified on the Framework Plan should population growth in Forbes exceed the forecasts in this Strategy, and should it be necessary to release the 126 hectares of rolling reserve land at 2031.

While the six of nine sites which were selected for future housing development in DFHS were chosen based on the outlined criteria, they are all concentrated in the same area at the intersection of The Bogan Way and Edward Street on the north western fringes of the Forbes urban area.

These six sites adjoin a large area of existing residential development. Therefore, there is merit in the provision of some housing on the Lachley Estate site which is in the less heavily development north east of the town which would enable some of the increased traffic flow to be catered for by the Newell Highway and Calarie Road. This would reduce the pressure on The Bogan Way and result in a more balanced northward expansion of the Forbes urban area, rather than being entirely focused within the north west.

4.2.3 Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal is generally consistent with all other relevant State/regional strategies, including the *20-Year Economic Vision for Regional NSW*. The document sets out the NSW Government's priorities and plans to achieve sustainable long-term social and economic success for regional communities across the state, including the Forbes Shire.

The Planning Proposal seeks to rezone the disused Lachley Estate to enable to future development of a mixed-use Precinct in northern Forbes to both compliment the Parkes SAP and leverage off the various social and economic benefits the major project will have on the region.

4.2.4 Q6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 5 below.

Table 5: Assessment against State Environmental Planning Policies

SEPP	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent. The Planning Proposal will not prevent the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Consistent. The SEPP will apply to any future housing resulting from the Planning Proposal.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible.
State Environmental Planning Policy (Housing) 2021	Not applicable. However, the Planning Proposal allows future residential development in the proposed R5 Large Lot Residential zone to meet the requirements of this SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent. The Planning Proposal seeks to rezone the site to part E3 Productivity Support. This will enable the operation of various types of businesses on the site, creating employment opportunities.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Not applicable. The Planning Proposal does not conflict with the aims of this SEPP.
State Environmental Planning Policy (Planning Systems) 2021	Not applicable. The Planning Proposal does not affect the operation of this SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable as the subject site is not within the Central River City.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable as the subject site is not within the Eastern Harbour City.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable as the subject site is not within a Regional Precinct.

State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable as the subject site is not within the Western Parkland City.
State Environmental Planning Policy (Primary Production) 2021	Consistent. While the Planning Proposal seeks to rezone RU1 Primary Production land, as noted in this report the subject site not ideal for large scale primary production operations due to it being bound on three sides by the Forbes urban area. Therefore, it is an ideal location for the urban expansion of the town as it will not result in the fragmentation of agricultural lands nor will impede on primary production operations.
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent. Preliminary land capability studies have been undertaken as part of this rezoning proposal. Several contamination 'Areas of Environmental Concern' were identified as part of the study, with future proposals impacting those areas to be considered and remediated in accordance with the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable as the proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent. Infrastructure can be provided consistent with the intent of this SEPP. The Planning Proposal has been prepared with consideration of the Newell Highway upgrade, the Inland Rail and the Parkes SAP.

4.2.5 Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal has been assessed against each Section 9.1 direction as shown in Table 6 below.

Table 6: Section 9.1 Direction Review

Section 9.1 Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Applicable. The Planning Proposal is consistent with the objectives and vision of the <i>Central West and Orana Regional Plan 2036</i> . The development of the site will assist in achieving employment targets set in the Plan. Refer to Table 2 in Part 3 Section B of this report for further details.
1.2 Development of Aboriginal Land Council land	Not applicable as the planning proposal does not apply to land shown on the Land Application Map of Chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> .
1.3 Approval and Referral Requirements	Acknowledging that the Planning Proposal seeks amendment to the Forbes LEP 2013, the proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
1.4 Site Specific Provisions	The Planning Proposal is consistent with this direction as it does not introduce any site-specific provisions.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable as the land is not within the specified area.

1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable as the land is not within the specified area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable as the land is not within the specified area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable as the land is not within the specified area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable as the land is not within the specified area.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable as the land is not within the specified area.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable as the land is not within the specified area.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable as the land is not within the specified area.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable as the land is not within the specified area.
1.14 Implementation of Greater Macarthur 2040	Not applicable as the land is not within the specified area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable as the land is not within the specified area.
1.16 North West Rail Link Corridor Strategy	Not applicable as the land is not within the specified area.
1.17 Implementation of the Bays West Place Strategy	Not applicable as the land is not within the specified area.
Focus area 2: Design and Place	
This Focus Area was blank when the Directions were made and this Planning Proposal was prepared.	

Focus area 3: Biodiversity and Conservation

3.1 Conservation Zones	<p>Consistent. The Planning Proposal site contains a small section which has been identified as having 'high biodiversity sensitivity' in the Forbes LEP 2013.</p> <p>Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a BDAR that will need to be prepared to support the eventual Development Application.</p>
3.2 Heritage Conservation	<p>Not applicable. The proposal does not affect any areas identified as having items of heritage significance.</p> <p>The likelihood of intact Aboriginal archaeology is considered to be minimal since it has been highly modified for many decades from its original state due to previous farming practices use as an abattoir. Nonetheless, an Aboriginal Cultural Heritage Assessment will be undertaken as part of the Planning Proposal Process to ensure the identification and protection of any items on the site.</p>
3.3 Sydney Drinking Water Catchments	Not applicable as the land is not within the specified area.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable as the land is not within the specified area.
3.5 Recreation Vehicle Areas	Not applicable, the proposal does not seek to introduce any recreational vehicle areas.

Focus area 4: Resilience and Hazards

4.1 Flooding	Not applicable as the subject site is not identified as flood prone land under the LEP.
4.2 Coastal Management	Not applicable as the land is not within a coastal protection zone.
4.3 Planning for Bushfire Protection	Not applicable. The land the subject of this Planning Proposal is not identified as bushfire prone land.
4.4 Remediation of Contaminated Land	<p>The Planning Proposal has been submitted with a DSI which identified several areas of concentrated contamination.</p> <p>The DSI concluded that site is suitable for the proposed rezoning and future development given it is remediated in accordance with the report. This includes the preparation of a Remediation Action Plan for the areas with concentrated contamination near the former quarry and surrounding the former abattoir buildings.</p>
4.5 Acid Sulfate Soils	Not applicable as the land is not affected by acid sulphate soils.
4.6 Mine Subsidence and Unstable Land	Not applicable as the land is not within a mine subsidence area.

Focus area 5: Transport and Infrastructure

5.1 Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this Ministerial Direction.</p> <p>The proposal integrates land uses and transport by providing land for new development close to major transport routes, including the Newell Highway.</p>
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5.2 Reserving Land for Public Purposes	The Planning Proposal is consistent with this direction as it will not require land for public purposes without the relevant authority's consent.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable as the proposal is not within the vicinity of an existing licensed airport or defence airfield.
5.4 Shooting Ranges	Not applicable as there is no shooting ranges on or adjacent to the subject site.
Focus area 6: Housing	
6.1 Residential Zones	The Planning Proposal is consistent with this Direction. The rezoning of the site will provide new residential land which will broaden the supply and typology of housing in an ideal location which can utilise existing infrastructure and services
6.2 Caravan Parks and Manufactured Home Estates	Not applicable as no caravan or manufactured home estates are proposed.
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	<p>The Planning Proposal is consistent with this Direction. A portion of the site is proposed to be rezoned as E3 Productivity Support which will provide new commercial and light industrial land. This will broaden the supply and diversity of jobs in an ideal location, bringing social and economic benefits to the Forbes community.</p> <p>The Lachley Estate site has been identified in the Forbes LSPS as a suitable location for industrial development, therefore the proposed E3 zone is consistent with Council's strategic planning for Forbes.</p>
7.2 Reduction in non- hosted short-term rental accommodation period	Not applicable as the proposal is not located in the Byron Shire Council.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable as the land is not within the specified area.
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable. It is noted that minor mining activity was historically undertaken on the site, however it is no longer suitable for mining activities due to the expansion of the Forbes urban area around the site and the development of the nationally significant Inland Rail along it's eastern boundary.
Focus area 9: Primary Production	
9.1 Rural Zones	<p>The proposal seeks to rezone disused RU1 Primary Production Land to R5 Large Lot Residential, E3 Productivity Support and C3 Environmental Management. The rezoning of the land is justified as the site is disused and the proposal is generally consistent with the relevant strategic plans.</p> <p>The subject site is strategically positioned within the urban fringes of Forbes and is no longer ideal for intensive primary production land uses as it is surrounded by developed areas to the east, south and west.</p>

	<p>It is anticipated that the Planning Proposal will facilitate the future development of businesses on the site which assist or compliment the surrounding agricultural land.</p> <p>Furthermore, as the site is not located directly adjacent to any significant commercial agricultural land, the future development of the site will unlikely result in any land use conflicts or impact agricultural operations.</p>
9.2 Rural Lands	<p>The proposal seeks to rezone disused RU1 Primary Production Land to R5 Large Lot Residential, E3 Productivity Support and C3 Environmental Management. The rezoning of the land is justified as the site is disused and the proposal is generally consistent with the relevant strategic plans.</p> <p>The subject site is strategically positioned within the urban fringes of Forbes and is no longer ideal for intensive primary production land uses as it is surrounded by developed areas to the east, south and west.</p> <p>The site is more appropriate for more intensive land uses which can leverage off the various major infrastructure projects in the region.</p> <p>Furthermore, given the size of the site of just 155.68 hectares, it will not be a significant reduction of RU1 land, which makes up the majority of the Forbes Shire.</p>
9.3 Oyster Aquaculture	Not applicable as the proposal will not impact on an oyster aquaculture area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable as the land is not within the specified area.

4.3 Section C – Environmental, Social & Economic Impact

4.3.1 Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The subject site is generally cleared land with both native and exotic vegetation scattered throughout. The three most significant vegetated areas are a grassy woodland across the north of the site, a dense planted woodland in the central-west section and a mix of native and exotic species surrounding the former abattoir buildings.

A portion of the northern grassy woodland is identified as an area of 'high biodiversity sensitivity' the Forbes LEP 2013's Terrestrial Biodiversity Map.

An ecological survey was conducted on the subject site on the 23rd of June 2022, with the findings summarised in the Biodiversity Opportunities and Constraints report (Appendix 4). The survey found 22.49 ha of native vegetation within the site, of which 7.86 ha falls within the proposed C3 Environmental Management green corridor. The 14.63 ha in the R5, E3 and SP2 zones were identified as belonging to six Plant Community Types (PCTs):

- PCT 53 – Shallow freshwater wetland sedgeland in depressions on floodplains on inland alluvial plains and floodplains (3.32 ha).
- PCT 76 (partially planted) – Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions (9.42 ha).
- PCT 77 – Yarran shrubland of the NSW central to northern slopes and plains (0.01 ha).
- PCT 85 (planted) – River Oak forest and woodland wetland of the NSW South Western Slopes and South Eastern Highlands Bioregion (0.26 ha).

- PCT 201 – Fuzzy Box Woodland on alluvial brown loam soils mainly in the NSW South Western Slopes Bioregion (1.33 ha).
- PCT 217 - Mugga Ironbark - Western Grey Box - cypress pine tall woodland on foot slopes of low hills in the NSW South Western Slopes Bioregion (0.47 ha)

Most of the native vegetation on the site was found to be either planted and/or in poor to moderate health. PCT 76 and PCT 201 are both associated with Endangered Ecological Communities (EECs).

All areas mapped as PCT 76 fit the criteria for the *Biodiversity and Conservation Act 2016*-listed 'EEC *Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penneplain, Nandewar and Brigalow Belt South Bioregions*' (9.24 ha). One section of PCT 76 also fits the criteria for listing under the *Environment Protection and Biodiversity Conservation Act 1999*-listed EEC '*Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia*' (1.71 ha).

PCT 201 is associated with the BC Act-listed EEC '*Fuzzy Box Woodland on alluvial brown loam soils mainly in the NSW South Western Slopes Bioregions*'. All areas of PCT 201, except the derived zones, fit the criteria for listing under the BC Act as the EEC (0.47 ha).

The largest section of native vegetation on the site with the highest concentration of trees is proposed to be zoned C3 Environmental Management to facilitate its protection. It is intended restoration works will be undertaken here to improve the health of the ecosystem and extend the existing vegetation corridor eastward, which will compensate for the loss of the trees which cannot be retained elsewhere in the site. While the specific land uses which will be undertaken C3 area is yet to be determined, it is anticipated that most of the existing trees will be retained.

As the concept masterplan for the is indicative and subject to changes, the potential impacts of the future development of the site have not been determined at this stage. While the identified areas associated with EECs will likely be retained, should they require clearing as part of the future development, the Biodiversity Offset Scheme may allow for the loss of vegetation to be compensated for within proposed C3 Environmental Management land.

The ecological survey also notes the former abattoir and nearby abandoned buildings may provide habitat for microbats, many of which are threatened. In particular, the Little Pied Bat, Yellow-bellied Sheath-tail-bat and the Southern Myotis, all listed as Vulnerable under the BC Act, would need to be surveyed for (using echolocation, and/or trapping) to ensure they are not present prior to any planned demolition of these buildings. The loss of human-made structures would be considered a Prescribed Impact under the Biodiversity Assessment Method (BAM) 2020 due to their value as microbat habitat.

Efforts to minimise biodiversity loss will be considered throughout the detailed design and planning stage, which will be guided by a BDAR that will need to be prepared to support the eventual Development Application.

Overall, the proposed rezoning is unlikely to have any significant ecological impacts due to the site being overwhelmingly covered in exotic pastoral grasses with negligible biodiversity value. The Planning Proposal will facilitate the development of the site which will enable bushland restoration works within the proposed C3 zone and likely result in overall higher canopy cover.

4.3.2 Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Consideration has been given to other likely environmental effects that may occur due to the Planning Proposal. It is unlikely that the proposed amendments will create any undue environmental effects, as outlined below.

Biodiversity

As discussed above, the subject site is overwhelmingly covered in exotic pastoral grasses with negligible biodiversity value. Only a small portion of the site is covered in native vegetation, much of which will be retained in the C3 Environmental Management green corridor. Further efforts to retain and enhance the vegetation on the site will be explored and determined with the advice from an environmental consultant during the detailed design stage.

A detailed environmental assessment report will be prepared for all future Development Applications on the site which will address and manage any environment impacts.

Contamination

Due to the various historical activities on the site, including mining, land filling, cattle grazing and use as an abattoir, Lachley Estate has been considered to be a site of potential contamination.

In order to better understand the scale and extend of the contamination on the site, a Detailed Site Investigation (Appendix 5) was undertaken by EnviroScience Solutions. The assessment confirmed that while there is contamination on the site, these are largely confined to several areas of localised contamination, namely the farm dams/irrigation ponds, the former quarry landfill area and area surrounding the former abattoir buildings.

The DSI assessment was unable to determine the exact depth and extent of the landfill in the former quarry, therefore a Waste Classification Report will need to be undertaken in accordance with the NSW EPA *Waste Classification Guidelines: Part 1 Classifying Waste* to complete the contamination assessment of that section of the site. It is anticipated that the fill in the quarry will require removal and disposal at an offsite waste facility due to the observance of asbestos in three test pits.

The assessment concluded that the site can be made suitable for the proposed future land uses and development following remediation of the areas with localised contamination and further investigation and remedial practices such as:

- *Removal of the Hydrocarbon impacted sediment located in Sediment Basin 1. Further sampling of this material should be undertaken to determine waste classification for the materials prior to offsite removal.*
- *Further investigation of the waste and building waste within the open-faced quarry area.*
- *Further investigation and waste classification of the landfill area in the northern portion of the site.*

Further, following asbestos removal and any demolition works of former abattoir buildings, sub surface investigation within the building's footprint should be undertaken to establish any areas of potential environmental concern. The assessment also recommends the following being undertaken to ensure the site is within acceptable Health and Ecological Guidelines:

- *A Remedial Action Plan (RAP) is prepared by a suitably qualified and experienced land consultant prior to the commencement of earthworks and site development.*
- *The RAP will outline targeted requirements within the quarry area, the irrigation ponds and around the footprint of the abattoir to remediate areas of environmental concern outlined in this assessment.*
- *The RAP should include an appropriate Unexpected Finds Procedure (UFP) within this Plan, to provide a procedure for emergency response should previously unidentified areas of contamination be uncovered.*

The assessment also found the grazing lands within the site are currently in suitable condition for the proposed development. However, as this recommendation is based on samples that were collected from discrete locations, contamination may be present in untested areas.

As the Planning Proposal will require remediation of Lachley Estate, it will provide environmental benefits for the site and the surrounding ecosystems by removing contaminated materials. Therefore, the Planning Proposal will result in a favourable outcome for the site from a contamination perspective.

Heritage and Local Character

There are no known Aboriginal Heritage assets within the subject site. Due to the long history of the site for a variety of intensive land uses, the likelihood of intact Aboriginal archaeology is considered to be minimal. Nonetheless, an Aboriginal Cultural Heritage Assessment will be undertaken as part of the Planning Proposal process to confirm there are no items or artefacts on the site.

The site does not contain any Local or State listed heritage items, nor are there other items or heritage conservation areas within the vicinity of the site. Therefore, the Planning Proposal will not result in any detrimental heritage impacts.

Furthermore, the position of the site on the northern fringes of Forbes makes in an ideal location for development. The site is far enough to not have any impacts on the vast array of heritage listed buildings within the Forbes Town Centre nor will it impact on the historic and rural character. The area surrounding Lachley Estate is comprised of relatively recent large lot residential and industrial development, therefore Planning Proposal is consistent with the existing character of the surrounding area.

Natural Hazards

The subject site is not located within a bushfire prone area, as the surrounds have relatively low vegetation cover and the areas to the east, south and west quite developed. Nonetheless, a bushfire assessment can be undertaken as part of the Planning Proposal process if required.

The subject site is not situated in a flood prone area and is not within the Flood Planning Area identified in the Forbes LEP 2013's Flood Planning Map. Despite the relatively flat topography of the site, it's overall higher elevation and the position of a high point at its south between the site and flood plain makes it an ideal location for new development. With major flooding along the Lachlan River increasing in frequency, the rezoning of land in the north of Forbes such as Lachley Estate will be critical for the long-term resilience of the town to climate change.

4.3.3 Q10. How has the Planning Proposal adequately addressed any social and economic effects?

The zoning amendments proposed will deliver significant social and economic benefits for both local residents in the vicinity of the site and those in the broader Forbes Shire and Parkes Shire Communities.

Support for the land use planning amendments as promoted under this Planning Proposal will enable creation of additional job opportunities and community facilities within Forbes at a highly accessible location. The proposed R5 land will facilitate the delivery of new residential development, broadening the supply and diversity of housing for the growing population.

Likewise, the proposed rezoning will enable the development of a new college estate on the site. This will provide further education opportunities for the community, which will entice locals to stay and draw people to the town from surrounding areas.

4.4 Section D – Infrastructure (Local, State and Commonwealth)

4.4.1 Q10. Is there adequate public infrastructure for the Planning Proposal?

The subject site is within the northern fringes of the Forbes urban area, therefore much of the public infrastructure to support this Planning Proposal exists or can easily be extended to the site.

The site is presently serviced by the Forbes reticulated water system and the urban stormwater system, while the reticulated sewer system currently extends up to Calarie Road and Durham Street, both of which are only several hundred metres from the site and can be extended as development of the site occurs.

Due to the proximity the site to the Forbes Town Centre, most essential services and amenities already exist and are easily accessed from the site. Likewise, the existing education and healthcare infrastructure in Forbes are also easily accessed from the site. Forbes High School is located several hundred metres from the site while Forbes North Public School is just 2.5km or 5 minutes away. Lachlan Health Services (Forbes Hospital) is just under 3kms south of the subject site.

While the site is not directly serviced by the Forbes bus network, the 587 bus route presently runs along Calarie Road with the closest stop just under a kilometre from the southern entrance of the site. This route operates as a hourly loop service between Forbes Town Centre to Alder St in the north of the town via Calarie Road from 9am to 2:40pm on weekdays.

The necessary infrastructure to support demand generated as a result of the proposed rezoning will be delivered on an as needs basis as the site develops.

4.5 Section E – State and Commonwealth Interests

4.5.1 Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section of the Planning Proposal is to be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination.

Preliminary discussions have been undertaken with Forbes Shire Council and the Department of Planning, Industry and Environment, however, there has not been any formal consultation with State and Commonwealth public authorities at this stage.

5 Part 4 – Mapping

As outlined in Section 3.2 of this proposal, the following maps in the Forbes LEP 2013 will require amendment:

- Land Zoning maps: Sheet LZN_005AA & Sheet LZN_005CA
- Minimum Lot Size maps: Sheet LSZ_005AA & Sheet LSZ_005CA
- Height of Building maps: Sheet HOB_005AA & HOB_005CA

These proposed amendments are shown at Appendices 1-3.

6 Part 5 – Community Consultation

Community consultation will be undertaken consistent with Forbes Shire Council requirements and the Department of Planning, Industry and Environment's Gateway Determination conditions should the Planning Proposal proceed.

7 Part 6 – Project Timeline

A suggested project timeline for the Proposal is outlined in Table 8 below. This is a preferred timetable, based on a relatively smooth planning process and ongoing support from the respective agencies. It is quite possible that the timeline could extend well beyond the proposed project timeline.

Table 9: Project Timeline

Project Milestone	Timeline
Anticipated date of Planning Proposal Lodgement with the Department	February 2023
Anticipated commencement date (Gateway Determination)	April 2023
Anticipated timeframe for the completion of required supporting information – post-gateway	June 2023
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	August 2023
Dates for public hearing, if required	TBC
Timeframe for consideration of submissions	October 2023
Timeframe for the consideration of proposal post-exhibition, including amendments and report to Council	December 2023
Date of submission to the Department to finalise the LEP	February 2024

8 CONCLUSION

As outlined in this submission, a modification is sought to the existing land zoning for the Lachley Estate at 1 Lachley Street, Forbes.

The primary objectives of this Planning Proposal are:

- To rezone the site to part R5 Large Lot Residential, part E3 Productivity Support, part C3 Environmental Management and part SP2 Infrastructure to facilitate the delivery of mixed-use development on disused RU1 Primary Production Land;
- To facilitate the delivery of a mixed-use precinct which will provide new homes, employment opportunities, and other essential community facilities at an accessible and convenient location;
- To encourage a broader range of land uses that can support a wider range of activities on the site to meet the needs of the Forbes community; and
- To amend the building height limits and minimum lot sizes on the site to be consistent with the new land zones.

These amendments will ultimately facilitate land use outcomes for the subject site, which are aimed at taking advantage of the proximity of the site to the Newell Highway, the Inland Rail and the Parkes Special Activation Precinct. It is anticipated that the rezoning will enable the creation of a vibrant, mixed-use Precinct which will help in accommodating population and economic growth, as well as securing the position of Forbes as a strategic centre in the region.

The supporting consultant assessments indicate that the site is suitable for development from a biodiversity and contamination perspective provided the development is undertaken in accordance with the recommendations of the relevant reports. Furthermore, as the site is not prone to natural hazards, it is one of the most ideal and appropriate locations for new development within Forbes and will strengthen the town's resilience to climate change.

As demonstrated in this submission, the proposed amendments are consistent with the intent, objectives and principles of the *Central West and Orana Regional Plan 2036* and *Forbes Local Strategic Planning Statement 2040*.

Accordingly, we seek Council consideration and support for this proposal and to forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination.

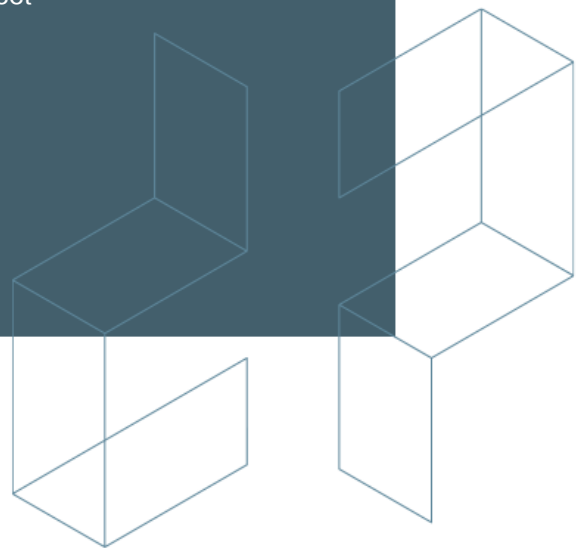


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Suite 304, 171 Clarence Street
Sydney NSW 2000

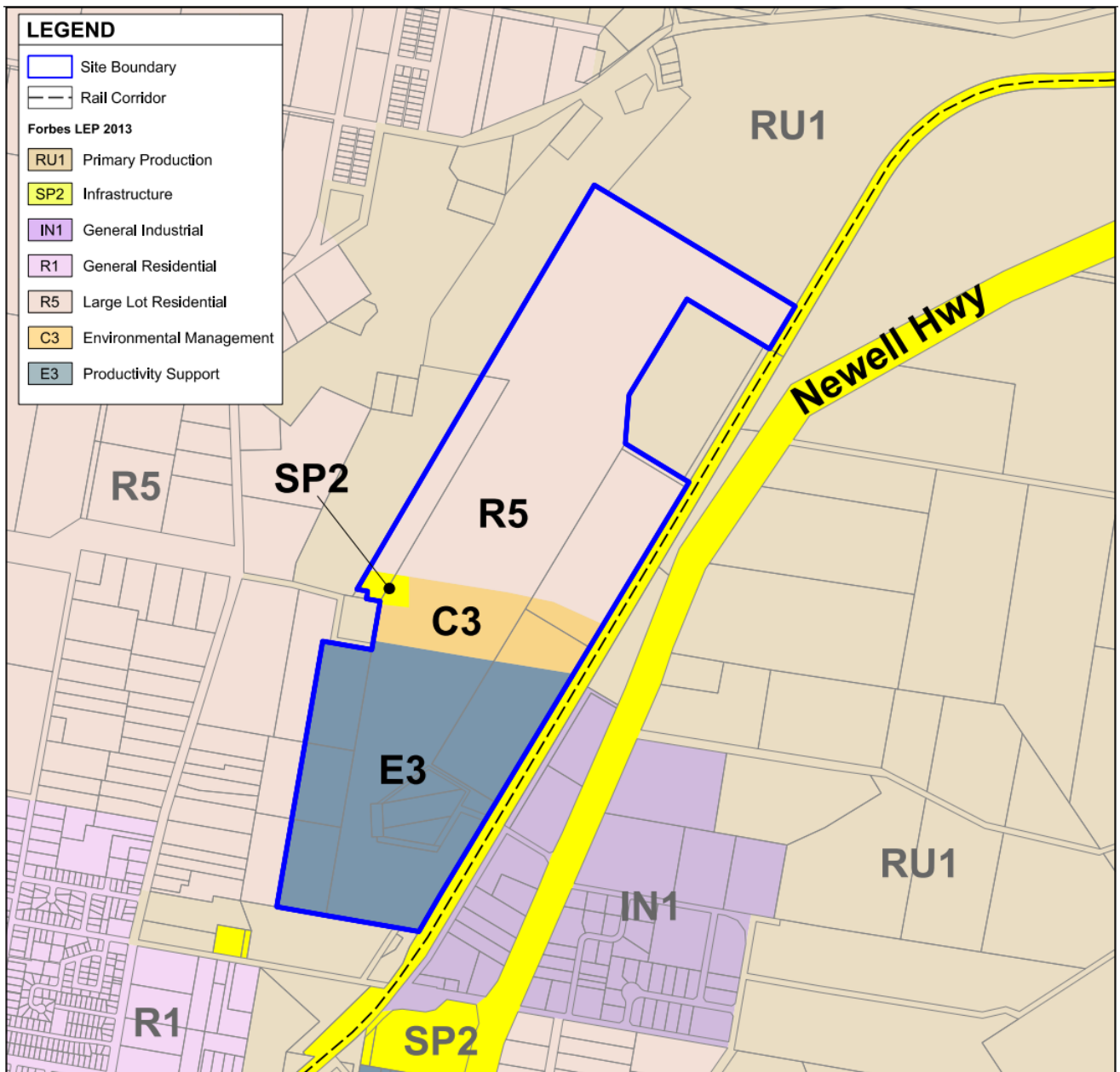
PO Box 1778
Sydney NSW 2001

02 9290 3636



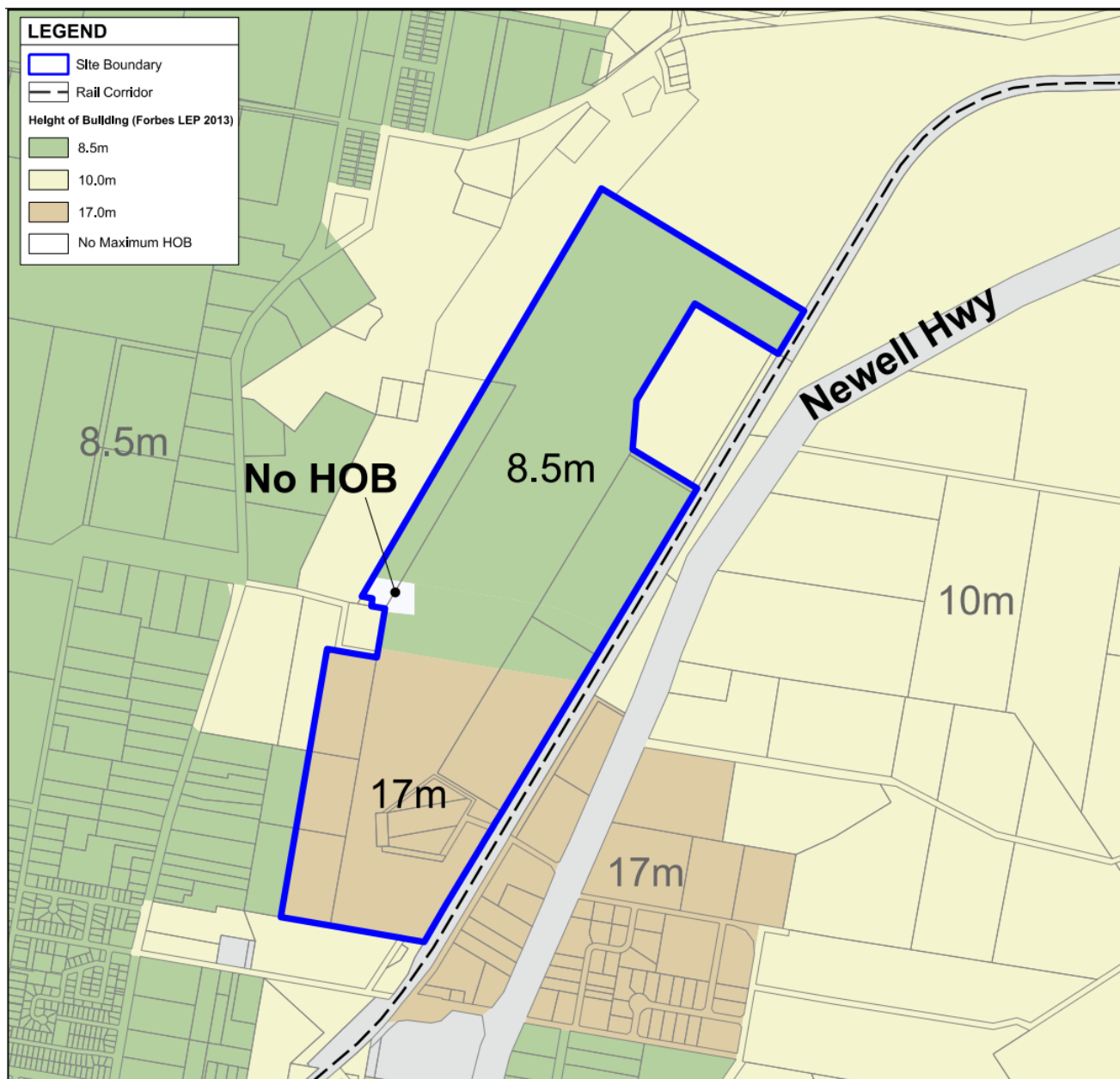
APPENDIX 1

Land Zoning Map Amendments



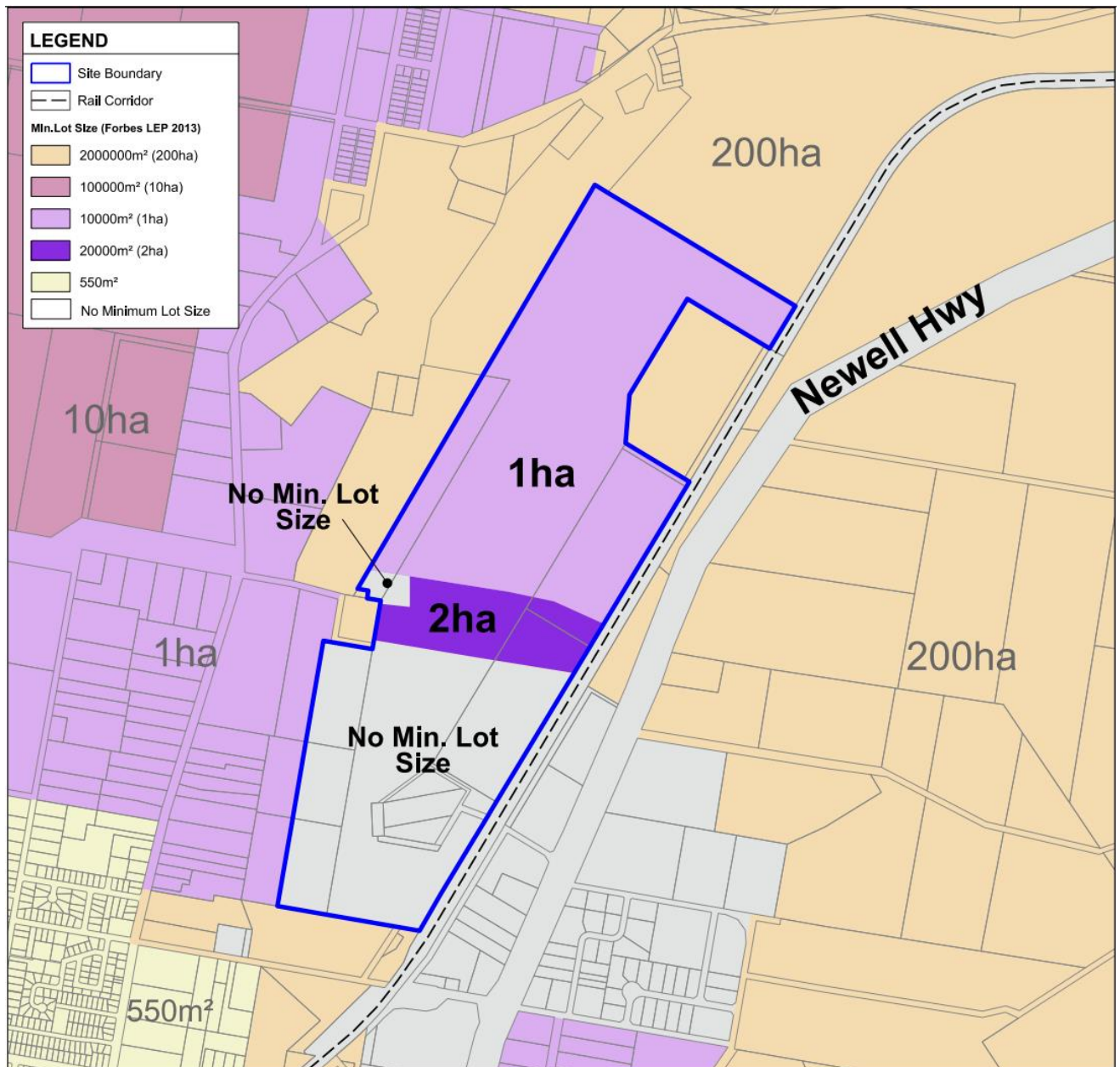
APPENDIX 2

Height of Building Map Amendments



APPENDIX 3

Lot Size Map Amendments



APPENDIX 4

Biodiversity Opportunities and Constraints Report by OzArk Environment and
Heritage

APPENDIX 5

Detailed Site Investigation prepared by EnviroScience Solutions