



Forbesview

SCHOOL RD, FORBES

URBAN DESIGN REPORT

HATCH

for Forbesview Pty Ltd

September 2023



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Acknowledgement of Country

We acknowledge the Traditional Custodians of the Wiradjuri nation, the land on which Forbes View sits.

We pay our respects to Elders past, present and future, and recognise all Australian First Nation peoples' unique cultural and spiritual relationships to Country and it's rich contribution to our Community.

The Wiradjuri people were a hunter gatherer society comprised of small clans and family groups whose movements followed seasonal food gathering and ritual patterns.

Currently 16% of Forbes' population identify as Aboriginal or Torres Strait Islander and we recognise and respect their continuing connection to country and contributions to community.

1. INTRODUCTION

CONTENTS

| | | | | | |
|----------|-----------------------------------|-----------|----------|-------------------------------------|-----------|
| 1 | INTRODUCTION | 3 | | | |
| 1.0 | Report Outline | 4 | 4 | VISION AND DESIGN PRINCIPLES | 21 |
| | | | 4.0 | Vision | 22 |
| | | | 4.1 | Connection to Nature | 23 |
| | | | 4.2 | Walkable Neighbourhoods | 24 |
| | | | 4.3 | Local Cultural Identity | 25 |
| | | | 4.4 | Housing Options | 26 |
| | | | 4.5 | Creating Partnerships | 27 |
| | | | 4.6 | Primary Elements | 28 |
| | | | 4.7 | Connections | 29 |
| | | | 4.8 | Connected Nodes | 30 |
| | | | 4.9 | Growth and Precincts | 31 |
| | | | 4.10 | Concept Masterplan | 32 |
| 2 | CONTEXT | 5 | | | |
| 2.0 | Regional drivers + policy context | 6 | | | |
| 2.1 | Local Drivers Snapshot | 9 | | | |
| 2.2 | Forbes context + policy framework | 10 | | | |
| 2.3 | Climate | 12 | | | |
| 2.4 | Housing | 13 | | | |
| 2.5 | Summary Design Drivers | | | | |
| | + Influences | 14 | | | |
| 3 | THE SITE | 15 | | | |
| 3.0 | Site location | 16 | | | |
| 3.1 | Site physical characteristics | 17 | | | |
| 3.2 | Site views | 18 | | | |
| 5 | MASTERPLAN | 33 | | | |
| 5.0 | Masterplan | 34 | | | |
| 5.1 | Elements | 35 | | | |
| 5.2 | Zoning | 36 | | | |
| 5.3 | Building height | 37 | | | |
| 5.4 | Public land dedication | 38 | | | |
| 5.5 | Minimum lot size | 39 | | | |
| 5.6 | Streets and connection | 40 | | | |
| 5.7 | Precincts | 41 | | | |
| 5.8 | Landscape | 42 | | | |
| 5.9 | Water | 44 | | | |
| 5.10 | Green Spine | 45 | | | |
| 5.11 | Built form strategies | 46 | | | |
| 5.12 | Summary | 47 | | | |

1.0 REPORT OUTLINE

Executive Summary

Forbesview is a proposed new master planned community situated to the north western edge of Forbes, 5 minutes by car from Forbes Town Centre.

This report has been prepared to inform a *Planning Proposal* specifically by:

- *Gathering* site and project analysis informed by technical studies from consultants, regional and local policy understanding, and visiting and assessing site circumstances to inform an appropriate design response to the site,
- *Establishing* a vision and design principles emerging from the project research to guide the thinking behind the master plan,
- *Proposing* a master plan that draws together the research and proposal through a process of consultation and a process of design reviews.

The *Masterplan* is the result of a rigorous and iterative design process, working closely with the Forbes Shire Council. It is also a proposal that will continue to develop in its sophistication through each stage of development. This *Urban Design Report* unpacks the process and thinking and how they have been incorporated into the master plan.

Report Structure

The urban design report is broken into five chapters:

1. Introduction: *Outlines* purpose of the report and project background,

2. Context: *Reviews* the constraints and opportunities for the site and project from policy and market perspectives at regional and local levels,

3. The Site: *Explores* qualitative, climatic, and physical characteristics of the site on the ground.

4. Vision and Design Principles: *Articulates* a framework to guide design decisions when developing the Masterplan design,

5. The Master Plan: *Proposes* the final Masterplan and describes strategic and technical elements of the design.

Project vision

Forbes and Parkes are co-located regional towns that will benefit from current and planned investment in central NSW. The region will benefit from the establishment of affordable industrial land with affordable freight connections to Melbourne, Sydney and Brisbane. This will open new markets in bulk handling of materials such as resource recovery from waste, minerals and agricultural processing, served by low emissions energy.

This state led investment will boost investment in the region, generating employment opportunities and intrastate and international migration. Attracted by affordable housing options, Forbes

will be a beneficiary this of investment attracted by new jobs with an affordable lifestyle.

The master planned community will provide a diversified housing product, serving the needs of locals seeking new opportunities for better aging in place and small households seeking smaller high amenity housing options.

The master planned community will seek to enshrine walk-ability and open space amenity as a central focus for the project. Proposed partnerships with local builders will unlock the supply of product and focus on house + land rather than land only sales.

This vision will be delivered under a unified land ownership. Forbes View own the whole land parcel, meaning that rezoning will be unencumbered by competing land owner interests and provide a single source of negotiations when planning new infrastructure works.

Forbes View will continue working with Forbes Shire Council (FSC) to develop the project. It will be a significant addition to the town's housing stock and population. Respect for and building on the FSC *Housing strategy* will be a key project driver. The aim is to create a new community that leaves a positive legacy for the town and a positive reflection on all parties involved in the delivery of this new master planned community.

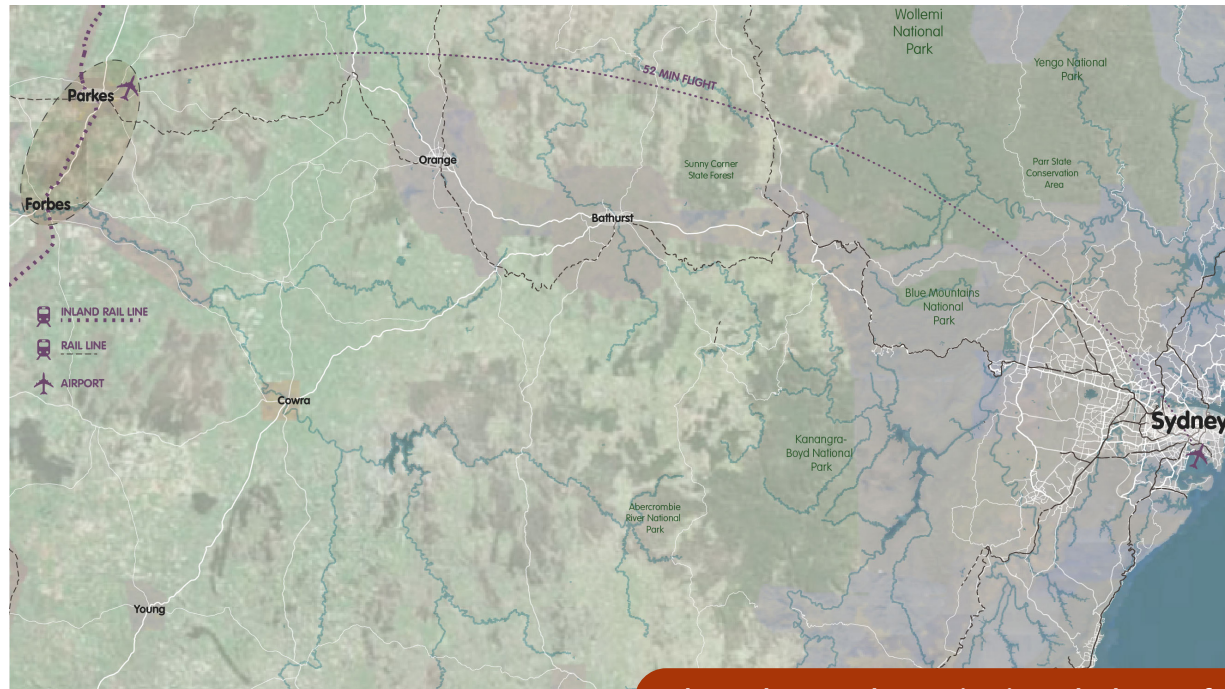
OVERVIEW - POLICY CONTEXT

The policy context frames the brief of the project. Project success is underpinned through the alignment with council strategy and the capacity to tap into medium and long term infrastructure investments.

2. CONTEXT

2.0 REGIONAL DRIVERS & POLICY CONTEXT

Regional Context



The Forbes - Parkes region is at the heart of NSW, well connected to Sydney by air and rail, and is poised to become a major inland manufacturing and freight transit hub.

Increased accessibility, access to skilled workers and a lower cost base will open opportunities for existing and new businesses to grow.



2.0 REGIONAL DRIVERS & POLICY CONTEXT

Regional Development

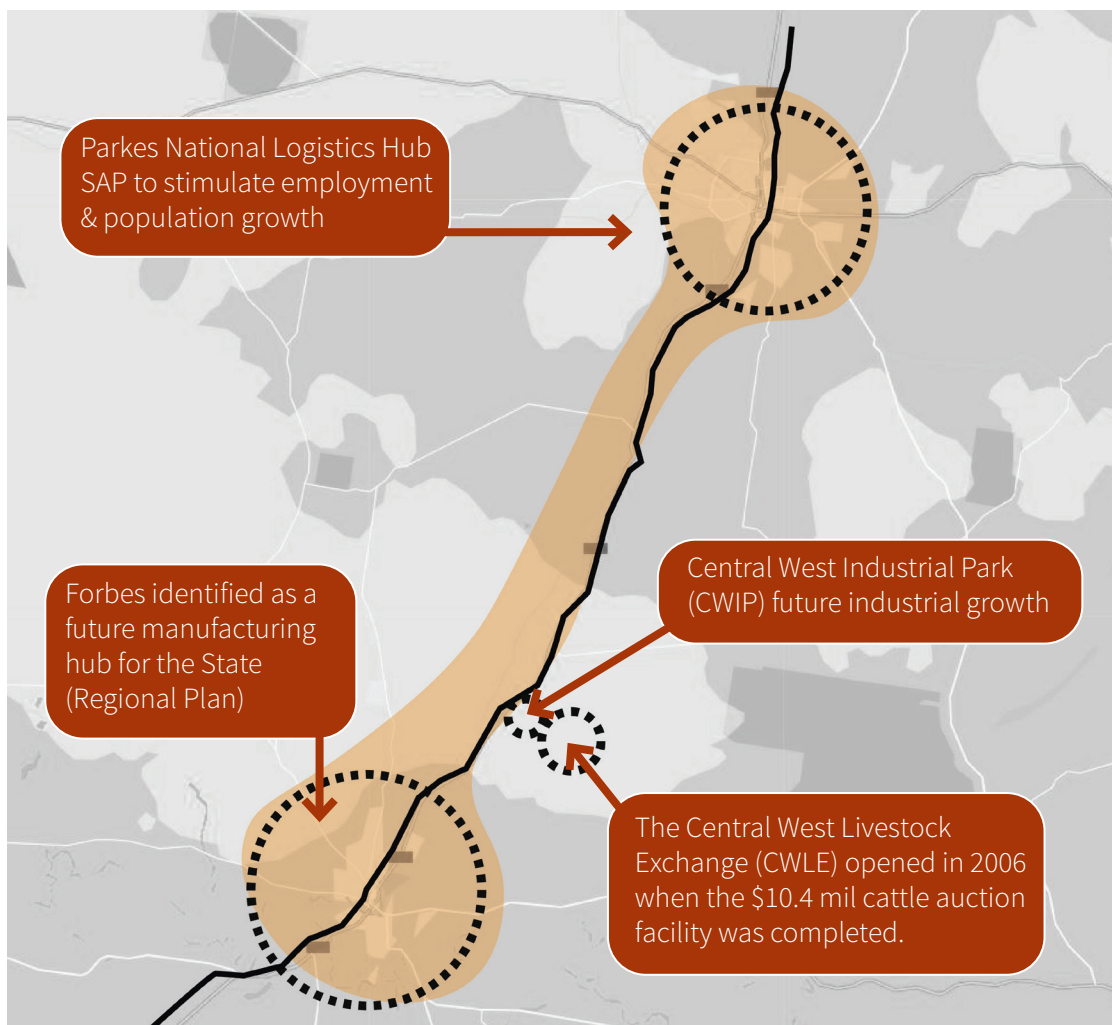
The Central West and Orana Regional Plan

2041 (Regional Plan) establishes strategies to manage housing supply, economy and response to climate change. The region comprises of 19 Local Government Areas (LGA's) including Forbes and Parkes.

More than 290,000 people live in the region with population growth to reach 350,000 by 2041

Relevant highlights to Forbes includes:

- Identifying Forbes as a future manufacturing hub for the State,
- Forbes Central West Industrial Park (CWIP) identified as a location for intensive agriculture, and refrigerated distribution centre,
- In tandem with Parkes, identified as an emerging national strategic centre benefiting from Inland Rail connections,
- Initiatives to flood-proof major infrastructure, including flood immunity of sections of the Newell Highway between West Wyalong and Forbes,
- Benefits from improved links between Forbes and Canberra.



Forbes Regional investments Plan

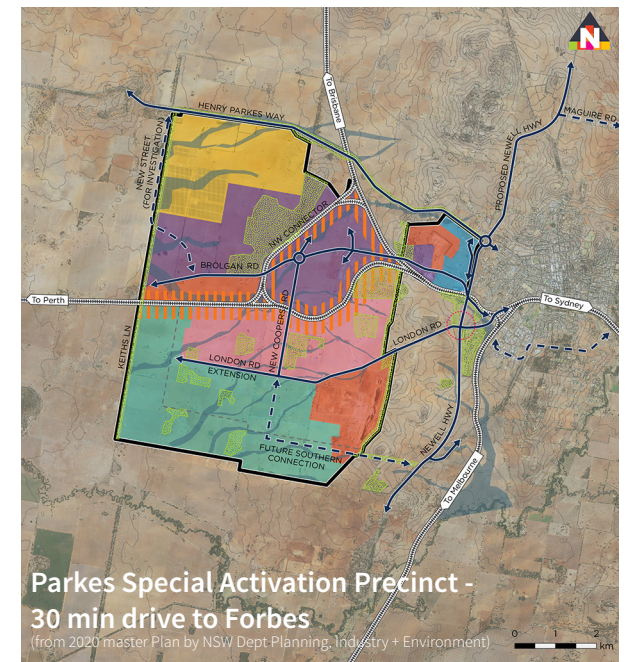
2.0 REGIONAL DRIVERS & POLICY CONTEXT

The Forbes / Parkes / Condoblin region benefits from investments in mining, freight, energy transition, food processing, and resource recovery from waste. Investment in rail and affordable large scale industrial land will transform Parkes / Forbes into an important manufacturing + logistics hub.

- **Logistics:** Inland Rail to Melbourne will be operational by 2027 and consolidates state investment in the [Parkes Special Activation Precinct \(SAP\)](#) focused on industry.
- **Agriculture:** Is the largest industry sector in Forbes that benefits from better freight connections and access to national and international markets. New industrial land release opens opportunities for new food processing industry to establish in the region.
- **Mining:** The region hosts two operational mines and one under development. The [Northparkes Copper and Gold mine](#) to the north of Parkes employs 52 Forbes residents and contracts of \$1m of goods and services to local businesses. [Evolution Gold mine](#) operates to the South West of Forbes and the proposed [Sunrise](#) Nickel, Cobalt, and Scandium to the north east of Forbes, will supply minerals for lithium-ion batteries.
- **New Industry:** With Inland Rail and the development of affordable industrial land at the Parkes SAP, there are opportunities for new industries such as e-waste and plastics resource recovery industries. Aggregating waste from major

centres and processing them in a central regional location is made viable by the lower cost of bulk rail transport, lower cost land for processing facilities, and economies of scale of operations.

- **Energy transition:** Regional Australia more generally will benefit from energy transition investment. [Parkes Solar “Agri Farm”](#) is a first of its kind combining energy with agricultural production. Policy settings initiated by Forbes Shire Council will drive investment at a local level.
- **Housing:** The housing price point with high quality of life in Forbes is attractive compared to urban and regional NSW, making the region a destination for inter and intra state migration.
- **Culture and Events:** [The sculpture down the Lachlan](#) art trail is a nationally significant cultural destination with over 20 large scale installations and pieces distributed along the highway running parallel to the Lachlan River between Forbes and Condobolin. The program of smaller art pieces around Forbes are well represented on social media along with public canvases on infrastructure at Grenfell, Lake Cargelligo, and Tottenham. Extensive public art attract travellers to divert their travel through the region and increase dwell times and overnight stays in local towns. Events in Forbes contribute significant visitation include: [Frost and Fire](#), [Elvis Festival](#), [Grazing Down the Lachlan](#).



2.1 FORBES - LOCAL DRIVERS SNAPSHOT

Active Transport

- Shared pathway connecting Edward St along The Bogan Way into Forbes Town Centre (under construction)
- Existing shared pathways around Lake Forbes

Community Infrastructure

- 5 schools, 1 preschool and 3 early childhood centres; 2 are just within walking distance (500m-1.5km depending on the site)
- Over 32 community groups and associations including five serviced clubs and an active Business Chamber;
- 13 sporting grounds and 46 sporting groups



Architecture

- Local identity characterised by heritage architecture and small boutique retail/ hospitality offerings



Community Activation & Tourism

- Tourism supports an estimated 146 jobs.
- Key events include the Lachlan River Arts Festival, Grazing down the Lachlan, and the National and World Hang Gliding Championships. Sculpture Down the Lachlan is a permanent public art trail stretching 100 km between Forbes and Condobolin featuring over 20 sculptures in natural settings.



Connection to architectural heritage language through built form and frontage detailing,

Opportunity to connect shared pathways with the wider Forbes pathways network,

Opportunity to tap into events calendar with satellite events,

Opportunity to extend the art trail and public art program to elements in the new community.

Images visitnsw.com, Forbes Shire Council, and Hatch.
Source: Forbes Community Plan; Forbes Local Strategic Plan

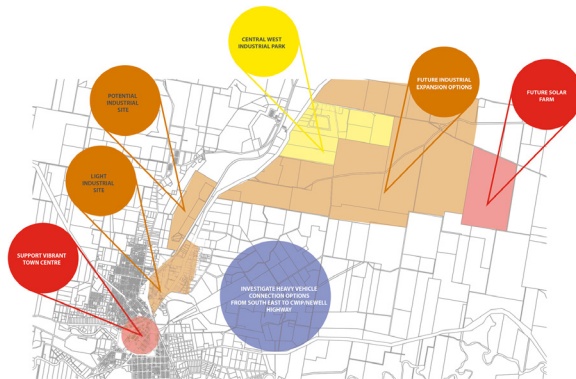
2.2 FORBES CONTEXT & POLICY FRAMEWORK

Forbes Shire Council has published a number of policy and strategic documents informing the masterplan design, specifically:

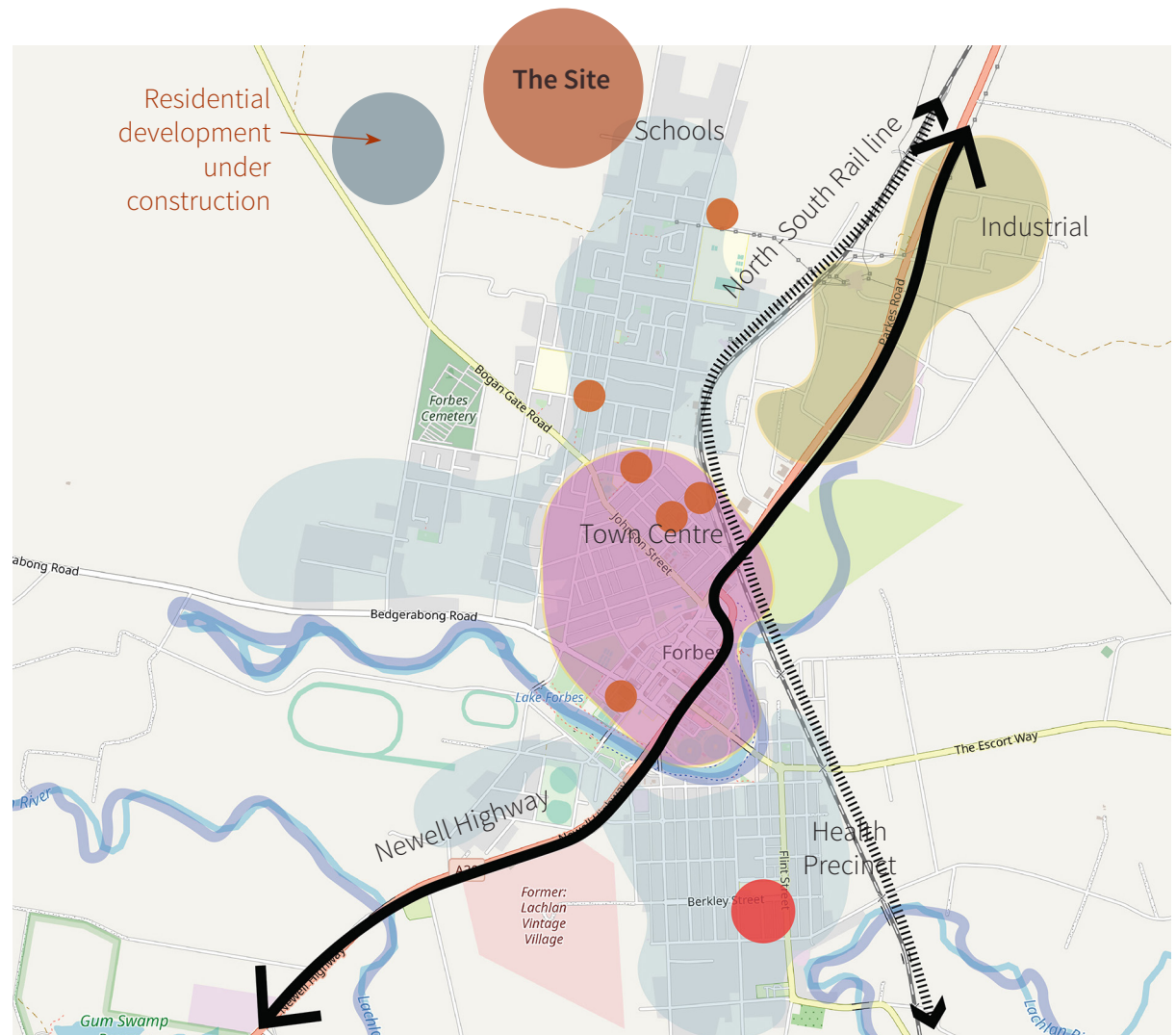
- *The Forbes Local Strategic Planning Statement 2040*
- *Forbes Community Strategic Plan 2018 – 2028*
- *Forbes Shire Council Resilience Plan 2020*
- *Forbes Housing Strategy (2023)*

Forbes Local Strategic Planning Statement 2040

The [strategic planning statement](#) sets out a 20-year strategic vision on future growth. It predicts an average 5% growth off the back of increased economic activity in logistics, processing, agriculture, mining, and tourism. Its key tenets revolve around lifestyle, economy, infrastructure growth and environment and heritage.



Forbes industrial expansion



Forbes town structuring elements

2.2 FORBES CONTEXT & POLICY FRAMEWORK

The statement foresees Forbes as becoming an important residential “location of choice” due to its strategic location, local amenity and affordable lifestyle. It celebrates its architectural heritage born out of the 1862 gold rush, its grand buildings, streets and lane ways cultivating “boutique” businesses. Walk-ability and easy access to amenity is cited as a key driver towards its high liveability standards.

The plan targets town expansion to the northern and southern fringes of the town however to note that southern expansion would be subject to flood risk. Additional industrial land is targeted to the north eastern sector of town that includes the site for a future solar farm.

Forbes Community Strategic Plan 2018-2028 and Forbes Council Delivery Program and Operational Plan 2022-2025

The [Community Strategic Plan](#) sets a direction informed by community engagement and the guidance from the Local Strategic Planning Statement. The Council Delivery Program and Operational Plan are the delivery actions based off the Strategic Plan.

Relevant takeaways include:

- Access to water is central to community identity,
- Forbes Council and community pride itself on its community safety as an attractor;
- Support for ‘ageing in place’ when designing

new residential areas, to develop product that better suits an aging population,

- Identify as a regional tourism and art hub through events and public art;
- Develop and implement measures to enhance urban streetscapes and town entrances;
- Recognise, preserve and enhance local biodiversity and resilience.

Community Resilience Plan 2020

Forbes and the central west region of NSW will become increasingly impacted by the effects of climate change. Forbes in particular is impacted by flooding, with major flood events causing widespread damage to property and cutting town access. This creates issues with evacuations, access to medical facilities, and day to day food security during disasters. Equally the plan anticipates increase severe dry weather events and drought and one off severe events such as severe storms and mini tornadoes.

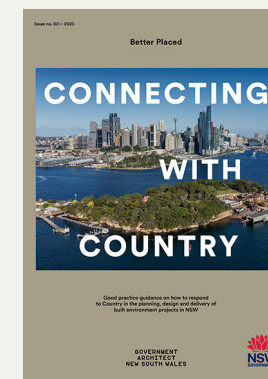
The [Forbes Resilience Plan 2020](#) sets forth specific strategies to strengthen infrastructure and outline areas of risk, but equally focuses on community resilience and well being. It cites aspects such as the development of community spirit (evidenced by high levels of volunteering), community pride and actions that account for greater community connection and co-reliance.

Connecting with Country

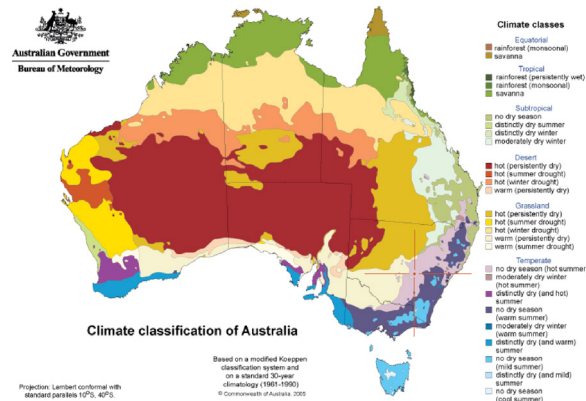
First nations connection to country is intrinsic to the development of new communities and is guided by a framework developed by the office of the State Government Architect of NSW. The [Connecting with Country Framework](#) premises the importance of undertaking investigations as part of the design process and find ways to include an authentic first nations voice in the process.

Fundamentally places of first nations cultural significance must be identified and managed with the collaboration of local aboriginal voices. In addition to conservation and management of identified cultural places, working with and respect for country informs a more general approach to site and open space design. Some guidelines evoked by the framework include:

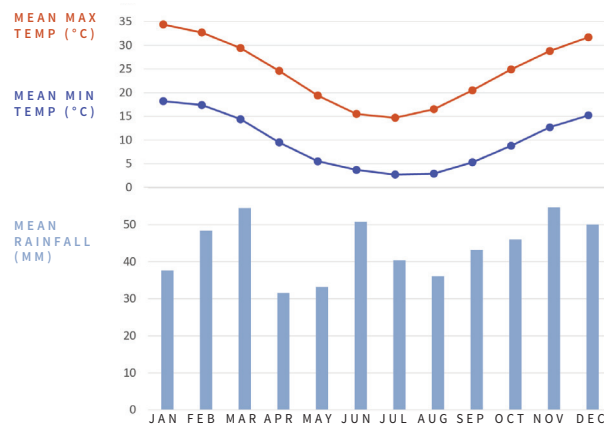
- Orientate buildings and spaces between them to preserve views and sight lines to important cultural features,
- Provide physical and visual connections to external spaces,
- Follow ground contours to minimise excavation and alteration of existing topography,
- Create a range of spaces so community as a whole can discuss shared business.



2.3 CLIMATE



Forbes and the central west has a wet temperate climate with hot summers as per the Koeppen climate classification system. This translates to a situation that is highly contingent on the reliability of rainfall and subject to variations attributed to the oscillation between wetter or dryer annual tenancies.



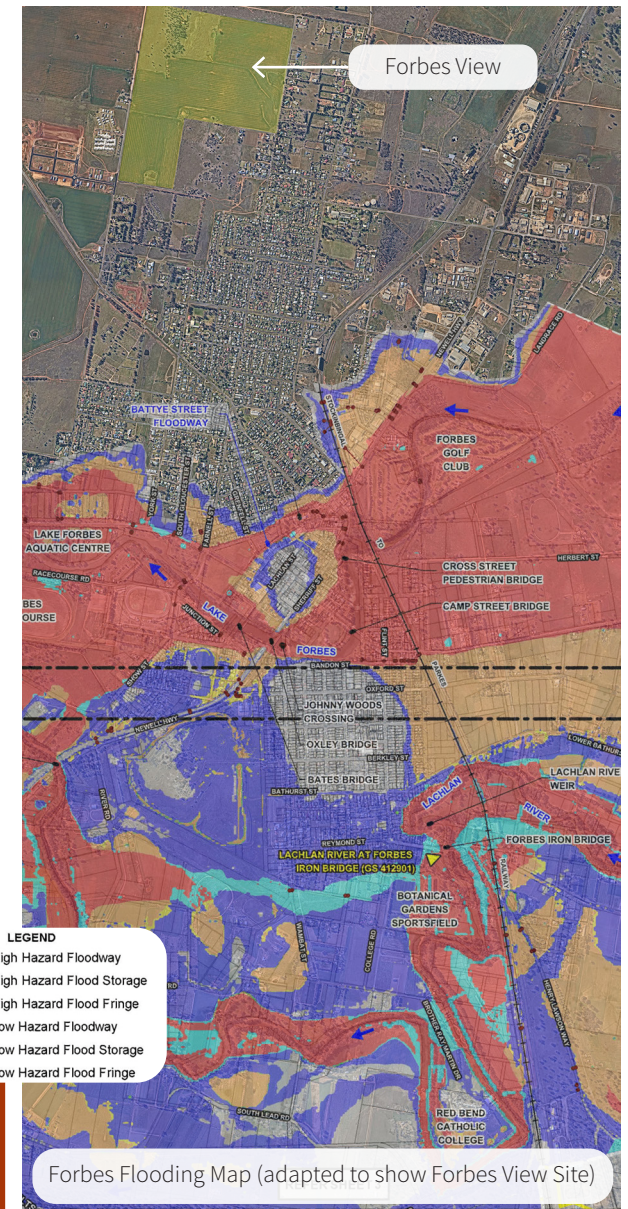
Forbes Climate Data

Australia's climate is changing and new settlements need to understand how to accommodate changing circumstances in master plans. The NSW government [research](#) into climate adaptation found that the Central West and Orana region will be impacted through temperature increases (maximum and minimums) with increased autumn rainfall but decreased spring rain.

For the Forbes region the impact to agriculture could be profound but given the vulnerability to flood, heavier autumn rain main impact to an already vulnerable township may be considerable.

Forbes has experienced on average a major flood every seven years since 1887. During the 2016 floods, Forbes was shut off from Newell Highway temporarily which impacted access for goods and services to the town during this time. The diversification of goods and services delivery may be needed. This must be measured and managed to ensure that town centres remain the vibrant heart of the town and that commercial activity on the outskirts of town do not diminish the commercial and cultural vitality of the town centre.

The location outside of the flood zone provides the town a major advantage in opening new stock that is free from flood risk and high insurance premiums. Establishing a small neighbourhood centre provides additional resilience during flood events, providing access to supplies and services.



2.4 HOUSING

The [Forbes Housing Strategy](#) anticipates a population increase of 34% to 2041, roughly equating to 3200 new residents. The strategy unpacks the drivers of housing choice based on extensive community engagement and maps the location, distribution and projected yield of housing in districts identified around the town. The areas for new housing are identified in the report on page 75 with the land holdings for *Forbesview* shown as precincts 5, 6, and 10 (as shown).

Supply drivers include:

- Migration to Forbes by seasonal workers,
- Tree changers from city to regional migration seeking more affordable higher quality of life,
- Increasing employment and business opportunities.

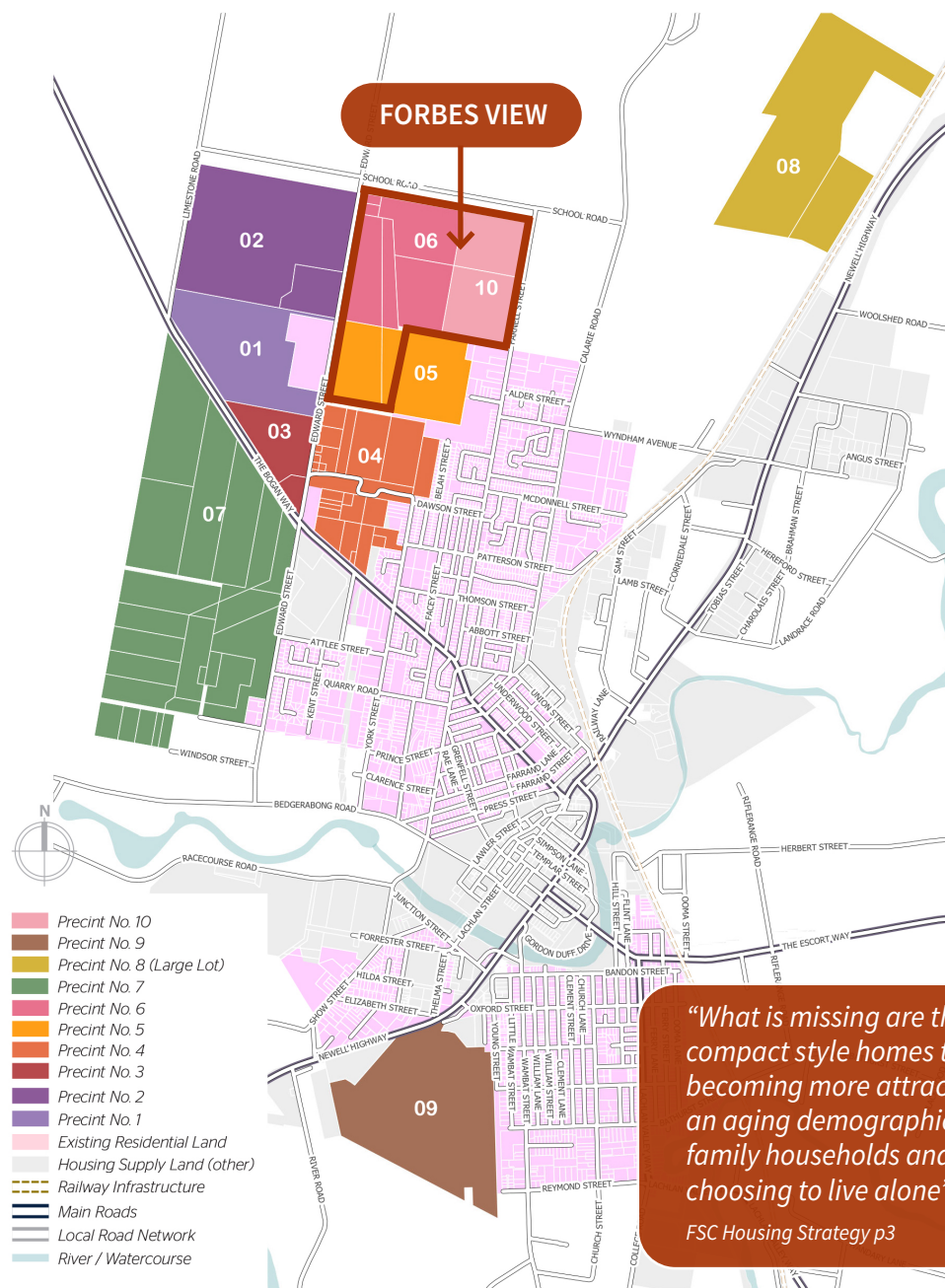
Challenges include:

- As per FSC community consultation, local residents prefer larger lots in contrast to the growing demographic of smaller households,
- The contraction of household size
- Aging population wanting to age in place,
- Housing approvals not keeping up with demand.

Strategy directions impacting design:

- Strengthen connections
- Increase housing choice
- Create resilient neighbourhoods
- Show leadership.

The detail of the housing strategy illustrates an approach predicated on connected open spaces, connection with water, and the adoption of regular and larger sized lots. In response the reference designs do not go far enough in providing a greater choice and diversity of housing product and lot sizes, something that should be revisited to align better with declared strategic directions.



2.5 SUMMARY - DESIGN DRIVERS AND INFLUENCES

Regional and economic drivers

Investment in the region will stimulate economic activity. The full benefit of the investment will not be realised in the short terms but will continue to grow as regional infrastructure investment continues to grow. Our changing economy and the emergence of new industries in resource recovery and value adding food processing will be among a growing and diversified regional economy. This will lead to an increase in the regional demand for housing of which Forbes will play a part.

Housing demand and choice

Natural population increase will stimulate a level of housing demand. 30% of the Forbes population will be over 60 by 2041 requiring greater housing choice suited to aging in place. Similarly household size contraction will stimulate growth across parts of the market which are currently not well served by existing housing stock in Forbes.

Prosperity and a great place to live

Local economic growth is tied to the prosperity of the region alongside specific local contextual influences such as tourism and events and a favourable perception as an affordable, safe, and relaxed place to live. Access to good outdoor amenity and public space associated with water will continue to characterise the uniquely Forbes sense of place.

Community and culture

Opportunities to expand on or attach to the program of cultural events programmed in the town. This may be in the development of an art overlay and setting up spaces for event based cultural and memorial activities.

Community resilience is in part driven by improving the robustness of infrastructure on the one hand, and the strengthening of community connection and the support networks that arise from that. A focus on community through the creation of settings that promote coming together and getting citizens out into the community and not in their cars.

Connected communities

Walk-able neighbourhoods are critical to achieving this aim. Having day to day amenity close at hand that is safe, pleasant, and more convenient to access on foot will encourage public space activation and passive community engagement and recognition.

Walk-able networks within the community must connect to the wider network of shared pathways through Forbes, to provide an safe an easy cycle connection into town and longer recreation routes around Lake Forbes.

Climate and Landscape

The climate is changing and there will be seasons of unreliable rainfall. In those instances

there will be periods where water flow across the neighbourhood will be small with the risk of smaller water bodies drying up. The aesthetic of dry water courses and seasonal shrinking water bodies needs to be considered.

Equally the prevalence of larger rain events will require consideration relating to water retention and treatment.

Tree and low level shrub and grass selection needs to tolerate periods of dry. Water management must consider how to store water in smaller more sustainable bodies to maintain the amenity of public space whilst allowing storm water runoff management.

Resilience

Town wide resilience can be further enhanced by establishing a secondary neighbourhood retail and services hub that connects the northern side of Forbes and serves as an important hub during major flood events when the centre of town may be isolated.

A landscape focused sense of place

Whilst protecting any remnant places of cultural significance, design for country focuses our attention to working with natural water flows, terrain, orientation, and celebration of landscape elements. Focus on key landforms can generate a focus for the community and help generate a landscape focused sense of place.

OVERVIEW - THE SITE

The following chapter provides an insight to the background physical factors impacting site development. Initial research indicates that the site characteristics are favourable for development and that issues of terrain, overland water flow, biodiversity, and climate resilience and able to be managed cost effectively without specialist strategies.

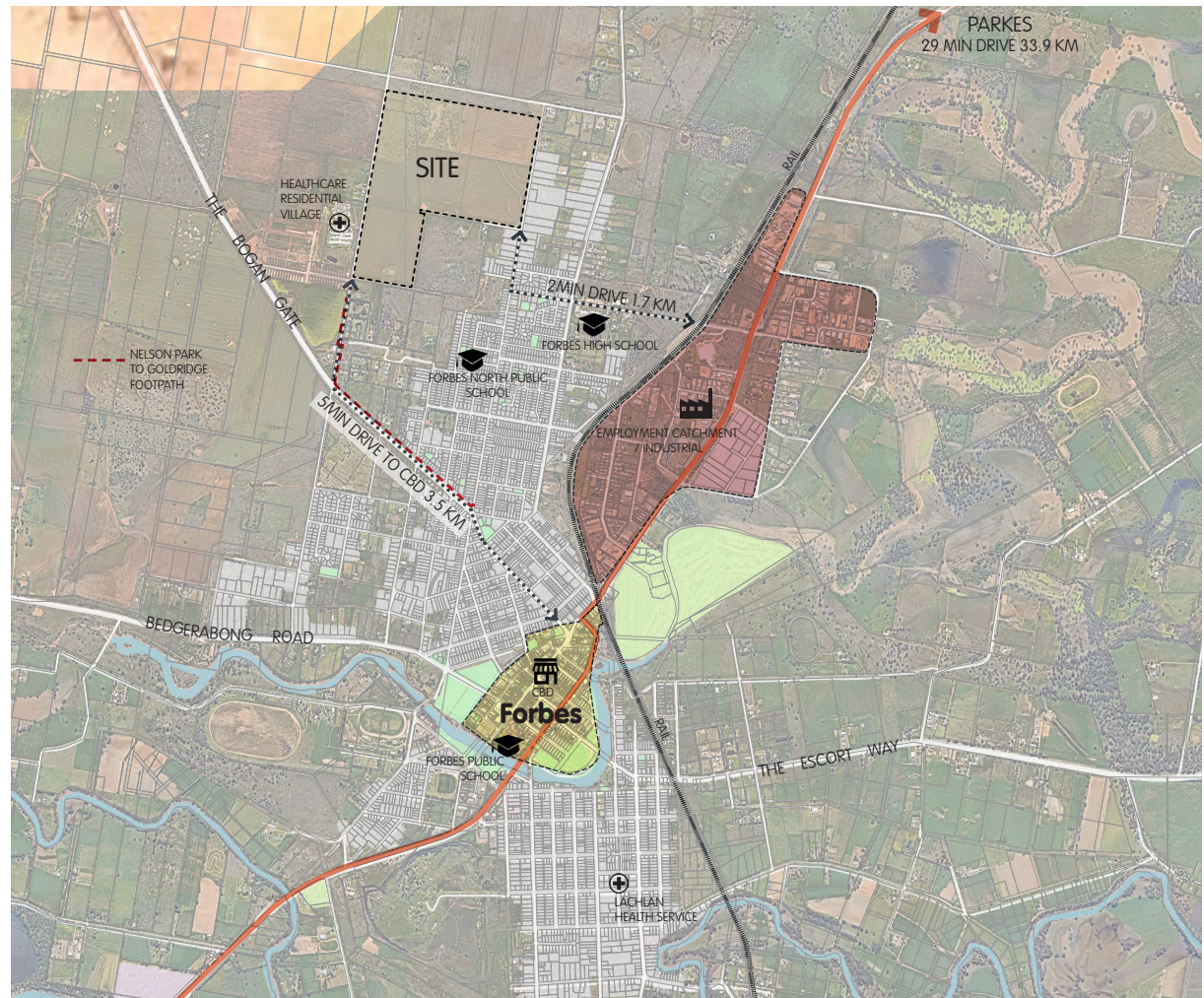
3. THE SITE

Site view looking from Edward Street looking east

3.0 SITE LOCATION

The site for *Forbesview* is located to the north west of the town centre. There is a new a residential subdivision and retirement village to the west of the site along Edward Street. Existing large lot suburban development is situated to the south and east with farmland to the north. The site is not impacted by flooding. In addition to adjacent housing the site has:

- 2 schools within walking distance,
- is well connected to enterprise and business areas to the north east of Forbes,
- has easy access to the Newell highway heading north to Parkes,
- will be connected to the town centre by a shared use pathway that is in final stages of design with immanent delivery by the Forbes Shire Council,
- it is at the high point of town fringe, offering great views and an important centre to build Forbes' resilience from future flooding.



Project Site Plan with surrounding context

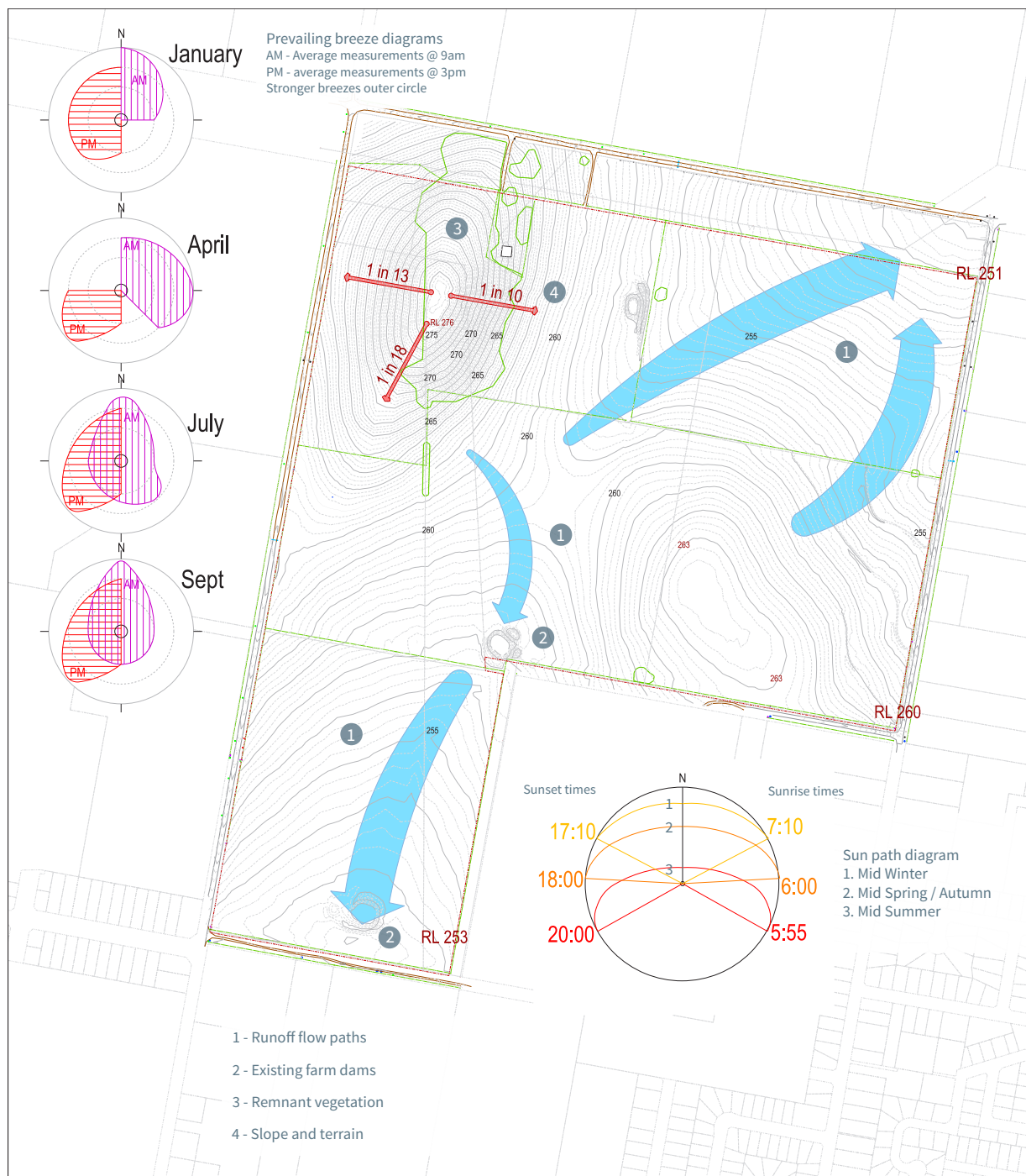
3.1 SITE PHYSICAL CHARACTERISTICS

Currently the site is used for farming. The ground has been well cultivated over time with only a small amount of remnant habitat vegetation remaining, mainly on the top of the hill.

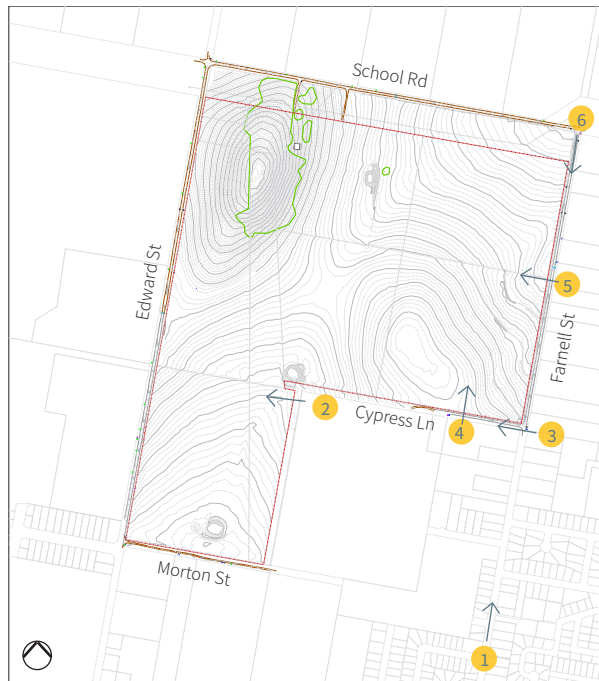
The site slopes are manageable for subdivision and assuming the lot and street layouts work with the terrain, that is streets running perpendicular to slopes with house lots running parallel to slopes, then the cut fill impact to site can be relatively easily managed. Some steeper sides of the hill will present a more challenging cut fill profile with some retaining possibly needed pending the final lot size.

Overland flow and storm water runoff is clearly defined on site and evidenced through the existing land profiling and location of farm dams. Early advice from hydrology engineers indicate that the volume of water flow is not significant as the catchment area is relatively small and contained within the lot.

Prevailing seasonal wind directions and sun path diagrams are shown. To note there is high daily variability in breezes. The impact to planning will be focused more on detailed stages, with landscape strategies focusing on providing some wind breaks, especially from the west where open farmland does not provide much protection. The impact to lot orientation may be a consideration, however the relationship between slope, lot alignment, and frontage at first glance seems to offer a good confluence of circumstances.



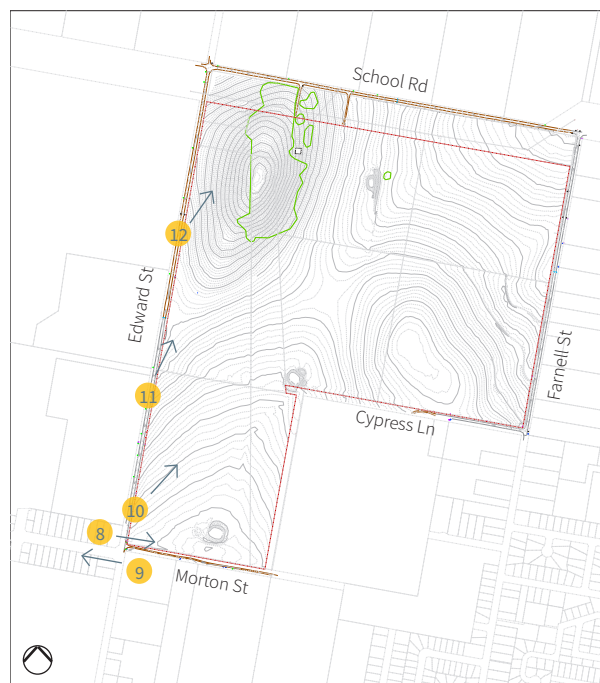
3.2 SITE VIEWS



Site views from the ground:
Cypress Lane and Farnell Streets.
Providing a general feel of the
slope of the terrain and views to
the site high point.



3.2 SITE VIEWS

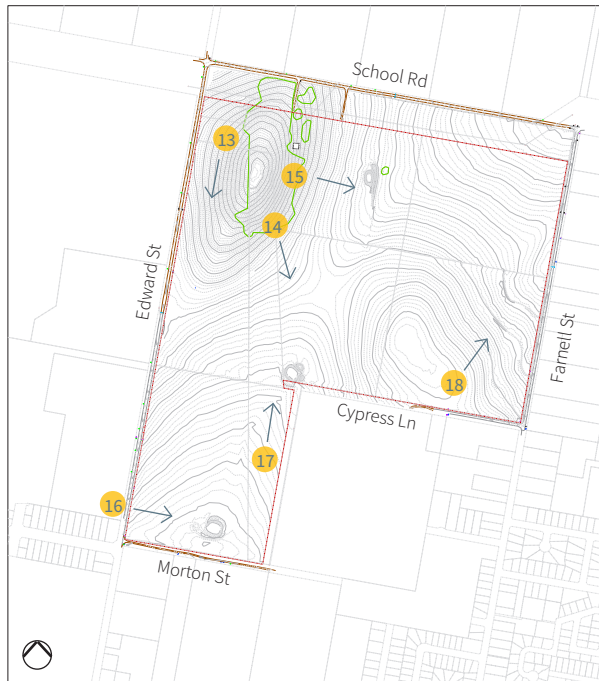


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Site views from the ground:
Edward Street and Morton Street.
Views to new housing estate and
retirement village and views to
site high point.



3.2 SITE VIEWS



Site views from a drone: General overview to distant views, relationship with Forbes town centre and site dams.



OVERVIEW - VISION AND DESIGN PRINCIPLES

The elements of a great master plan are built on a combination of understanding of the site circumstance, architectural heritage, social and cultural factors that underpin community overlaid with universal themes of good community building that value walk-ability, access to open space, active streetscapes, and opportunities for social connection.

The Forbes Vision document was prepared to collate these factors to understand how the form and shape of the master plan may emerge. Presenting the vision to council provided the opportunity to reveal any obvious blind spots in the research that benefit from local knowledge as well as providing a sounding for early design ideas.

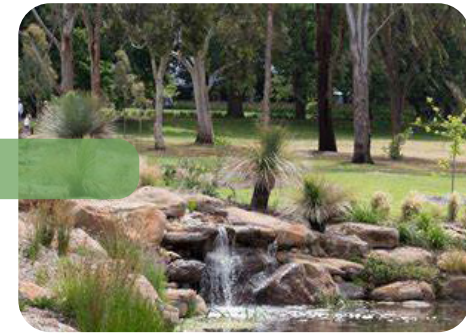
4. VISION + DESIGN PRINCIPLES

4.0 VISION

Forbesview is building on strong foundations of regional lifestyle opportunities, connection to nature and cultural identity.

Forbesview will enhance its latent potential by providing housing options that are affordable, walkable neighbourhoods that benefits both new and surrounding community, lifestyle opportunities that offer a point of difference, understanding of the rich cultural and creative place identity.

CONNECTION TO NATURE



WALKABLE NEIGHBOURHOODS



LOCAL CULTURAL IDENTITY



HOUSING CHOICE



CREATING PARTNERSHIPS

4.1 CONNECTION TO NATURE

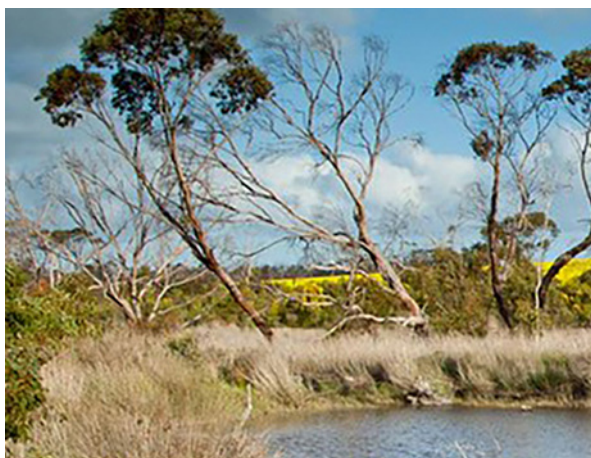
- **Nature all around-** A focus on landscape is an important part of the design of new communities. Just like master landscape painters, we need to consider the landscape at the perspective of the foreground, middle ground, and background. Attention to the design of the thresholds, strategic street trees and providing a view situate thinking about landscape within a rigorous conceptual framework.
- **Town and country** - The site is positioned between town and country, offering a quiet and convivial context with distant views, but with high quality amenity and convenience.
- **Connected water nodes** - Water is an essential element of the regional Australian psyche. It is an ingrained essence of place and fundamental to ecological health and survival. Celebrating water and recognising its modes and capacities provides place making opportunities. Whether they are tuning our public spaces to connected chain of ponds, water sensitive design elements that manage seasonal water flows or celebrating the infrastructure of water, all of these aspects offer important community touch points.



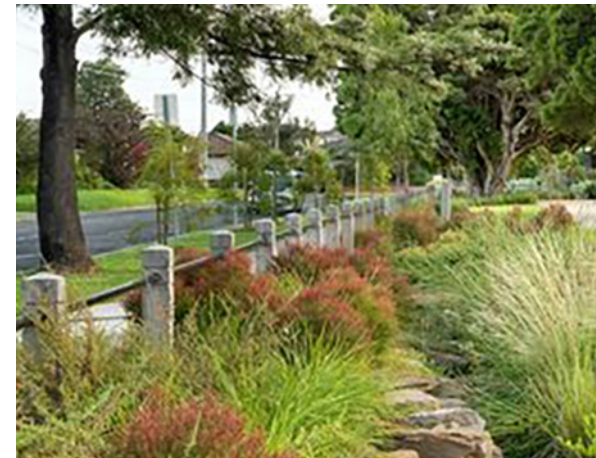
Protecting landscape views



Trees at axis points



Relaxed ornamental ponds



Seasonal flow riparian corridors

4.2 WALKABLE NEIGHBOURHOODS

- **10 minute neighbourhoods** - all amenity and green public space within a 10 minute walking distance of all residents
- **Traffic Safety** - traffic calming devices and pedestrian environment promotes safety on the streets attracting families and elderly investors.
- **Eyes on the street** - Housing frontages looking toward street with allowance for frontage such as porches and/or front gardens to the street promotes 'eyes on the street' allowing residents to feel safe.
- **Locality of housing product** - A mix of housing product around central zones of the new community provides good passive surveillance, housing choice, and delivers a product mix that fits with the character of Forbes.
- **Concentration of shared pathways** - active connections will allow for point to point walking and walking for leisure, connecting residents to amenities easily. Promotion of e-mobility will provide residents opportunities to help with active lifestyle that has proven benefits to physical, social and mental health particularly relevant for regional communities typically in more isolated neighbourhoods lacking active access.



Concentration on shared pathways through neighbourhood heart



Walking for leisure



Cargo bikes for short trips (Lug+Carrie Australia)



Personal "final mile" electric scooters

4.3 LOCAL CULTURAL IDENTITY

- **Rich architectural identity** - Forbes is a small town that is big on character and timeless quality built heritage. The town has lovely compact public spaces and elegant buildings that positively address the public domain.
- **Connection with arts and culture** - Regional large scale infrastructure provides opportunities for civic expression and creativity in the regions. Be they painted grain silos, a sound installation for visiting artists, or cultural celebrations projected onto buildings and structures. The proposed hilltop water tower has potential as an artistic and architectural landmark.
- **Quality civic character and compact public spaces** - A creative heart, focus on public art, supporting artists, building local pride, and engaging visitors.



Forbes Hospital



Character Housing South Forbes



Victoria Park (above) and public art (right)



4.4 HOUSING OPTIONS

- **Affordability** - Expanding choice and introducing new product contingent on careful market sounding and community acceptance.
- **Elegant design** - Design guidelines and quality display houses will demonstrate what is possible in Forbes and the value of good design.
- **Integrated energy in design** - Sustainability does not compromise quality. We look after the things we love and this translates to care for the houses we build and how they contribute to the quality of our neighbourhoods.
- **Housing pathway** - A mix of housing product to address housing needs at various stages of life at various points on the housing spectrum.



Choice and gentle density



Timeless elegant design



4.5 CREATING PARTNERSHIPS

- **Working collaboratively** - Working in partnership with local contractors, *Forbesview* is committed to streamlining house delivery. Selling as house + land will accelerate the market uptake of housing.
- **Modern methods of construction** - Varying levels of prefabrication are already improving the speed and cost effectiveness of house delivery. Expansion of MMC into the regions will help overcome labour shortages and improve house quality.
- **Working collaboratively** - Advocating for enhanced levels of environmental performance using materials that are appropriate to the regional climate. Natural mass based materials and the novel use of timber can enhance aesthetics and performance.



Local delivery



Modern methods of construction



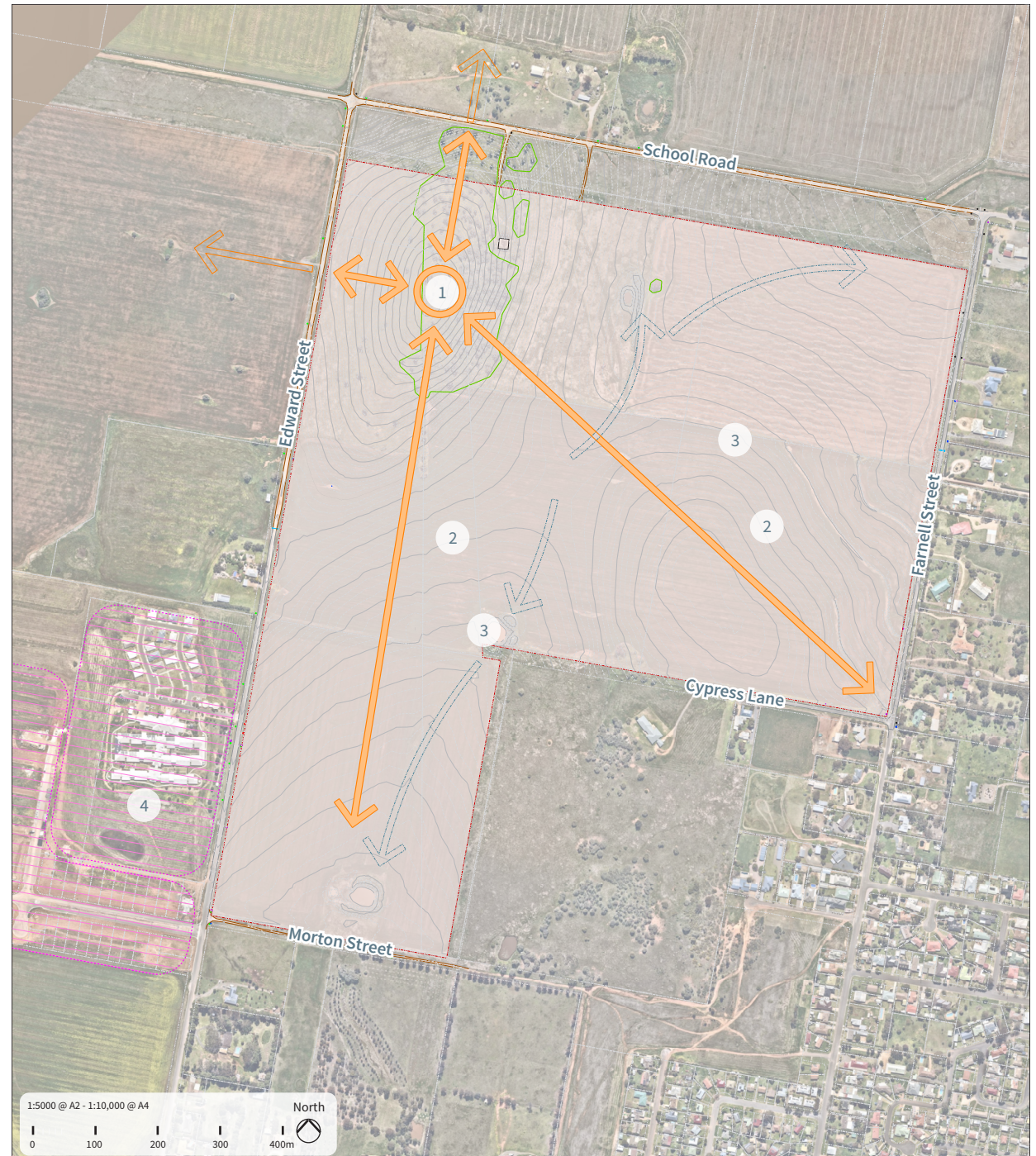
Partnerships



Sustainable materials

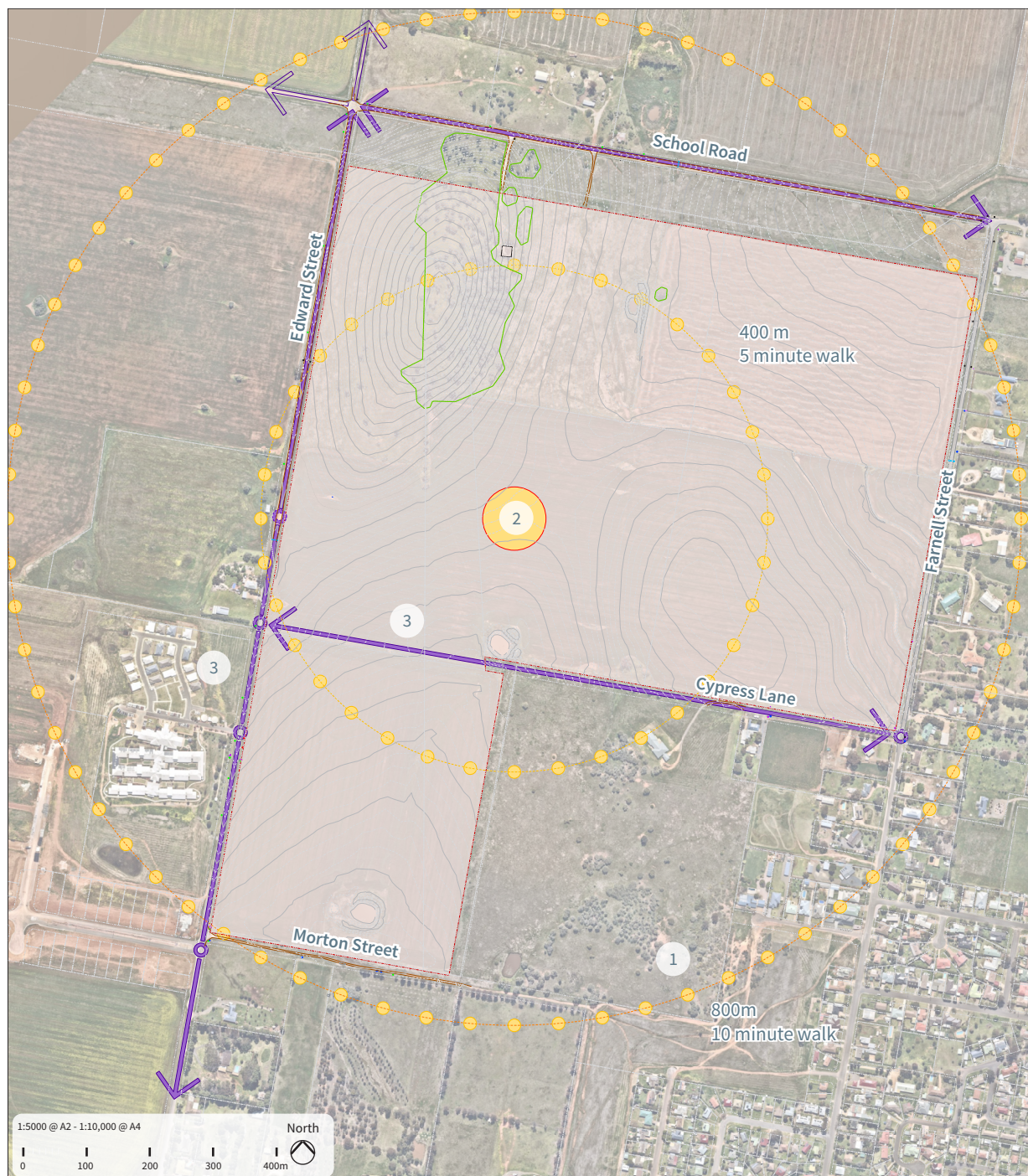
4.6 PRIMARY ELEMENTS

1. High point to the north west corner: views and water tower location,
2. Consistent and manageable slope to the south and east,
3. Gentle drainage gullies channel seasonal water flow to several established small dams on site,
4. Adjacent to new estate and retirement community.



4.7 CONNECTIONS

1. Walk-able catchment
2. Centre of walk-able catchment along a flatter saddle on the site,
3. Primary linkages along Edward Street and Cypress Lane.



4.8 CONNECTED NODES

Connected Nodes

Building on latent elements:

1. Water (dams) - chain of ponds,
2. Plateaus and saddles for open space,
3. The view,
4. Open space active pathway connections between.



4.9 GROWTH AND PRECINCTS

Growth and staging

1. Centre of gravity focused on corner of Edward and Morton Streets,
2. Building onto communities currently under development,
3. Emerging centre of growth focused towards the centre of the walk-able catchment and Edward Street frontage.

Council feedback: 21.07.23

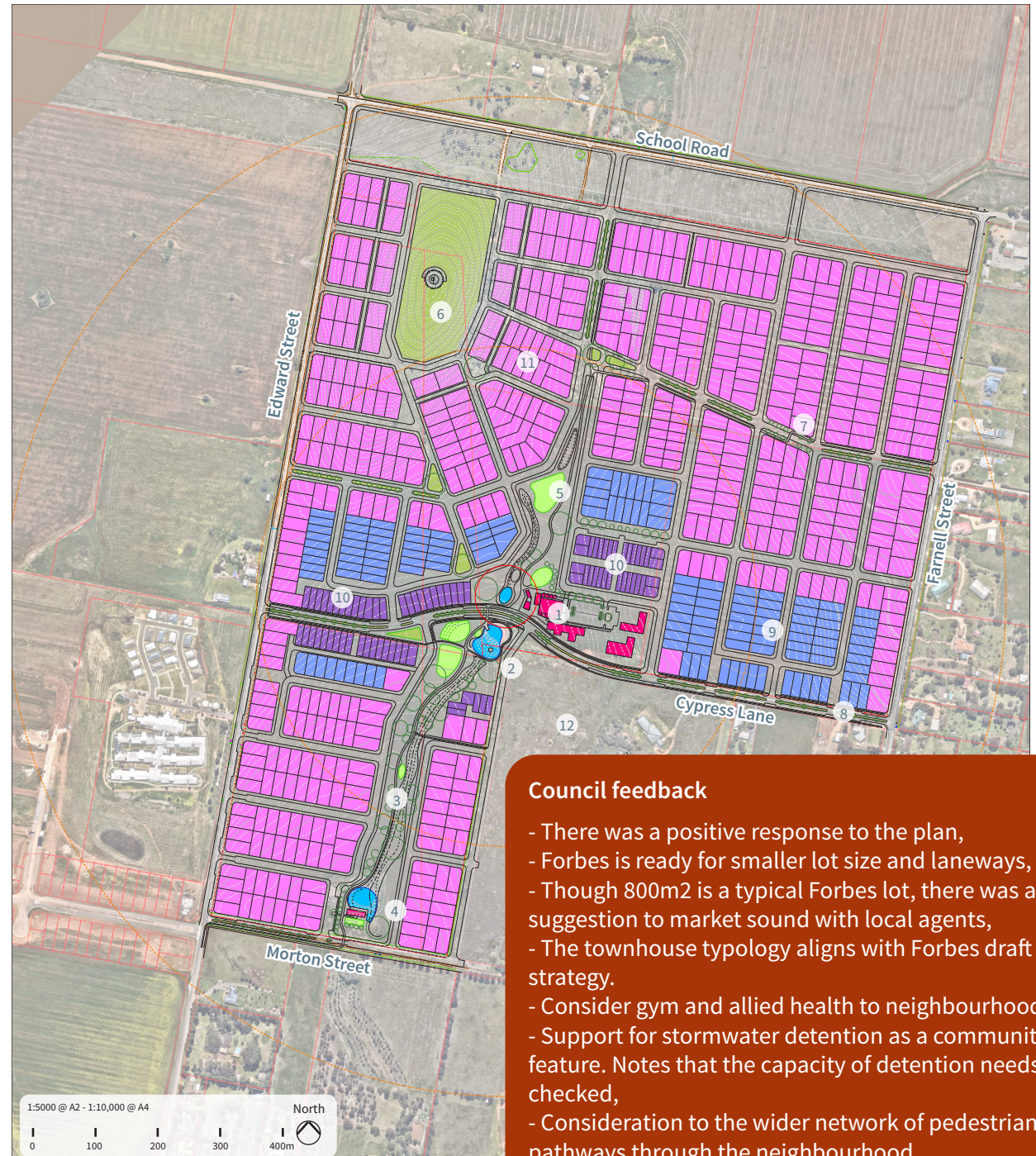
- Forbes Shire Council (FSC) are a proactive organisation that act in the capacity of local authorities as well as developers. They understand the technical aspects of delivery very well.
- They acknowledged that slow housing development was attributed to contractor bottlenecks. Selling product as house and land packages was seen as beneficial.
- FSC were supportive of the proposed masterplan design structuring elements,
- Discussion around the variety of housing product resonated and aligned with the *Forbes Housing Strategy*,
- The focus on the walk-able catchment was welcomed,
- The neighbourhood centre needed to be scaled to avoid competition with the town centre. Consider the inclusion of a child care centre,



4.5 FIRST ITERATION MASTERPLAN

Following our presentation of the *Forbesview - Vision Document* to FSC on the 21.07.23, we presented a first iteration master plan via an online meeting on 18.08.23. In principle the primary elements of the master plan that built from the *Vision Document* comprises:

1. Neighbourhood centre at the heart of the walk-able catchment,
2. Chain of ponds as a focus for public outdoor space and manage water runoff,
3. A green spine with a shared pathway running along its length,
4. Stage 1 visitors centre and cafe,
5. Public open recreation spaces,
6. Hilltop park preserving remnant landscape with high biodiversity value and providing an outlook point for the town,
7. New boulevard and walk-able street,
8. New entry boulevard with curved route to slow down traffic and reveal vista to ornamental water body,
9. Smaller lot housing providing housing choice,
10. Opportunity for town house style development,
11. Lots that work with the terrain to minimise cut platforms and provide views. Lot depths are generally consistent to provide scope to adjust frontages as the design evolves,
12. Layout that accommodates future neighbourhood expansion on adjacent lots.



Council feedback

- There was a positive response to the plan,
- Forbes is ready for smaller lot size and laneways,
- Though 800m² is a typical Forbes lot, there was a suggestion to market sound with local agents,
- The townhouse typology aligns with Forbes draft housing strategy.
- Consider gym and allied health to neighbourhood centre,
- Support for stormwater detention as a community feature. Notes that the capacity of detention needs to be checked,
- Consideration to the wider network of pedestrian pathways through the neighbourhood.



OVERVIEW - MASTERPLAN

Forbesview will be an important new master planned community that will accommodate a lot of the projected growth to 2041. The preparation of the plan is the product of considered evaluation of the policy settings, incorporating the values of the setting, working through an iterative process with council and consultants to arrive at a design that will leave a positive legacy for the town.

The masterplan is based around several key principles:

- Creating a walk-able neighbourhood,
- Enhancing community connection,
- Establishing vistas and enhancing connection to landscape and place.
- Creating a green spine at the community heart,
- Providing choice and diversity of housing,
- Providing community amenity and infrastructure at the heart of the community,
- Preserving the natural qualities and remnant habitat on site.

5. MASTERPLAN

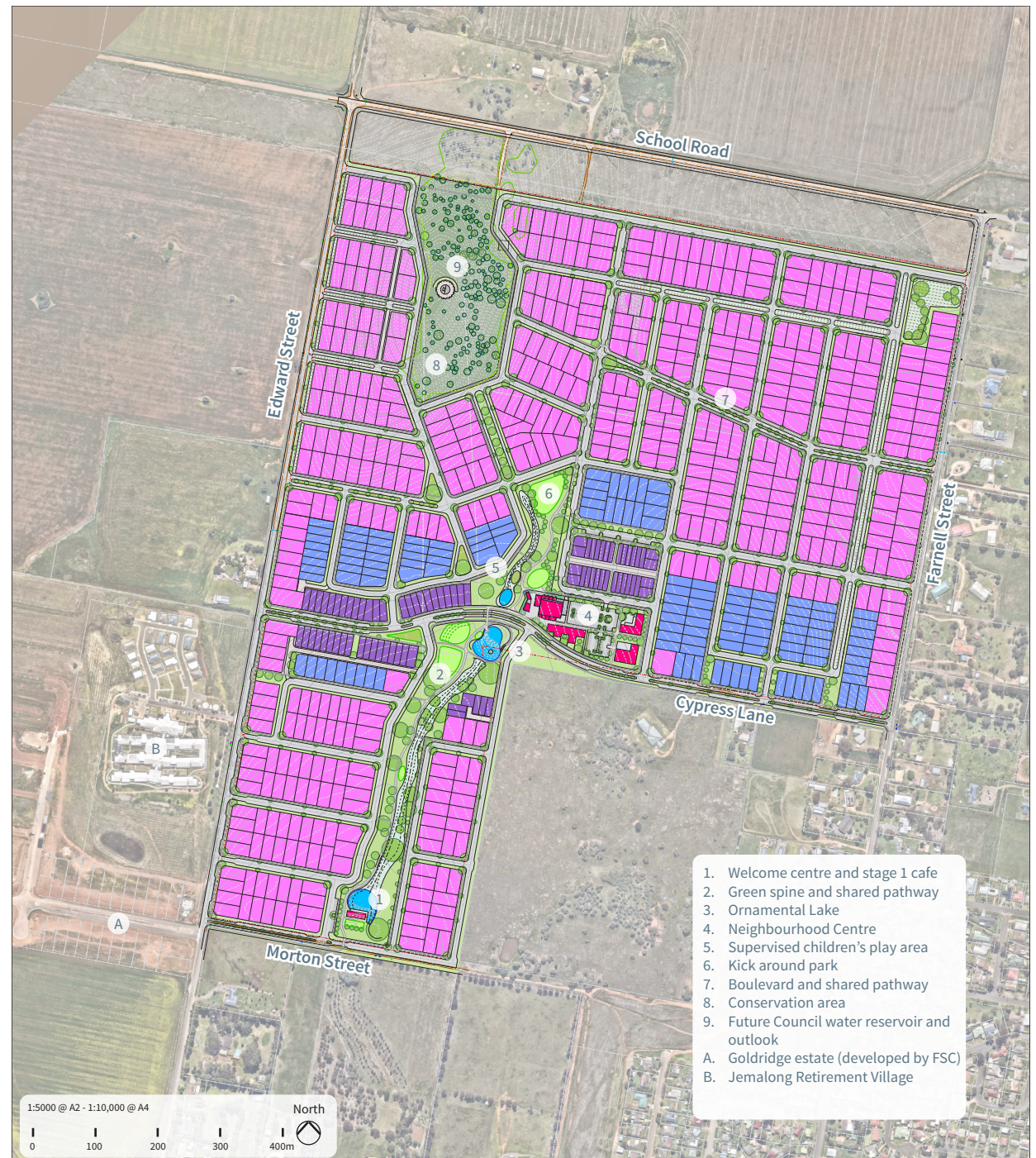
5.0 MASTERPLAN

The proposed masterplan consolidates the thinking carried through the vision document and draft master plan. This is a master planned community that draws together elements that are unique to the location into a plan that is focused on creating meaningful connections between residents in a thoughtfully conceived landscape.

The key aspect of the plan is the focus on walkability. A central green spine consolidates the open space network with a shared path network and a neighbourhood centre strategically positioned at the centre of the 10 minute walkable catchment. The green spine realises the vision set out in the *Forbes Housing Strategy* and to create a future pathway connecting town expansion to Forbes Lake.

The green spine extends to a nature reserve at the top of the hill, providing an outlook point, nature trails, conservation area, and a location for a future council water reservoir. The tower will provide another canvas for community focused artworks as will become a destination for Forbes and the surrounding region.

Housing choice is enabled through a diversity of housing lot sizes, increasing choice in the local housing market. Smaller lots are distributed close to the heart of the community, the green spine, and neighbourhood centre. It will provide a housing product attractive to residents seeking more affordable compact living space with opportunities for community interaction.



5.1 ELEMENTS

Though there are many small moves to enhance street activation and community focus, the master plan has 8 key elements underpinning its design.

1. Connection and walk-ability. The neighbourhood is designed around a 10 minute walk-able catchment.
2. The neighbourhood centre will provide the daily needs to the emerging neighbourhood and complement the offer of the main town. Being outside of the flood zone, it will provide a supply point when the main town is impacted by flooding.
3. The east west central boulevard will create a memorable civic entry and establish a urban vista across an ornamental water body at the heart of the neighbourhood.
4. Ornamental water bodies will provide public space amenity, storm water management and the opportunity for public art to continue the town's tradition of public sculpture.
5. Outdoor play spaces that are connected to a wider network of green connections and central to the neighbourhood.
6. The prospect from the highest point of the site.
7. A welcome centre and cafe, providing amenity for communities along Edward Street.
8. A north-south shared pathway link, unifying the neighbourhood and integrated with council pathways into the town centre



5.2 ZONING

The predominant use is designated residential. All residential land is conveniently located within walking distance to open green space. The neighbourhood centre land is located at the heart of the 10 minute walk-able catchment.

The area of public road reserve along Cypress Lane, Morton Street, and the reserve running in parallel and midway between Edward and Farnell Streets are included in the residential use zoning.



5.3 BUILDING HEIGHT

Building heights are appropriately tailored to the land uses previously described.



5.4 PUBLIC LAND DEDICATION

Land designed as public open space will be dedicated to public ownership.



5.5 MINIMUM LOT SIZE

The proposed master plan delivers diversity and flexibility of lot sizes to meet the objectives of the *Forbes Housing Strategy*, by providing greater housing choice and affordability. The design strategy has been to maintain a generally consistent block depth with the flexibility to vary frontages. This provides the opportunity to tailor development through the various staging to fine tune the final lot sizes to market demand.

Smaller lots are concentrated around the green spine and neighbourhood centre, helping to provide a concentration of activity and civic character to the heart of the neighbourhood.

We recognise that the current nominated minimum lot size in Forbes is 550m². Through direct consultation and collaboration with council the proposed master plan proposes lot sizes from 250m². Lots sizes below 600m² comprise just over a quarter of the proposed lots which is a measured introduction of smaller lots to Forbes. Bringing smaller lots to the market as house and land packages will improve market acceptance and improve market adoption of small lots for the added convenience, access to amenity and improved affordability.



5.6 STREET AND CONNECTIONS

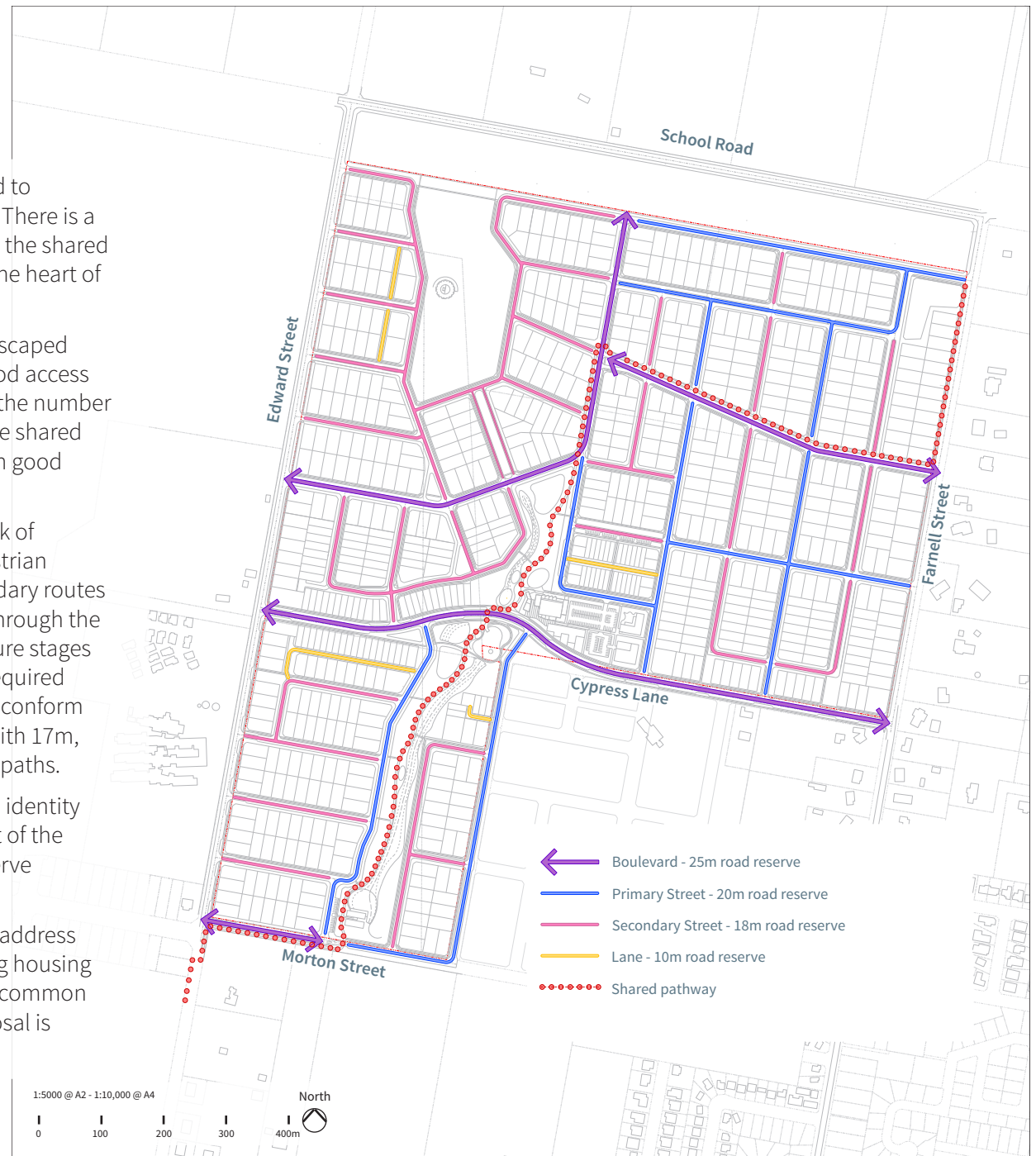
The proposed network of streets has been developed to provide clear way-finding and place making identity. There is a hierarchy of four street types proposed in addition to the shared pedestrian cycleway and footpath running through the heart of the neighbourhood.

The shared pathway runs along the green spine landscaped areas, adjacent to front facing housing to provide good access and passive surveillance. The shared pathway limits the number of road crossings and driveway cross overs. Where the shared pathway crosses roadways it is done in locations with good vehicle visibility and slow traffic speed.

Proposed boulevards will become part of the network of memorable Forbes streetscapes with pleasant pedestrian routes and generous street trees. Primary and secondary routes are set out in a logical hierarchy to distribute traffic through the neighbourhood in a logical way. Traffic studies in future stages of development will refine the street hierarchy and required intersection geometries. The designed road reserves conform with the standards set by The Forbes Shire Council with 17m, 18m, and 20m wide reserves including extensive footpaths.

A future site specific DCP will be developed to ensure identity and sense of place are maintained within the context of the master planned community and as a result road reserve standards may change.

A number of lane ways are provided to enable street address per the master plan intentions, to provide front facing housing along boulevards without crossovers. Rear lanes are common within established areas of SW Forbes and this proposal is continuing that language.



5.7 PRECINCTS

The master plan precincts are identifiable regions that articulate unique characteristics of the various parts of the new master planned community. Loosely defined the precincts can be characterised as follows:

A: Southern

Expanding on Goldridge Estate and Jemalong retirement community. Providing amenity to these communities and building on the critical mass of existing development.

B: Central

Defined by smaller lot housing and gentle density and activation around the neighbourhood centre.

C: Hilltop

A residential area that extends the character of the sloping land to open views and respect the habitat reserve. The potential for community art and activation associated with the water tower.

D: Eastern

Larger lots connected with Farnell Street with streets and vistas to the hilltop and green spine.

E: Northern

A precinct defined by its proximity to open landscape views.

The precincts will inform indicative staging to some degree, subject to more detailed design development and understanding of the delivery of service infrastructure. The assumption at this stage is that the project will be delivered in 30 lot stages, resulting in approximately 24 stages to final completion.



5.8 LANDSCAPE

A continual green spine connects the northern and southern edges of the master planned community. Opportunities are created for active recreation and passive nature spaces for relaxation. A shared pedestrian and cycle pathway runs through the green spine providing safe, pleasant, and direct connections through the heart of the walk-able community.

The green spine provides a continuous biodiversity corridor that connects to the habitat reserve at the top of the hill. The concentrated landscape ribbon provides habitat for local wildlife: insect, birds, and small animals in addition to diversifying and building on local flora and trees.

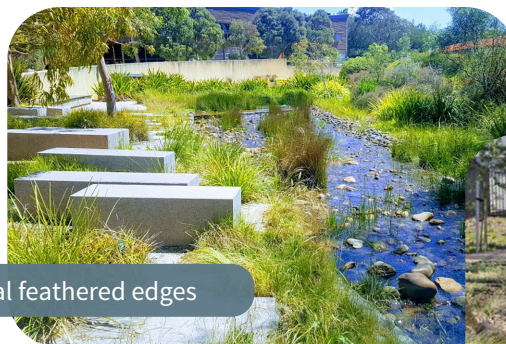
Special landscaped boulevards set up vistas to landscape elements with shade trees and a pleasant walk-able environment. The boulevards provide an identity to the community at key entry points and will become part of the network of memorable Forbes streets.



5.8 LANDSCAPE

The design of the green spine landscape must account for the capacity of the planting to cope with extended periods of dry appropriate to the place and climate. Like most inland Australia creek and river systems, there will be periods where the creek bed will be dry and must present attractively in all conditions. Ensuring that subsurface water is preserved as much as possible will be important to sustaining plantings.

Exploring dry creek beds and the fringes of water courses provides great nature play opportunities that invite exploration. Elements of fallen logs and other habitat hides also provide opportunity for nesting and protection of local fauna.



Formal feathered edges



Nature play



Managed water flow and level



Habitat



Structured + nature play



5.9 WATER

The volume of water to be managed running across the site is not significant. There are clearly defined overland flow paths that the master plan accommodates as part of the green spine and street-scape treatments. Water runoff will be managed and treated within the site boundary to minimise impacts to the surrounding catchment.

A major north to south corridor manages hilltop runoff to the south. The location of ornamental lakes and ponds is roughly in similar locations to existing farm dams to work with existing flow paths.

Overland flow on the western side of the hilltop is managed through centre verge water sensitive urban design strategies.

Flow paths to the east and north are managed through the street network that works with the general fall of the land and is captured and managed through two major water sensitive urban design strategies along the central street verge. The captured water is directed to a detention basin located to the low point at the north eastern corner of the site.

We are cognisant of the variability of seasonal water flow and will develop landscapes that respond accordingly in subsequent design stages. Additional commentary describing the technical specifications of the overland flow management is contained in companion consultant reports.

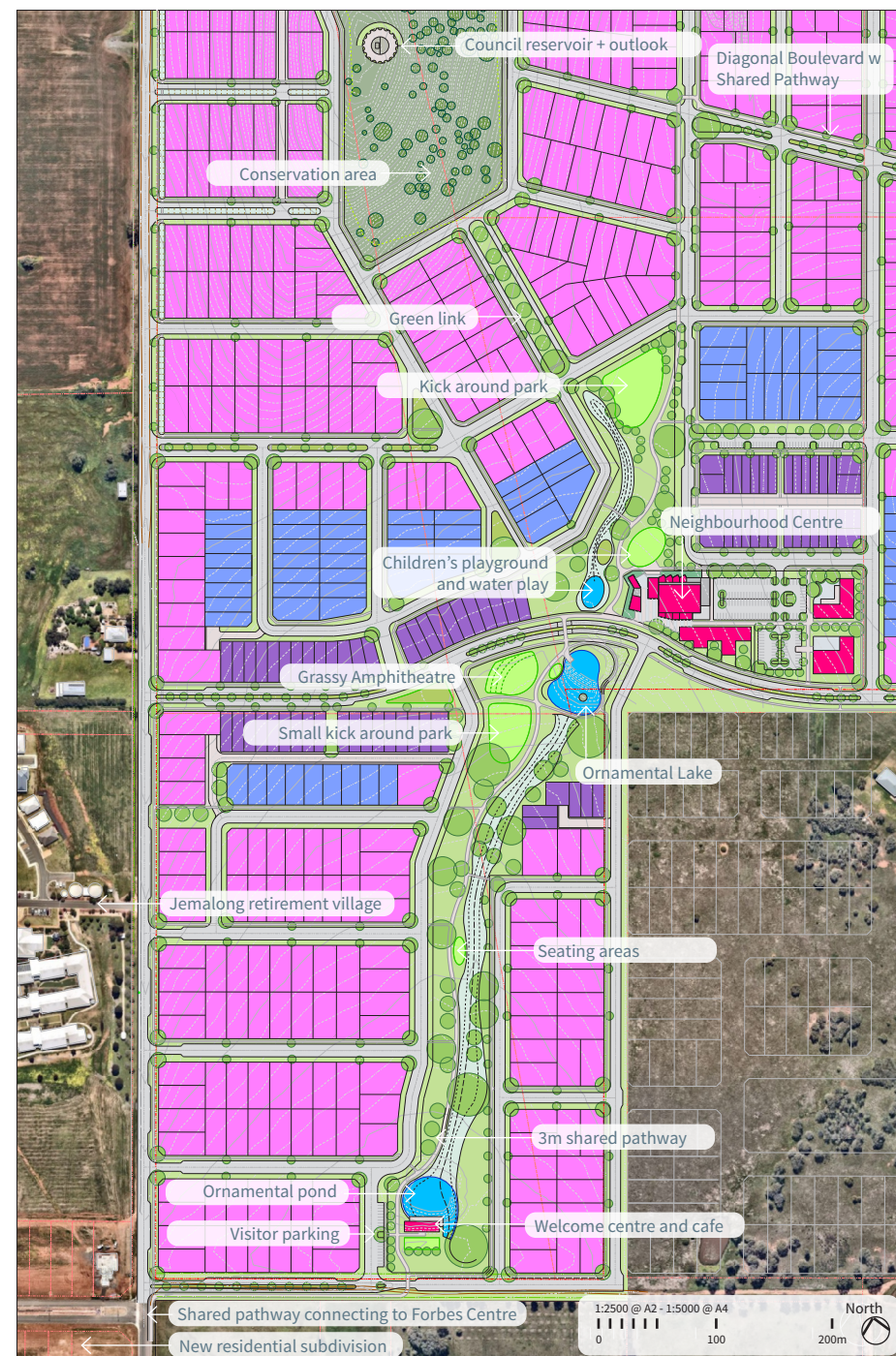


5.10 GREEN SPINE

The green spine brings together all the natural and social elements of the master planned community. The concentration of elements provides a level of activation and enhanced community connection.

The green spine provides a variety of passive and active recreation opportunities for kids, young adults and families. The neighbourhood centre provides the everyday needs to local residents within walking distance along the car free shared pathway connecting the green spine.

Central to the Cypress Lane Boulevard is an ornamental lake on axis with the roadway at the main entry points to the community. There is an opportunity to expand the Forbes art trail to a lake location with the potential to use lighting and other ephemeral elements to celebrate annual cultural events (memorial days, Christmas, and other cultural holidays)





5.11 BUILT FORM STRATEGIES

Key strategies

- The importance of street presence,
- Using a language of gables facing the street to orient the front towards the public street,
- Provide street scape variety and built form silhouette,
- Reduce the prominence of garages
- Emphasis on the front door, porches and shaded thresholds to provide variety and break down scale,
- Pay attention to the form and quality of dividing and front fences,
- Introduce townhouse types
- Using roof profile language to the neighbourhood centre buildings to harmonise with the neighbourhood forms and manage scale.

5.12 SUMMARY

Forbesview promises to be a positive addition to Forbes, accommodating over half of the projected population growth to 2041. It will be a master planned community that fulfils the strategic directions established by The Forbes Shire Council. It is a plan that respects and builds on the latent characteristics of the natural characteristics of the site.

To summarise the guiding design principles:

- Creating a walk-able neighbourhood,
- Enhancing community connection,
- Establishing vistas and enhancing connection to landscape and place.
- Creating a green spine at the community heart,
- Providing choice and diversity of housing,
- Providing community amenity and infrastructure at the heart of the community,
- Preserving the natural qualities.

The team behind *Forbesview* are confident in the economic growth of the region that will be realised

once infrastructure works are completed and the full investment flows through. Forbes is central to a wide range of economic opportunities within a 30 minute easy commute. This in combination with a relaxed affordable lifestyle offered by Forbes will increase the attractiveness of the town.

Design strategies will enhance the natural attributes of the site, transforming farmland into a series of connected green open spaces at the heart of the community. Overland flow will managed to create a series of ornamental water bodies as a feature of the open space design. A conservation area at the hilltop with a green connection linking open space through the whole community.

The site is a walk-able catchment, with all corners of the site within an easy 10 minute walk to the heart of the community. A small neighbourhood centre will provide the everyday essentials in addition to some community facilities that may comprise a child care centre and allied health.

Walk-ability is enhanced through a network of shared cycle and pedestrian pathways linking through the green spine heart of the community. The pathways provide a direct, safe, and pleasant

way of moving through the community. The pathway networks connect into the wider network of pathways connecting to Forbes town centre and wider networks around Forbes Lake.

At the heart of the walk-able catchment the proposal for small lot gentle density housing will address the aims of the Forbes Housing Strategy and provide a choice in the Forbes market attractive to smaller and aging / downsizer households.

All design elements have come together in balanced and holistic manner. The elements are in balance and create a pleasant and distinctive sense of place appropriate to Forbes.



for | Forbesview Pty Ltd