

DEVELOPMENT OF EDWARD STREET RESIDENTIAL MASTERPLAN

Council: Forbes Shire Council

GDS Planning has recently been commissioned by Forbes Shire Council to prepare a master plan, a survey of the site, detailed subdivision and engineering design and to prepare and submit a development application on Council's behalf, to develop a new neighbourhood on about 37 hectares of Council-owned land, 2.5km from the town centre.

Forbes Shire Council selected GDS to provide these services based on our proven track record in providing end-to-end services for land development, particularly due to our expertise in:

- Master planning
- Subdivision and civil engineering design
- Subdivision feasibility analysis
- Environmental management
- All aspects of the development assessment process

Below: A graphic depiction of our understanding of these issues.



Particular challenges we expect to encounter and resolve include:

- Improving connectivity in the northern part of Forbes, for vehicular, cycle and pedestrian movement,
- Creating a sense of place and identity for the new neighbourhood, including a central public open space, and
- Providing a variety of lot sizes and housing types to meet community needs, in satisfaction of local market expectations.

EDWARD STREET, FORBES

IDENTITY

At the edge of central Australia, Forbes is a rural town known for its elegance, gracious public buildings, and fine parks and gardens. It is a town that connects the main eastern seaboard population to prime industries, including wheat, cattle, wool, and hay.

The area was first surveyed by Surveyor General John Oxley in 1817, and was given the name of Forbes after Sir Francis Forbes, who became the first Chief Justice of New South Wales in the Supreme Court.

There are noteworthy attributions with Australian bushranger figures, including Ben Hall, and Kate Kelly, sister of Ned Kelly.

Sir Francis Forbes Kate Kelly



Ben Hall

Sir John Oxley

Potential estate names

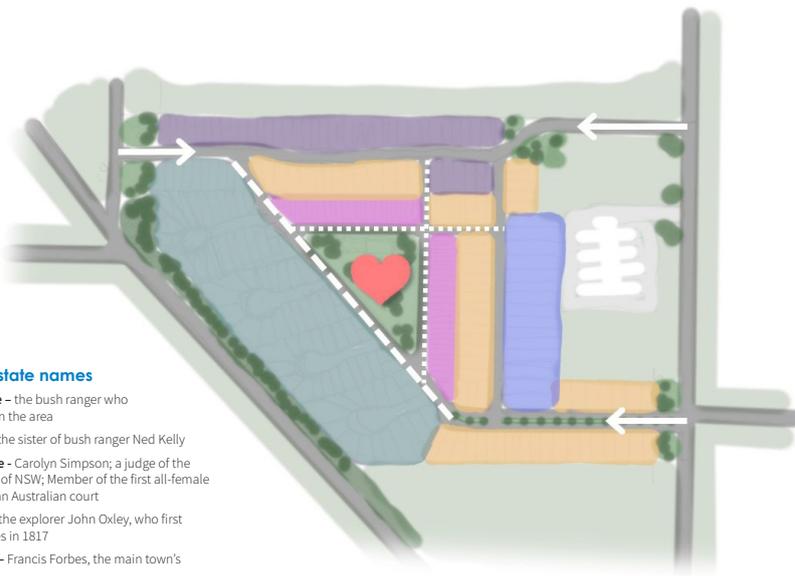
Ben Hall Estate – the bush ranger who lived and died in the area

Kelly Estate – the sister of bush ranger Ned Kelly

Simpson Estate – Carolyn Simpson; a judge of the Supreme Court of NSW; Member of the first all-female bench to sit in an Australian court

Oxley Estate – the explorer John Oxley, who first arrived in Forbes in 1817

Francis Estate – Francis Forbes, the main town's namesake



Community and Connection

A neighbourhood is strengthened by well designed and located physical and visual connections to public open spaces, environmental lands, and community spaces. This new subdivision comes with an existing connection to the Jemalong Residential Village, which provides a spectrum of the community that can both contribute to and benefit from a new adjoining neighbourhood.



Multi-Generational Living

This style of living is becoming more prominent in Australia, and by providing a range of housing opportunities, the new subdivision can provide options for families to consider how they wish to live long-term, and in what style they wish to accommodate their choices.



HOUSING TYPES

The size of the subdivision allows for a mix of housing types, densities, and lot sizes to co-exist. Lower densities allow for larger family homes with yards and larger private open spaces, whilst medium densities allow for low maintenance living, with an emphasis on connections with public open spaces and community facilities.



EDWARD STREET FORBES



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