

Central West Councils
Environment & Waterways Alliance

5 Year Plan

Alliance Operations

The Environment & Waterways Alliance operates as the primary means of engagement with Local Government, an identified key stakeholder for both the Central Tablelands and Central West Local Land Services.

The Alliance members attend quarterly Alliance meetings held in various locations around the Alliance region where discussion typically includes: planning for future activities, updates on Alliance activities, current issues, and other pertinent information. Additionally, guest speakers are given the opportunity to present to the group on a range of topics relevant to Alliance business.

The member Councils of the Alliance review and sign the Central West Councils Environment & Waterways Alliance Terms of Reference and Membership Agreement periodically which has historically been over a three year term. This document outlines the operational conditions of the Alliance in its efforts to achieve the Strategies and Actions outlined in the 5 Year Plan. The Terms of Reference outline contributions made to the Alliance by member Councils and the Central Tablelands and Central West Local Land Services on an annual basis.

Funding for the Alliance is received through the following contributions:

- | | |
|--|-----|
| • Member Council Contributions | 50% |
| • Central Tablelands Local Land Services | 25% |
| • Central West Local Land Services | 25% |

This funding allows for the employment and associated costs of an Alliance Project Support Officer (PSO) as well as additional operational costs of the Alliance. Additionally, the Central Tablelands Local Land Services provides office space and associated employee support for the PSO. Further funding through grants to facilitate training, on-ground works and education campaigns for Alliance members is also targeted.

Elected Representatives

The Alliance functions with an elected Chair and Deputy Chair who are nominated annually. This term may be reviewed to align with the timeframe for member Councils financial contributions in line with the Terms of Reference.

Chair:
Murray Wood
Director Parks and Landcare Services
Dubbo City Council

Deputy Chair:
David Waddell
Director Development Services
Orange City Council

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Project Support Officer

A Project Support Officer is employed to provide day to day support to the 19 Councils of the Environment & Waterways Alliance; as well as to plan, implement and undertake capacity building activities as identified in the Strategies and Actions of this 5 Year Plan.

Project Support Officer: Mick Callan
Project Support Officer
Environment & Waterways Alliance

Local Land Services Local Government Engagement

In order to provide further support to, and engage with, Local Government, both Central Tablelands and Central West Local Land Services employ staff to assist in this role. As well as supporting the Alliance, the two Local Land Services regions provide additional funds to offer on-ground incentive funding to Councils, implement capacity building through support and formal training and assist in the operation and running of Alliance meetings.

Central Tablelands Local Land Services: Diana Kureen
Senior Land Services Officer – Local Government
Central Tablelands Local Land Services

Central West Local Land Services: Cherie Hughes
Senior Strategic Land Services Officer – Communities
Central West Local Land Services

5 Year Plan – Management and Review

This 5 Year Plan is considered to be a working document of the Central West Councils Environment & Waterways Alliance. The plan is to be reviewed annually for the period of 5 years following adoption, after which time a major review should be considered.

The annual review is designed to ensure the currency of the Strategies and Actions as listed. Further to this, the annual review will allow for achievements to be celebrated and changing priorities of Alliance, supporting Local Land Services regions and member Councils to be identified.

By ensuring that this document remains flexible and adaptable over time allows for new opportunities, partnerships and priorities to be embraced and included in Alliance activities in coming years which may not be possible with a more rigid approach to the management of the 5 Year Plan and Alliance in general.

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Priorities and Goals

The Environment & Waterways Alliance has elected to focus on six Priorities that align with the Regional State of the Environment Reporting to guide the direction of the group. These Priorities are:

- Land
- Biodiversity
- Water & Waterways
- People & Communities
- Towards Sustainability
- Council Capacity

Under each of these Priorities sits a Goal or big picture statement of what the Alliance plans to achieve for each Priority.

Land – Planning and management of land leads to appropriate land use to minimise impacts on the environment and enhance natural resources

Biodiversity – Improve quality and mitigate the impacts on the extent of habitat and ecological systems across the Alliance region

Water & Waterways – Healthy and resilient waterways dominated by native vegetation

People & Communities – Residents and community groups actively engaged with Councils for positive and practical natural resource management outcomes

Towards Sustainability – Decisions made and actions taken that are in the interests of protecting our natural environment so that it maintains the capability to support current and future regional populations

Council Capacity - Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities

Tables – Strategies and Actions

The following tables outline the Strategies and Actions within each Priority in order to act as a pathway to achieving the Goals. As aspects of the Priorities, Strategies and Actions have some overlap, included in the tables is a 'links' column to identify overlap in Actions. The Priorities and Goals are listed below.



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Land			
Alliance Strategies	Alliance Actions	Links	Progress
<p>L1 Improve the integration of natural resource management into planning instruments to maintain and enhance the values of the natural landscape</p>	<p>L1a Engage Office of Environment & Heritage to host a workshop to educate council staff on how to better use clauses and mapping for environmental outcomes in LEPs and DCPs</p>	<p>L1c B1a B1c W3d W5a T1a C2c C2d</p>	<p>Local Land Services Strategies Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice Strategy 8: Deliver consent and compliance services that educate and protect communities and industries</p>
	<p>L1b Engage a consultant to map vegetation communities to the Hectare level or further refined dataset or seek existing information from OEH or other relevant organisations L1c Conduct training and capacity building for Councils to offset native vegetation clearing in the DA process through the application of biobanking</p>	<p>L1a B1a B1c P1c C1b C2a C2b C2c C2d</p>	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice Strategy 8: Deliver consent and compliance services that educate and protect communities and industries</p>
<p>L2 Build capacity to manage contaminated lands to achieve Best Management Practice</p>	<p>L2a Implement Contamination Central Project</p>	<p>C1a C2d C2c C4b</p>	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice Strategy 8: Deliver consent and compliance services that educate and protect communities and industries</p>

Planning and management of land leads to appropriate land use to minimise impacts on the environment and enhance natural resources



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Land		Alliance Actions		Links		Progress	
<p>Land</p> <p>Alliance Strategies</p> <p>L3 Promote implementation of Best Management Practice sediment & erosion control by Councils and communities to protect soils and downstream receiving waters</p> <p>L4 Councils better recognise and identify salinity issues and build capacity to address salinity</p> <p>L5 Support the development of Salinity Hazard Mapping for all Councils</p>	<p>Local Land Services Strategies</p> <p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making</p> <p>Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices</p> <p>Strategy 8: Deliver consent and compliance services that educate and protect communities and industries</p> <p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making</p> <p>Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices</p> <p>Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice</p> <p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making</p> <p>Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices</p> <p>Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice</p>	Planning and management of land leads to appropriate land use to minimise impacts on the environment and enhance natural resources		C2c			
		Alliance Actions		C2d			
		Alliance Actions		C1a			
		Alliance Actions		C1a			
		Alliance Actions		C1a			
Alliance Actions		C4b					
Alliance Actions		P5c					
Alliance Actions		C1a					
Alliance Actions		C4c					
Alliance Actions		C1a					
Alliance Actions		C2c					
Alliance Actions		C2d					
Alliance Actions		C3b					
Alliance Actions		C3c					
Alliance Actions		C3c					



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Improve quality and mitigate impacts on the extent of habitat and ecological systems across the Alliance region	
Alliance Actions	Links Progress
<p>Biodiversity</p> <p>Alliance Strategies</p> <p>B1 Advocate for development applications to adequately consider biodiversity impacts</p>	<p style="text-align: center;">Local Land Services Strategies</p> <p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers Strategy 8: Deliver consent and compliance services that educate and protect communities and industries</p>
<p>B2 Advocate that Council works consider biodiversity impacts</p>	<p style="text-align: center;">Local Land Services Strategies</p> <p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 8: Deliver consent and compliance services that educate and protect communities and industries</p>



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Alliance Actions		Links Progress		Local Land Services Strategies	
Biodiversity Alliance Strategies B3 Appropriately manage roadside vegetation and other linear reserves for biodiversity outcomes	B3a Investigate need for further roadside vegetation training	C2c		Strategy 2: Deliver extension services that support and enable customers to implement improved practices	
	B3b Conduct an audit of Alliance member Councils to identify current, outdated and absent Roadside Vegetation Management Plans and to identify if/how plans are being used	C2d		Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events	
	B3c Seek external assistance to develop Roadside Vegetation Management Plans for Councils that do not have an existing document	C3b		Strategy 9: Manage Crown Land vested in Local Land Services for environmental, social and economic outcomes	
	B3d Seek external assistance to update Roadside Vegetation Management Plans for Councils with outdated documents	C3c			
	B3e Assist member Councils to identify and apply for relevant funding	C3b			
	B4 Improve biodiversity of urban open space and rural reserves under Council's operational control	C3c			
	B4a Conduct baseline assessment of biodiversity condition across urban open space and rural reserves	B4b		Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices	
	B4b Investigate project opportunities to improve the biodiversity of public open space	B4a			
	B4c Distribute Reserve Management Plan Template on internal access section of Alliance website	B5a			
	B4d Assist Councils to develop Reserve Management Plans for urban and rural open space areas	B5d			
B4e Compile audit of existing Reserve Management Plans	C1a				
		C3a			
		C4b			
		B5d			
		C3a			
		B5d			
		C3b			



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Biodiversity		Improve quality and mitigate impacts on the extent of habitat and ecological systems across the Alliance region	
Alliance Strategies	Alliance Actions	Links	Progress
B5 Support Councils to undertake best management practice invasive species control – both flora and fauna	B5a Assist Councils to identify and document potential invasive species projects	B4a B4b B5b B5c B5d W2a W4a C3b	Local Land Services Strategies Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 8: Deliver consent and compliance services that educate and protect communities and industries
	B5b Support Councils undertaking invasive species control projects by assisting with project planning & development, project management and community engagement as necessary	P1b P2a P3c P5a C3b C3d	
	B5c Seek external funding to undertake invasive species control projects	B5a B5b W2c W4c C3c	
B5d Document invasive species controls in reserve management plans utilising the reserve management plan template		B5a B5b B4c B4d B4e W2d W4d C1a C2b C3a C4b	



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Healthy and resilient waterways dominated by native vegetation

Water & Waterways		Local Land Services Strategies	
Alliance Strategies	Alliance Actions	Links	Progress
W1 Support the development of urban waterways management plans W2 Support Councils to undertake urban waterway rehabilitation projects	W1a Conduct an audit of Alliance member Councils to identify current, outdated and absent Urban Waterways Management Plans W1b Seek external assistance to develop Urban Waterways Management Plans for Councils that do not have an existing document W1c Seek external assistance to update Urban Waterways Management Plans for Councils with outdated documents W1d Develop case study of Councils with existing Urban Waterways Management Plans and their benefits W2a Assist Councils to identify and document potential urban waterways projects W2b Support Councils undertaking urban waterways projects by assisting with project planning & development, project management and community engagement as necessary W2c Seek external funding to undertake urban waterway rehabilitation projects W2d Develop reserve management plans utilising the reserve management plan template	C3b C3c C3c P5c C1a C4c C3b B5a B5b P1b P2a P3c P5a C3b C3d B5b B5c C3c B5d C3a C4b	Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices



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Water & Waterways

Healthy and resilient waterways dominated by native vegetation

Local Land Services Strategies	Links	Progress
<p>Alliance Strategies</p> <p>W3 Champion the implementation of Water Sensitive Urban Design (WSUD) principles across the Alliance region</p>	<p>Alliance Actions</p> <p>W3a Maintain membership of the Cooperative Research Centre (CRC) for Water Sensitive Cities</p> <p>W3b Investigate opportunities/relevance of joining other peak bodies related to stormwater management such as Stormwater NSW</p> <p>W3c Distribute CRC for Water Sensitive Cities documents and other relevant WSUD information on the internal access section of the Alliance website</p> <p>W3d Support the implementation of the Stormwater 2 Smartwater WSUD Policy and technical guidelines and distribute through the internal access section of the Alliance website</p> <p>W3e Conduct an audit of Alliance member Councils to identify existing use of the Stormwater 2 Smartwater Policy and technical guidelines</p> <p>W3f Assist Councils to identify and document potential WSUD projects</p> <p>W3g Support Councils undertaking WSUD projects by assisting with project planning & development, project management and community engagement as necessary</p> <p>W3h Seek external funding to undertake WSUD projects</p> <p>W3i Create case studies relating to completed WSUD projects within the Alliance region and distribute through the public access section of the Alliance website</p> <p>W3j Provide training and capacity building for Council staff in relation to WSUD principles, techniques and barriers to adoption</p>	<p>C2a C2d C2d C1a C4a L1a B1a C1a C3b C3b P1b P2a P3c P5a C3b C3d C3c P5c C1a C4c P1c C1b C2a C2b C2c C2d</p>

Local Land Services Strategies

Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making

Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices

Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers

Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice



Central West Councils Environment & Waterways Alliance 5 Year Plan Water & Waterways

Healthy and resilient waterways dominated by native vegetation

Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
W4 Support Councils to undertake river rehabilitation projects	W4a Assist Councils to identify and document potential river rehabilitation projects W4b Support Councils undertaking river rehabilitation projects by assisting with project planning & development, project management and community engagement as necessary W4c Seek external funding to undertake river rehabilitation projects W4d Develop reserve management plans utilising the reserve management plan template W5a Conduct an audit of Alliance member Councils to identify current, outdated and absent Stormwater Management Plans W5b Seek external assistance to develop Stormwater Management Plans for Councils that do not have an existing document W5c Seek external assistance to update Stormwater Management Plans for Councils with outdated documents	C3b B5a B5b P1b P2a P3c P5a C3b C3d B5b B5c C3c B5d C3a C4b L1a B1a C3c C3c	Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices	Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice



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People & Communities		Local Land Services Strategies	
Alliance Strategies	Alliance Actions	Links	Progress
<p>P1 Create an online presence for the Alliance as a means of engaging with the wider community</p>	<p>P1a Engage a consultant to design and build an Alliance website with a public 'front' area as well as a member log-in area for shared documents etc.</p> <p>P1b Maintain a social media presence through the Alliance Facebook page as a means of promoting Alliance outcomes to the public</p> <p>P1c Investigate the opportunity to utilise an Alliance LinkedIn group to share relevant journal articles, technical documents, opinion pieces etc.</p>	<p>T2a C1a C4a C4b C4c</p> <p>B5b W2b W3g W4b</p> <p>L1c B1c W3j P2b P3a P3b P4a T1a T2b C1b</p>	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making</p> <p>Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers</p>
	<p>P2 Engage the community through major environmental initiatives such as National Tree Day, Clean Up Australia Day and Bushcare's Major Day Out</p>	<p>P2a Assist Councils to promote events through distribution of media releases and Alliance social media</p> <p>P2b Provide training and capacity building to member Councils in the organisation and management of community events</p> <p>P2c Assist Councils to organise and manage community environmental events</p> <p>P2d Develop an Alliance volunteer policy and procedure to reduce the burden on Councils hosting community events</p> <p>P2e Leverage large businesses to support community events through donations/staff time/advertising etc.</p>	<p>P1c P2c C1b C2a C2b C2c C2d</p> <p>P2a P2b W2b W4b P2c</p> <p>P1c P2c C1b C2a C2b C2c C2d</p> <p>P2a P2b P2d P3a P4c P5a C3b C3d C4b</p> <p>P2c C1a C4b P3a C3d</p>



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People & Communities		Residents and community groups actively engaged with Councils for positive and practical natural resource management outcomes	
Alliance Strategies	Alliance Actions	Links	Progress
<p>P3 Build relationships between Councils and community groups such as Schools, Landcare, Aboriginal groups/organisations, Lions, Rotary etc.</p>	<p>P3a Provide training and capacity building to member Councils relating to the engagement of community groups and project partnerships</p>	P1c P2c P2e C1b C2a C2b C2c C2d	<p>Local Land Services Strategies</p> <p>Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers</p> <p>Strategy 5: Ensure local people participate in decision making</p> <p>Strategy 7: Deliver services that support Aboriginal people to care for Country and share traditional land management knowledge</p>
	<p>P3b Provide training and capacity building to member Councils relating to the engagement of the Aboriginal community and project partnerships</p>	P1c C1b C2a C2b C2c C2d	
	<p>P3c Utilise Project Support Officer to present to relevant community groups on current projects/issues</p>	B5b W2b W3g W4b	
<p>P4 Engage the community through regular Alliance updates</p>	<p>P4a Develop a biannual Alliance e-newsletter for distribution to member Councils, Councillors and public</p>	P1c C1b	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making</p>
	<p>P4b Prepare a generic biannual Council report for Council Officers to submit to Council meetings</p>	C4b	<p>Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers</p>
	<p>P4c Issue media releases related to all major Alliance events i.e. awards, incentive funding, major meetings</p>	P2c C2c C2d	
<p>P5 Create an Alliance presence at field days, environmental events and other relevant public events</p>	<p>P5a Alliance Project Support Officer to attend field days, environmental events and other relevant public events where appropriate</p>	B5b W2b W3g W4b P2c P5b	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making</p> <p>Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices</p>
	<p>P5b Alliance information board/display to be developed for field days, environmental events and other relevant public events</p>	P5a P5c	<p>Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers</p>
	<p>P5c Posters, case studies, fact sheets etc. to be produced for distribution at field days, environmental events and other relevant public events</p>	L4a W1d W3i P5a P5b C4a C4c	



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Towards Sustainability	Alliance Strategies	Alliance Actions	Links - Progress	Local Land Services-Strategies
	<p>T1 Build capacity of Council decision makers and integrate sustainability into strategic plans</p>	<p>T1a Provide relevant training and capacity building to member Council staff to ensure that environmental sustainability is considered during development of strategic planning documents</p> <p>T1b Share examples of Council strategic plans on the internal access section of the Alliance website that adopt industry leading sustainability practices i.e. Procurement Policies</p>	<p>L1a B1a P1c T2a C1b C2a C2b C2c C2d C1a</p>	<p>Decisions made and actions taken that are in the interests of protecting our natural environment so that it maintains the capability to support current and future regional populations</p> <p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 5: Ensure local people participate in decision making</p>
	<p>T2 Build Alliance member capacity to implement behaviour change within organisations and the community focussing on sustainability</p>	<p>T2a Develop and distribute sustainability case studies through the internal access section of the Alliance website</p> <p>T2b Provide change management and leadership training and capacity building to Council staff involved in community engagement and sustainability</p>	<p>P1a T1a C1a C4c P1c C1b C2a C2b C2c C2d</p>	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 5: Ensure local people participate in decision making</p>



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Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities	
Alliance Strategies	Alliance Actions	Links	Progress
<p>C1 Provide member Councils with current best management practice resources related to relevant fields</p>	<p>C1a Utilise the Alliance website as a repository of current information relating to best management practice</p>	<p>L2a L3b L3d L4a L4b B2a B4c B5d W1d W3c W3d W3j P1a P2c T1b T2a C4a C4b C4c</p>	<p>Local Land Services Strategies Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events</p>
	<p>C1b Investigate the opportunity to utilise an Alliance LinkedIn group to share relevant journal articles, technical documents, opinion pieces etc.</p>	<p>L1c B1c W3j P1c P2b P3a P3b P4a T1a T2b</p>	



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Council Capacity	Alliance Actions	Links	Progress	Local Land Services Strategies
C2 Provide members access to industry leaders, experienced project managers and industry peers to build capacity	C2a Invite external guest speakers to present at Alliance meetings	L1c B1c W3a W3j P2b P3a P3b T1a T2b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
	C2b Invite representatives from member Councils to present at Alliance meetings regarding successful projects, relevant plans and policies etc.	L1c B1c B5d W3j P2b P3a P3b T1a T2b		
	C2c Provide formal training in a range of fields to upskill members and bridge identified knowledge gaps	L1a L1c L2a L3a L4c B1a B1c B3a B3a W3j P2b P3a P3b P4c T1a T2b		



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Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities	
Alliance Strategies	Alliance Actions	Links	Progress
<p>C2 Provide members access to industry leaders, experienced project managers and industry peers to build capacity</p>	<p>C2d Partner with other agencies to share resources and host larger training events/conferences than possible as a single agency</p>	<p>L1a L1c L2a L3a L4c B1a B1c B3a W3a W3b W3j P2b P3a P3b P4c T1a T2b</p>	<p>Local Land Services Strategies Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers</p>
<p>C3 Alliance Project Support Officer to provide direct support to Alliance members</p>	<p>C3a Project Support Officer to assist Councils to develop Reserve Management Plans C3b Project Support Officer to assist Councils to identify issues and potential projects</p>	<p>B4c B4d B5d W2d W4d L5a B2b B3b B3e B4b B4e B5a B5b W1a W2a W2b W3e W3f W3g W4a W4b P2c</p>	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices</p>



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Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities		
Alliance Strategies	Alliance Actions	Links	Progress	
<p>C3 Alliance Project Support Officer to provide direct support to Alliance members</p>	<p>C3c Project Support Officer to assist in preparation and review of grant applications</p>	<p>L5b L5c B3c B3d B3e B5c W1b W1c W2c W3h W4c W5b W5c</p>	<p>Local Land Services Strategies Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices</p>	
	<p>C3d Project Support Officer to provide assistance with Alliance related project management where required</p>	<p>W2b W3g W4b B5b P2c P2e</p>		
<p>C4 Alliance to produce relevant educational materials for use by member Councils</p>	<p>C4a Develop and distribute relevant fact sheets for use by Council and for Councils to distribute to the public</p>	<p>L3d W3c P1a P5c C1a</p>	<p>Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events</p>	
	<p>C4b Develop and distribute relevant templates and guidelines for Council use</p>	<p>L2a L3e B2a B4c B5d W2d W4d P1a P2c P2d P4b</p>		
	<p>C4c Develop and distribute project case studies</p>	<p>L4a W1d W3g P1a P5c T2a C1a</p>		

Central West Councils
Environment & Waterways Alliance

5 Year Plan

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D16/7814
F1625

25 February 2016

Blayney Shire Council
(Attention Mark Dicker)
PO Box 62
BLAYNEY NSW 2799

BLAYNEY SHIRE COUNCIL 29 FEB 2016 IL/22513 Doc. No. Verified: AH Disp. GA39: VOL 2 Sent. 20425



Dear Mark

**ORANGE AIRPORT PLANNING PROPOSAL AND BLAYNEY CABONNE ORANGE
SUB-REGIONAL RURAL AND INDUSTRIAL LANDS STRATEGY REVIEW**

Please find enclosed a copy of the documentation associated with the draft Amendment 9 to Orange Local Environmental Plan 2011 relating to lands around the Orange Airport adjoining the Cabonne Shire boundary. In support of the amendment, Council has undertaken a review and drafted an addendum to the Blayney Cabonne Orange Sub-Regional Rural and Industrial Land Strategy (Strategy).

In line with the Gateway cover letter (attached), we seek your Council's formal comments. The Department endorsed the original Strategy in 2008 and Council is seeking the support of both Blayney and Cabonne Councils for the addendum. The Department has requested that Council include any feedback from neighbouring Councils during the finalisation phase of the LEP and endorsement of the addendum to the Strategy is anticipated to be concurrent with that phase.

In line with the Department's instructions, the proposed strategy addendum will be placed on formal exhibition concurrent with the planning proposal. Exhibition of the Planning Proposal will commence in the near future and we will be in touch regarding the particulars of the exhibition in due course.

Yours faithfully

David Waddell
DIRECTOR DEVELOPMENT SERVICES
cam
encs



Mr Garry Styles
General Manager
Orange City Council
PO Box 35
Orange NSW 2800

15/17656

Dear Mr Styles,

I am writing in response to Council's letter dated 6 November 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend *Orange Local Environmental Plan 2011* to rezone land around the Orange Airport for business and industrial purposes

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

It is noted that Council's submission includes an amendment to the Blayney Cabonne Orange Rural and Industrial Lands Strategy (Strategy) in support of the rezoning. The Department endorsed the Strategy in 2008 and Council is encouraged to ensure that any amendment has the support of both Blayney and Cabonne Shire Councils prior to the notification of the planning proposal.

Council is to consult with Cabonne and Blayney Shire Councils and include any feedback with the planning proposal for consideration by the Department during the finalisation of the LEP and endorsement of the Addendum to the Strategy. Council is to place the proposed strategy amendment on exhibition concurrent with the planning proposal.

Further, justification is also required to demonstrate consistency or agreement to inconsistencies with Section 117 Directions 1.2 Rural Land, 1.5 Rural Zones, 2.1 Environment Protection Zones and 3.5 Development Near Licensed Aerodromes. As part of ensuring consistency with the Ministerial Direction 3.5 Council is encouraged to review the proposal against the National Airports Safeguarding Framework. Council should ensure that consistency with both the Blayney Cabonne Orange Rural and Industrial Lands Strategy and amendment, and section 117 Directions are comprehensively addressed prior to community consultation.

Council is to also include the subject area as an urban release area for the purposes of Part 6 of *Orange Local Environmental Plan 2011* to ensure arrangements are made for the provision of public infrastructure and satisfy the needs that arise from the future development of the land. Council is to amend the Urban Release Area Map and explain

the reason for the change in the planning proposal prior to the commencement of public exhibition.


The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and Councils role as landholder and have decided not to issue an authorisation for Council to exercise delegation to make this plan in this instance.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 10 weeks prior to the projected publication date. Council's request to finalise the LEP should be made to the Department of Planning and Environment (westernregion@planning.nsw.gov.au).

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these requirements, the Minister may take action under section 54(2) (d) of the *Environmental Planning and Assessment Act 1979* if the timeframes outlined in this Determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Nita Scott of the Department's Western Region office to assist you. Ms Scott can be contacted on (02) 6841 2180.

Yours sincerely,



Brett Whitworth
Acting Executive Director
Regions

Encl: Gateway determination



Gateway Determination

Planning proposal (Department Ref: PP_2015_ORANG_001_00): to rezone land at the Orange Airport for industrial, business and public recreation purposes.

I, the Acting Executive Director, Regions at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the *Orange Local Environmental Plan 2011* to rezone approximately 200ha of land from RU1 Primary Production, E3 Environmental Management and SP2 Infrastructure at the Orange Airport to IN1 General Industrial, B7 Business Park and RE1 Public Recreation should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended to include additional information and justification in support of the planning proposal, including:
 - (a) Prepare an industrial land demand and supply analysis, considering the recommendations of the *Blayney Cabonne Orange Rural and Industrial Lands Strategy*;
 - (b) Economic justification for new business and industrial zoned land, and the intended staging of new releases;
 - (c) A rural land analysis and justification of removing land from production, considering the BSAL status of agricultural land in the locality; and
 - (d) Clear and concise mapping of the land to be rezoned, including real property descriptions and areas.

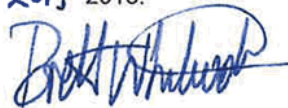
This amended information is to be submitted to the Department of Planning and Environment for approval before commencement of community consultation.
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**;
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*; and
 - (c) the relevant planning authority must place a copy of the Addendum to the *Blayney Cabonne Orange Rural and Industrial Lands Strategy* on exhibition with the planning proposal.
3. Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning and Assessment Act 1979* and to comply with the requirements of relevant section 117 Directions:
 - Civil Aviation Safety Authority, to address section 117 Direction 3.5 Development near Licenced Aerodromes
 - Transport for NSW - Roads and Maritime Services
 - NSW Department of Primary Industries – Agriculture
 - Office of Environment and Heritage
 - NSW Office of Water
 - Essential Energy
 - Ambulance Service of NSW
 - Local Land Services Central Tablelands

- Department of Trade and Investment
- Fire and Rescue NSW
- NSW Rural Fire Service
- Blayney Shire Council
- Cabonne Shire Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. Consultation with Blayney and Cabonne Shire Councils. Both Councils are to be provided with a copy of the planning proposal and supporting material, including the proposed Addendum to the *Blayney Cabonne Orange Rural and Industrial Lands Strategy* Addendum. The result of the consultation with the Cabonne and Blayney Shire Councils is to be submitted to the Department as part of the section 59 Submission for consideration of the endorsement of the Addendum to the Strategy.
5. Council is to provide information and justification to obtain the agreement of the Secretary to comply with the requirements of the following section 117 Directions. Council should ensure this is addressed prior to finalisation:
 - a. Direction 1.2 Rural Zones
 - b. Direction 1.5 Rural Land
 - c. Direction 2.1 Environment Protection Zones
 - d. Direction 3.5 Development near Licenced Aerodromes
6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning and Assessment Act 1979*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. Prior to submission of the planning proposal under section 59 of the *Environmental Planning and Assessment Act 1979*, the LEP maps must be prepared and be compliant with the Department's *Standard Technical Requirements for Spatial Datasets and Maps*.
8. Council is to include the land on the 'Urban Release Area' Map to ensure that provisions can be made for public infrastructure when the land is developed. The map is to be prepared in accordance with the Department's *Standard Technical Requirements for Spatial Datasets and Maps* and included with the planning proposal along with an explanation for the inclusion for the purposes of community consultation.
9. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 18 day of December 2015 2016.



Brett Whitworth
Acting Executive Director
Regions

Delegate of the Minister for Planning

Orange City Council

Rural and Industrial Sub-Regional Strategy

Section 16 Review and Update

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Orange City Council Sub-Regional Review Section 16 Review and Update

EXECUTIVE SUMMARY

In July of 2008 the “Blayney Cabonne Orange Sub-Regional Rural and Industrial Land Use Strategy” (BCO) was finalised and adopted by all three member Councils. Section 16.1 of the BCO states:

While the Strategy provides a vision for the Sub-Region to around 2036, it is inevitable that the opportunities and constraints affecting the Sub-Region will change over time. As the vision and actions arising from this Strategy must be responsive to this change, they should be reviewed regularly to ensure that the Strategy remains current. This review process will also provide for continued community involvement in the development of the Blayney, Cabonne and Orange LGAs.

Monitoring of the actions outlined in this Strategy will be undertaken annually to determine completion or continued compliance. Review of this Strategy will be undertaken every three to five years to ensure the issues covered in the Strategy are still current and comply with State government initiatives.

While acknowledging the role and function of the neighbouring LGA’s within the broader vision, this document undertakes a review of the BCO from the perspective of Orange City Council. Consultation with both Blayney Shire and Cabonne Shire Councils during the review has however provided formal guidance to the issues from their perspectives.

As this review has shown the growth of Orange since the original BCO was undertaken has been at a faster pace than was anticipated. This is due in part to the timing of the BCO which was prepared following an unusually slow period of growth for Orange between 2001-2006. The subsequent return to trend and major developments such as the Cadia mine expansion, new hospital and other factors have resulted in an accelerated uptake of industrial land in the Orange LGA.

The role and importance of the Orange economy within the sub-region is vital for the surrounding shires as well as significant amounts of activity in the neighbouring shires can be a mix of spill over from Orange itself, providing opportunities for some firms that may be priced out of the Orange market and absorbing traditional rural industries that have less need for urban customers.

The review has confirmed much of the original BCO logic, principles and criteria, supplementing as needed given the pattern of development observed since the BCO. The found a need for additional industrial / technology / employment lands within Orange and examined five broad areas for further investigation. The review finds that of the candidate sites one site has clear advantages over the remainder, three sites have some reasonable potential and may be worth investigating in the longer term, and one site should be discounted from any further consideration.

The most promising location involves land around the Orange airport, which has natural advantages in terms of topography, availability of infrastructure, connections to road, rail and air transport modes and would be co-located with an existing noise generating land use, thereby containing impacts to land that is already affected.

However this site is located on the edge of the LGA and as such has some potential to affect the industrial sectors of the neighbouring LGAs (Cabonne Shire and Blayney Shire). Accordingly the review has examined the composition of the respective local economies and their interrelationship.

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The review finds that there are considerable differences in the make-up of the respective economies that establishing an employment estate at the Orange airport is unlikely to draw activity away from other LGAs. Conversely, while it is expected that the majority of the workforce would commute from Orange, the proximity to Blayney shire could result in some additional residential demand around Blayney through to Millthorpe as well as rural-residential demand in the southeastern parts of Cabonne Shire particularly around Spring Hill. An increase in population in this area would reinforce the existing local economies of Millthorpe and Blayney and may foster some expansion of their retail sectors.

This review has not undertaken a detailed environmental assessment of the airport site, or any of the other potential areas. However on economic and demographic grounds there is considered to be a sound basis for further consideration and investigation of this potential. The airport itself is an important regional transport resource. Increasing the extent of economic activity at the airport will help to underpin its commercial viability into the future.

Presently, the Orange economy has established a degree of momentum that is driving development, employment and population growth. However, if the industrial supply is allowed to exhaust in the medium term, then the Orange economy is likely to encounter constraints to its continued growth. This would constrain the ability of the local community to provide employment opportunities, leading to increased outward migration to other areas in the region, state or country, lowering and potentially reversing population gains. If such results were sustained the local skills base would begin to be eroded and place established businesses, particularly the construction sector, at risk.

BACKGROUND

Original Strategy

The Councils of Blayney Shire, Cabonne Shire and Orange City joined forces to prepare the BCO which was finalised in July 2008 to guide future land use planning for each Council forming the Sub-Region with a projected lifespan of 30 years. As well as informing decisions on services, development and new facilities the BCO outlines the planning framework for issues affecting the Sub-Region and its representative Councils.

The BCO identified and suggested potential changes to zone boundaries, the types of developments preferred to achieve the community's vision as well as recommending development controls for land resource management. Fundamentally, the BCO identified and evaluated lands for both industrial development and large lot residential "lifestyle" properties while seeking to preserve agricultural and environmental lands.

Growth Management

The Sub-Region experienced considerable population growth in the ten years leading up to the BCO and this has continued in the seven years since its adoption. While the driving factors evolved and changed over the period, the identified challenge between continued rural-residential development and broad acre farming has persisted and remains a central issue for continued development of the Sub-Region along with maintaining the balance between growth pressures and environmental sustainability.

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The key issues affecting the Sub-Region remain related to the protection of agriculture and primary production including mineral resources, forestry and energy generation, development of industry, impacts of residential and rural subdivision, protection of the natural and scenic environment as well as heritage and culture.

CORE INFRASTRUCTURE

While not the focus of the BCO, core infrastructure underpins the development potential and economic performance of the member Councils and their communities and is a key issue which has become significant in the region in recent years.

Water Security

Water security for Orange has improved since the BCO with the completion of stormwater harvesting schemes and the commissioning of the Macquarie River pipeline as well as improved demand management. Further work in water security for the Sub-Region has been identified and is likely to be a focal point for the member Councils in the period ahead. In particular significant concerns exist about the long term secure yield of Lake Rowlands, which is the main source of water for Blayney and much of Cabonne LGAs

The Suma Park Dam water catchment area is protected under the Orange LEP 2011 by way of clause 7.7 Drinking Water Catchments. This clause establishes additional Heads of Consideration for development applications within the catchment to ensure that the potential impact upon water quality is assessed and avoided, managed or minimised.

Energy Security

Anecdotally, the Orange community have been keen adopters of roof top solar energy systems, with panels appearing in most streetscapes around the City. Reticulated gas supplies are available throughout the urban footprint of the City. According to a wind atlas produced by the sustainable energy development authority (SEDA) in 2001 Orange is on the north-western edge of an area of strong wind resources, which stretches to the Blayney wind farm in the south and as far east as Lithgow. Orange is served by gas mains from the APA gas trunk network which sources gas from the main Moomba-Sydney pipeline. While there have been numerous upgrades to the power network over the last 5 years, a prospective gas power plant at Wellington remains a possibility

Communications

At the time of writing the National Broadband Network rollout has commenced in the Central west with many rural residents throughout the Orange LGA able to access the Fixed Wireless service, however some areas to the north east and east of the city are yet to be covered, with coverage in Clifton Grove being patchy due to topography.

The main Orange urban area is currently in the build preparation phase for Fibre to the Node. Latest advice is that fixed line services are anticipated to be available throughout the main Orange urban area around Mid 2016.

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Telstra and Optus have both enhanced their respective mobile phone network coverage in recent times within the Orange LGA to remove and reduce service blackspots.

On the whole Orange has access to high quality communications services and infrastructure that are actively being enhanced.

Transport

Since the BCO was adopted the Northern Distributor Road has been completed and the Southern Feeder Road commenced, driven to a large degree by the significant changes in traffic movements in Orange as a result of the development of the new Orange Hospital in the south of the city. Orange airport has been extended and the terminal upgraded to cater for larger aircraft. Rail services have been maintained and a new "Bathurst Bullet" service now operates with connecting bus services enabling Orange residents to access the early morning service. The potential development of the Inland Rail from Melbourne to Brisbane, with Parkes as a key node on this route, offers increased rail freight opportunities for Orange via the main western line from Orange to Parkes. The local road network continues to be upgraded over time and the Roads and Maritime Service continue to oversee the operation of the Mitchell Highway and other state roads in the area.

Orange is strategically located in the central west, well served with infrastructure the city provides higher order goods and services to the region. As an economic hub for the region the continued growth and development of Orange benefits the region as a whole.

KEY ISSUES

AGRICULTURE

The BCO highlighted the importance of agriculture to the local and regional economy. Potential threats to the continued success of agriculture included encroachment of rural settlement, particularly residential developments, maintaining the supply and health of environmental resources such as water and soil and external factors related to national and global markets and fiscal policies. Factors that support local agriculture were seen to include population growth, tourist expenditure and a positive brand. Benefits the sector brings to the rest of the community include employment opportunities and visual and landscape amenity.

The BCO was prepared while the Rural Lands SEPP was being formulated. It was anticipated that the SEPP would offer more guidance on interface issues between agriculture and other forms of development, particularly residential. The SEPP was gazetted in 2008 and is principally concerned with establishing principles for rural subdivision, which also need to be considered during rezoning processes.

INDUSTRY

The BCO recommended that existing and proposed industrial areas within Orange, Blayney and some villages be appropriately zoned under new LEPs. Planning for mining and tourism is also highlighted in the strategy, both to protect the environment from adverse consequences and to avoid land use conflicts arising from the encroachment of residential forms into areas better suited to economic activities.

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Currently there are 26 vacant lots in Narrambla, 12 vacant lots in Clergate, 38 lots total. In addition the Orange saleyards site comprises 6.8ha. The available supply generally comprise lots in the 2,100m² to 8,600m² size range. Given an annual take up rate of 5.7 lots (or 2-3ha) this indicates that there is currently 5-7 years amount of supply remaining.

However, the size of the lots offers limited/no opportunity for those firms or industries requiring much larger lots to be accommodated within the Orange LGA. In addition the available areas of vacant land are located in the north of the LGA. Beyond the saleyards there are no vacant lots in the south of the city, an area of increased economic activity centred around the new hospital and cadia mine, and where Council has a strong focus on improving key infrastructure, particularly roads with the development of the SFR and Forest Rd

This review finds there is a need for additional employment lands (being a combination of industry and business activity). Five broad areas were examined for their potential taking into account a range of opportunities and constraints. One site centred on the Orange airport emerged as having distinct advantages over the other potential sites.

RedeConsult were engaged by Council to undertake a review of the employment potential for the airport site taking into account the established pattern and distribution of industrial and business forms that have historically been attracted to Orange.

RESIDENTIAL AND RURAL SUBDIVISION

A key focus of the BCO was to identify appropriate locations for residential and rural residential subdivision. The stated goal was to direct the location and range of lifestyle allotments away from outer areas of the Sub-Region. This acknowledges overflow from Orange as a major driver of lifestyle estates. The BCO identified several locations that may be suitable, but stated that they were indicative only and that each would need more detailed investigation and environmental assessment prior to any rezoning.

NATURAL AND SCENIC ENVIRONMENT

The BCO reinforces the need to consider the four principles of ESD and protection of water resources and catchments. The strategy also emphasises provision of buffers to development where this facilitates positive outcomes for natural resources including groundwater, surface water, remnant vegetation, threatened flora and fauna and riparian corridors. By inference these natural assets are central to the protection of scenic qualities evident across the Sub-Region.

HERITAGE AND CULTURE

The BCO encouraged heritage provisions be included in new LEPs. Since then all member Councils have prepared standard template LEPs which include standardised provisions and mapping requirements. Amendment 1 to the Orange LEP 2011 saw considerable expansion to the list of heritage items and new heritage conservation areas identified. Further refinement to the heritage mapping of items is being examined as part of a separate LEP housekeeping amendment process. That amendment will ensure that where heritage items are located on large parcels only the relevant area of the lot, and a suitable curtilage, will be mapped for heritage conservation.

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SUMMARY OF STRATEGY AREAS – ORANGE CITY LGA

The BCO defined and examined a range of land unit areas throughout the subregion known as Strategy Areas (SA). A total of four SA units were located within the Orange LGA. SA 1 and SA 2 were investigated for potential lifestyle residential development of 1ha or above. SA A and SA B were investigated for potential industrial development. The following tables provide an overview and update these land units.

Lifestyle Allotment Strategy Areas		
SA 1 Leeds Parade Approx 150 ha	Original Reason for Inclusion	<ul style="list-style-type: none"> • Close proximity to Orange and existing urban areas • Unaffected by bushfire, drinking water catchment, topographical constraints and contains no significant remnant vegetation • Access to services • Likely lot size of 1 hectare or lower, due to likelihood that lots will be serviced
	Current Status	SA 1 has been zoned for a combination of R1 and R5 with a small local centre zone. The first subdivision DAs have been assessed and approved and are currently under development. SA 1 is therefore entering into the immediate to short term supply of residential and lifestyle housing.
SA 2 University Approx 635 ha	Original Reason for Inclusion	<ul style="list-style-type: none"> • Close proximity to Orange and existing urban and rural residential areas • Unaffected by bushfire, slope affected or within drinking water catchments. • Access to services • Likely lot size of 1 hectares or lower, due to likelihood that lots will be serviced
	Current Status	Predominantly consists of the Charles Sturt University campus, which has been zoned SP2 Infrastructure "University". The remainder of SA 2 along the north of the LGA has yet to be evaluated for rezoning and lot sizes but is considered to provide a suitable location for urban residential development in the mid-term, subject to master planning and environmental constraint analysis.
Industrial Strategy Areas		
SA A Narrambla Extension Approx 145	Original Reason for Inclusion	<ul style="list-style-type: none"> • Immediately adjacent to existing industrial areas • Provides a buffer to future lifestyle development • Located on the fringe of the Orange urban area • Fragmented subdivision pattern precludes highly productive agriculture

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ha	<p>Current Status</p>	<p>The western portion extending along Leeds Parade frames the primary approach to the Charles Sturt University campus in SA2. This area was zoned B7 Business Park in order to provide opportunity for start-ups and other enterprises that may seek to leverage opportunities and resources at the University.</p> <p>The southern portion to the east of Leeds Parade has been zoned SP2 Infrastructure in recognition of its proximity to the sewerage treatment plant and the associated potential for odour.</p> <p>SA A therefore does not provide conventional industrial land but contributes to the stock of employment lands in the form of a business park for higher order uses.</p>
SA B North Clergate Approx 190 ha	<p>Original Reason for Inclusion</p> <hr/> <p>Current Status</p>	<ul style="list-style-type: none"> • Extension to the existing North Clergate industrial area • Fragmented subdivision pattern precludes highly productive agriculture • Provides opportunities for industrial development that requires large lots, due to size or impacts <p>Currently remains zoned RU1 Primary Production. Given the intention of SA2 for residential development to the east and potential future expansion of urban residential lands to the south and west of the site, potential land use conflicts with industrial uses is a concern. Interface issues between the existing North Orange urban area and industrial land needs to be evaluated before any final decision on SA B is made.</p> <p>The BCO suggested the site may provide opportunities for industrial development that requires large lots due to size or impacts. If residential development does occur on either side of SA B then the ability to ameliorate noise impacts, for example, would be compromised. Steep topography in the south-western third of SA B further reduces the attractiveness of the site for industrial development.</p> <p>Large lot industrial development will typically serve as an attractor for other smaller footprint industrial / business development to meet the supply side needs of the major industry. In this regard, if a major industry were to establish within SA B it would likely consume the majority of the flat land available, leaving minimal opportunity for the flow on effects to take hold.</p>

It should be noted that draft versions of the BCO had identified further land around Towac as potential industrial land. The Towac site was removed from the final version of the BCO after opposition from local residents.

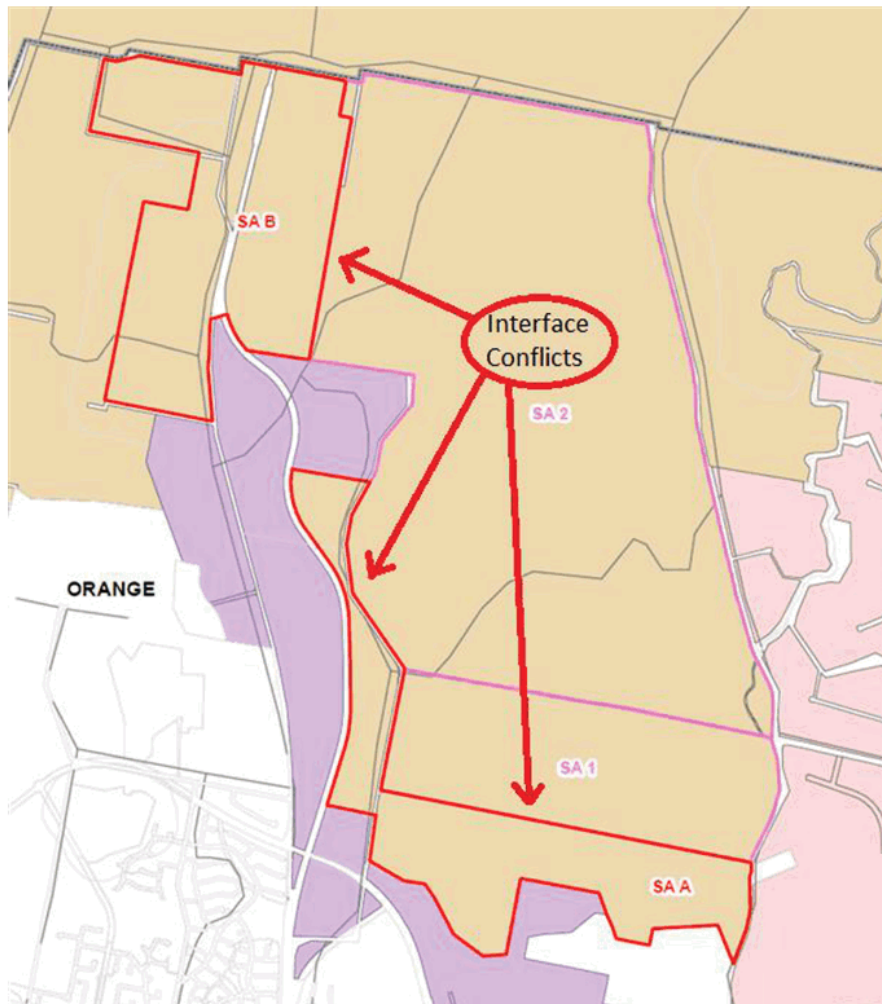
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Site removed from original BCO strategy

However, when the Towac site, approximately 97ha in size, was removed it was not replaced with any alternative site or location but rather by reducing the size of SA1. The final BCO effectively identified 97ha less land overall than the underpinning logic would suggest was required. That reduction in identified industrial land has essentially shortened the lifespan or planning horizon of the strategy.



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By converting part of SA1 to SA A the BCO created the potential for a direct industrial-residential interface between land units SA A and SA1/2 as well as between SA2 and SA B. The potential land use conflicts that may arise from such an interface are generally not desirable.

Consequently during preparation of Orange LEP 2011 land unit SA B was deemed to be suitable for a range of urban functions. Council did not rezone the land for industry due to the potential land use conflicts that may arise in the longer term. SA B is positioned between land proposed for residential development to the east (SA 2) and a growing residential corridor to the southwest. Consequently the merits of encouraging industrial development in a location likely to be surrounded by residential development is questionable.

As the original BCO cautioned *"it should be noted that inclusion as a Strategy Area ... does not automatically translate into rezoning ... Detailed local environmental studies will be required for all Strategy Areas to determine their suitability for rezoning"* Accordingly, during preparation of Orange LEP 2011 an alternative zoning pattern was developed for the land units SA A and SA B.

SA A was converted to a mix of SP2 Infrastructure and B7 Business Park. This reflected proximity to the sewerage treatment plant and associated odours, and the need for Council to provide a substantial buffer zone around this piece of key infrastructure in the city to ensure its long term viability, as well as recognising the important link that Leeds Parade has connecting the city with the Charles Sturt University campus. This presents an opportunity to guide development of this corridor to create an attractive linkage with campus style development of enterprises that can relate to and leverage off the university campus. Generic industry in this corridor would jeopardise this potential urban design outcome.

By not proceeding with industry in SA B and most of SA A and refocussing the remainder of SA A towards a business park, which still permits light industry, the question arises of where to accommodate future industrial demand. The combined reduction (SA B and part SA A) of prospective industrial land is approximately 295ha.

Accordingly, this review has examined potential areas across the Orange LGA where industrial land could potentially be provided to restore the supply that was originally proposed in the BCO. Several criteria have been considered with each area scored and a weighting applied to the criteria to reflect the relative significance of each issue. The review finds the most suitable location to supplement the industrial land supply, within the Orange LGA, is likely to be land around the Orange airport.

The airport site has a number of advantages that distinguish it from other sites. This includes:

- Access to all three modes of transport (road, rail and air),
- Abundance of flat land (reducing the need for significant earthworks),
- Minimal interface with residential development especially urban densities (reducing the potential for land use conflict),
- Access to gas.
- Proximity to a nearby village (Spring Hill) that could benefit from supplying support functions to the workforce.

Additionally, the curtilage of the airport is already affected by noise emissions from aircraft movements and land is already fragmented to some extent, limiting the potential of the land for alternative uses like broad scale agriculture.

Obviously, no site is perfect and should the airport be selected for industrial / business park development a number of issues will need to be resolved. Transport corridors from the City to the

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airport will need to be suitable for workforce commuting and in the longer term connections from the airport to the Mitchell Highway for freight movements will also need to be considered. The land is at the upper reaches of the Orange water supply catchment and protection of water tables and runoff water quality will need to be addressed. Suitable buffer zones to adjoining landowners would protect their ongoing agricultural operations and the residential amenity of Spring Hill.

Further detailed site investigation forming the basis of a Planning Proposal would be needed to resolve the above matters, but on balance this review considers the airport curtilage to be the most viable option to provide for future employment lands within the Orange LGA.

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PART A – INTRODUCTION AND BACKGROUND

POPULATION GROWTH

At the time of the BCO strategy the most recent census figures available were from the 2006 census and when contrasted with 2001 figures this suggested that growth in the Sub-Region was largely driven by a trend toward rural living in the Blayney and Cabonne Shires with the population of the Orange LGA remaining static.

By relying on only the five year window from 2001-2006 the impression created by the original BCO for the Sub-Region as a whole is considerably slower growth than when a longer timeframe is examined. For this review figures from 1996 – 2014 were available.

Original BCO (2001 – 2006)

2006:	54,327	–	
2001:	53,430		
	<u>897</u>		(5 years = 179 p.a.)

BCO Review (1996 – 2014 ERP)

2014:	62,616	–	
1996:	51,933		
	<u>10,683</u>		(18 years = 593 p.a.)

The longer term trend is 3.3 times the annual rate of the period referenced in the original BCO. This strongly suggests that the period referenced by the BCO may have been an atypical experience for the Sub-Region and forecasts derived from that period should at best be viewed as providing the conservative estimate.

Original BCO Orange LGA only (2001 – 2006)

2006:	35,338	–	
2001:	35,446		
	<u>-108</u>		(5 years = -21.6 p.a.)

BCO Review Orange LGA only (1996 – 2014 ERP)

2014:	41,431	–	
1996:	33,964		
	<u>7,467</u>		(18 years = 414.8 p.a.)

Data from the census' between 1996 and 2011 as well as the most recent Estimated Resident Population figures for 2014 show that Orange normally outgrows Blayney and Cabonne shires, both in raw numbers and percentage terms. As can be seen in the chart below the rate of growth has clearly accelerated since the BCO period.

This may have been driven by both the Cadia mine expansion and new hospital. Anecdotally growth has continued beyond the construction phase at the mine and Hospital recruitment drive completing and despite the forthcoming closure of the Electrolux factory in Orange, suggesting that the local economy has a greater level of resilience than traditionally attributed to it. For example the

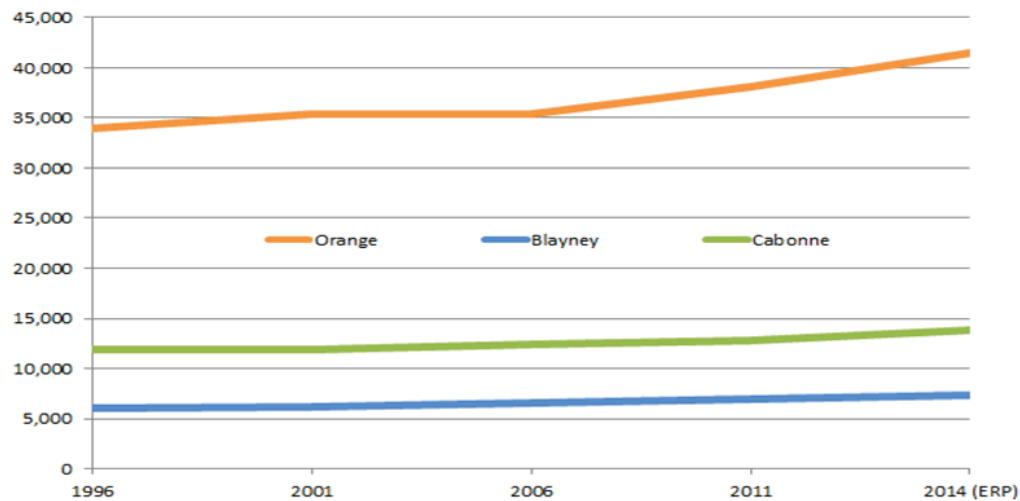
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development of CSU, the construction of the new Anglican Grammar School, substantial developments in the areas of seniors living and aged care, as well as major retail/commercial developments and mining support businesses all indicate a broadening of the economic base of the city

In seeking to explain the pattern observed between 2001 – 2006 the BCO attributed growth in Blayney and Cabonne Shires to demand for small lifestyle lots within commuting range of Orange, recognising that growth was not even across the Sub-Region with the outer areas (beyond commuting range of Orange) experiencing significantly lower growth.

This period also included a surge in real estate prices across eastern Australia in the 2002/3. It is therefore reasonable to attribute part of the “static” performance of Orange to the opportunity created by the surge in real estate prices, whereby some Orange home owners were able to sell in-town and buy out-of-town acreage for potentially the same or less money.

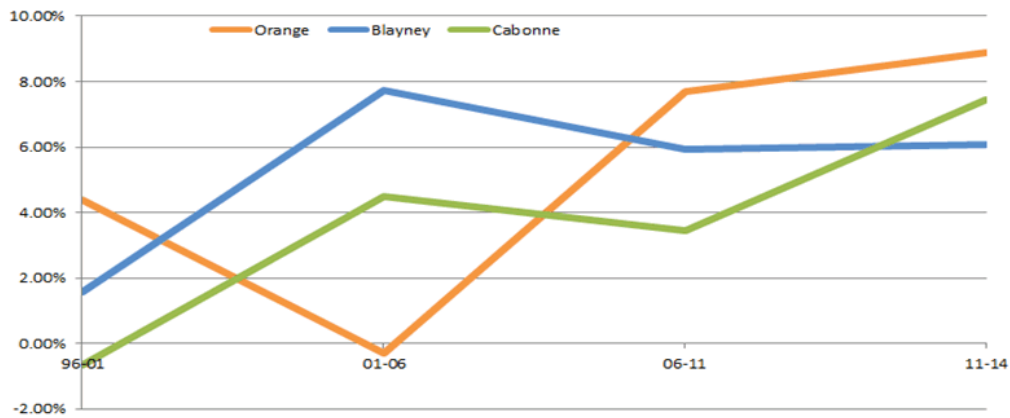


POPULATION FIGURES BY LGA OVER TIME: SOURCE ABS

LGA	1996	2001	2006	2011	2014 (ERP)
Orange	33,964	35,446	35,338	38,057	41,431
Blayney	6,025	6,120	6,593	6,985	7,409
Cabonne	11,944	11,864	12,396	12,821	13,776

POPULATION OF MEMBER COUNCILS OVER TIME. SOURCE: ABS (ERP = ESTIMATED RESIDENT POPULATION).

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PERCENTAGE CHANGE IN POPULATION OF MEMBER COUNCILS OVER TIME

Importantly the trading up pattern, indicated by static growth in Orange and simultaneous growth in Blayney and Cabonne Shires, does not represent a lack of interest in Orange. In fact a key driver of this trend would be Orange attracting new residents from beyond the Sub-Region, who had accumulated wealth that allowed them to bid up house prices in Orange, creating equity for local homeowners that could then bid up prices in the surrounding area. That the growth in Blayney and Cabonne during this time was located close to the Orange LGA boundary further confirms this view as it is indicative of new residents remaining engaged in the Orange economy.

The hypothesis set out above would be strongest during a period of strong growth in real estate values. The surge in values during 2002 – 2003 was clearly temporary and has since settled into more normal rates of growth. In turn population growth in the Sub-Region has resumed the pattern of City growth matching or outpacing town, village and lifestyle allotment growth.

Building approval figures help to illustrate the relative scale of each LGA economy. In Blayney and Cabonne the value of non-residential development is comparable to the value of residential development, whereas in Orange residential development is substantially larger than non-residential development.

This pattern suggests that commercial and industrial developments in Blayney and Cabonne rely to a significant extent on a workforce commuting from surrounding communities, in the case of Blayney Shire this would likely include workers commuting from Bathurst as well as Orange. Conversely the Orange workforce is more likely to reside within the Orange LGA. This difference between Orange and neighbouring LGAs is again reflective of the different factors affecting commercial and industrial location choice between city and rural LGAs.

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FIGURE 1 VALUE OF NEW BUILDING APPROVALS (\$'M), 2009 - 2012 AND 2013-14 (SOURCE: NSW CENTRAL WEST REGIONAL ECONOMIC PROFILE)

LGA	Residential (\$'m)				Non-residential (\$'m)			
	09-10	10-11	11-12	13-14	09-10	10-11	11-12	13-14
Bathurst	\$43.0	\$30.5	\$44.0	\$64.9	\$26.6	\$10.5	\$25.1	\$64.5
Blayney	\$6.4	\$8.1	\$16.5	\$5.4	\$7.5	\$8.8	\$8.5	\$5.1
Cabonne	\$19.0	\$13.3	\$14.6	\$12.1	\$13.2	\$4.5	\$2.5	\$6.2
Cowra	\$3.2	\$6.0	\$5.6	\$5.3	\$4.2	\$4.4	\$8.7	\$7.5
Forbes	\$3.4	\$3.4	\$1.4	\$3.9	\$6.4	\$13.0	\$16.8	\$1.0
Lachlan	\$2.5	\$2.5	\$3.0	\$1.4	\$7.1	\$0.6	\$6.8	\$1.3
Lithgow	\$31.2	\$27.1	\$23.5	\$25.1	\$16.9	\$10.9	\$18.6	\$11.9
Oberon	\$8.0	\$3.1	\$2.5	\$2.8	\$2.3	\$1.3	\$0.5	\$0.4
Orange	\$100.6	\$67.6	\$76.0	\$86.4	\$29.8	\$39.7	\$36.7	\$107.1
Parkes	\$8.3	\$8.3	\$7.2	\$9.9	\$18.7	\$2.3	\$17.3	\$10.7
Weddin	\$2.9	\$2.4	\$3.5	\$4.2	\$4.8	\$2.7	\$0.1	\$1.2
Total	\$228.5	\$172.3	\$197.8	\$221.5	\$137.5	\$98.7	\$141.6	\$216.8

CHALLENGES

Naturally, past performance is no guarantee of future outcomes. In this regard there are three potential scenarios.

1. Precisely the right amount of land is zoned for industrial and employment needs, or
2. Insufficient land is zoned for industrial and employment needs, or
3. Excessive land is zoned for industrial and employment needs.

While the first scenario should always be the objective the longer the timeframe involved the more difficult it becomes to maintain. As such hindsight will reveal most strategies fall into either the second or third scenarios.

Where insufficient land is zoned for industry and employment purposes it will inflate employment land prices, discouraging new and external firms from locating in the area and may prompt local firms to relocate away from the area in order to sell their land at the inflated price. The reduced employment prospects will act as a further drag on the local economy, reducing the disposable income of local household to spend in local establishment potentially creating a negative flow on effect. A depressed local economy would in turn impact on housing prices, discouraging investment in new housing stock.

Where excessive land is zoned for industry and employment purposes it will have the opposite effect, deflating or at least holding employment land prices. This may encourage some new firms to open, existing firms to expand and outside firms to relocate to the area. Such demand will in turn bring employment land prices up, but importantly the prices achieved will be driven by demand rather than a shortage of supply. The increased employment would generate a positive flow on effect through the local shopping centres and housing sectors.

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Given that achieving a perfect forecast for employment lands is increasingly difficult the longer the horizon involved. It is marginally preferable to err on the side of extra supply as this will discourage speculative land banking and ensure that the local economy can respond rapidly to new and emerging opportunities. Importantly however, this logic must not be used to justify creating a deliberate surplus or glut of land as the downward pressure on prices may cause employment land development to become uneconomic.

PART B – STRATEGY VISION AND PRINCIPLES

The BCO vision established a preferred future for the Sub-Region. Acknowledging that the vision can change over time it was articulated to provide a frame of reference to understand the changing needs of the communities that make up the region.

Vision for rural and industrial development in the Sub-Region

Economic development and growth within the Sub-Region is managed within sustainable resource management principles, and the following are achieved:

- *A sustainable and productive agricultural industry;*
- *Balanced economic development and settlement;*
- *Preservation of natural resources and cultural assets; and*
- *Ecologically sustainable development.*

The vision is embodied into six guiding principles which are repeated here. Each section lists the principle as set out in the BCO, additions suggested by this review are shown highlighted in yellow.

1. Ecologically Sustainable Development (ESD)

Everything the community does must be sustainable – socially, environmentally and economically. Our ability to make the Sub-Region sustainable and prosperous in the future depends to a large extent on development decisions made now.

ESD and its core objectives and guiding principles are defined in the *National Strategy for Ecologically Sustainable Development* (1992) as:

"Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased."

The BCO and this review are guided by the principles of ESD.

This review supports the continued application of the Ecologically Sustainable Development principle as articulated in the original BCO.

2. Economy

<p><i>Developing a diverse and sustainable industrial and agricultural base:</i></p> <ul style="list-style-type: none"> – Ensure agriculture carries on into the future as a significant, environmentally and economically sustainable industry with the capacity to capitalise on opportunities for intensification and diversification. – Ensure that adequate opportunities are provided for industrial activities that will 	<ul style="list-style-type: none"> – Encourage further development of a significant and sustainable tourism industry that promotes the unique characteristics of the Sub-Region. – Encourage the development of the information technology and digital services sector of the local economy. <p><i>Provide a spatial development strategy that</i></p>
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<p>provide employment opportunities for the community.</p> <ul style="list-style-type: none"> - Promote and facilitate local communities to stimulate and act on local ideas for business. - Ensure that opportunities for future mining, conservation, nature-based tourism and recreation within non-urban areas not suitable for agriculture or other rural land uses are protected. - Encourage the development of a mining industry including downstream processing opportunities. 	<p>supports existing centres:</p> <ul style="list-style-type: none"> - Establish a settlement hierarchy that supports existing infrastructure and services, commercial and retail business at the local and regional levels. - Ensure planning provisions support and promote sustainable employment, industrial lands and specialised centres. - Establish and encourage a range of light industry, technology, commercial and business activities at the Orange aerodrome, including aviation related and supporting activities, as a means of ensuring long term economic viability of an important regional asset.
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This review supports the continued application of the Economy principle as articulated in the original BCO with the additions highlighted above:

3. Environment

<p>Conserving our natural and cultural assets:</p> <ul style="list-style-type: none"> - Ensure areas of environmental and cultural significance are protected and that land use and development within the Sub-Region is environmentally sustainable. - Work with residential and business communities to implement practices that use fewer natural resources, address climate change and reduce the regions ecological footprint. - Ongoing infrastructure upgrades and operational reviews will continuously improve sustainability and reduce pollution. 	<ul style="list-style-type: none"> - Through its planning and development role, the Sub-Region will achieve a high standard of sustainability in new buildings <p>The natural resources of the Sub-Region are recognised as part of global systems, part of global commons and the natural heritage of all peoples:</p> <ul style="list-style-type: none"> - There is a community-wide recognition of our responsibility for the preservation of this common heritage. Our actions at a local level are a part of a global response to the need to protect and enhance economic, ecological and social sustainability.
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This review supports the continued application of the Environment principle as articulated in the original BCO.

4. Community

<p>Providing a quality lifestyle:</p> <ul style="list-style-type: none"> - Enable rural living, in a manner that makes efficient use of scarce land, adjacent to existing towns and villages to provide additional housing and lifestyle options. - Provide an expanded range of health and education services for the Sub-Region. - Manage growth by identifying a development 	<p>Ensure community cohesion:</p> <ul style="list-style-type: none"> - Provide opportunities for community engagement in decision making. - Ensure clear communication of planning processes to the whole community. - Facilitate communication, education and information sharing between communities. - Advocate communities be active in defining the
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<p>footprint for all areas and containing development in those areas.</p> <p>- New or expanded development footprints, catering for the needs of a growing community, are to be selected on strategic merit making efficient use of land that responds to site constraints and opportunities.</p>	<p>character of their rural areas.</p> <p><i>Recognition that the indigenous traditional owners possess a unique relationship with, and knowledge, of the land:</i></p> <p>- Acknowledgement of their right to maintain that relationship with the land and respect for their intellectual property rights</p>
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This review supports the continued application of the Community principle as articulated in the original BCO with the additions highlighted above.

5. Infrastructure

<p><i>Supporting rural and industrial growth and development:</i></p> <p>- Ensure the road network of the Sub-Region is adequate to meet the needs of residents, visitors and industry.</p> <p>- Provide adequate air services to meet Sub-Region and industry needs.</p> <p>- Provide a reliable and competitively priced power supply to meet the current and future needs of the Sub-Region.</p> <p>- Facilitate the provision and extension of gas reticulation to enhance commercial, industrial and residential power options.</p>	<p>- Provide affordable and equitable telecommunications services to the Sub-Region.</p> <p>- Ensure an adequate supply of water to meet the current and future needs of the Sub-Region.</p> <p>- Ensure the appropriate treatment and disposal of solid waste and wastewater.</p> <p>- Promote and support the adoption of solar and other renewable energy sources.</p>
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This review supports the continued application of the Infrastructure principle as articulated in the original BCO with the additions highlighted above.

6. Governance

<p><i>Carefully monitor and manage the implementation of the Strategy:</i></p> <p>- The planning framework should be robust and regularly reviewed. It shall not be subject to constant alteration that erodes the integrity of the planning principles.</p>	<p>- The planning framework is to be clear and concise, reflecting the needs of the community and the Councils.</p> <p>- Introduce a land use monitor for rural settlement.</p>
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This review supports the continued application of the Governance principle as articulated in the original BCO.

Growth Management Strategy

The growth management strategy for the Sub-Region is to:

- Preserve and promote a wide range of agricultural land uses, including rural industries that are compatible with agriculture;
- Encourage industry and other forms of employment generating activities, particularly in or near existing centres;
- Limit increased residential development to those villages that have capacity for growth;

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- Provide for rural lifestyle development only where it will not conflict with existing and future agricultural land uses, and where appropriate services can be provided and environmental impacts minimised.

Growth Management Principles

A series of development principles have been developed to achieve the vision and growth management strategy. These principles should be used when considering development applications and proposals for rezoning of land.

The development principles are:

- Provide for the continued economic and social well-being of the whole community;
- Consider the impacts on sustainable agriculture and ensure development will not unreasonably increase agricultural land values or incrementally reduce the size of agricultural holdings;
- Consider the potential for conflicts to arise between various land uses, including lifestyle allotments, small holdings, tourism, extensive and intensive agriculture, forestry and mining;
- Consider land capability, including soils, erosion potential, slope, and hazards (contamination, bushfire and flooding);
- Consider consistency with Catchment Action Plans to guide policy and planning instrument preparation;
- Consider water resources, including impact on water catchments, adequacy of water supply, access to water entitlements, and location of effluent disposal;
- Consider the impacts on biodiversity, including threatened species, habitat, natural ecosystems, and wildlife corridors; and
- Consider existing infrastructure, including the capacity of the existing road network and utility services.

PART C – STRATEGY ANALYSIS

The spatial analysis of the BCO first considered two approaches to constraints mapping, hard constraints and soft constraints. Hard constraint mapping assigns an equal value to each constraint encountered, while soft constraint mapping assigns a relative weighted value. Soft constraint mapping provides a more accurate impression of the factors influencing development.

However as the BCO noted thematic mapping only provides an abstract representation of the nominated constraints. Subsequent subjective analysis is required to apply more specific planning logic to the exercise. For example a noise or odour source may represent a significant constraint to residential development but be far less of an issue for industrial development.

PART D – LAND USE STRATEGIES

The BCO outlined a series of strategies across five key groups:

- Agriculture
- Industry
- Residential and Rural Subdivision
- Natural and Scenic Environment
- Heritage and Culture

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Overall objectives were prepared for each theme and within each theme area key issues identified. The strategies expanded upon the objectives to explain how they would be achieved and the range of policies and actions required. The BCO suggested three general time frames:

- Short term – up to two years;
- Medium term – two to five years; and
- Long term – five years and beyond.

This review looks at the strategies of each of the key groups and highlights what progress has been made in each area.

INDUSTRIAL LAND SUPPLY

As outlined in the summary of strategy areas the extent of industrial land identified in the BCO was reduced by removal of the Towac West location. The replacement land north of Narrambla and north of Clergate were found to have issues during the preparation of the Orange LEP 2011. As a result the Orange LGA has 295ha less industrial land supply than anticipated.

Additionally the Population and Growth analysis in Part A of this review has shown that the original BCO projections were predicated on below trend growth during the inter-census period of 2001-2006. This was the weakest inter-census period for Orange in recent history.

Based on the analysis in Part A the historic demand clearly needs additional supply to be identified in order to maintain a strong and prosperous local and regional economy. Five prospective sites have been examined during this review. Initially chosen for their connectivity to transport links the sites have then been evaluated against weighted criteria to define the relative strengths and weaknesses. From this one site has emerged with a distinct set of advantages and has then been studied in more detail.

SITE EVALUATION CRITERIA

Section 10.2 of the BCO established 6 criteria to evaluate candidate industrial sites. This includes whether the candidate site:

- Will be protected from encroachment by activities that could hinder their effective operation, such as residential development;
- Are located near to transport and freight routes;
- Are located near existing zoned industrial land;
- Are located close to reticulated services (water and sewerage, and where necessary, natural gas) that have the capacity to accommodate the development level;
- Are free of hazards, such as flooding and bushfire; and
- Are located adjacent to areas with good access to a suitable workforce.

The above criteria have been reviewed and the following modified criteria have been adopted to provide an initial appraisal of the potential sites. The criteria were modified to build upon and enhance the previous approach given what has emerged since the BCO was undertaken. In particular land use conflicts arising from the interface between residential and industrial developments, which saw areas in the Orange LGA removed from the original BCO have been given more emphasis. Similarly avoiding natural hazards and other site constraints has been elevated in significance both for ease of development and in order to minimise disturbance of natural landforms. The emphasis on locating adjacent to existing industrial land and maintaining close proximity to workforces, while desirable from a traffic management and commuting perspective, were found to be at odds with avoiding interface land use conflicts. Those criteria, particularly the adjacency of industrial land, was seen to be based on encouraging the location of noise and traffic

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generators into areas that are already impacted in order to minimise the extent of land affected. In this regard the new land use conflicts criteria seeks to achieve the intent of the original BCO criteria.

- **Flat Land:** The availability of flat land, or land requiring minimal site works, to accommodate large footprint structures and yards typically required by industry.
- **Large Sites:** The ability to accommodate larger scale developments that require a large footprint as well as those that can provide an anchor role that stimulates or attracts further developments within the estate. Some forms of industry have operational requirements that dictate large footprints and manoeuvring areas which may preclude setting up in smaller lot sized areas. Others may seek to establish in a campus style area either for operational reasons or due to having a significant level of customers attending the site directly and therefore needing a more presentable environment. Additionally large scale industry will often spur the development of supporting enterprises. This criteria therefore considers the ability of a site to accommodate both one or more large footprint developments with sufficient space to also provide for supporting smaller scale enterprises.
- **Infrastructure:** The availability of reticulated services (water, sewer, gas, electricity and telecomms) or the ease of extending such services.
- **Transport:** Connections with and distance to collector roads and highways, suitable for both workforce commuting and service vehicles.
- **Commuting range:** Distance to/from the urban part of the City and ease with which those routes can penetrate into the urban centre. The potential to support alternative modes of travel such as public transport and cycling can help to reduce the volume of workforce commuter traffic, resulting in easier movement for heavy and service vehicles. .
- **Water catchment:** The ideal is to be clear of the water catchment entirely, however modern employment estates and industries have high levels of protection against spills and leakages to reduce the risk of contamination. Where a site is within the catchment the rating reflects distance from major storages, with greater distance being preferable as it provides greater opportunity for spills or discharges to be intercepted before entering storages.

It needs to be recognised that with the development of stormwater harvesting in Orange in recent years the entire city footprint is now contained within the city's water supply catchment. Extensive ongoing water quality testing along with a pro-active approach to whole-of-catchment management and a series of initial water treatment processes ensures that run-off captured from the catchment is of an appropriate standard for ultimate use in the city's potable water supply system. All raw water, regardless of its source, ultimately undergoes an extremely high standard of water treatment to ensure compliance with expected water quality criteria, with Orange delivering water of the highest quality of any inland water utility in NSW and recognised as a leader in this field by NSW Health.

- **land use conflicts:** Employment estates are sources of noise and traffic that are objectionable to residential areas in particular. The location of such lands therefore needs to be segregated from other urban areas. Expansion of existing industrial estates and/or location in areas that are already subjected to such impacts can help to reduce the overall extent of affected areas. This rating therefore reflects the potential for conflict and the number of properties likely to be affected and the potential to minimise external impacts through co-location and/or expansion of existing industrial areas.

POTENTIAL SITES

Given the evaluation criteria set out above, five broad locations have been examined and ranked. The results are intended to inform further investigation leading to rezoning additional lands to meet the medium and longer term needs.

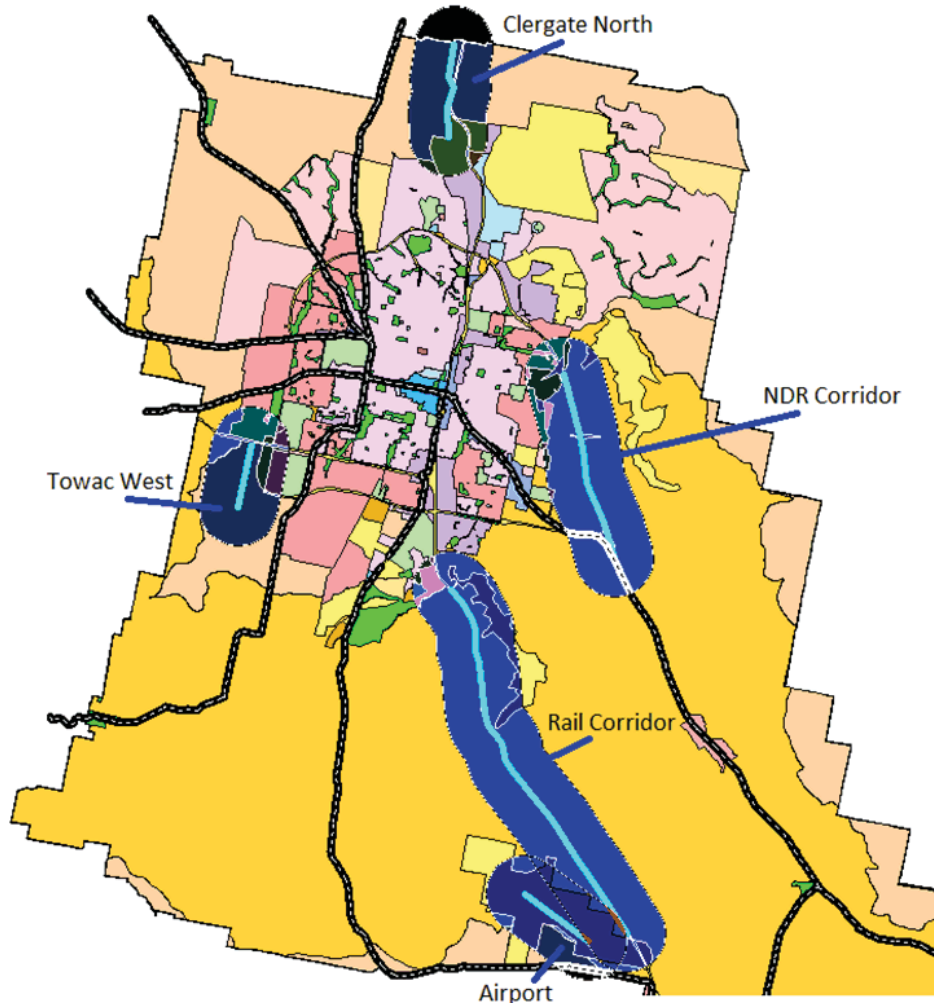
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The sites examined are illustrated on the map below based on a central axis with an 800m radius on all sides, this does not mean that the site comprises all of the area or that land beyond the radius was not considered. The area shown is therefore meant to be purely illustrative.

Each site is then briefly described alongside a topographic map of the location and ranked using the evaluation criteria. Weightings have then been applied to the criteria to reflect the relative importance and/or effort required to address a constraint.

FIGURE 2: LOCATION OF POTENTIAL CANDIDATE SITES



Note: the areas indicated are highly generalised based on a radius of 800m from the feature or site concerned.

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CLERGATE NORTH

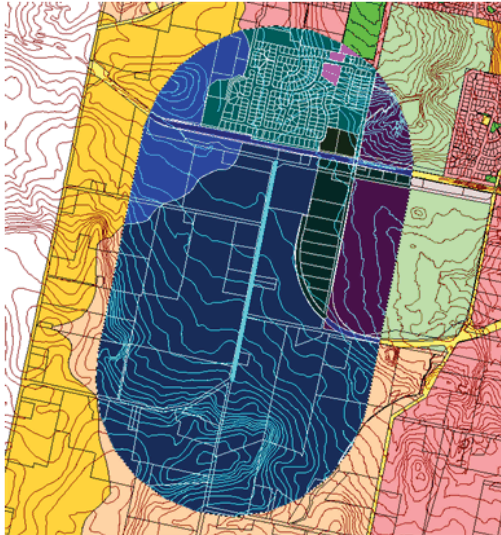


Clergate North extends from the end of the currently zoned industrial land on Clergate Road to the Cabonne Shire Boundary. The topography is generally undulating, particularly toward the southern end. The extent of flat land at the northern end, around Auberson Road is modest. Advantages are proximity to the established Orange area and proximity to the rail line, however the line is generally either cut-in or elevated relative to surrounding land and therefore establishing a siding with a typical 1 – 1.5km length would be difficult. Development in this area would place additional heavy vehicle traffic onto Clergate Road.

Criteria	Comments	Rating X / 10	Weight	Score
Flat land	Minimal	5	100%	5
Large sites	Minimal and would effectively consume land for smaller operators	4	75%	3
Infrastructure	Requires extending mains a modest distance past the undulating land to reach the more level ground (limited capacity of existing watermains could require significant upgrading as this area is at the extremity of the water supply network and at a relatively high elevation)	5	75%	3.75
Transport	Clergate Road connects to NDR, Dawson Gates Road connects to Burrendong Way (would require upgrades) Rail line (need approx. 1 km of straight track for a siding-in cut or fill)	8	75%	6
Commuting Range	Minimal	10	30%	3
Water Catchment	Clear	10	40%	4
Land use conflict potential	Residential potential east of the railway and to southern end	6	100%	6
Overall			30.75 / 49.5 =	62.1%

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TOWAC WEST



The land to the west of Towac Park was previously considered during preparation of the original BCO. The site was removed from the final BCO due to pressure from residents in and near the site. Of particular concern was the likelihood that an industrial estate would draw heavy vehicles into the area by traversing predominantly residential lands to the north and east.

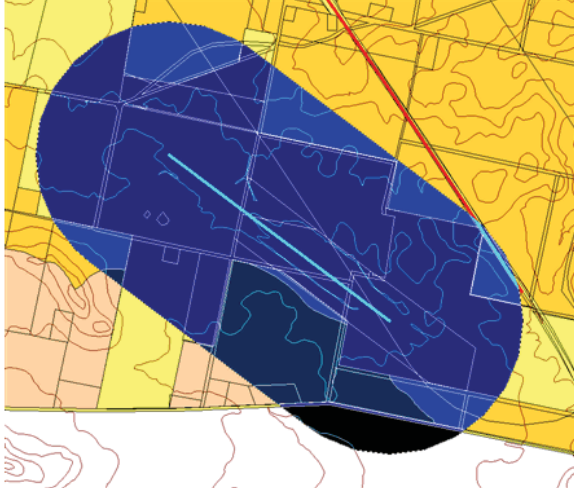
This is some of the best agricultural land in the city, with extensive orchards in the area. The site is on the fringe of the city's water and sewer networks, requiring extensive work to extend these services to this area

Criteria	Comments	Rating x / 10	Weight	Score
Flat land	Moderate amount available toward the northern end	8	100%	8
Large sites	Potential for a few large developments and a modest amount of supporting smaller developments	6	75%	4.5
Infrastructure	Outside reticulated area, moderate cost to extend services	7	75%	5.25
Transport	Situated toward western end of Southern Feeder Road, Rail line to north is inaccessible due to elevation.	7	75%	5.25
Commuting Range	Minimal	10	30%	3
Water Catchment	Generally clear with minor exposure to Molong catchment	9	40%	3.6
Land use conflict potential	High risk, residential land north of rail line, new suburb emerging to east. Site was previously rejected due to conflict	2	100%	2
Overall				31.6 / 49.5 = 63.8%

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AIRPORT CURTILAGE



The lands surrounding the Orange Airport have been identified as possessing many attributes suited to industrial and business needs. This includes expansive areas of flat land in proximity to good road connections with rail and air services nearby. The potential availability of reticulated gas is an additional benefit for employment generating activities.

Criteria	Comments	Rating x / 10	Weight	Score
Flat land	Ample flat land	10	100%	10
Large sites	Opportunity to cater for a wide mix of developments across various sizes	9	75%	6.75
Infrastructure	Gas line available, sewer and water can be extended during Huntley Road extension	7	75%	5.25
Transport	Forest Road, Huntley Road, Railway with potential for siding	8	75%	6
Commuting Range	Moderate	6	30%	1.8
Water Catchment	Located on the uppermost reaches of the catchment	7	40%	2.8
Land use conflict potential	Minor. Between industry and agriculture. Nearest urban residents at Spring Hill can be buffered as can the residents at Huntley village	7	100%	7
Overall				39.6 / 49.5 = 80 %

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NDR CORRIDOR



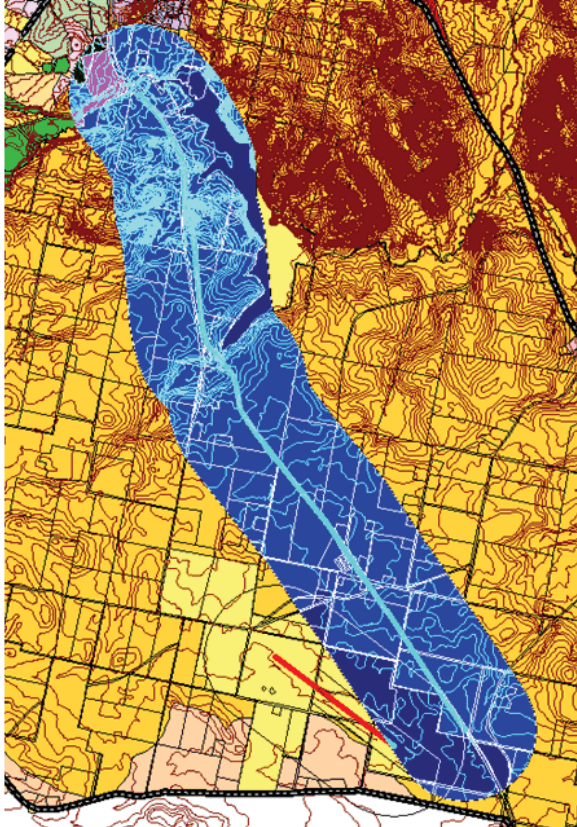
The eastern end of the Northern Distributor Road has three direct connections into the urban part of the city, with the Ophir Road intersection, Icely Road intersection and connection to the Mitchell Highway. While these connections appear to provide excellent connection and access to the City, the site is otherwise limited in potential due to topography, the presence of Naturally Occurring Asbestos and being located close to Suma Park Dam limiting opportunities to intercept and treat any runoff.

It is considered that this corridor is not suited to intensification of built form while other, less constrained, options exist.

Criteria	Comments	Rating x / 10	Weight	Score
Flat land	Minimal. Site is highly undulating	1	100%	1
Large sites	Minimal. Due to topography any large development would likely need an excessive amount of raw land.	1	75%	0.75
Infrastructure	Cost to service is high due to topography	3	75%	2.25
Transport	NDR provides clear connection to Mitchell Highway, however may impact upon NDR efficiency levels. Not proximate to rail line, cross roads give good commuter access but may draw service vehicles through the urban area	6	75%	4.5
Commuting Range	Modest	6	30%	1.8
Water Catchment	Within the catchment and close to storages (minimal opportunity for natural pollutant filtering between source and storage)	3	40%	1.2
Land use conflict potential	Moderate. Urban residential development does not adjoin but the site forms a key approach into the city and likely to impose upon general amenity.	5	100%	5
Overall	Additionally subject to Naturally Occurring Asbestos in various locations.			16.8 / 49.5 = 33.9%

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RAIL CORRIDOR



The rail corridor to the southeast of the City extends from the City to Spring Hill. The northern half of the corridor is constrained by undulating topography and proximity to Gosling Creek dam. The southern end of the corridor overlaps the airport site and extends through Huntley. The southern end is less constrained with generally flat land and increasing distance from water storages.

While there is good access to Huntley Rd, the eastern side of the railway would have limited road access. The southern end, where the flat land is, gets close to Huntley village and surrounding rural residential area which is quite densely settled and hence would have major interface issues

Criteria	Comments	Rating x / 10	Weight	Score
Flat land	Flattens out toward the southern end but is undulating through the northern end	8	100%	8
Large sites	Good availability in the southern end	9	75%	6.75
Infrastructure	Rail throughout, and airport at southern end. However road connections minimal through the central portion.	5	75%	3.75
Transport	Variable along the length of the corridor	6	75%	4.5
Commuting Range	Variable along the length of the corridor	5	30%	1.5
Water Catchment	Within catchment – distance to storages varies along the length of the corridor.	4	40%	1.6
Land use conflict potential	Minimal except towards the northern end of the corridor and in the area near Huntley Village as well as the general interface with rural residences in the area.	5	100%	5
Overall	The corridor is primarily constrained towards the northern end and less constrained towards the southern end. This transition suggests support for the airport site which it overlaps.		31.1 / 49.5 = 62.8%	

SUB-REGION PERSPECTIVE

While this review considers the BCO from an Orange perspective, it is nonetheless important to recognise the role of the BCO as a sub-regional strategy. Identifying the need for Orange to increase it's industrial and

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employment land supply raises the question of whether this would impact upon the uptake of similar land in Blayney and Cabonne Shires.

The potential for impact relates to which industrial/employment estate or shire a given business is likely to select when searching for premises. There are numerous factors that affect locational decision making, such as:

- Proximity to workforce and the availability of required skillsets.
- Proximity to marketplace
- Proximity to supply chain
- Freight connections and other logistical facilities
- Raw price of land

In addition to which the business or "land use" needs to be permissible with consent on the land being considered. Considering the above factors it should be apparent that Cabonne, Blayney and Orange will each attract different types and scales of industry. In essence, the shires are likely to attract those firms whose customer base is dispersed (statewide, national or international) and Orange is more likely to attract firms that primarily serve the local market.

The NSW Central West Regional Economic Profile, published by Regional Development Australia Central West highlights this distinction. The available skills base in each LGA can be inferred from the difference in education qualification levels of the respective populations.

FIGURE 3 TERTIARY QUALIFICATIONS BY LGA (SOURCE: NSW CENTRAL WEST REGIONAL ECONOMIC PROFILE)

LGA	Bachelor or Higher degree	Advanced Diploma or Diploma	Vocational/Certificate level	Not stated	Not qualified	Qualified
Bathurst	14.0%	6.9%	22.4%	13.0%	43.8%	56.2%
Blayney	10.4%	7.3%	22.8%	11.2%	48.3%	51.7%
Cabonne	12.5%	7.5%	23.0%	9.7%	47.2%	52.8%
Cowra	7.6%	5.9%	20.2%	13.9%	52.4%	47.6%
Forbes	8.7%	5.6%	21.7%	11.5%	52.5%	47.5%
Lachlan	8.1%	5.5%	16.9%	11.1%	58.4%	41.6%
Lithgow	7.5%	5.3%	23.3%	14.1%	49.7%	50.3%
Oberon	8.9%	5.4%	23.6%	12.3%	49.8%	50.2%
Orange	14%	7.4%	21.5%	11.4%	45.7%	54.3%
Parkes	8.2%	5.1%	21.6%	13.3%	51.8%	48.2%
Weddin	8.0%	5.7%	19.2%	10.8%	56.3%	43.7%
NSW CW (av)	9.8%	6.1%	21.5%	12.0%	50.5%	49.5%
Regional NSW	12.4%	7.1%	22.1%	11.7%	46.8%	53.2%
NSW	19.9%	8.3%	17.7%	11.4%	42.8%	57.2%

Note: Proportion of residents over the age of 15. 'Qualified' includes 'Not stated'. Based on Place of usual residence.
Source: ABS Census 2011, Profile id

Orange has a distinctly higher proportion of "Bachelor or Higher degree" qualification holders, the three LGAs are comparable on "Advanced Diploma or Diploma" and both Blayney and Cabonne Shires have more "Vocational/Certificate level" qualification holders.

Gross regional product (GRP) identifies the value of final goods and services produced in the local economy. Obviously, in nominal terms Orange City GRP is considerably greater than the two neighbouring shires. However, a fairer comparison is derived by comparing the percentage change in GRP over time. In this regard Orange has experienced between double and triple the growth rate of Blayney and Cabonne in recent years 2011-2014.

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FIGURE 4 GROSS REGIONAL PRODUCT CONTRIBUTIONS BY LGA 2011-2014 (SOURCE NSW CENTRAL WEST ECONOMIC PROFILE)

LGA	GRP 2014 \$m	GRP 2011 \$m	% Change 2011-14	% Average annual growth 2010-11 to 2013-14	% of NSW CW GRP
Bathurst	\$1,859.4	\$1,767.4	5.2%	1.3%	19.3%
Blayney	\$472.7	\$429.8	10.0%	2.5%	4.9%
Cabonne	\$949.5	\$792.7	7.2%	1.8%	8.8%
Cowra	\$437.3	\$425.7	2.7%	0.7%	4.5%
Forbes	\$398.3	\$355.5	12.0%	3.0%	4.1%
Lachlan	\$276.0	\$272.2	1.4%	0.3%	2.9%
Lithgow	\$1,540.9	\$1,361.2	13.2%	3.3%	16.0%
Oberon	\$222.3	\$233.7	-4.9%	-1.2%	2.3%
Orange	\$2,697.4	\$2,187.5	23.3%	5.8%	27.9%
Parkes	\$774.1	\$752.0	2.9%	0.7%	8.0%
Weddin	\$126.3	\$127.0	-0.6%	-0.1%	1.3%
NSW CW	\$9654.1 (total)	\$8704.5 (total)	10.9% (av)	2.7%	100.0

Note: GRP at Market Prices, 2014
Source: NIEIR, A.P. SHEERE CONSULTING

Accordingly, export oriented industry based on a low / unskilled workforce is likely to preference Blayney and/or Cabonne shires. Local and domestic oriented industry and/or industry needing a medium to high skilled workforce will be likely to preference the larger market and labour pool offered by Orange. The distinction between the types of industry attracted to each LGA is reflected in the land use table of their respective LEPs. While there is considerable overlap there are also numerous areas of divergence, illustrating that each LGA has tailored their respective planning controls to serve the kinds of industry and employment generation for which they are best suited. In Orange's case stringent rules around environmental issues such as trade waste discharges and minimising impacts on the water supply catchment have resulted in a predominance of "clean" industries in the city. The overall good quality of stormwater discharges from the city provides strong evidence that there is little environmental impact from the industries which exist within Orange.

Establishing an additional estate at the airport would provide for a similar level of demand and a continuation of similar types of industries which have historically set up in Orange. In addition the site most likely attract aviation and related industries, technology, research and development firms and supporting services as well as firms needing to operate 24 hours a day, including being able to accommodate larger scale enterprises than can be currently accommodated in Orange's exiting industrial/business estates. An airport based estate is not likely to draw firms that would otherwise establish in Blayney or Cabonne Shires, as those shires will remain competitive on price of land and have the workforce profiles typically sought by rural and produce industries.

Figure 5 shows the value of different economic activities to each LGA in nominal terms. The percentage values show the relative significance of each sector within that LGA. The Orange economy is clearly more diversified than either Cabonne or Blayney given the relative significance of Mining is 23% of the Orange economy compared to 45% in Cabonne and 50% in Blayney. The manufacturing sector occupies a larger share of the Cabonne(8.2%) and Blayney(8.98%) economies than it does in Orange(6%) however the types of industries attracted to each LGA varies in response to the nature of each LGA economy. For example Blayney Shire has attracted goat abattoir, galvanising works and the linen service, while Orange has attracted a 24 hour freight and logistics operation, <<<<more examples needs group discussion>>>>.

Agriculture, Forestry and Fishing is almost non-existent in Orange(0.94%) compared to the substantial share it occupies in Blayney(7.85%) and Cabonne(15.42%) economies. (Farmers) This strongly suggests that rural industries and downstream processes of agricultural and forestry products are far more likely to be attracted to Blayney and Cabonne than Orange. Conversely professional, Scientific and Technical services are 3.52% of the Orange economy compared to Blayney(1.85%) and Cabonne(2.06%) while these may be smaller percentages the sector is almost twice as significant to Orange than it is to Blayney and 70% more significant than it is to Cabonne. Other sectors such as Construction, Transport, Postal & Warehousing and Wholesale trade are similarly more significant to the Orange economy as they are to the neighbouring shires. This suggests that the range and type of industries and businesses that would be attracted to Orange, including any

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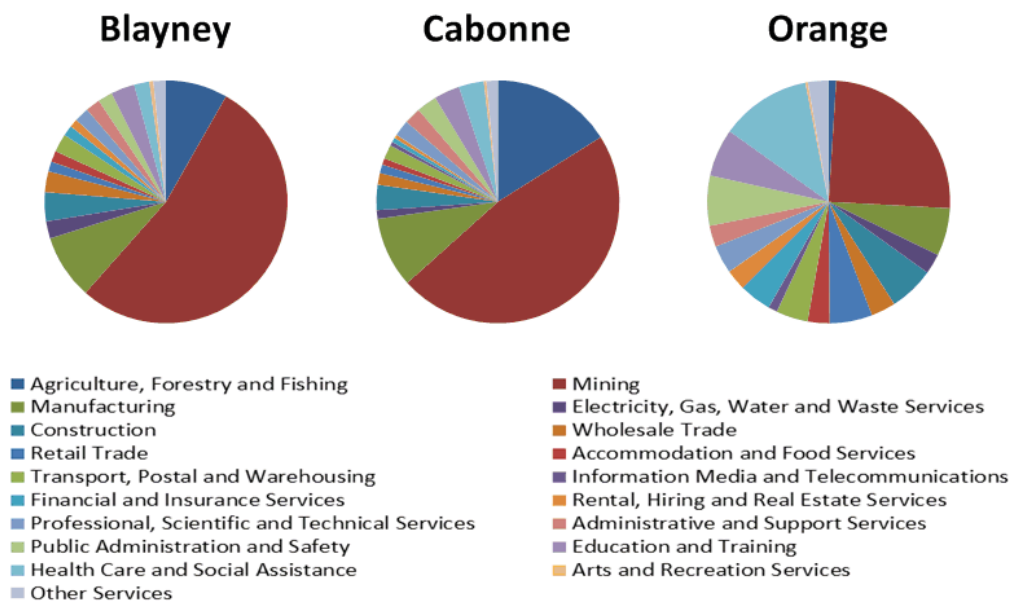
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employment estate at the airport, will be qualitatively different than would be likely to consider either Blayney or Cabonne.

FIGURE 5 GROSS REGIONAL PRODUCT BY INDUSTRY PER LGA (SOURCE: NSW CENTRAL WEST ECONOMIC PROFILE)

Industry Sector	Blayney	Cabonne	Orange	Blayney	Cabonne	Orange
Agriculture, Forestry and Fishing	37.14	131.04	25.49	7.85%	15.42%	0.94%
Mining	240.50	385.77	631.50	50.87%	45.39%	23.41%
Manufacturing	38.77	76.37	162.00	8.20%	8.98%	6.00%
Electricity, Gas, Water and Waste Services	10.33	9.39	68.34	2.18%	1.10%	2.53%
Construction	17.45	27.41	152.87	3.69%	3.22%	5.66%
Wholesale Trade	12.49	12.67	83.59	2.64%	1.49%	3.09%
Retail Trade	5.96	9.35	144.18	1.26%	1.10%	5.34%
Accommodation and Food Services	6.69	7.08	74.05	1.41%	0.83%	2.74%
Transport, Postal and Warehousing	10.98	14.98	107.52	2.32%	1.76%	3.98%
Information Media and Telecommunications	0.00	4.56	30.84	0.00%	0.53%	1.14%
Financial and Insurance Services	6.32	4.91	108.89	1.33%	0.57%	4.03%
Rental, Hiring and Real Estate Services	4.93	3.87	69.78	1.04%	0.45%	2.58%
Professional, Scientific and Technical Services	8.78	17.52	95.01	1.85%	2.06%	3.52%
Administrative and Support Services	8.77	18.01	72.10	1.85%	2.12%	2.67%
Public Administration and Safety	8.80	22.21	169.43	1.86%	2.61%	6.28%
Education and Training	14.24	27.84	161.72	3.01%	3.27%	5.99%
Health Care and Social Assistance	9.18	27.26	307.04	1.94%	3.20%	11.38%
Arts and Recreation Services	2.38	2.77	8.20	0.50%	0.32%	0.30%
Other Services	7.55	12.35	69.81	1.59%	1.45%	2.58%
(Ownership of dwellings)	21.46	34.16	155.04			
Total (\$m)	\$472.74	\$849.50	\$2697.40	100%	100%	100%

Source: NIEIR, GRP at Market Prices 2014

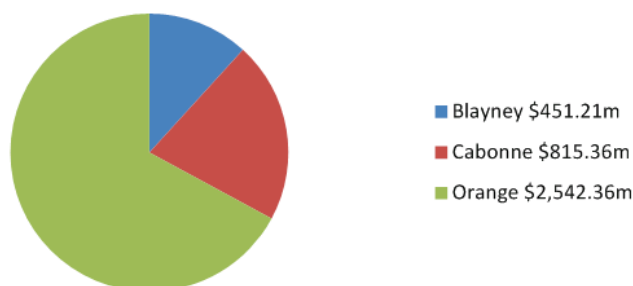


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The number of mining support related businesses, fabricating, earthworks, building/automotive businesses etc which predominantly supply the local Orange market and rely on the strong local labour market and the Orange lifestyle benefits also influence where these businesses locate and their workers live. Several of these attributes are related to the scale of the Orange economy as compared to the neighbouring shires. Co-location of similar industries emerges as a result of the local economy attaining a critical mass to maintain the future value of investment. The scale of the local economy would influence the ability of firms to gain finance for expansion as any lender would have regard to the ability of the firm to be on-sold, which relates at least in part, to the overall size of the market.

Relative size of local economies



The following table compares the range of land uses that are currently permissible in the Blayney, Cabonne and Orange LEP's respectively. The indentation of the land use terms column reflects the relationship of group terms and sub terms. Each entry with a ✓ mark indicates the use can be permitted subject to a development application. Each entry with a ✗ mark indicates the use is prohibited in the zone.

Sub-Regional Industrial Land Use Permissibility Comparison Chart							
Land Use Term	✓ Permitted with consent				✗ Prohibited		
	Blayney LEP 2012		Cabonne LEP 2012		Orange LEP 2011		
	IN1	IN2	IN1	IN2	IN1	IN2	B7
Agricultural Terms							
Agriculture	✗	✗	✗	✗	✗	✗	✗
Aquaculture	✓	✓	✓	✓	✗	✗	✗
Extensive Agriculture	✗	✗	✗	✗	✗	✗	✗
Bee Keeping	✗	✓	✗	✗	✗	✗	✗
Dairies (Pasture Based)	✗	✗	✗	✗	✗	✗	✗
Industrial Terms							
Industries	✓	✓	✓	✓	✓	✗	✗
Heavy Industries	✓	✓	✓	✗	✓	✗	✗
Hazardous Industries	✓	✓	✓	✗	✓	✗	✗
Offensive Industries	✓	✓	✓	✗	✓	✗	✗
Light Industries	✓	✓	✓	✓	✓	✓	✓
High Technology Industries	✓	✓	✓	✓	✓	✓	✓
Home Industries	✓	✓	✓	✓	✓	✓	✓
General Industries	✓	✓	✓	✓	✓	✗	✗
Boat Building and Repair Facilities	✓	✓	✓	✓	✓	✓	✗
Vehicle Body Repair Workshops	✓	✓	✓	✓	✓	✓	✗
Vehicle Repair Stations	✓	✓	✓	✓	✓	✓	✓
Rural Industrial Terms							
Rural Industries	✓	✗	✓	✓	✓	✗	✗
Agricultural Produce Industries	✓	✓	✓	✓	✓	✗	✗
Livestock Processing Industries	✓	✗	✓	✓	✓	✗	✗
Sawmill or Log Processing Industries	✓	✗	✓	✓	✓	✗	✗

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Sub-Regional Industrial Land Use Permissibility Comparison Chart							
✓ Permitted with consent ✗ Prohibited							
Land Use Term	Blayney LEP 2012		Cabonne LEP 2012		Orange LEP 2011		
	IN1	IN2	IN1	IN2	IN1	IN2	B7
Stock and Sale Yards	✗	✗	✗	✓	✓	✗	✗
Storage Premises Terms							
Storage Premises	✓	✓	✓	✓	✓	✓	✗
Self Storage Premises	✓	✓	✓	✓	✓	✓	✗
Depots	✓	✓	✓	✓	✓	✓	✗
Warehouse or Distribution Centres	✓	✓	✓	✓	✓	✓	✓
Air Transport Facility Terms							
Air Transport Facilities	✗	✗	✗	✗	✗	✗	✗
Airport	✗	✗	✗	✗	✗	✗	✗
Heliport	✓	✓	✓	✗	✗	✗	✗
Airstrip	✗	✗	✓	✗	✗	✗	✗
Helipad	✓	✓	✓	✓	✓	✓	✗
"Other" Infrastructure terms							
Car Parks	✓	✓	✓	✗	✓	✗	✗
Electricity Generating Works	SEPP	✓	SEPP	✓	SEPP	✓	✓
Freight Transport Facilities	✓	✓	✓	✓	✓	✓	✗
Passenger Transport Facilities	✓	✓	✗	✗	✓	✓	✓
Port Facilities	✓	✓	✓	✓	✓	✓	✓
Roads	✓	✓	✓	✓	✓	✓	✓
Transport Depots	✓	✓	✓	✓	✓	✓	✗
Truck Depots	✓	✓	✓	✓	✓	✓	✓
Wharf or Boating Facilities	✗	✗	✗	✗	✓	✓	✓
"Other" Community Infrastructure terms							
Industrial Training Facilities	✓	✓	✓	✓	✓	✓	✗
Child Care centres	✗	✗	✗	✓	✗	✗	✓
Community Facilities	✓	✓	✗	✓	✗	✗	✓
Correctional Centres	✓	✗	✗	✗	✗	✗	✓
Information and Education Facilities	✓	✓	✗	✓	✗	✓	✓
Public Administration Buildings	✗	✗	✗	✗	✗	✗	✓
Research Stations	✓	✓	✓	✓	✓	✓	✓
Respite Day Care Centres	✗	✗	✗	✗	✗	✗	✓
Commercial Terms							
Commercial Premises	✗	✗	✗	✗	✗	✗	✓
Business Premises	✗	✗	✗	✗	✗	✗	✓
Funeral Homes	✗	✗	✗	✓	✗	✓	✓
Office Premises	✗	✗	✗	✗	✗	✗	✓
Retail Premises	✗	✗	✗	✗	✗	✗	✓
Bulky Goods Premises	✗	✗	✗	✗	✗	✗	✓
Cellar Door Premises	✗	✗	✗	✗	✗	✗	✓
Food and Drink Premises	✗	✗	✗	✗	✗	✗	✓
Pubs	✗	✗	✗	✗	✗	✗	✓
Restaurants or Cafes	✗	✗	✗	✗	✗	✗	✓
Take-Away F&D Premises	✓	✓	✗	✓	✗	✗	✓
Garden Centres	✗	✓	✗	✓	✗	✗	✓
Hardware and Building Supplies	✗	✓	✗	✓	✓	✗	✓
Kiosks	✓	✓	✓	✓	✓	✓	✓
Landscaping Material Supplies	✓	✓	✓	✓	✓	✓	✓
Markets	✗	✗	✗	✗	✗	✗	✓
Plant Nurseries	✓	✓	✗	✗	✗	✗	✓
Roadside Stalls	✗	✗	✗	✗	✗	✗	✓
Rural Supplies	✗	✓	✗	✓	✗	✓	✓
Shops	✗	✗	✗	✗	✗	✗	✓
Neighbourhood Shops	✓	✓	✓	✓	✓	✓	✓
Timber Yards	✓	✓	✓	✓	✗	✓	✓

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Sub-Regional Industrial Land Use Permissibility Comparison Chart							
✓ Permitted with consent ✗ Prohibited							
Land Use Term	Blayney LEP 2012		Cabonne LEP 2012		Orange LEP 2011		
	IN1	IN2	IN1	IN2	IN1	IN2	B7
Vehicle Sales or Hire Premises	✓	✓	✓	✓	✓	✓	✓
Amusement centres	✗	✗	✗	✗	✗	✗	✗
Entertainment facilities	✗	✗	✗	✗	✗	✗	✗
Function Centres	✗	✗	✗	✗	✗	✗	✗
Highway Service Centres	✗	✓	✗	✗	✗	✗	✗
Industrial Retail Outlets	✓	✓	✓	✓	✓	✓	✓
Registered Clubs	✗	✗	✗	✗	✗	✗	✗
Restricted Premises	✗	✓	✗	✗	✓	✓	✓
Service Stations	✗	✓	✗	✗	✓	✓	✗
Sex Services Premises	✓	✓	✗	✓	✓	✗	✗
Veterinary Hospitals	✓	✓	✗	✓	✓	✓	✗
Wholesale supplies	✗	✓	✗	✓	✓	✓	✗

PREFERRED SITE ANALYSIS

Orange City Council engaged RedeConsult to evaluate the economic merits of the preferred site around the Orange regional airport. This was done by examining the historic and current use of industrial land and development application statistics in Orange to derive employment estimates that could be achieved if the same (or similar) development patterns emerge at the airport. Clearly the location of the site in conjunction with a regionally significant airport will alter the conventional mix of businesses and services that develop to include more aviation and related activities.

Key findings from RedeConsult include:

- Average land area per business of 5,086m² (with considerable variation between business types)
- Average employment per business of 13 employees,
- Average employment per hectare of 25.6 full time equivalent (FTE) positions
- A 200ha estate at the airport would take over 27 years to be fully occupied.
- Total direct employment generated when the estate is fully occupied of 2,045 FTE positions.

The RedeConsult analysis deliberately excluded flow-on effects due to the difficulty in separating out those business that are the result (or flow on effect) of others. In other words, some firms may represent entirely new activity which would have flow on effects spurring other firms to start up or expand, while some firms would be the result of that effect. Consequently, it is inappropriate to assign flow-on effects to all industrial developments as this would in some cases result in double-dipping. The more conservative approach is to just consider the direct effects of development only.

Even under the more conservative approach the potential contribution to the Orange and sub-regional economies is significant. RedeConsult have estimated the effect on household income and industry value added per FTE job. When expressed in 2013-14 \$ values the estate is projected to deliver, over a 27 year horizon, \$699.5m to household income and \$1,213.2m of industry value add.

If the airport site, or an alternative site within the Orange LGA, does not proceed much of this value would be lost to the sub-region. Some portion may be transferrable within the sub-region but as detailed above, many of the firms that would be interested in Orange are seeking a specific set of conditions and market factors that are not replicated in the neighbouring Shires. Furthermore, pursuing the airport site could result in some of the flow on economic benefits spilling over into Blayney Shire and Cabonne Shire, both in the form of increased residential demand from the workforce looking to reduce commuting times and in the form of

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support industries and firms seeking to operate out of Millthorpe and Blayney to service other firms at the airport site.

Orange City Council Sub-Regional Review Section 16 Review and Update Update on Blayney Cabonne Orange Sub-Regional Strategy adopted Strategies and Actions

The BCO outlined 11 Agriculture strategies and 17 Industrial strategies. Additionally the BCO outlined 11 Residential and Rural Subdivision strategies. The following table re-states these strategies and there accompanying actions with a brief synopsis of the progress since the BCO was adopted.

Natural and Scenic Environment

Strategy	Policy Action	Progress and Update
<p>Water quality Objective: To identify surface and groundwater water bodies and ensure the quality of water bodies is not adversely affected by development.</p> <p>1. Ensure development does not have a detrimental impact on nearby water bodies.</p>	<p>1.1 Development to be located an appropriate distance from waterways.</p> <p>1.2 Develop performance criteria to be applied to all development to ensure impact on water bodies is maintained or improved through applying the principal of avoiding impacts in the first instance followed by minimising, repairing and offsetting where development is allowed to proceed.</p> <p>1.3 All development to utilise best practice management for soil and water management on the site</p> <p>1.4 On-site effluent disposal is to be in accordance with an adopted DCP for On- Site Sewage Management and the NSW Government's Environment and Health Protection Guidelines (On-site Sewage Management for Single Households)</p> <p>1.5 Promote water sensitive urban design (WSUD), through a DCP, in Development Plans and development proposals to achieve multiple catchment water management objectives such as reducing runoff and flooding; protecting waterways and their biotic communities; conserving and harvesting water; and enhancing the amenity of urban environments.</p> <p>1.6 Identify and map environmentally sensitive waterways.</p>	<ul style="list-style-type: none"> • Ongoing matters to be considered during DA assessments. • On-site effluent disposal managed in accordance with DCP provisions and land capability assessments during DA assessment processes. • WSUD principles to be considered for inclusion in citywide DCP review • Sensitive waterways mapped as part of Orange LEP 2011

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Strategy	Policy Action	Progress and Update
<p>2. Control development in drinking water catchments.</p>	<p>2.1 Implement a specific environmental protection zoning for land within the drinking water catchments.</p> <p>2.2 Restrict the type and intensity of development permissible in the drinking water catchment.</p> <p>2.3 Develop specific performance criteria based on the most current government endorsed Water Quality and River Flow Objectives, to be applied to all development in the drinking water catchment to further minimise adverse impacts.</p>	<ul style="list-style-type: none"> • Drinking water catchment placed in the E3 Environmental Management Zone and further protected by clause 7.7 Drinking Water Catchments under Orange LEP 2011 • Permissible land uses tailored under the E3 zone • Performance criteria to be considered as part of draft citywide DCP project.
<p>3. Increase community awareness and involvement in water quality and catchment issues.</p>	<p>3.1 Develop an education program informing the community on typical water quality problems.</p> <p>3.2 Promote best practice in riparian corridor management.</p> <p>3.3 Provide assistance to Landcare groups and primary producers in obtaining grants for restorative works.</p>	<ul style="list-style-type: none"> • Council stormwater harvesting scheme has been instrumental in raising community awareness. • Stormwater harvesting program complements riparian corridor management.
<p>Biodiversity Objective: To ensure that the biodiversity and conservation values of the Sub-Region are maintained and enhanced.</p>		

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Strategy	Policy Action	Progress and Update
4. Recognise and protect the biodiversity and conservation values from the impacts of settlement and development intensification.	<p>4.1 Identify significant areas of native vegetation and wildlife corridors.</p> <p>4.2 Establish a land use management approach consistent with State, regional and local biodiversity goals, including Regional Vegetation Management Plans and Catchment Action Plans.</p> <p>4.3 Implement a specific zoning for National Parks and Nature Reserves.</p> <p>4.4 Implement environment protection zoning for areas of significant remnant vegetation or endangered ecological communities.</p> <p>4.5 Identify and map environmentally sensitive land, being land with significant native vegetation (particularly Crown land), and aquatic environments.</p> <p>4.6 Prepare general biodiversity and vegetation provisions to be applied to all development, through DCPs requiring impacts be avoided in the first instance backed by minimisation, rehabilitation and offsetting impacts in instances where development is allowed.</p> <p>4.7 Implement ESA Overlays and associated special enhanced requirements through the LEP.</p>	<ul style="list-style-type: none"> • No National Parks within Orange LGA (Standard LEP template reserves a zone for National Parks (E1)) • Environmental zones (E2, E3 and E4) adopted under Orange LEP 2011 to provide additional protection in sensitive areas • High and moderate biodiversity land mapped under Orange LEP 2011 • Matters being given further consideration as part of draft citywide DCP, which is in preliminary stages.
5. Prepare management guidelines for land uses	5.1 Prepare a development control plan to support the LEP and provide additional detailed guidelines for development.	<ul style="list-style-type: none"> • Draft citywide DCP in preliminary stages
6. Increase community awareness and involvement in identifying, protecting and enhancing biodiversity	<p>6.1 Develop an education program informing the community on the values of native flora and fauna, habitat and corridors, and the threats to these from feral animals, weeds, grazing and clearing.</p> <p>6.2 Provide assistance to Landcare groups and farmers in obtaining grants for restorative works.</p>	<ul style="list-style-type: none"> • Biodiversity sensitivity mapping adopted as part of Orange LEP 2011
<p>Scenic Quality Objective: Ensure that development has a minimal impact on the scenic and cultural landscape of the Sub-Region.</p>		

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Strategy	Policy Action	Progress and Update
7. Preserve, conserve and enhance major landscape features.	<p>7.1 Identify significant natural and modified landscapes and zone these as Rural Landscape.</p> <p>7.2 Require landscape and visual impact assessment for development in these identified areas.</p> <p>7.3 Prepare general performance criteria relating to scenic quality and visual impact to be applied to all development.</p> <p>7.4 Develop guidelines for the siting and design of buildings in the rural landscape.</p>	<ul style="list-style-type: none"> • Orange survey of significant landscape features • Policy actions to be developed as part of draft city-wide DCP project. • Extensive green spaces/drainage lines, native vegetation retained
8. Prepare management guidelines for land uses in the Shire	<p>8.1 Prepare a development control plan to support the LEP and provide additional detailed guidelines for development.</p>	<ul style="list-style-type: none"> • Draft citywide DCP in preliminary stages
<p>Environmental Hazards Objective: Ensure environmental hazards are fully understood and taken into account when considering impact if development</p>		
9. Limit development within areas identified as having an environmental hazard	<p>9.1 Prepare performance criteria relating to environmental hazards to be applied to development within identified areas.</p>	<ul style="list-style-type: none"> • Generally addressed through application of SEPPs and existing State government policies. • Additional consideration to be given as part of draft city-wide DCP project.
10. Ensure land development is minimised and hazards avoided in the first instance with minimisation, rehabilitation and offsetting impacts in instances where development is allowed.	<p>10.1 Limit development that would require the removal of native vegetation that may result in erosion or an increase in dryland salinity.</p>	<ul style="list-style-type: none"> • Addressed during assessment of Das • Proposed development retains significant areas of native vegetation and existing drainage/creek corridors as well as extensive green spaces

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Strategy	Policy Action	Progress and Update
11. Recognise bush fire prone lands and ensure development is directed away from these lands.	11.1 Identify and implement the strategic fire protection zones as contained in the Bushfire Risk Management Plan. 11.2 Provide information on the bushfire regulations covering the LGA. 11.3 Provide information on Emergency Services Disaster Management and Response Plan.	<ul style="list-style-type: none"> • Orange Bushfire map updated in 2015 in consultation with RFS.
12. Identify and direct development away from flood prone lands	12.1 Prepare Floodplain Management Studies and Plans for all flood prone lands in accordance with the <i>NSW Floodplain Development Manual 2005</i> .	<ul style="list-style-type: none"> • To be undertaken as part of future greenfield rezonings.
13. Identify and manage Derelict Mines	13.1 Ensure those mines which represent risks to public health and safety are mapped. 13.2 Provide information on Derelict Mines Program to assist in community understanding. 13.3 Work with DPI to address contamination at derelict mine sites.	<ul style="list-style-type: none"> • Mines identified in the Lucknow scoping study. • Future planning of Lucknow to be responsive to the constraint of mine subsidence.
14. Develop policies that manage dryland salinity	14.1 Promote land uses that will not exacerbate dryland salinity, irrigation-induced salinity or water salinity and encourage those that will assist to reduce salinity in affected areas. Intensified development and settlement should be directed away from saline landscapes.	<ul style="list-style-type: none"> • Dryland salinity not present in the Orange LGA
15. Protect new developments and settlement opportunities from the hazard of land contamination.	15.1 Manage land contamination as per Planning Guidelines SEPP 55 – Remediation of Land.	<ul style="list-style-type: none"> • Continued application of SEPP 55 to relevant development applications • Naturally Occurring Asbestos (NOA) identified, mapped and advised on Section 149(5) certificates. • NOA policy and guidelines developed and adopted.
Karst Landscapes Objective: To protect significant karst landscape values from the impacts of development and settlement intensification.		

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Strategy	Policy Action	Progress and Update
16. Limit development opportunities within significant karst landscape	16.1 Identify significant karst landscapes via the ESA process. 16.2 Protect Karst Conservation Reserves with E1 zoning. 16.3 Protect other significant karst landscapes with the use of other E zoning in the Standard Instrument. 16.4 By way of ESA Overlays with associated clauses, protect karst areas through minimum lot provisions and DCP requirements, avoiding impacts in the first instance backed by minimisation, rehabilitation and offsetting impacts in instances where development is allowed.	<ul style="list-style-type: none"> Karst Landscapes are not present in the Orange LGA

Heritage and Culture

Strategy	Policy Action	Progress and Update
Heritage	Objective: Preserve the rural heritage and culture of the Sub-Region.	
1. Identify items and places of European heritage significance in Sub-Region.	1.1 Review existing heritage lists to identify what is important to the community in terms of heritage conservation. 1.2 Ensure that adequate community consultation is undertaken with respect to identification of heritage items. This is to include discussions with affected landowners.	<ul style="list-style-type: none"> Orange LEP heritage schedule expanded by over 200 items.
2. Identify the Aboriginal heritage significance of Sub-Region.	2.1 Undertake an assessment of the Aboriginal heritage of the LGA, in consultation with local Aboriginal groups, including the identification of landscapes of significance.	<ul style="list-style-type: none"> Aboriginal community were consulted during preparation of Orange LEP 2011

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Strategy	Policy Action	Progress and Update
3.	<p>Protect and enhance identified heritage values.</p> <p>3.1 Develop heritage provisions for identified heritage items, conservation areas and Aboriginal places and landscapes.</p> <p>3.2 Include a list of heritage items, conservation areas and Aboriginal areas (where appropriate) in the LEP.</p> <p>3.3 Review the existing development control plans for villages with identified heritage character, and amend where necessary.</p> <p>3.4 Develop streetscape protection measures for all villages.</p>	<ul style="list-style-type: none"> • Heritage items, conservation areas included in Schedule 5 of Orange LEP 2011 • Spring Hill conservation area amended. • Streetscape enhancement and protection being considered as part of village scoping studies.
4.	<p>Prepare management guidelines for land uses in the Sub-Region.</p> <p>4.1 Prepare a development control plan to support the LEP and provide additional detailed guidelines for development in relation to heritage</p>	<ul style="list-style-type: none"> • Orange DCP heritage provisions continue to apply. Matter to be considered during city-wide DCP review
5.	<p>Increase community awareness and involvement in identifying, protecting and enhancing heritage.</p> <p>5.1 Develop and implement an education program informing the community on the benefits of heritage conservation.</p> <p>5.2 Continue to provide free heritage advice to residents.</p> <p>5.3 Encourage landowners to prepare conservation plans for significant items and places.</p>	<ul style="list-style-type: none"> • Council heritage advisor available on a monthly basis to provide free advice to residents.
6.	<p>Promote and support the rural heritage and culture of the Sub-Region.</p> <p>6.1 Public information on heritage places and items and include in community and tourist information.</p> <p>6.2 Support cultural and tourist activities which promote rural heritage.</p>	<ul style="list-style-type: none"> • Councils heritage advisor supplies information and updates the heritage register.
<p>Community Services</p> <p>Objective: The provision of a range of health and community services facilities such as hospitals, primary care and community care centres, and the creation of healthy living environments to support and encourage physically and socially active communities.</p>		

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Strategy	Policy Action	Progress and Update
7. Create living environments in rural areas with access to services and facilities to support healthy lifestyles and active communities.	7.1 Support the physical, mental and social health of individuals and communities by ensuring good access to a range of education facilities, employment and training, affordable housing, social services, health centres and hospital facilities.	<ul style="list-style-type: none"> • Council planning scheme enables and supports a wide range of facilities and services across the LGA. • Selection of industrial lands, road corridors and primary industry is informed by interface issues and potential for land use conflicts. • Rural settlement patterns have been limited to locations that can be served efficiently. • New and expanded settlement areas have been chosen and designed with public transport requirements in mind.
	7.2 Manage the interface areas between living environments and other uses such as industry, arterial roads and primary industry, to minimise any adverse health impacts on the community.	
	7.3 Manage rural settlement patterns to ensure the effective and efficient provision of waste and recycling services.	
	7.4 Manage rural settlement patterns to minimise the creation of commuter dependent communities in the context of the emerging issues of fuel constraints and climate change.	
8. Integrate service provision for new developments to support the function of new neighbourhoods or developments.	8.1 Review the overall impacts of rural residential development, and determine whether this type of development should continue to be made available in new release areas.	<ul style="list-style-type: none"> • Review undertaken as part of Orange LEP 2011. Determined that larger rural residential development (2ha and above) is more appropriately accommodated in the neighbouring shires. Orange LGA is better suited to providing for urban through to small lifestyle blocks (0.2 – 1ha) • Provision of services and facilities in residential areas is ongoing and has informed latest urban expansion corridor known as the Shiralee suburb.
	8.2 Allow for provision of services and facilities in residential areas to encourage exercise and neighbourly activity (for example, parklands and play equipment, footpaths, post boxes and public phones).	

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PART E – PROGRESS AND RECOMMENDATIONS

This review of the BCO Sub-Regional Strategy relates principally to the Orange City Council LGA and the performance and outcomes of the strategy experienced within Orange. References to the other member Councils, Blayney Shire and Cabonne Shire, and their respective communities have been made in the context of the original strategy and are not intended as an evaluation of the performance and outcomes experienced by those Councils and their communities. Accordingly, the recommendations of this review are made within the context of the original strategy and directed at the Orange LGA only.

Agricultural Recommendations

- Continue to preserve prime agricultural land for productive agriculture.
- Continue to preserve large holdings that have capacity for a range of primary industries.
- Continue to discourage intensive forms of agriculture within the water catchment area.
- Limit new subdivisions to areas that are already heavily fragmented or situated on poorer quality soils.
- Support primary production by evaluating and enabling a range of exempt development within the E3 Environmental Management Zone. The intent should be to remove the need for Development Applications for relatively minor structures and activities that do not pose a threat to the water catchment and would be exempt in the RU1 zone. i.e. farm sheds, stockyards and the like.

Industrial Recommendations

- Industrial land is to be considered one component of employment lands (Industrial, Commercial, Business).
- Review existing industrial land within the urban areas of Orange, particularly where there is a pronounced residential – industrial interface. Support the evolution of interface sites to more residential friendly forms such as business parks, research centres and the like.
- Undertake or support an adaptive re-use study of the Electrolux site to examine how to conserve its cultural heritage values while also providing for viable employment opportunities on the site.
- Establish a new industrial estate to provide for the next phase of Orange's economic development over the next 20 years. This review has examined 5 prospective areas and considers that an estate around the Orange Airport offers significant potential and should be further investigated via a formal Planning Proposal.

Residential and Rural Subdivision Recommendations

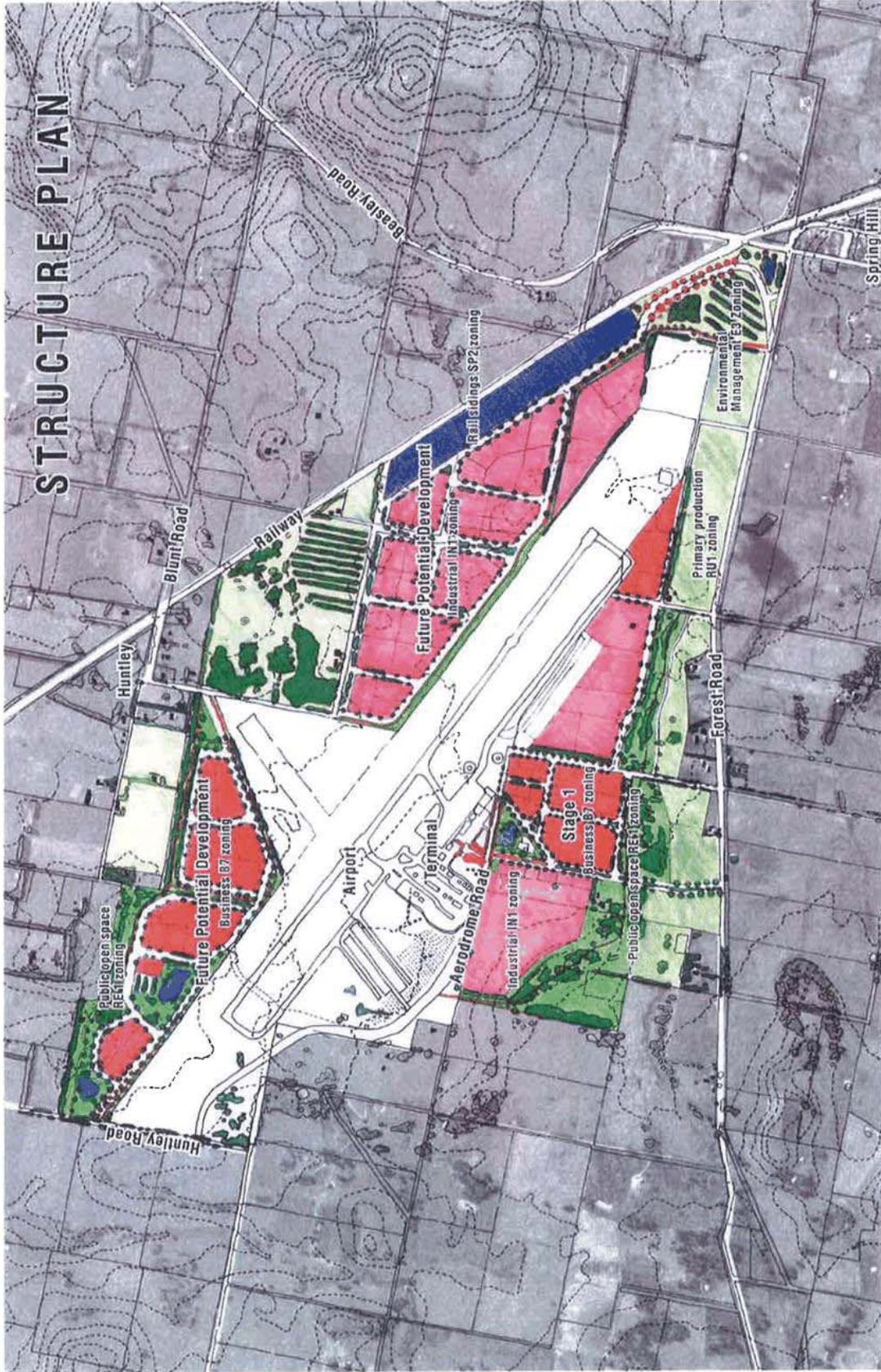
- Orange LGA should focus on urban forms of residential development
- Where rural residential development is considered in Orange preference should be given to the smaller sizes (1/2 acre to 1 hectare) with larger options being appropriate in surrounding shires.

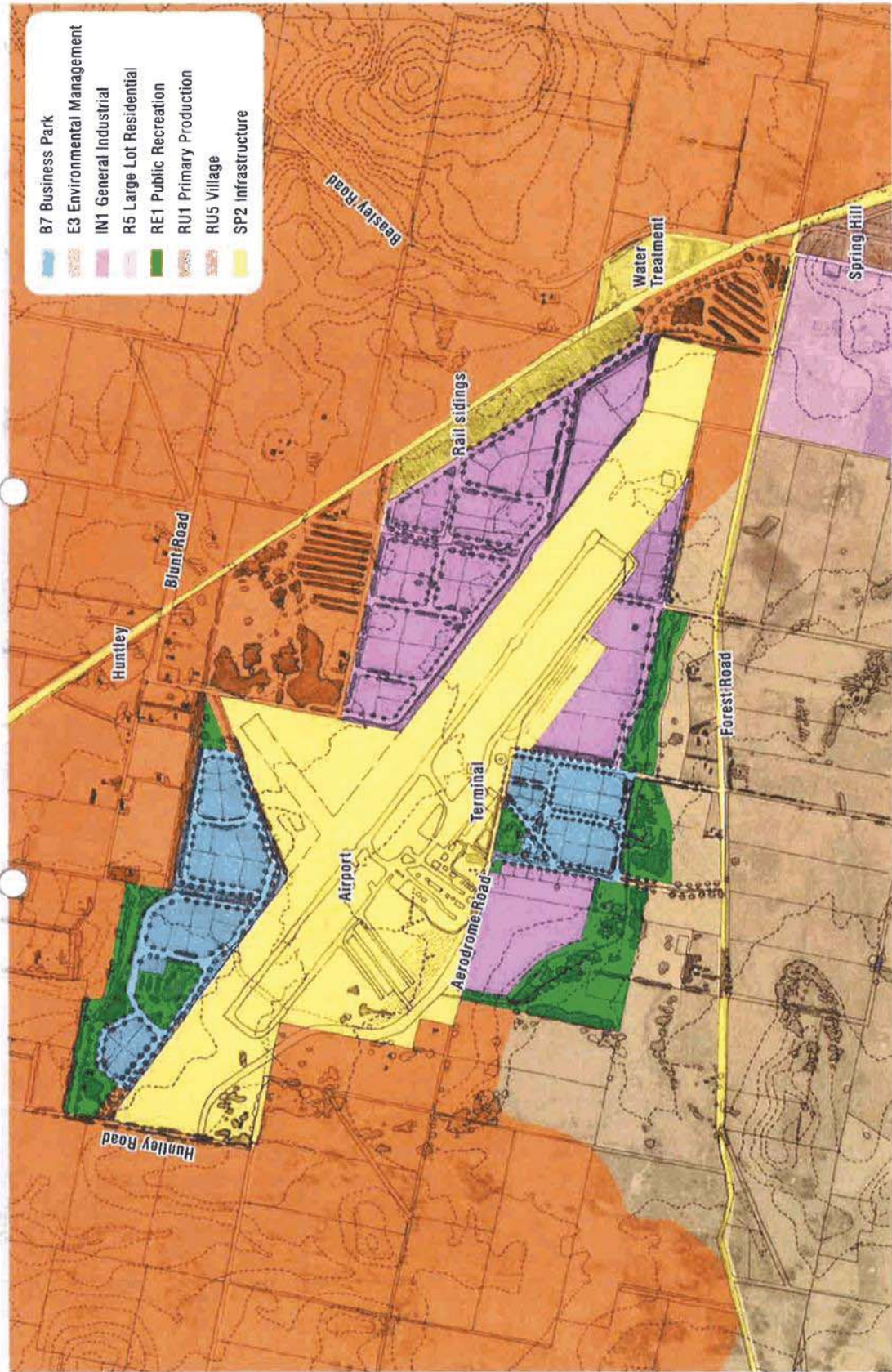
Natural and Scenic Environment Recommendations

- Review and updating of the Biodiversity Sensitivity mapping in the Orange LEP should be undertaken to refine the areas and sites mapped.
- Existing Development Control Plan measures should be maintained and strengthened where possible.

Heritage and Culture Recommendations

- Review and updating of the Heritage Item maps in the Orange LEP should be undertaken to refine the areas and sites mapped. Particularly in rural areas where some items that may comprise relatively small structures have resulted in entire farms being mapped as a heritage item.





**Employment (Industrial) Lands Strategy
for North Blayney Industrial Lands**

1. Scoping Study / Issues Paper (Stage One)
2. Consultation & Research (Stage Two)
3. Draft Concept Plans & Key Site Strategies (Stage Three)
4. Stakeholder Engagement & Final Report (Stage Four)

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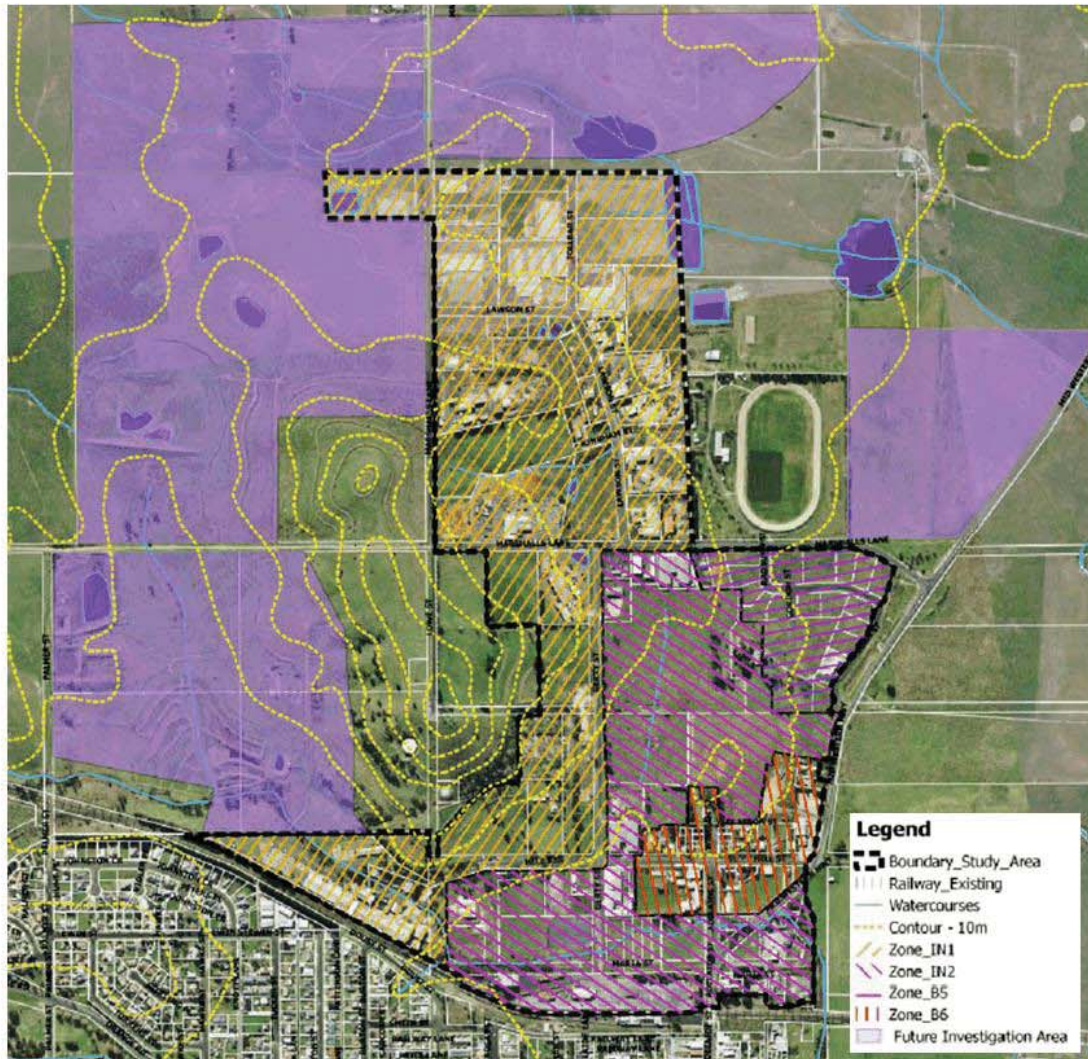


Figure 1: Study Area of North Blayney Industrial Area, Existing Zone (LEP) Boundaries (2016) and Potential Investigation Areas.

Prepared for
Blayney Shire Council

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Document Control

Version	Date	Document	Provided To
A	19 October 2015	Stage 1 & 2 Draft for Review	Mark Dicker / Patsy Moppett - BSC
B	10 November 2015	Expanded recommendations	Mark Dicker / Patsy Moppett / Rebecca Ryan - BSC
C	30 November 2015	Final for Senior Staff (Internal) Executive Summary for Councillors	Mark Dicker / Patsy Moppett / Rebecca Ryan – BSC
D	4 April 2016	Draft Final for Council	Mark Dicker - BSC
E	8 April 2016	Final for Council Meeting	Mark Dicker – BSC

Figures & Tables

Figure 1: Study Area of North Blayney Industrial Area, Existing Zone (LEP) Boundaries (2016) and Potential Investigation Areas.

Figure 2: Trade Centre & Surrounds –Residential Proposal – Draft Subdivision Plan (2015)

Figure 3: Former Abattoir Site –Concept Plan (2010)

Figure 4: Excerpt from GHD (2008) Subregional Rural and Industrial Land Use Strategy – Section 10.3 Strategies & Actions.

Figure 5: Section 117 Ministerial Directions.

Figure 6: Land Zoning Map for North Blayney (BLEP2012 – LZN-004B).

Figure 7: Lot Size Map for North Blayney (BLEP2012 – LSZ-004B).

Figure 8: NBN Fixed Wireless Coverage across the Region as at September 2015 (www.nbnco.com.au).

Figure 9: Gross Regional Product by LGA in Central West (2011 Census).

Figure 10: Excerpt from RDA/ A.P.Sheere (2013) Investment Opportunity Assessment (Central West).

Figure 11: Key Industry Contributions for Blayney LGA in 2011 - Excerpt from RDA (2013) Investment Opportunity Assessment.

Figure 12: Location Quotient Data showing industries with key strengths (>1) and weaknesses (<1) - Excerpt from RDA (2013) Investment Opportunity Assessment.

Figure 13: NSW Trade & Investment – Value of Agriculture (Source: 2010-11 Agriculture Census).

Figure 14: NSW Trade & Investment – Value of Agriculture by Type in Blayney LGA (Source: 2010-11 Agriculture Census).

Figure 15 Excerpt from BSAL Mapping showing BSAL areas in Blayney Shire.

Figure 16: Excerpt from NSW Wind Atlas Map showing high wind speeds across Blayney LGA (Dept. Planning & Environment).

Figure 17: Excerpt from North Blayney DCP showing ‘sub-zones’.

Figure 18: Tertiary Education Qualification by LGA (Source: Census 2011 / RDA 2013 Investment Opportunity Assessment).