



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING  
HELD ON MONDAY 15 FEBRUARY 2021**

**EXECUTIVE SERVICES REPORTS**

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21 October 2020

## Planning Agreement

LFB Resources NL

ABN 90 073 478 574

and

Blayney Shire Council

ABN 47 619 651 511

McPhillamys Gold Project

2020

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**THIS AGREEMENT** is made on

2020

**BETWEEN:**

- (1) **LFB Resources NL** ABN 90 073 478 574 whose registered office is at Level 2, 516 Hay Street, Subiaco WA 6008 (**LFB Resources**); and
- (2) **Blayney Shire Council** ABN 47 619 651 511 of 91 Adelaide Street, Blayney NSW 2799 (the **Council**).

**RECITALS:**

- (A) LFB Resources has applied for Development Consent under the EP&A Act to carry out the Project.
- (B) If Development Consent is granted, a large part of the Project will be carried out on land within the local government area of the Council.
- (C) LFB Resources has offered, and the parties have agreed, to enter into this Agreement under which:
  - (1) LFB Resources is required to pay monetary contributions comprising:
    - (i) an initial sum of \$1,000,000; and
    - (ii) annual payments of \$212,222 (subject to CPI or 2% adjustment whichever is the greater after the first annual payment),  
  
which, over 15 years, equates to approximately 1% of the estimated establishment capital cost of the Project (subject to the adjustments after the first annual payment); and
    - (iii) a sum of 1% per additional capital expended above the original capital cost of the Project, that is associated with any future development requiring modification subject to Planning Agreement.
  - (2) Council is required to use or apply the monetary contributions for or towards a public purpose,  
  
in accordance with and subject to the terms of this Agreement.

**THE PARTIES AGREE AS FOLLOWS:**

1. **INTERPRETATION**

1.1 **Definitions**

The following definitions apply in this document.

**Agreement** means this document as executed by the parties.

**Appeal Right** means a right to appeal against, or commence judicial review proceedings in respect of, a decision to grant Development Consent, including to appellate courts in relation to any such decision made by a court.

**Business Day** means:

- (a) for determining when a notice, consent or other communication is given, a day that is not a Saturday, Sunday or public holiday in the place to which the notice, consent or other communication is sent; and
- (b) for any other purpose, a day (other than a Saturday, Sunday or public holiday) on which banks are open for general banking business in Sydney.

**Development Application** means the State significant development application for consent under the EP&A Act to carry out the Project, being application number SSD 9505.

**Development Consent** means consent granted under Part 4 of the EP&A Act to carry out the Project, as may be modified from time to time.

**Dispute** means any dispute or difference between the parties arising out of, relating to or in connection with this Agreement, including any dispute or difference as to the formation, validity, existence or termination of this Agreement.

**CP Satisfaction Date** means the date by which all conditions in clause 3.1 are satisfied.

**EIS** means the McPhillamys Gold Project: Environmental Impact Statement prepared by EMM Consulting Pty Ltd for LFB Resources dated 27 August 2019, including appendices.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979* (NSW).

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2000* (NSW).

**Government Agency** means:

- (a) a government or government department or other body, including the Independent Planning Commission of New South Wales;
- (b) a governmental, semi-governmental or judicial person including a statutory corporation; or
- (c) a person (whether autonomous or not) who is charged with the administration of a law.

**Land** means the land described in Appendix A "Schedule of Lands" to the EIS.

**Mining Operations** includes the removal of overburden, extraction, processing, treatment, handling and storage of ore, and transportation of product gold, and the construction, operation and decommissioning of associated works, including the rehabilitation of land affected by mining.

**Monetary Contributions means** the amounts of money paid by LFB Resources to the Council in accordance with clause 5.

**Project** means the McPhillamys Gold Project described in the EIS and as amended by any further document submitted by or on behalf of LFB Resources to any Government Agency in connection with the Development Application.

**Public Purpose** has the same meaning as in section 7.4(2) of the EP&A Act.

**Tax** means a tax, levy, duty, charge, deduction or withholding, however it is described, that is imposed by law or by a Government Agency, together with any related interest, penalty, fine or other charge.

#### 1.2 Rules for interpreting this document

Headings are for convenience only, and do not affect interpretation of this document. The following rules also apply in interpreting this document, except where the context makes it clear that a rule is not intended to apply.

- (a) A reference to:
  - (i) a legislative provision or legislation (including subordinate legislation) is to that provision or legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
  - (ii) a document (including this document) or agreement, or a provision of a document (including this document) or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;
  - (iii) a party to this document or to any other document or agreement includes a successor in title, permitted substitute or a permitted assign of that party;
  - (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
  - (v) anything (including a right, obligation or concept) includes each part of it.
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other genders.
- (d) If a word or phrase is defined, any other grammatical form of that word or phrase has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.

### 1.3 **Non Business Days**

If the day on or by which a person must do something under this document is not a Business Day:

- (a) if the act involves a payment that is due on demand, the person must do it on or by the next Business Day; and
- (b) in any other case, the person must do it on or by the previous Business Day.

### 1.4 **The rule about "contra proferentem"**

This document is not to be interpreted against the interests of a party merely because that party proposed this document or some provision in it or because that party relies on a provision of this document to protect itself.

## 2. **NATURE OF THIS AGREEMENT AND APPLICATION OF THE EP&A ACT**

### 2.1 **Voluntary planning agreement**

- (a) This Agreement is a voluntary planning agreement made in accordance with and for the purpose of Part 7 of the EP&A Act, including as set out in Schedule 1.
- (b) This Agreement relates to and applies in respect of the Project and the Land.

**2.2 Application of sections 7.11, 7.12 or 7.24 of the EP&A Act**

- (a) This Agreement does not exclude the application of sections 7.11, 7.12 or 7.24 of the EP&A Act to the Project.
- (b) The consent authority must take into consideration the monetary benefits provided under this Agreement in determining a development contribution in respect of the Project under section 7.11 of the EP&A Act.
- (c) The consent authority must also, to the extent required or permitted by law, take into consideration the monetary benefits provided under this Agreement in determining any other development contribution or levy in respect of the Project.

**2.3 Registration on title**

This Agreement must not be lodged for registration or registered as provided for in section 7.6 of the EP&A Act.

**2.4 No fetter**

Nothing in this Agreement shall be construed as requiring the Council to do anything that would cause it to be in breach of any of its obligations at law and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty by Council.

**2.5 Explanatory note**

The explanatory note prepared and publicly exhibited in accordance with clause 25E of the EP&A Regulation must not be used to assist in construing this Agreement.

**3. CONDITIONS PRECEDENT**

**3.1 Conditions**

Clauses 5 (Monetary Contributions), 6 (Use of Monetary Contributions) and 7 (Security) do not become binding unless and until:

- (a) Development Consent is granted, and remains in force;
- (b) all Appeal Rights in relation to the Development Consent have been exhausted, or have expired without any such proceedings or appeal being commenced; and
- (c) the board of Regis Resources Limited (ACN 009 174 761) has finally approved the capital expenditure to carry out the Project.

**3.2 LFB Resources' obligations**

LFB Resources must:

- (a) keep the Council informed of any circumstances which may result in any of the conditions in clause 3.1 not being satisfied in accordance with its terms; and
- (b) notify the Council in writing of the CP Satisfaction Date within 14 days after the CP Satisfaction Date.

**4. TERM**

**4.1 Term of this agreement**

Subject to clause 3, the rights and obligations under this Agreement:

- (a) start on the date by which all parties have executed this document; and
  - (b) end on the earlier of:
    - (i) a termination date agreed in writing by the parties in accordance with clause 9;
- the date on which Mining Operations associated with the Project permanently cease (the **End Date**).

#### 4.2 **Notification of early End Date**

If Mining Operations will permanently cease on a date earlier than 15 years from the CP Satisfaction Date, then LFB Resources must:

- (i) give the Council 30 days' written notice of the End Date under clause 0; and
- (ii) negotiate the payment of the total annual payments remaining unpaid to 15 years.

### 5. **MONETARY CONTRIBUTIONS**

#### 5.1 **GST**

The monetary contributions are not subject to GST

#### 5.2 **Definition of CPI**

In this clause, **CPI** means the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics. If the CPI no longer exists, it means an index that the President of the Law Society of New South Wales decides reflects changes in the cost of living in Australia.

#### 5.3 **Initial contribution**

LFB Resources must pay \$1,000,000 to the Council within 30 days after the CP Satisfaction Date.

#### 5.4 **Annual contribution**

- (a) LFB Resources must pay \$212,222 to the Council within 30 days before each anniversary of the CP Satisfaction Date, for the term of this Agreement.
- (b) Each payment made to the Council under this clause 5.4 after the first anniversary of the CP Satisfaction Date must be indexed annually by 2% or; in accordance with the percentage change to the CPI last published for the quarter prior to the relevant anniversary of the CP Satisfaction Date from the CPI last published for the quarter 12 months prior to the relevant anniversary of the CP Satisfaction Date; whichever is the greater.

#### 5.5 **Review of annual contribution**

- (a) If Mining Operations associated with the Project are authorised to be carried out for a period that extends beyond 15 years from the CP Satisfaction Date, then the parties must review the annual amount payable under clause 5.4 and negotiate, in good faith, such further monetary or other contribution that the parties (in their absolute discretion) consider fair and reasonable in the circumstances.

- (b) Such further monetary or other contribution must be the subject of further written agreement between the parties or a variation to this agreement in accordance with clause 8 and the EP&A Act.

**6. USE OF MONETARY CONTRIBUTIONS**

**6.1 Use of Monetary Contributions by the Council**

The Council must use or apply the Monetary Contributions for or towards a Public Purpose, as determined by Council for local community infrastructure projects that benefit social, sporting/recreation, environmental, economic and public amenity that are consistent with the Blayney Shire Community Strategic Plan.

This may be via direct budget allocation in the Operational Plan for a specific project and/or providing additional funding towards Council's Financial Assistance Program.

**6.2 Reporting on the use of Monetary Contributions**

The Council must keep records regarding its use or application of the Monetary Contributions and, within 30 days of receiving a written request from LFB Resources, give LFB Resources a report:

- (a) setting out the Monetary Contributions received from LFB Resources; and
- (b) setting out and evidencing the purposes for or towards which any amount of the Monetary Contributions has been or is proposed to be used or applied; and
- (c) if any amount of the Monetary Contributions is used for or applied towards the monitoring of the planning impacts of the development or the conservation or enhancement of the natural environment, then explaining the findings and outcomes of such monitoring or conservation or enhancement initiative.

Council will acknowledge the Monetary Contributions from LFB Resources and the purpose to which the contributions under this Agreement are applied, in its Annual Report.

Council will invite a representative from LFB Resources to be a member of Council's Financial Assistance Committee.

**7. SECURITY**

**7.1 Bank guarantee**

Within 14 days after the CP Satisfaction Date, LFB Resources must give the Council a bank guarantee. The bank guarantee must:

- (a) be issued by a financial institution holding a then current authorisation under a law of the Commonwealth to carry on banking business in Australia;
- (b) contain an unconditional and irrevocable undertaking to pay the Council on demand;
- (c) be for the amount of up to \$212,222; and
- (d) not have an expiry date or not expire earlier than six months after the End Date.

**7.2 Call on bank guarantee**

If

- (a) LFB Resources breaches clause 5; and

- (b) the Council serves written notice of the breach on LFB Resources; and
- (c) LFB Resources does not rectify the breach within 30 days of receiving Council's notice,

then, after the expiration of that 30 days, Council may demand payment from the bank under the bank guarantee the amount of money then due and payable by LFB Resources under clause 5 in respect of which 30 days' written notice has been served on LFB Resources.

**7.3 Additional or replacement bank guarantee**

If

- (a) the Council calls on the bank guarantee in whole or in part in accordance with clause 7.2, or
- (b) without limiting clause 7.1(d), the bank guarantee is due to expire in less than six months,

then LFB Resources must give the Council an additional or replacement bank guarantee which complies with the requirements of clause 7.1 so that the Council holds one or more bank guarantees in an aggregate amount of not less than \$212,222.

**7.4 Return of bank guarantee**

- (a) The Council must return the bank guarantee and any additional or replacement bank guarantee to LFB Resources within the later of:
  - (i) 30 days after the End Date; or
  - (ii) 30 days after the date on which the last payment under clause 5 is made.
- (b) This clause 7.4 survives the expiry or termination of this Agreement.

**8. AMENDMENT AND ASSIGNMENT**

**8.1 Amendment**

This document can only be amended or replaced by another document executed by the parties.

**8.2 Assignment**

A party may only assign, encumber, declare a trust over or otherwise deal with its rights under this Agreement with the written consent of each other party.

**9. TERMINATION**

The parties may, by agreement in writing, terminate this document with effect from the date agreed by the parties.

**10. COVENANT ON SALE**

- (a) If LFB Resources sells, transfers or otherwise disposes of its interest in the Project during the term of this Agreement, LFB Resources must obtain from the proposed purchaser, transferee or disponent a deed of covenant in favour of the Council that provides that:

- (i) the purchaser, transferee or disponent covenants to be bound by the terms of this Agreement, including this clause 10, as if the purchaser, transferee or disponent was LFB Resources and had executed this Agreement with the Council; and
  - (ii) contains a clause to the effect that such purchaser, transferee or disponent will require any purchaser, transferee or disponent from them and any subsequent purchaser, transferee or disponent to execute a similar deed of covenant in favour of the Council to ensure the continuance of this clause.
- (b) LFB Resources is released from its obligations to the Council under this Agreement when the purchaser, transferee or disponent executes the deed referred to in paragraph (a).

## 11. DISPUTE RESOLUTION

### 11.1 Definitions

The following definitions apply in this clause 11.

**Claim** means, in relation to a person, any claim, allegation, cause of action, proceeding, Liability, suit or demand made against the person concerned however it arises and whether it is present or future, fixed or unascertained, actual or contingent.

**Dispute** means any dispute, controversy or Claim arising out of, relating to or in connection with this document, including any question regarding its validity, existence or termination.

**LFB Resources' Senior Management Representative** means the General Manager Operations McPhillamys Gold Mine, or if that position does not exist, a position of equivalent seniority or higher.

**The Council's Senior Management Representative** means the General Manager of the Council, or if that position does not exist, a position of equivalent seniority or higher.

**Senior Management Representatives** means LFB Resources' Senior Management Representative and the Council's Senior Management Representative.

### 11.2 Application

Any Dispute must be determined in accordance with the procedure in this clause 11.

### 11.3 Negotiation

- (a) If any Dispute arises, a party may by giving notice to the other party to the Dispute (**Dispute Notice**) refer the Dispute to the Senior Management Representatives for resolution. The Dispute Notice must:
  - (i) be in writing;
  - (ii) state that it is given pursuant to this clause 11.3;
  - (iii) include or be accompanied by reasonable particulars of the Dispute including:
    - (A) a brief description of the circumstances in which the Dispute arose;
    - (B) references to any:
      - (aa) provisions of this document;



- (bb) acts or omissions of any person,  
relevant to the Dispute;
  - (C) where applicable, the amount in dispute and if not precisely known, the best estimate available.
- (b) Within 20 Business Days of the giving of the Dispute Notice (**Resolution Period**), the Senior Management Representative from each of the parties must meet at least once to attempt to resolve the Dispute. The parties must not delegate the function of the Senior Management Representative to any other person.
- (c) The Senior Management Representatives may meet more than once to resolve a Dispute. The Senior Management Representatives may meet in person, via telephone, videoconference, internet-based instant messaging or any other agreed means of instantaneous communication to effect the meeting.
- (d) Each party warrants that their Senior Management Representative has full authority to resolve any Dispute.

#### 11.4 **Mediation**

- (a) If the Dispute is not resolved during the Resolution Period, a party may by giving notice to the other party (**Mediation Notice**) refer the Dispute to mediation for resolution.
- (b) The Mediation Notice must:
  - (i) be in writing;
  - (ii) state that it is given pursuant to this clause 11.4;
  - (iii) include or be accompanied by reasonable particulars of the Dispute including:
    - (A) a brief description of the circumstances in which the Dispute arose;
    - (B) references to any:
      - (aa) provisions of this document;
      - (bb) acts or omissions of any person,  
relevant to the Dispute;
    - (C) where applicable, the amount in dispute (whether monetary or any other commodity) and if not precisely known, the best estimate available; and
    - (D) the outcomes of the Resolution Period, including any narrowing of issues in Dispute.
- (c) If a Mediation Notice is given, the parties must attempt to resolve the dispute by engaging in mediation in accordance with, and subject to, the Resolution Institute Mediation Rules and endeavour to settle the Dispute by mediation within 30 Business Days of the giving of the Mediation Notice or such further period as the parties may agree in writing (**Mediation Period**),
- (d) The mediation will be administered by the Resolution Institute.

- (e) The parties must enter into an agreement with the appointed mediator on such terms as the parties and the mediator may agree (**Mediation Agreement**), or failing agreement, on terms reasonably requested by the mediator, provided those terms do not conflict with this clause 11.4.
- (f) The parties must not withhold agreement to any reasonable fees and disbursements the mediator requests to be set out in the Mediation Agreement.
- (g) The mediation will take place at a location to be agreed by the parties acting reasonably.

**11.5 Condition precedent to litigation**

Subject to clause 11.7, a party must not commence legal proceedings in respect of a Dispute unless:

- (a) a Mediation Notice has been given; and
- (b) the Mediation Period has expired.

**11.6 Continuance of performance**

Despite the existence of a Dispute, the parties must continue to perform their respective obligations under this document.

**11.7 Summary or urgent relief**

Nothing in this clause 11 will prevent a party from instituting proceedings to seek urgent injunctive, interlocutory or declaratory relief in respect of a Dispute.

**11.8 Survive termination**

This clause 11 survives the expiry or termination of this document.

**12. NOTICES**

**12.1 Notices**

- (a) A notice, consent or other communication under this document is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail, fax or email.
- (b) A notice, consent or other communication that complies with this clause is regarded as given and received:
  - (i) if it is delivered, when it has been left at the addressee's address;
  - (ii) if it is sent by mail, three Business Days after it is posted;
  - (iii) if it is sent by fax, when the addressee actually receives it in full and in legible form; and
  - (iv) if it is sent in electronic form when the sender receives confirmation on its server that the message has been transmitted
- (A) if it is transmitted by 5.00 pm (Sydney time) on a Business Day – on that Business Day; or

- (B) if it is transmitted after 5.00 pm (Sydney time) on the Business Day, or on a day that is not a Business Day – on the next Business Day.

- (c) A person's addresses and fax number are those set out below, or as the person notifies the sender:

**LFB Resources**

Address: Level 2/516 Hay Street, Subiaco, WA 6008  
Email Address: nsw\_enquiries@regisresources.com  
Attention: The General Manager Operations McPhillamys Gold Mine

**The Council**

Address: 91 Adelaide Street, Blayney NSW 2799  
Email Address: council@blayney.nsw.gov.au  
Attention: The General Manager

**13. PAYMENTS**

**13.1 How payments must be made**

- (a) LFB Resources must make each payment to the Council under this document by delivering an unendorsed bank cheque to the Council at the place, or by direct transfer of immediately available funds to the credit of the account, that the Council nominates at least one Business Day before the payment is made.
- (b) LFB Resources must make each payment to the Council under this document without any set-off or counterclaim or any other deduction and (to the extent permitted by law) free and clear of, and without deduction or withholding for or on account of, any Taxes or GST.

**13.2 Deductions and withholdings**

If at any time an applicable law obliges LFB Resources to make a deduction or withholding in respect of Taxes from a payment to the Council under this document, LFB Resources must:

- (a) notify the Council of the obligation promptly after LFB Resources becomes aware of it;
- (b) ensure that the deduction or withholding does not exceed the minimum amount required by law; and
- (c) pay to the relevant Government Agency on time the full amount of the deduction or withholding and promptly deliver to the Council a copy of any receipt, certificate or other proof of payment.

**13.3 Currency of payments**

LFB Resources must pay each amount required to be paid by it under this Agreement in Australian dollars.

**14. GOODS AND SERVICES TAX**

**14.1 Definitions**

- (a) In this clause 14:

**GST** includes:

- (i) any additional tax, penalty, fine, interest or other charge relating to GST; and
- (ii) an amount an entity is notionally liable to pay as GST or an amount which is treated as GST under the GST Law.

**GST Law** means the same as "GST law" means in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

- (b) Interpretation

Terms defined in the GST Law have the same meaning in this clause 14 unless the context otherwise requires.

#### 14.2 **GST pass on**

If GST is or will be payable by the supplier or the representative member of the GST group of which the supplier is a member on a supply made under or in connection with this document, to the extent that the consideration otherwise provided for that supply under this document is not stated to include an amount in respect of GST on the supply:

- (a) the consideration otherwise provided for that supply under this document is increased by the amount of that GST; and
- (b) the recipient must make payment of the increase as and when the consideration otherwise provided for, or relevant part of it, must be paid or provided or, if the consideration has already been paid or provided, within seven days of receiving a written demand from the supplier.

#### 14.3 **Later adjustment to price or GST**

If the amount of GST on a supply is or should be different from the amount in respect of GST already recovered by the supplier, as appropriate, the supplier:

- (a) may recover from the recipient the amount by which the amount of GST on the supply exceeds the amount already recovered by giving seven days written notice; or
- (b) must refund to the recipient the amount by which the amount already recovered exceeds the amount of GST on the supply; and
- (c) must issue an adjustment note or tax invoice reflecting any adjustment event in relation to the supply to the recipient within 28 days of the adjustment event except where the recipient is required to issue an adjustment note or tax invoice in relation to the supply.

#### 14.4 **Tax invoices / adjustment notes**

The right of the supplier to recover any amount in respect of GST under this document on a supply is subject to the issuing of the relevant tax invoice or adjustment note to the recipient except where the recipient is required to issue the tax invoice or adjustment note.

#### 14.5 **Change in the GST Law**

If the GST Law changes after the date of this document to change the amount of GST on a supply that would have applied at the date of this document, any consideration that expressly includes GST must be adjusted to reflect the change in the GST Law.

#### 14.6 **Reimbursements / Indemnities**

- (a) Costs actually or estimated to be incurred or revenue actually or estimated to be earned or lost by a party that is required to be reimbursed or indemnified by another party or used as the basis for calculation of consideration for a supply under this document must exclude the amount of GST referable to the cost to the extent to which an entitlement arises or would arise to claim an input tax credit and in relation to revenue must exclude any amount in respect of GST referable to the revenue.
- (b) The parties each indemnify the other against all GST, and losses, liabilities and expenses (including legal liabilities on a full indemnity basis) that the other incurs (directly or indirectly) as a result of a breach of a warranty or other provision in this document relating to GST.

15. **GENERAL**

15.1 **Governing law**

- (a) This document and any dispute arising out of or in connection with the subject matter of this document is governed by the laws of the State of New South Wales.
- (b) Each party submits to the exclusive jurisdiction of the courts of that State and courts of appeal from them, in respect of any proceedings arising out of or in connection with the subject matter of this document.

15.2 **Operation of this Agreement**

- (a) This Agreement contains the entire agreement between the parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this Agreement and has no further effect.
- (b) Any provision of this document which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this document enforceable, unless this would materially change the intended effect of this document.

15.3 **Costs**

Each party is to bear its own costs of negotiating and entering this Agreement.

15.4 **Counterparts**

This document may be executed in counterparts. Delivery of a counterpart of this document by email attachment or fax constitutes an effective mode of delivery.

# **SCHEDULE 1**

## **Compliance of this Agreement with the requirements of section 7.4(3) of the EP&A Act**

	<b>Section</b>	<b>Requirement</b>	<b>Clause of this Agreement</b>
1	7.4(3)(a)	A description of the land to which the agreement applies	Clause 1.1 definitions of Land and EIS Clause 2.1(b)
2	7.4(3)(b)(i)	A description of the change to the environmental planning instrument to which this agreement applies	Not applicable
3	7.4(3)(b)(ii)	A description of the development to which the agreement applies	Clause 1.1 definition of Project and EIS Clause 2.1(b)
4	7.4(3)(c)	The nature and extent of the provision to be made by the developer under the agreement, the time or times by which the provision is to be made and the manner by which the provision is to be made	Clauses 5 and 13
5	7.4(3)(d)	In the case of development, whether the agreement excludes (wholly or in part) or does not exclude the application of section 7.11, 7.12 or 7.24 to the development	Clause 2.2(a)
6	7.4(3)(e)	If the agreement does not exclude the application of section 7.11 to the development, whether benefits under the agreement are or are not to be taken into consideration in determining a development contribution under section 7.11	Clause 2.2(b)
7	7.4(3)(f)	A mechanism for the resolution of disputes under the agreement	Clause 11
8	7.4(3)(g)	The enforcement of the agreement by a suitable means, such as the provision of a bond or guarantee, in the event of a breach of the agreement by the developer	Clause 7

**EXECUTED** as an agreement.

Each person who executes this document on behalf of a party under a power of attorney declares that he or she is not aware of any fact or circumstance that might affect his or her authority to do so under that power of attorney.

**EXECUTED by LFB RESOURCES NL:**

\_\_\_\_\_  
Signature of director

\_\_\_\_\_  
Signature of director/secretary

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

**EXECUTED by BLAYNEY SHIRE COUNCIL:**

The Common Seal of Blayney Shire Council was here  
unto affixed in the presence of as per Council  
Resolution No: \_\_\_\_\_ Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Signature of General Manager

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

**Explanatory Note  
Draft Planning Agreement – McPhillamys Gold Project**

**Introduction**

The purpose of this Explanatory Note is to provide a plain English summary to support the exhibition of a proposed Planning Agreement (the Planning Agreement) prepared under sub division 2 section 7.4 of the Environmental Planning and Assessment Act 1979 (the Act) and the NSW Planning Agreements Practice Note (DPIE, April 2020).

**Parties**

The parties to the Planning Agreement are:

1. LFB Resources NL (ABN 90 073 478 574) and
2. Blayney Shire Council (ABN 47 619 651 511).

**Description of Subject Land**

The Planning Agreement applies to land described in Appendix A "Schedule of Lands" to the Environmental Impact Statement. This Planning Agreement is not to be registered on the subject land titles.

**Description of the Development**

The Proponent, LFB Resources NL (Regis Resources) is seeking development consent for the construction and operation of the McPhillamys Gold Project, a greenfield open cut gold mine and associated water supply pipeline, near Blayney, in Central NSW.

The project comprises of 2 key components; the mine site where the ore will be extracted and processed and an associated water pipeline, which will deliver the supply of water from near Lithgow to the mine site.

If Development Consent is granted, the mining and ore processing operations will be carried out on land 8km from Blayney, which is within the Blayney Shire Council (the Council) local government area.

**Summary of the Development**

LFB Resources NL has offered, and Blayney Shire Council have agreed, to enter into this Planning Agreement under which LFB Resources NL will pay monetary contributions comprising;

- an initial sum of \$1,000,000; and
- annual payments of \$212,222, which, over 15 years, equates to approximately 1% of the estimated establishment capital cost of the Project (subject to CPI or 2% adjustment whichever is the greater after the first annual payment).

In addition, it is agreed that LFB Resources NL will pay a sum of 1% per additional capital expended above the original capital cost of the Project, that is associated with any future development requiring modification subject to a Planning Agreement.

The contributions required by the planning agreement will be provided when Development Consent is granted; subject to the exhaustion or expiry of any appeal or legal proceedings or appeal commenced; and the board of Regis Resources having finally approved the capital expenditure to carry out the Project.



**Explanatory Note  
Draft Planning Agreement – McPhillamys Gold Project**

**Assessment of Merits of the Planning Agreement**

**The Planning Purpose of the Planning Agreement**

The Planning Agreement will benefit the public by making contributions to improve social, sporting/recreation, environmental, economic and public amenity outcomes within the Blayney Shire.

**How the Planning Agreement Promotes the Objects of the Act**

The Planning Agreement promotes the objects of the Environmental Planning and Assessment Act 1979 (NSW) in particular Clause 1.3(a) and 1.3(c).

**How the Planning Agreement Promotes the Public Interest**

The Planning Agreement will have a positive impact upon the Blayney Shire community by supporting improved outcomes that are in the public interest and benefit.

The Planning Agreement promotes the public interest by committing the Proponent to make contributions towards the improvement of social, sporting/recreation, environmental, economic and public amenity consistent with the strategies of the Blayney Shire Community Strategic Plan.

Each year, Blayney Shire Council will determine how the monetary contributions are allocated and identify a project/or projects via the public exhibition of the annual Operational Plan and 4-year Delivery Program.

Council will prepare a budget that may be provided for a specific project or projects and/or provided as additional funding towards Council's existing Financial Assistance Program (FAP).

Council will invite a representative from LFB Resources NL to be a member of Council's Financial Assistance Committee.

Eligible community groups which meet the funding guidelines, will be provided the opportunity to access financial support via the FAP for their local projects in July and January each year, as recommended by the FAP Committee and approved by Council.

Council will maintain records and will acknowledge the Monetary Contributions from LFB Resources and the purpose to which the contributions under this Planning Agreement are applied, in its Annual Report.

**Requirements Relating to Certificate, Occupation Certificate or Subdivision Certificate**

The Planning Agreement does not specify requirements that must be complied with prior to the issue of a Construction or Occupation Certificate.

## Planning Agreement.

### Community Review Regarding McPhillamys Gold Mine.

Regis Resources is considering the safety, health, and wellbeing of the community and environment considerably. Whilst waiting for approval to commence their McPhillamys Gold Project at Kings Plain, Regis Resources has listened to the concerns raised via the community.

One example was the communities concern regarding the entrance/ access to the mine site. The community residing close to that appointed access became worried regarding their health due to an increase in pollution such as noise, dust, and fuel fumes. Also, there was a safety concern regarding an increase of traffic movements including heavy vehicles.

Regis Resources listened, analysed the hazards, and worked together to implement controls. Regis relocated the site access further away from the residing community. Residents close to the mine site have been assisted by Regis with offers such as double glazing, air conditioners, water filters and planting trees to minimise the visual impact. Regis has also offered to purchase properties of those who would wish to move away from the mine site.

‘Optimisation’ of the mine schedule is another control. This means the timing and amount of vehicle movements, and machines used will be conducted by the mine to minimise hazards such as noise and dust.

Furthermore, Regis Resources has now changed the waste rock emplacement building location. Instead of starting on the South side, it will now start building on the North side further away from the highway and residents. This will reduce the noise hazard on the community.

On the environmental side regarding flora and fauna, Regis Resources are aware and assisting. Regis is rehabilitating vegetation on and around the proposed mine site. The rehabilitation will continue during the construction period of the mine site and continue throughout the production stage. When planning changes are implemented, occasionally this will help reduce the number of trees from being removed.

These changes also protect potential heritage memorabilia and sites of sacred value.

Rehabilitation of vegetation expands further around the proposed construction area of the water pipeline (90 kms long), tailings storage facility, and water management system.

Fauna is not neglected or harmed. The project may be a hazard to the habitats and survival of some animals. The management at Regis Resources are committed to assisting all fauna that will be affected, by being aware, analysing, understanding, and relocating effected animals to another survivable location.

Another environmental issue is the Belubula River. Regis Resources are aware that the Belubula River is a necessity for the residential landowners living near the river. They require the river for farming and for domestic water. Regis are confident that their water management systems will run clean water around the mine site of which the majority of water will be returned to the Belubula system. Independent studies indicate that the downstream water users will not be impacted from the project.

The project will assist the local community businesses and residents. The project will offer employment opportunities to the local and surrounding communities. Local and surrounding businesses will benefit via an economic growth from employed personnel working at the project and living in the community. Local businesses may be contracted as a material or equipment supplier to the mine.

Regis Resources continue to assist the community in other ways. Blayney High School received funding assistance from Regis so that they were able to upgrade their 'hothouse'. This enables the school to grow fresh fruit for their canteen and agriculture programs. The school is also able to commence their aquaponics program. This will increase the students learning experiences and opportunities.

The Planning Agreement involves LFB Resources NL (Regis Resources), and Blayney Shire Council. When the McPhillamys Gold Project is approved to commence, one key component is the construction of the mine site area where the ore is extracted and processed. The second key component is the associated water pipeline, which will supply water to the mine site. The water pipeline will be constructed from Lithgow.

Under the Planning Agreement, Blayney Shire Council will receive monetary contributions from LFB Resources NL. The agreed sum of an initial amount of \$1 000 000, and annual payments of \$212 222 will be exchanged. This amount will help Blayney Shire Council improve and assist the community via sporting/ recreational means, environmental issues, economically, socially, and public amenity outcomes.



26<sup>TH</sup> November 2020

The General Manager  
Blayney Shire Council  
BLAYNEY NSW 2799

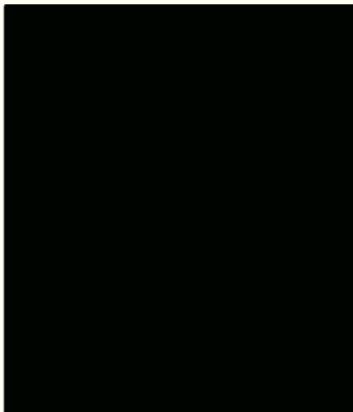
Dear Rebecca Ryan

I write this letter as a concerned ratepayer who resides in the Blayney Shire Council area.

It has come to my attention that Regis Resources has a draft Planning Agreement lodged with Blayney Shire Council. I understand that the agreement equates to approx. \$4,000,000 plus CPI.

For a project that has a life of approx. 15 years I find this a very poor contribution to the Blayney community considering the huge impact that this project will have on the upkeep of our roads and infrastructure that the council is responsible for.

Council needs to renegotiate this contribution considering the profits expected by Regis on the McPhillamys project.





We are writing to you regarding the current VPA (Voluntary Planning Agreement) on exhibition regarding the McPhillamy's Gold Project.

The overwhelming feel of this agreement is that the potential destruction of our land, community, town, including surrounding land values, water pollution and flow destruction, outweighs the basic agreement that council has negotiated with LFB Resources.

This 'cut and paste' document seems to be one which hasn't taken on any of the adverse and ongoing effects that the development will create. These effects will be here in this community, on this land and in the environment long after the developer has gone, and the money has dried up.

Over 20 years ago, Blayney Council also entered a VPA with Cadia Operations. At that time Cadia also offered an up front payment of 1 million dollars. One would think that 20 years on, and a development that will adversely impact this town even more so than Cadia, would have deserved a larger up front fee to combat this (even though no amount of money will help to fix this monumental destruction).

This development, which in today's gold price, is set to make in excess of \$50 billion dollars for its shareholders. What they are planning on doing to every aspect of this community would have surely encouraged Council to negotiate something stronger.

In conclusion, we feel that this council's negotiation with LFB Resources has been extremely weak and has not been given the due diligence that such a destructive development deserves.



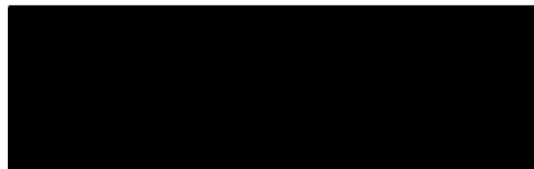


17<sup>th</sup> December, 2020

Comment on Draft Voluntary Planning Agreement between LFB Resources and Blayney Council

1. The fact that the council is willing to enter into such an agreement prior to the formal approval (if it ever happens) suggests council supports this mining development and sees it as a foregone conclusion. It makes this VPA look like a bribe.
2. The amount of money proposed in the agreement is pitifully small compared to the permanent social and environmental damage that this mine will create. If it can only be a proportion of the capital expenditure rather than the value of the gold resource, then the council should have negotiated a much larger proportion.
3. The proposal for a mining representative to be on the council's financial committee is not appropriate, compromises council's integrity and could influence future projects.
4. Given the insignificant amount of money offered it is essential that the funds are concentrated into substantial projects and not frittered away on token small grants. We suggest that large-scale environmental projects, renewable energy projects, social housing and equipment for local emergency services would be appropriate uses for these funds.

In essence, council should be aware that this money is not "free". It comes at the cost of the destruction of the local community and environment. No amount of dollars will ever compensate for this irreparable damage.



[REDACTED]

[REDACTED]

[REDACTED]

17<sup>th</sup> December, 2020

Dear General Manager

My name is [REDACTED] and I would like to put in a submission to Blayney Council regarding the Draft Planning Agreement – Mc Phillamys Gold Project.

[REDACTED]

[REDACTED]

[REDACTED] I am strongly opposed to the mine as I believe that our area is best suited to farming and looking after the environment for future generations. I have nothing against mining but I believe that it is best suited to areas where the land can not be used for agriculture and the mining will not disturb the natural environment, waterways and removal of thousands of gum trees and bushland that has been there for thousands of years.

I would like Blayney Council to consider the following points:


1. I don't agree that the draft VPA should be drafted up until the mine has been approved, and if it were be approved at all.
2. Regis should not be allowed to sponsor local sporting clubs and events before a project of this size was to be approved as I believe that it gives the wrong impression to the local community.
3. Blayney Council and other Council should be taking a step back from the short term approval process and looking at the long term implications. Council should be looking at the long term negative impacts as well as the short term positives of the project.
4. The proposed mine is on the boundaries of Bathurst, Cabonne, Orange and Blayney Council's. Bathurst Council recently wrote a one line email back to the DPIE when they were asking about responses to questions. I don't believe that this is an acceptable answer and is well below that standards which the public would expect from Council on a project this size.
5. There a number of existing issues mainly regarding Guyong Road and Millthorpe Road between Vittoria and Millthorpe. Both of these roads are falling apart, do not meet any kind of road design rules and have some very poor intersections. Both of these Roads are already in need of a major rebuild to bring them up to standards and to cope with the constantly increased volume of traffic. I would estimate that it would cost between \$10 - \$15 M to bring both of these roads up to standards.
6. There is already a lot of concealed driveways on both of these roads. These driveways would not be approved today but they still need to be fixed up and made safe. Who is responsible for this and who should be paying for it. There was recently a fatality at Cumnock with a farmer crossing the road on his motorbike.



7. If the mine gets approved and the Dungeon Road gets closed that will put a lot more traffic on the Guyong and Vittoria Road for ever as there is no plans to re-open Dungeon Road after the mine is closed.
8. There is a lot more Livestock trucks on the Millthorpe / Guyong Roads with the opening of CTLX 10 years ago. I would now see at least 1 fully loaded B-Double on Guyong Road every week. Mainly with loaded with local livestock.
9. I do not agree with the recent 10 ton load limit which has recently been placed on Millthorpe Road. Council's have an obligation to the public to maintain or improve levels of service on local roads and facilities. How can Local Council's keep putting up rates every year and at the same time letting roads be neglected.
10. With the value of farming land going up by approximately 4 times in the 13 years that I have lived here, Farmers have had to become a lot more efficient and cost effective to be profitable. This includes loading more fully loaded semi and b-double trucks to save on freight costs. Much of the livestock now coming from northern NSW and QLD. This has increased the heavy vehicle load dramatically on local roads. I believe that Millthorpe and Guyong Roads should be upgraded to b-double standards to allow local livestock trucks to move freely around the region.
11. I have read all of the EIS and mine related documents and Regis's opinion is that the VPA / contribution is for fixing local roads and over coming the issues regarding the closure of Dungeon Road and the increase of local traffic and that the money should be shared by all the local councils.  
Blayney Council believes that it should get all the VPA money and it should be spent on local community projects. If this is the case who is going to upgrade the already deteriorated local roads which do not meet design standards.
12. Blayney Council had already had over 20 years experience with dealing with Cadia mine and some of the local roads out that way have only just been upgraded in the past two years. Why should the locals farmers have to put up with poor roads for more than 20 years after a mining project is approved.
13. Blayney Council really needs to look into Reg's long term intentions as it is common knowledge that if this mine is approved then Regis will seek to get approval for more local mines, bring the ore back to McPhillamy's for processing. This will put a huge burden on Blayney Councils Roads.
14. Has Blayney and other local Councils done a full condition report on all local roads and done any costings on the increased traffic and expected deterioration figures.
15. Has any of the local Councils actually designed and costed up some of the necessary upgrades on the Millthorpe and Guyong Roads to see how much it would cost to upgrade.

Thankyou for reading through my submission. I believe that Blayney Council really needs to consider the long term negative impacts for a short term gain on this project. I also believe that the \$1 - \$2 M in the current draft VPA is no where near enough money to fix all of the long term impacts of the project. If calculated correctly the figure should be at least \$20 Million at a minimum.

Kind Regards



17<sup>th</sup> December 2020

General Manager  
Blayney Shire Council  
PO Box 62  
BLAYNEY NSW 2799

Dear Councillors

**RE: MCPHILLAMYS GOLD MINE – VOLUNTARY PLANNING AGREEMENT**

As a resident of [REDACTED] for 4 years now [REDACTED] I am considerably disappointed in the Council's efforts to obtain a fair and equitable VPA for the residents of it's community. The Council is set to gross some \$4,183,330 from this VPA of a decade and a half, whilst Regis will gross more than \$5,000,000,000, leave a hole in the ground filled with toxins and acidic compounds, not attend to the rehabilitation of their mitigation measures and leave.

This draft agreement is an insult to the communities it's going to destroy. Regis will pillage hundreds of hectares of land in an area accustomed to pristine rolling hills, well established native trees, silence, darkness at night and a friendly well known community. This agreement does not provide sufficient funds for the area to be reinstated to it's pre mining state. It also does not provide any form of assurance to those directly affected as it does not specify what the funds can/will be used for.

Has the Council considered the fact they will be responsible for the care of the pit that needs to be fenced off and maintained post mining, forever? The impacts of this mine will last far longer than the lives of any Councillors alive today, their children and their children's children, and \$4m is supposed to be sufficient to fund this? With vegetation measures now not taking place until approximately year 7 or 8 of the project, Regis will be leaving the site well before any of their efforts are in a state to self care for their own growth and development. The Council will need to fund watering and care activities to ensure the growth of the measures Regis is proposing to use on their waste rock walls and mitigation areas.

Regis is not putting any effort into maintaining properties they are being forced to purchase. We can only assume this method of treatment will be consistent to further property purchases, meaning if all of the residents on Walkom Rd end up selling to Regis (which is looking like a real possibility), the properties will either: a) be left to their own demise or b) be used to house their staff, of which would be short term tenancies with no genuine care for the properties or the area. When the mine leaves after just a decade, Kings Plains will not be a village, just an area of overgrown, unmaintained properties. Currently, the Walkom Rd verges are filled with overgrown grass, shrubs and weeds. Residents do what they can but some properties have large boundaries that are difficult to maintain themselves. The Council will need to fund maintenance and care in these areas to ensure the weeds and grass are maintained at a safe level. These additional costs need to be incorporated into the VPA.

My major concern for the Kings Plains community is mental wellbeing. This process to date has been a burden on everyone in Walkom Rd and if this proposal is approved, it will add anxiety, stress and discord for the residents. The Council need to ensure that they are committing to measures that support those directly affected by this mine. Not just on Walkom Rd, but also West and North of the mine site. Measures that would help them communicate with each other and feel like an inclusive community are paramount.

Some of these activities could be: to use proceeds of this funding to clean up the Kings Plains area with weed control, grass cutting, creek/river clean up, plantations to help with screening for noise, light intrusion, visual amenity and air quality and to regularly perform these activities on an ongoing basis; installing a footpath from the Eastern intersection to the Western intersection of Walkom Rd would make it easier for the community to move between properties and visit each other as the community grows in younger demographic with children, the desire to be able to safely move around Walkom Rd is becoming popular.

Any committee tasked with deciding on the use of these funds should have at least one resident from each neighbouring affected area being Kings Plains, Vittoria and Guyong to ensure those actually affected have input to the use of funds that designated to helping them. The Council also needs to ensure that when agreeing to the financial amount of the VPA, they give consideration to not just the initial cost, but the ongoing maintenance and upkeep.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

17<sup>th</sup> December 2020

General Manager  
Blayney Shire Council  
PO Box 62  
BLAYNEY NSW 2799

Dear Councillors

**RE: MCPHILLAMYS GOLD MINE – VOLUNTARY PLANNING AGREEMENT**

We write to you on behalf of our near one hundred members in relation to the draft Planning Agreement currently on exhibition between your Council and LFB Resources (Regis).

The NSW Practice notes on VPAs state that the fundamental principles of a VPA are to deliver sustainable development while achieving key economic, social and environmental objectives. The Planning Institute of Australia states that VPAs can be used to fund early infrastructure which creates capacity for the proposed development should the affected authority not currently have the facilities available. It is clear that a VPA should not be based on a component of the proposal, such as a percentage of the capital outlay, rather it should be based on an assessment of the needs of the authority area encompassing the economic, social and environmental impacts and needs.

From the draft VPA and explanatory note, there appears to be no genuine assessment of the impacts of this proposal and the justified financial compensation of these impacts, which should then form part of the justification of the VPA. How can the Council claim that the amount agreed to in the VPA is sufficient to fund all of the necessary pre project planning, economic, social and environmental impact compensation, when it doesn't appear they've carried out any necessary assessments to determine these? If the Council believes that just \$4m spread over a decade and a half is sufficient to fund all the required action by the Council, this needs to be justified.

It is also clear in the practice notes of a VPA that the measures agreed to in a VPA are to be spent on items that will aid to offset the negative impacts of the development and the public affected. As admitted by Regis, the following are areas that will experience a negative impact from the proposal: Property owners between Lithgow and the mine site; reduction in groundwater and surface water flow; forcibly ceasing the existence and flow of natural springs; deterioration of water quality and quantity in the Belubula River feeding into Carcoar Dam and the Lachlan catchment; demolition of endangered trees, woodland and fauna habitat including Koalas; significant increase in greenhouse gas emissions in the Blayney LGA; significant noise intrusion; significant degradation in air quality; impacts on local bores; significant night lighting intrusion; further reduction in local labour force as existing employed community seek higher paying jobs with the mine; an increased strain on housing demand in the Blayney LGA, and of course being left with an open cut, toxic hole in the ground which will capture both surface and ground water for hundreds of years after the mine.

Following from the above, the Council need to assess the requirements of adequately mitigating and compensating the above areas to justify the development. For context and perhaps as a guide for the Council, the department of Fisheries alone will receive \$4,583,244 just for the removal of fish habitat in the Belubula River. You can see how it's difficult to believe that nearly half a million dollars less than what Department of Fisheries will receive is sufficient for all of the negative impacts that the Blayney Council will have to

manage and fund not only while the mine exists, but dealing with the legacy impacts it leaves behind. We'd also like to refer to the current VPA with Cadia of which has minimal negative impact on the Blayney Shire Council compared to the McPhillamys mine, and yet the initial capital amount was the same in that agreement which was made over seven years ago. All of this evidences the inadequacy of the entire financial components of this draft VPA.

It is also worth reminding the Council of the very limited benefit that Blayney is due to receive by way of employment. We would like to refer you to table 7 on page 25 of the Social Impact Assessment (appendix T) from the EIS which shows their best estimates are that 65 of their jobs will come from people already living and employed in the Blayney LGA, and that only an additional 20 employees will actually relocate to the Blayney LGA.

If the Council honestly thinks Blayney will benefit from this proposal from increased jobs and population, they need to address the chronic housing shortage in the town. With the lack of existing rental properties, any new comers for the mine will force out other locals and increase the price of rent with their higher capacity to pay for rent. This extends to the property purchasing market where properties are offered for sale and sold within a matter of days in Blayney. Without a dramatic and immediate increase in the availability of properties in the Blayney market, there will either be no properties for the new workers, again pushing them to Orange and Bathurst; or they will over inflate the prices for genuine locals and make it more unaffordable for generational locals in the area. This all means that the potential 20 new locals could reduce further, or the LGA will lose existing locals to let in these new short term high income individuals. Council needs to consider creating new developments to increase the supply of properties in the Blayney LGA if it wants any hope of actually having some of the work force residing in the area. The cost of this needs to be included in the initial capital amount of the VPA. The Planning Institute of Australia specifically notes that VPAs should be used to target the issue around housing affordability created by projects. The Blayney Council needs to acknowledge that any increase in the Blayney population will put further pressure on the already stretched housing supply. Whether Council fund their own developments for the vulnerable, or just fund the access and availability of new properties for the private sector, the Council needs to do something and it needs to be funded from the initial payment of this VPA.

Local businesses will lose existing skilled labour. This was acknowledged by Regis in their EIS in the Social Impact Assessment and yet there are no measures in place to prevent or assist local small businesses transition with this. The Council needs to use this VPA to assist their local businesses with the labour shortage that will be created if this proposal is approved.

The visual impact of this proposal is a colossal impact which will be experienced by all around the project. Efforts of mitigation by Regis are long term and involve using exposed rock and dirt from the pit which are, in themselves, not appealing to look at. An area which is continuously omitted from Regis' assessments is the Guyong Rd area and other properties to the West of the site that are in elevated positions. Residents in these areas will have line of sight views into the pit, of the processing plant and of the roads and other infrastructure of the mine site. Regis has focused their wall building to the Southern end of the mine site which neglects the impact to the North and West of the site. The Council needs to fund immediate visual screening exercises in these areas to aid those residents that have been omitted from the mitigation efforts of Regis.

Given the reduced amenity in the areas around the mine, proceeds from the VPA should be used to increase the amenity of the areas in alternative methods.

Given the reduction in groundwater and surface water flow from waterway redirection, plugging of springs and also the deterioration in water quality, Council needs to invest in infrastructure, procedures and activities which will promote increased flow from other areas that may be unutilised at the moment, as well improving the quality of the water. These could be areas of the river or around it which require repair, optimising existing flows/practices around the river or committing to activities which will see a direct improvement in the river such as clean up activities. Given the deterioration in the inflows to Carcoar Dam in both quality and quantity, the Council should commit to improving the recreational area and amenities at the Dam to help offset any potential loss in tourism from the poorer quality water.

The Council should commit to a plantation and vegetation program in the areas around the mine site. In addition to efforts by Regis, the Council needs to commit to its own program of planting new trees of the species to be destroyed with the mine. Increased plantation will also aid with visual impacts, and somewhat assist with air quality, noise and light intrusions. Fauna protection and assistance programs should be created to help with dealing with any increase in injuries that will be created by pushing existing fauna out of their areas and into surrounding roads and properties where they will likely sustain injuries. Of note is the destruction of well established Koala habitat. In addition to the forced offset measures placed on Regis, the Council should fund its own efforts to help improve the habitat in the LGA for Koalas and invest in programs designed to help Koala's populate and reinhabit the area.

This proposal will see a dramatic increase in greenhouse gas emissions in the Blayney LGA, both directly and indirectly. The Council should commit some of the initial funding to having a 100% renewable Council, being all properties and assets owned or operated by the Council running on renewable resources. This will help not only actually offset a small portion of the emissions generated by the proposal, but also the perception of the local Council and their position on taking action on climate change.

Finally, predominantly all of the negative impacts from this proposal will be experienced by the areas of Kings Plains, Vittoria, Guyong, Fitzgeralds Mount and obviously the Belubula River. As such, and consistent with Blayney Council's arguments for their basis of being the only Council in the VPA, the only areas that should receive the proceeds of this VPA are those listed above or those with a direct impact such as Carcoar Dam and areas around the River.

Your sincerely,  
Daniel Sutton  
President  
The Belubula Headwaters Protection Group

To Whom it may concern,

I am writing in response to the Voluntary Planning Agreement for the McPhillamys mine project. I would like to suggest a number of things that could be beneficial to the directly affected community in the Blayney Shire:

- Kings Plains will be directly affected by visual amenity, noise disturbance and air quality. I suggest that a row of mature, evergreen trees to be planted along the areas of the street that look directly into the mine site. Specifically, the stretch of road in front of or adjacent to 166 – 188 Walkom Rd and along the significant stretch that is adjacent to 80 Walkom Rd. Consideration should also be taken into account for tree planting of the properties whose boundaries boarder the Mid-Western Highway along the Walkom Rd section. The process of planting and growing this boundary of trees will allow a buffer for visual amenity and hopefully absorb a significant amount of the noise impacts.

Many residents in the Kings Plains vicinity are active and often are seen walking along the roadside. To ensure the safety of all road users and the community enjoyment, I suggest:

- the verges of the road be regularly maintained by lawn mowing.
- A footpath to be installed along the majority of the road to allow residents to safely enjoy exercise
- The Walkom Rd to be widened or wider shoulders along the road to be added.

In regards to the mine operating in the Blayney Community, I would also like to see consideration (between Regis and BSC) for the local community after the mining operations have ceased. Including housing affordability, lifestyle and employment.

Thank you

██████████

**Comments on the VPA between Blayney Shire Council and Regis Resources Ltd**

**Clause 11.1 Definitions:**

- a. Council might consider specifying that the **LFB Senior Management Representative** should 'normally be resident in NSW'. Our (limited) experience is that for Resource Companies where relevant representative officers are resident in head offices interstate that proceedings can be drawn out at least in part because of tortuous chains of command even allowing for electronic communication. Discussions can become prolonged especially if project site visits are involved.
- b. Consider adding at the end of **Project** definition 'a copy of which has been received by Council' to ensure that Council is fully informed of any such document submitted by or for LFB.

**2. Clause 3.1 Conditions**

It concerns me that Regis Resources may use clause 3.1 (c) to delay the **CP Satisfaction Date** and hence payment of their initial contribution to Council, perhaps to even after it has commenced construction work on the mine site. I believe that that consideration be given to striking out clause 3.1 (c) -this would require minor changes to 3.1 (b) and 3.2.

**3. Clause 4 Term of this agreement**

Clause 4.1 (a) The rights and obligations under the Agreement should start on the CP Satisfaction Date.

Clause 4.1 (b) Do '....Mining Operations associated with the Project....' include the possible processing of ore from beyond the McPhillamy's Mine Site as foreshadowed by Regis Resources in several documents, or will this involve separate, new or a revised Planning Agreement with Council? What is the position for review if processing of such ore proceeds concurrently with that from the McPhillamy's pit?

As Mining Operations include rehabilitation these are clearly going to extend far beyond 15 years and include monitoring of seepage/leakage from the tailings storage facility and from the waste rock emplacement and the partial filling of concentrations of salts in, and leakage from, the abandoned pit, all of which may require continued remedial action how is the date on which the 'project permanently cease' to be identified? NB there appears as if there is an error in the agreement in clause 4.1 (b), perhaps with '**or (ii)**' omitted immediately before 'the date on...' on the agreement as shown on the Council web site in which case the above may not present an insurmountable problem although we expect this would indicate that the Council would be assuming the responsibility for monitoring the above, and possibly other contaminated sites.



**4. Clause 5.5a Review of annual contribution**

It seems that part of the problem indicated in 4 above and also a difficulty in 5.5(a) could be ameliorated by replacing the phrase 'Mining Operations associated with the Project' with just 'the project' for as defined 'the project' is a mining operation, and the longer phrase is a tautology.

**5. Clause 6.1 Use of monetary contributions by the Council**

The first paragraph of this clause, that the Council is planning to use the monies as a 'slush fund' to do more or less what it likes with the money, but to leave no permanent mark to the considerable mental and physical health problems, social disruption, family upset and financial loss of the near neighbours to the Project have and continue to experience and are likely to do so for at least the next 15 years (on the assumption that the project proceeds).

One of the most disappointing features of the Council's approach to the McPhillamy's application has been its inability to deal independently with but a few of the many important parameters around which the IPC decision will be made. In too many of the more technical issues – noise, air quality, groundwater, geochemistry and such it has either deferred to the various State Government agencies thus reducing the number of independent opinions on the desirability of the development, or taken for granted the material produced by the proponents Regis Resources Limited. The general whine from the Council has been 'we are a small Council and don't have the necessary experts on staff'. While this is true, and a disadvantage of a small shire, it also indicates a lack of thought – why has it not taken at least the most important sections of the EIS and contracted experts to peer-review them? This is the normal way organisations lacking expertise deal with such problem. Even the underfunded Belubula Headwaters Protection Group managed to organise 2 such reviews.

Another of the weaknesses demonstrated by our aldermen has been a credulity in the propaganda spread by the proponents concerning how much they are doing for their near-neighbours, including the 'negotiated agreements' on offer. They apparently have not investigated the draconian contractual conditions attached to these latter – acceptors have to give away the right to complain about noise or dust no matter how toxic, sworn to silence about what they are being offered financially and even whether they have an agreement, and their responsibilities should they choose to sell their property to other than Regis are just a few

Our suggestions for use of the funds is that they be used to augment the absence of expertise on the Council when having ssds and smaller Das they have to deal with that are controversial. Not only mining projects but others that divide the community and if proceeded with will inevitably result in losses that the near neighbours to McPhillamy's are likely to face. Seek peer reviews or otherwise engage disinterested experts to produce critiques of 'models' on which much reliance is now put. Perhaps put aside some funds to help community groups that are struggling with the great power imbalance between the proponents and opponents of developments. This is too late for the group most vocal in their opposition to McPhillamys but I'm sure SSD 9505 will not be the last of such applications.

[REDACTED]  
[REDACTED]  
[REDACTED]  
Kings Plains

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 17 December 2020 4:36 PM  
**To:** Blayney Shire Council  
**Subject:** IEM/60540 - FW: Regis Planning Agreement

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern

Although I am not a rate payer of Blayney Council, I am serviced by the Blayney Post Office which means much of my business is conducted in Blayney. My business borders the Blayney Council area.

I write this email to express my concern and disappointment with the proposed Regis Voluntary Contribution to Blayney Council.

\$4,000,000 is a very poor contribution volunteered by Regis over 15 years. Blayney Council will incur many out of pocket expenses during the life of the proposed mine (McPhillamys Project), for example

1. Ongoing and added administration (I'm sure this would have already cost council funds just like my it has my business)
2. Roads – added traffic that will be created by the mine.
3. Waste – added costs of general and recycling waste at the waste management facilities.
4. Environmental issues eg dust and the problems associated with dust. Risk of dust contaminating water and added cleaning of the town.
5. Safety – added vehicle movements so concerns with the safety of footpaths ect.

These are just a few issues that come to mind.

This contribution is far from adequate.

Please do not hesitate to contact me at any time regarding the proposed mine.

**Kind Regards**

[REDACTED]

[REDACTED]

IMPORTANT: This message may contain confidential or legally privileged information. If you think it was sent to you by mistake, please delete all copies and advise the sender.

### DELIVERY PLAN PERFORMANCE STATUS REPORT – DECEMBER 2020

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
<b>Future Direction 1 - Maintain and Improve Public Infrastructure and Services</b>					
<b>1.1 All levels of government need to work together to plan for ongoing works and capital projects that will improve the Blayney Shire road networks and other assets</b>					
1.1.1	Represent business and community concerns to both State and Federal Governments in relation to improved road safety and market access outcomes.	Sealed roads and unsealed roads, bridges and culverts are maintained in accordance with agreed service levels.	<p>Council has submitted an application with the National Heavy Vehicle Regulator Strategic Local Government Asset Assessment Project for Tier 1 assessments of 16 Council Bridges / Major Culverts.</p> <p>Newbridge Road (LRCI) rehabilitation works completed December 2020.</p> <p>Carcoar Street reconstruction project commenced with construction of stormwater and kerb &amp; gutter from Quamby Place to Maple Crescent.</p> <p>Maintenance grading and resheeting programs ongoing, within budgetary allocations.</p> <p>Roadside vegetation management undertaken:-</p> <ul style="list-style-type: none"> <li>tree trimming between July and Sept.</li> <li>roadside slashing &amp; spraying ongoing.</li> </ul> <p>New footpath works completed in Charles Street Blayney &amp; Crouch Street, Neville.</p>	IS	DIS
		Participation in the Central NSW Joint Organisation Transportation Strategic and Technical Advisory Groups.	<p>DIS attended Central West and Orana Sub-Regional transport workshop.</p> <p>DIS Attended Central NSW JO Transport Meeting.</p>	IS	
1.1.2	Manage Regional (State) and Local Road Networks.	Sealed roads, unsealed roads and bridges/culverts are maintained in accordance with agreed Service Levels.	<p>Council no longer participates in the Routine Maintenance Council Contract, as the value proposition was no longer positive for Council, with a significant increase in the pre-qualification requirements.</p> <p>Hobbys Yards Road (REPAIR) rehabilitation works completed December 2020.</p>	IS	DIS
1.1.3	Implement the Blayney Shire Council Asset Management Plans.	Implement the Blayney Shire Village Streets Sealing Plan 2018/2022 on streets in residential zones.	<p>Initial sealing works completed on:-</p> <ul style="list-style-type: none"> <li>Hay and Leabeater Streets, Lyndhurst.</li> </ul>	IS	DIS

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
1.1.4	Prepare business cases for submission to NSW and Federal Governments for the upgrade and undertaking of capital works along local roads which provide market access for primary production, tourist drives, and for achieving road safety outcomes.	Funding opportunities are identified and applications are prepared and submitted for funding.	NSW Growing Local Economies application for Blayney Heavy Vehicle Route – Stage 1, unsuccessful. Debrief undertaken with NSW Government officials.  Council advised of successful funding (50%) application for the Gally Swamp Bridge, Gallymont Road, and unsuccessful application for Leabeater Street, Lyndhurst, under the Federal Bridges Renewal Program.  Funding applications submitted to NSW Fixing Country Bridges program, for:- – Gally Swamp Bridge (50%), Gallymont Road – Limestone Creek Bridge, Lucan Road – Grubbenbun Creek Bridge, Leabeater Street  Council advised on unsuccessful application to NSW Government Streets as Open Space Program (COVID Stimulus) for Belubula River Walk from Martin Street to Martha Street, Blayney.  Funding application submitted to NSW Government Fixing Local Roads Round 2 program for:- – rehabilitation and pavement strengthening of 3.7kms of Panuara Road.	IS	DIS
		Representations are made through the local State and Federal Government Agencies for assistance to obtain additional funding for significant projects.	Council submitted joint applications to the Independent Panel for the Road Classification and Road Transfer Review:- – With Bathurst to have Hobbys Yards Road converted to State Road, on the proviso that council is able continue to provide maintenance, rehabilitation and upgrade works. – With Cabonne to convert Vittoria Road / Vittoria Street to Regional Road status.	IS/EX	DIS/GM
		Projects are identified and prioritised via Central NSW Joint Organisation.	Infrastructure Services staff attend Strategic and Technical Advisory Group meetings.	IS	DIS
		Develop a priority list of road projects for regional review that are worthy of funding and investment by NSW and Federal Governments from the Blayney, Orange and Cabonne Regional Economic Development Strategy.	Infrastructure Services continue to liaise with Central NSW JO and Government agencies on transport planning.	IS	
		Develop plans for a Heavy Vehicle Traffic Relief Route north of Blayney to link the Mid-Western Highway to Orange Road.	NSW Growing Local Economies application for Blayney Heavy Vehicle Route – Stage 1, unsuccessful. Debrief undertaken with NSW Government officials.	IS	
1.1.5	Plan for future transport and road infrastructure to service future needs.	Road networks and supporting facilities are analysed to identify opportunities for inclusion and development within the Transportation Asset Management Plan.	Traffic classifiers installed at various locations across the Shire road network to analyse speeding issues, alignment with accident locations, and reporting to NSW Police for enforcement purposes. Data uploaded to council GIS for future reference.	IS	DIS
		Projects are scoped and designed to a 'shovel ready' state for when funding opportunities arise.	Infrastructure Services continue to progress projects to "shovel ready" status as and when resources allow. Covid stimulus funding continues to generate considerable scoping and design works.	IS	DIS
1.1.6	Investigate opportunities for storm water harvesting and reuse.	Projects are scoped from storm water management plan(s) and funding applications submitted.	Blayney Retarding Basin Study continues to progress with alternate sites and solutions being investigated.	IS	DIS
1.1.7	Apply the principles of Water Sensitive Urban Design (WSUD) to storm water management.	WSUD principles considered as part of development process and implemented where benefits are identified.	No further actions related to WSUD undertaken.	IS	DIS

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
		Develop a WSUD policy in relation to development and Council works.		IS	
1.1.8	Storm water Management Plans are prepared for Blayney, Milthorpe and Carcoar.	Prepare a storm water strategic management plan to reduce impacts of storm water quality and quantity on the local environment.	Blayney Retarding Basin Study underway. No further actions related to Stormwater Management plan undertaken.	IS	DIS
1.1.9	Maintain Council cemeteries in accordance with the community's needs and expectations.	Maintain Cemetery records and provide online public access.	Cemetery records updated and synchronized to public database.	PES	DPES
		Maintain cemeteries to agreed Service Levels.	Rabbit eradication was undertaken at Blayney Cemetery in December.	PES	
1.1.10	Speed Zones within the residential zones of the Shire address Traffic Management, Heavy Vehicle noise and Road Safety concerns.	Lobby RMS to undertake an audit of speed zones with solutions leading to the designing and installation of traffic calming devices, where opportunities arise.	Speed Zone Audit for Neville completed, details on signage amendments expected shortly.	IS	DIS
		Undertake an audit of school bus shelters to ensure they meet agreed Service Levels.	Ongoing meetings with Transport for NSW on planning High Pedestrian Activity Area for Adelaide Street, Blayney, and engagement of consultant to undertaken landscape and architectural design.	IS	
1.2 Ensure provision of Sewerage Treatment is adequate for the growth of the Shire and promotes Residential Development					
1.2.1	Ensure the provision of Sewerage Treatment is planned for in a sustainable manner.	Manage treatment plant to effectively treat raw sewerage and ensure compliance with licence requirements.	Inspections of sewerage treatment plant (STP) undertaken on routine basis in conjunction with EPA and NSW Water.	IS	DIS
		Investigate funding opportunities for a Business Case for Town Sewerage for Carcoar, Mandurama and Lyndhurst.	Continue to sample effluent in accordance with licence conditions to monitor compliance.	IS	
1.2.2	Ensure that the disposal of effluent on un-sewered properties is being carried out in a healthy manner without negative environmental impact.	Commence preparation of the Blayney On-Site Waste Water Strategy.	Construction of Recycled Water Treatment Plant commenced.		
			No action to date.	IS	
1.2.2 Ensure that the disposal of effluent on un-sewered properties is being carried out in a healthy manner without negative environmental impact.					
1.3 The Blayney Shire Active Movement Strategy will be continued to be implemented to extend and renew the footpath and shared path networks in each town and village within the shire.					
1.3.1	Implementation of the Active Movement Strategy priorities providing safe and accessible connecting pathway networks.	Funding of new and replacement footpaths are designed and undertaken in accordance with Council's agreed Service Levels.	Contractor engaged for shared path on Boomerang Street from Victoria Street to Redmond Oval.	IS	DIS
		Accessibility compliance is considered prior to works commencing on all projects in accordance with Council's Disability Inclusion Action Plan.	Footpath on Crouch Street Neville, from the Neville Memorial Park to past the School completed.		
			Footpath link on Charles Street, from Carcoar Street to Mount Street completed.	IS	
1.4 Improved access to community and public transport between villages and centres.					
1.4.1	Lobby to improve public and community transport for the Shire.	Assess transport needs around the Shire.	Transport for NSW trial of Trunkey Creek to Bathurst Bus Service, via Neville and Blayney commenced.	EX	GM
		Continue to lobby for retention and innovative ways to deliver transport and other essential services in the Shire.		EX	
1.5 The Blayney Health Multi-Purpose Service; hospital, emergency, aged care, primary and ancillary support services provided in the Shire must meet the future needs of the community to improve health outcomes					

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
1.5.1	Work with the community to lobby NSW and Federal governments for expanded and improved health and aged care facilities.	Lobby and advocate on behalf of the community to refurbish the Blayney Health Multipurpose Service so that it meets current and future needs of the Shire.	Council continues to advocate on this matter on behalf of the community. Plans for refurbishment of the Blayney Health Multipurpose Service progressing.  Mayor and Cr. Ewin members on Health Council.	EX	GM
1.6 The community supports and values the local village and town primary schools so that they remain active and operational educative facilities.					
1.6.1	Advocate on behalf of the community to NSW Government to support accessible quality local education.	Advocate on behalf of the community to NSW Government to support accessible quality local education.	Staff remain in the communication loop.	EX	GM
1.7 Seek opportunities from the Federal Government and NSW Government to re-open the Blayney – Demondrille Railway Line which will provide significant regional benefits, cost effective port and market access for many regional industries.					
1.7.1	Lobby and advocate for the re- opening of the Blayney- Demondrille Railway Line.	Work with our railway alliance Councils, Central NSW Joint Organisation and stakeholders to lobby the NSW Government for investment to reinstate the Blayney- Demondrille Railway Line.	NSW Government announce funding of business case.	EX	GM
1.8 Full and equitable access and strong usage of Information and communication technologies across the Shire.					
1.8.1	Lobby the Federal Government for improved internet and mobile phone access to all our villages to facilitate business growth.	Lobby and advocate on behalf of the community to the Federal Government for improved mobile phone access to Carcoar and other localities.	Carcoar mobile phone/small cell antennae announced successful.	EX	GM
1.9 Investment by the NSW Government to re-open both Millthorpe and Newbridge Railway Stations for On Request Services.					
1.9.1	Advocate on behalf of the villages to NSW Transport to facilitate investment by the NSW Government to reinstate On Request Services at both Millthorpe and Newbridge.	Support the investigation of the Business Case for On Request Services in Millthorpe.	Completed.	EX	GM
		Advocate on behalf of Newbridge to NSW Transport to facilitate the reinstatement of On Request Services at Newbridge.		EX	
Future Direction 2 - Build the Capacity and Capability of Local Governance and Finance					
2.1 Build on the strength of the individual Town Association & Village Committees so that they are capable, self-sufficient communities involved in decision making about issues that affect their own community.					
2.1.1	Encourage sound governance practice and build the capacity and capability of local leaders within community organisations	Recognise Town & Village Committees and Progress Associations facilitating two way communication with Council and with each other.	Mayor and General Manager with Councillors attended local village committee meetings Oct-Dec 2020	EX	GM
		Provide ongoing financial support for the Community Development Coordinator roles and engagement with the Tourism, Town and Villages Committee.	Development Coordinators facilitated \$31,000 external grants submitted and successful Showground facility funding.	EX	GM
		Support the development and implementation of improvement projects for the local Halls, School of Arts and other Community facilities.	Drought Communities Program and Drought Stimulus Program projects include local community projects: Blayney Showground, Blayney Library, Dakers Oval, Napier Oval, Blayney Tennis Club amenities, Golden Memories Museum, Millthorpe CWA, Carcoar School of Arts and Redmond Oval.	EX	GM
		Continue to support local Community infrastructure projects via the Financial Assistance Program and Village Enhancement Plan allocations.	Funds voted by Council in 2020/21 Operational Plan. Round 1 applications currently being sought.	CS	DCS
2.1.2	Work proactively with the community groups to assist with event management.	Review and update Council Events Management Policy and procedure for holding events within the community, on Council roads and facilities.	Policy reviewed and adopted in February 2019. Website and Information Guideline reviewed and updated to be more informative to Event Organisers.	CS	DCS



DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
		Review risk assessments supporting Event Management Applications and provide feedback where required.	Event Management Support provided to volunteer groups by Council through meetings facilitated between Event Organisers and WHS & Risk Coordinator.	EX	GM
2.2 Whether you choose to live in the town of Blayney or any of our villages, there is both space and time to build the home of your dreams.					
2.2.1	Facilitate the development of new residential housing blocks and availability in Blayney and Villages.	Commence review of the Blayney Settlement Strategy.	Draft Blayney Settlement Strategy exhibited and community consultation undertaken during October and November.	PES	DPES
		Invest and develop available land to stimulate the release of housing blocks in Blayney to meet demand and facilitate investment growth.	Streatfeild Close Residential Development land parcels sold. Council have agreed in principle for sale of 2 land parcels at Beaufort / Frape Streets for Social and Affordable Housing project in partnership with Housing Plus.	EX	GM
2.3 Our local planning instruments supports the agricultural, industry, business/tourism and residential growth demands in a sustainable manner.					
2.3.1	Ensure planning activities support long term sustainability of agricultural sector.	Adopt a comprehensive Development Control Plan for the Shire.	Completed.	PES	DPES
		Review the 2008 Blayney, Cabonne & Orange Sub Regional Rural and Industrial Strategy.	Public exhibition completed.	PES	
2.4 Maintain meaningful two-way communication and engagement between State and Federal Governments, our Town Association and Village Committees, Business, Industry, Stakeholders, Council and communities of interest.					
2.4.1	Councillors to exhibit leadership on Council participating in committees and implementing Council's Community Engagement Strategy.	Council delegates are included in committees and community organisation engagement opportunities.	Committees of Council meeting on a regular basis. Councillors and staff meeting with community and village representatives.	EX	GM
		Active participation in the Central NSW Joint Organisation.	Council attendance at Central West JO meetings.	EX	
2.5 A well-run Council organisation that is flexible enough to take advantage of capital grant opportunities to undertake major projects whilst delivering Council services effectively and efficiently, in a sustainable manner.					
2.5.1	Provide a framework for the efficient and effective administration of Council.	Implement collaboration with Central NSW Joint Organisation.	Council membership and participation with Central NSW Joint Organisation ongoing.	EX	GM
		Review policies every 4 years following Council election. Introduce and amendment of policies as required.	Policy review program ongoing with policy amendments effected and submitted for Council endorsement as required.	CS	DCS
		Provide training for Councillors and staff.	Staff training/workshop recommenced Oct-Dec 20 as COVID restrictions permitted.	EX	GM
		Delivery of Office of Local Government statutory compliance activities within required timeframes.	Reports furnished to Council on six monthly basis on Statutory Compliance and Reporting activities.	CS	DCS
2.5.2	Council responsible management and delivery of sustainable services and assets are delivered across the Blayney Shire.	Review and report on Council's performance against Long Term Financial Plan and ensure its meets OLG Financial Performance Ratios.	Performance ratios reported upon against OLG benchmark in Audited Financial Reports. Review of Long Term Financial Plan with Operational Plan and budget preparation process.	CS	DCS
		Council's Financial Statements are prepared as per statutory requirements and unqualified.	Financial Statements and audit finalised and lodged with OLG on 18/11/2020. Tabled to December 2020 Council meeting. Audit opinion unmodified.	CS	DCS
		Equitable distribution of rates and charges and responsible collection of rates and debtors.	Debt collection undertaken in accordance with Council's Rates Debtors Recovery Procedure. Practices for recovery align with OLG Debt Management and Hardship Guidelines.	CS	DCS
			Council at its September meeting endorsed a notice of motion submitted to the LGNSW Annual Conference in relation to the IPART rating review recommendation 34 in response to proposed changes to cap mining rates.		
		Asset management strategy and plans that ensures intergenerational equity.	External Audit of Councils Asset Management system and framework undertaken, using the National Asset Management Assessment Framework.	IS	DIS
2.5.3	Support the sustainable future of local government.	Participate in leading advocacy networks including Local Government NSW, Country Mayors Association and Central NSW Joint Organisation.	Country Mayors; JO meetings held Oct-Dec 20 and attended by Mayor and General Manager.	EX	GM

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
2.5.4	Undertake regulatory responsibilities for environmental health and animal control.	Provide animal control services in accordance with agreed Service Levels.	26 Dogs impounded, of those: - 2 Rescued by the RSPCA - 6 Euthanized - 15 Returned to owners - 3 Surrendered	PES	DPES
2.5.5	Review Risk Management Strategy of Council operations.	Review and test the Business Continuity Plan.	Completed.	EX	GM
		Implement Statewide Risk Management Action Plans.	Completed.	EX	GM
		Regular meeting of Audit, Risk and Improvement Committee.	Meetings of Audit, Risk and Improvement Committee conducted. Order for Fraud Risk Health Assessment issued and due for completion	CS	DCS
		Ensure a Risk Management Panel considers all major projects prior to commencement.	Completed.	EX	GM
2.5.6	Continue to be an attractive employer that people want to work for.	Implement Workforce Management Plan strategies.	Workforce Management Plan strategies reviewed.	EX	GM
2.5.7	Administrative and technical services are undertaken to support the organisation.	Fleet services are managed	Fleet maintenance undertaken as programmed and new fleet ordered / supplied as budgeted.	IS	DIS
		Payment of suppliers within trading terms.	Payments to suppliers made within trading terms and in accord with statutory requirements.	CS	DCS
		Payroll services undertaken within statutory requirements and on a timely basis	Payroll services delivered on time and obligations per statutory requirements met.	CS	DCS
		Management and ongoing development of I.T. Geographical Information and Communication services.	Development of public websites completed for ease of access of information and online submission of enquiries. Program for review and automation of Council forms commenced. Cadastral realignment with Lands data project continues to progress to align mapping systems.	CS	DCS
2.5.8	Effective management of land under Council control.	Management of leases and licences.	Crown Lands Plans of Management program in progress. Classification of Crown Lands and Categorisation of Crown Lands submitted for approval. Crown Lands Negotiation program with State Government and Orange Local Aboriginal Lands Council in abeyance pending review.	CS	DCS
		Development of Plans of Management for Crown Reserves.	Crown Lands Plans of Management program in progress.	CS	
		Facilitate property sales and development.	EOI for Industrial Land listed on Council's website. Sale enquiries for land being managed on an ongoing basis.	CS	
2.5.9	Customer services and information are delivered effectively and efficiently.	Customer support services are provided from Council from all service points.	Customer requests captured and request status reviews / follow up undertaken.	CS	DCS
		Manage public access for information (GIPA) and privacy.	Agency Information Guide adopted by Council in July 2020. Statutory reporting and Formal GIPA requests being attended to within statutory	CS	
		Councils records are maintained and captured in accordance with statutory requirements.	Development of Records Disaster Management Plan ongoing	CS	
<b>2.6 A diverse population with the rights to live safely and securely in our communities and villages with opportunity to develop positive neighbourhood relationships.</b>					
2.6.1	Provide support for emergency management in Blayney Shire in accordance with the State Emergency and Rescue Management Act.	Provide executive support to the Local Emergency Management Committee.	Director Infrastructure Services (DIS) chairs Local Emergency Management Committee, on quarterly basis, and provides executive support where required.	IS	DIS
		Support the operation of the SES.	Support provided as and when requested.	IS	
2.6.2	Educate communities on road and pedestrian safety.	Continued support to the role and function of a Road Safety Officer and implementation of the annual Road Safety Action Plan.	Central Tablelands Road Safety Program continues with delivery of approved Road Safety Action Plan by Acting Road Safety Officer.  Community education programs delivered based upon issues identified through Local Traffic Committee.	IS	DIS



DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
Future Direction 3 - Promote Blayney Shire to grow the Local and Visitor Economy					
3.1 A viable and productive, sustainable agricultural sector with opportunities for niche production and access to markets.					
3.1.1	Support the growth of the Shire in order to preserve productive agricultural land and integrate sustainable industrial diversity into the future.	Explore and promote opportunities for Agricultural value adding industries.	Promotion of local produce and associated opportunities incorporated into marketing programs.	EX	GM
		Review the 2008 Blayney, Cabonne & Orange Sub Regional Rural and Industrial Strategy.	BSC exhibition completed. Awaiting OCC finalisation.	PES	DPES
		Participate in Central NSW Joint Organisation Planners Group, ensuring input into Department of Planning and Environment proposed policy changes.	DPES attended all meetings.	PES	DPES
3.1.2	Maintain the availability and quality of water for use in rural areas.	Manage the water supply bores in rural locations to provide a secure 'non-potable' supply of water to the Shire.	Installation of water meters on all drought bores completed.	IS	DIS
		Participate in Central NSW Water Utilities Alliance.	Ongoing	IS	
		Support water pipeline projects with Central Tablelands Water.	Council continues to liaise with Central Tablelands Water as requested.	IS	
3.2 A responsible and thriving mining industry that is engaged and works towards the betterment of the Shire with the community and Council as leading corporate citizens.					
3.2.1	Encourage and support cooperation of mining industry in relation to the economic growth of the shire to protect the environment and address potential impacts.	Actively lobby all levels of government for support for the Cadia Valley Operations and future mining projects.	MERC meeting conducted in Blayney, November 2020	EX	GM
		Participate in the Energy and Mining Related Councils Association and Cadia Consultative Committee.	Draft Voluntary Planning Agreement approved for public exhibition November 2020.	EX	
		Lead Voluntary Planning Agreement negotiations with Regis Resources.		EX	
3.3 A well-established, connected and prosperous tourism industry supported by local communities.					
3.3.1	Implement Blayney Shire Destination Marketing Plan to grow the visitor economy.	Encourage engagement with tourism and business groups to build relationships and build on local events and attractions.	Tourism Development Program extended to support marketing new events.	EX	GM
3.3.2	Implement Blayney 2020 Masterplan projects.	Identify those projects that meet Council's objectives and develop Business Cases as opportunities arise.	Plans approved by Council.	EX	GM
3.3.3	Facilitate the re-opening of Junction Reefs Reserve for camping.	Facilitate communication between Council, Oceania Gold, Crown Lands and NSW Government to resolve the public access, environmental and road ownership issues to Junction Reefs Reserve.	In progress. Meetings facilitated Oct-Dec 2020	EX	GM
3.3.4	Ensure Food Premises comply with the requirements of the Food Act.	Undertake annual food shop inspections and investigate any food related complaints.	0 temporary food shop inspections undertaken in the period. 2 inspections of permanent food shops undertaken in the period. 0 mobile food premises inspected in the period.	PES	DPES
3.4 An internationally recognised brand for the Orange Region that adds value to the vision and appeal of our heritage villages and tourism product within the Shire.					
3.4.1	As a founding member of Orange Region Tourism, Council works with members to develop a recognised brand and promote the region.	Support Orange Region Tourism activities.	Cool Summer campaign launched. Regular online engagement between Council, Orange360 and Central NSW Tourism Managers.	EX	GM
		Support the initiatives of Central NSW Tourism.	CNSW Tourism Strategic Plan review completed.	EX	
3.5 Sustainable water, renewable energy options and transport sectors support future growth of business, industry and residents.					
3.5.1	Promote sustainable energy development and	Provide information to public regarding sustainable energy practices.	REAP review completed and adopted by Council.	IS	DIS

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
	use within the Shire.	Investigate sustainable energy opportunities on Council land and infrastructure.	Working group established with nominated Councilors to discuss progress of action items from REAP. Works progressing for Recycled Water treatment for re-use of effluent. New BCO alliance has established energy group which will work collaboratively in this space into the future.	IS	
<b>3.6 A vibrant local retail and business sector that employs local people supported by Council and the community.</b>					
3.6.1	Seek opportunities to build a vibrant local retail and business sector.	Improve the directional signage and Visitor Information messaging along the Mid-Western Highway and remove old signs of businesses which have closed. Undertake a review of the Heritage Conservation Areas within the Blayney Shire.	Completed.  To be undertaken in the future.	EX PES	GM DPES
3.6.2	Complete a Business Case considering a new Cultural Centre bringing together the Library and Family History Group for arts and cultural activities.	Complete plans for new Cultural Centre on current library site to a shovel ready status so that funding submissions may be lodged.	Superseded by Blayney Library project planning for Stage 2 approved.	EX	GM
3.6.3	Investigate options for the utilisation of the Railway Station buildings at Newbridge, Carcoar and Blayney for community, art, social and tourism activities.	Build relationships with Government bodies and NGO's to assist small business.  Support and encourage the establishment or expansion of local businesses.	DA for change of use of former waiting room buildings for community facility lodged. Stage 2 refurbishment completed.  Planning for Blayney CBS main street approved. Pots installed in front of local businesses as part of BTA initiative.	EX EX	GM
3.6.4	Provide specialist access consulting advice to facilitate development.	Support the engagement of an Access Consultant to assist businesses with specialist access advice for lodgement of development applications.	Budget allocation provided. No business utilized the service during the period.	PES	DPES
<b>3.7 A range of quality and affordable childcare and family support services will be available and supported.</b>					
3.7.1	Continue to advocate and support children's services.	Advocate for children's services in the Shire.	A number of services were provided for children by Council including junior sporting awards program; sport related funding for regional, state and national representation through the Community Financial Assistance Program; and Music Scholarship program at the Mitchell Conservatorium and the Orange Regional Conservatorium.	CS	DCS
<b>3.8 Implementation of the Regional Economic Development Strategies identified for Blayney Shire.</b>					
3.8.1	Review the Blayney Local Environmental Plan (2012).	Undertake a review of the Heritage Conservation Areas within the Blayney Shire, Blayney Cabonne Orange Strategy sub regional strategy and Blayney Settlement Strategy in preparation of the Blayney Local Environmental Plan (2012) review.  Undertake the review of the Blayney Local Environmental Plan (2012) in the time period specified in the amendments to the EPAA 1979.	To be undertaken in the future.  Review of Local Environmental Plan (2012) not required to be undertaken until after the Blayney Cabonne Orange Strategy and Blayney Settlement Strategy reviews are completed.	PES PES	DPES
<b>Future Direction 4 - Enhance facilities and networks that support Community, Sport, Heritage and Culture</b>					
<b>4.1 Cultural and sporting events are supported by Council, volunteers and state sporting bodies so that they are coordinated and well resourced.</b>					
4.1.1	Development of a calendar of sport and cultural events.	Promote Council website and social media platforms for promotion of major sporting and cultural events by groups.	Council provides regular posts to social media platforms of local sporting events, and directs training opportunities to Sports Council members	IS	DIS

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
4.1.2	Implement Blayney Shire Sports and Recreation Masterplan to enhance and improve sporting facilities.	Continue to engage Sports Council to develop business cases for and prioritise sport and recreational facilities capital projects.	The following grant funded projects have been completed:- <ul style="list-style-type: none"> <li>Aust. Drought Communities Fund</li> <li>Cricket pitch and seating, Rec. Ground, Lyndhurst</li> <li>Perimeter fence, Dakers Oval, Blayney</li> <li>Recreation shelter, Redmond Oval, Millthorpe</li> <li>Amenities block, Blayney Tennis Centre</li> <li>NSW Showground Renewal Fund</li> <li>Eastern road connection, Blayney</li> <li>Fence and entry statement renewal, Blayney</li> </ul>	IS	DIS
		Deliver Multipurpose Covered Arena project at Blayney Showground.	Central West Equestrian and Livestock Centre completed.	IS	
		Prepare Business Case for King George Oval refurbishment project and seek funding opportunities.	Council advised of successful application to Aust. Govt. Building Better Regions fund for King George Oval change room complex. Development of procurement model and investigations underway.	IS	
<b>4.2 There is capacity to host within the Shire regional and state sporting events and competitions that will attract strong participation.</b>					
4.2.1	Encourage active participation in sport.	Participate in programs and maintain Council membership to the Western Regional Academy of Sport.	Membership renewed.	CS	DCS
<b>4.3 Blayney Shire is a centre for cultural interest, heritage and history, arts, performance and entertainment.</b>					
4.3.1	Engage with the Shire youth to facilitate projects and activities across the Shire.	Facilitate youth activities held in Shire during Youth Week.	2020 Youth Week events, delayed by COVID 19, held and completed within statutory timeframe. Applications for 2021 Youth Week funding currently being invited.	CS	DCS
		Support the hosting of the regional Skate Boarding event in Millthorpe.	Event not programmed for 2020/21.	CS	
4.3.2	Encourage participation and continue relationships with music organisations.	Participate in programs and maintain Council's membership to Regional Music Programs.	Music Scholarship program run with 1 scholarship awarded.1	CS	DCS
4.3.3	Develop partnerships with other arts organisations to help deliver arts and cultural activities.	Actively support and promote the Arts OutWest.	Membership renewed.	CS	DCS
		Encourage the use of the Blayney Shire Community Centre as a facility for arts and culture.	Community Centre received a good volume of bookings for use of its facility for arts and cultural purposes.	CS	
4.3.4	Provide effective and consumer friendly library services in the Blayney Shire.	Maintain and operate Blayney Library via Service Level Agreement in place with Orange City Council.	Agreement finalised and in place.	CS	DCS
		Undertake access and refurbishment works to current Library in conjunction with planning for Cultural Centre.	Accessibility project scheduled commenced with footpath upgrade completed. Remainder of project in progress.	CS	
<b>4.4 Implementation of the Blayney Shire Sports and Recreation Masterplan priorities and strategies will realise opportunities for improved healthy lifestyle for our community.</b>					
4.4.1	Implement the priorities identified in Blayney Sport and Recreation Masterplan to enhance and improve our sporting facilities.	Provide and maintain active and passive recreation facilities for the shire communities.	Routine inspections undertaken as programmed and non-routine inspections as required, subject to Customer Requests or other demand. With maintenance response delivered in accordance prioritisation and within budget allocations.  Capital enhancements completed:- <ul style="list-style-type: none"> <li>Cricket pitch and seating, Rec. Ground, Lyndhurst</li> <li>Perimeter fence, Dakers Oval, Blayney</li> <li>Recreation shelter, Redmond Oval, Millthorpe</li> <li>Cricket nets upgrade, Rec. Ground, Lyndhurst</li> <li>Eastern road connection, Blayney</li> <li>Fence and entry statement renewal, Blayney</li> </ul>	IS	DIS

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
		Investigate opportunities to develop "shovel ready" projects and implement the Blayney Sport and Recreation Masterplan to improve facilities at our major sporting precincts.	Strategic planning projects completed and adopted by Council for future open space development projects:- <ul style="list-style-type: none"> <li>Beaufort/Frape Street park</li> <li>Belubula River Walk / The Island</li> </ul> The following grant funded projects have been completed:- <ul style="list-style-type: none"> <li>Aust. Drought Communities Fund</li> <li>Cricket pitch and seating, Rec. Ground, Lyndhurst</li> <li>Perimeter fence, Dakers Oval, Blayney</li> <li>Recreation shelter, Redmond Oval, Millthorpe</li> <li>Amenities block, Blayney Tennis Centre</li> <li>NSW Drought Stimulus Fund</li> <li>Cricket nets upgrade, Rec. Ground, Lyndhurst</li> <li>NSW Showground Renewal Fund</li> <li>Eastern road connection, Blayney</li> <li>Fence and entry statement renewal, Blayney</li> </ul> The following grant funded projects are in various stages of delivery. <ul style="list-style-type: none"> <li>Aust. Drought Communities Fund</li> <li>Pavilion renewal, Rec. Ground Newbridge</li> <li>NSW Drought Stimulus Fund</li> <li>Amenities block, Dakers Oval, Blayney</li> <li>Cricket nets upgrade, Rec. Ground, Lyndhurst</li> <li>NSW Stronger Country Communities Fund - Round 3</li> <li>Netball courts surface renewal, Blayney</li> <li>Multipurpose court construction, Neville</li> <li>Skate park construction, Millthorpe</li> <li>Aust. Building Better Regions Fund</li> <li>Change room complex, King George Oval, Blayney</li> <li>NSW T20 Cricket Legacy fund</li> <li>Cricket pitch construction, Napier Oval, Blayney</li> </ul>	IS	
		Undertake an audit and upgrade the Children's play equipment in the Shire's parks and recreation grounds.	Project completed.	IS	
<b>4.5 The Blayney Health Service Integrated Care Program will provide innovative methods to connect health care providers, ancillary and community services for those in need and deliver better preventative health outcomes.</b>					
4.5.1	Encourage and facilitate an active and healthy community by developing accessible programs through CentrePoint and local sporting groups.	Establish CentrePoint as the Shire's health and fitness centre.  Lobby Federal and NSW Government's for funding to undertake the CentrePoint Sport and Leisure swimming pools major refurbishment project.	Following Operational Review of CentrePoint, YMCA engaged for maximum 2 year period to manage CentrePoint.  \$1.8m secured for stage 2 funding through NSW Resources for Regions program.	PES  PES	DPES
4.5.2	Advocate and support Integrated Care Management Plan and Disability Services.	Support Blayney Shire Interagency and implement Disability Inclusion Action Plan.	Access Committee met in July.	EX PES IS CS	GM DPES DIS DCS
<b>Future Direction 5 - Protect Our Natural Environment</b>					
<b>5.1 Retention and regeneration of native vegetation corridors and removal of invasive weed and pest species throughout the Shire.</b>					
5.1.1	Maintain and strengthen partnerships with organisations responsible for natural resource management.	Ongoing liaison, support and participation with Local Land Services, Landcare and Upper Macquarie County Council.	Council continues to actively participate in Local Land Services (LLS) programs, and as part of the Environment and Waterways Alliance.  Council Officers attend regular UMCC meetings.	IS	DIS

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
		Continue with native planting and river health programs.	Ongoing native plantings undertaken and routine maintenance along Belubula River Walk, Mandurama Recreation Ground, Pound Flat Carcoar.	IS	
5.2 Biodiversity and cleaning up of the Belubula River waterways and tributaries within the Central NSW region water catchment.					
5.2.1	Enhance the communities' understanding of biodiversity issues and work towards positive behavioural change.	Actively participate in local and regional catchment management groups to increase sharing of knowledge and participate in catchment wide projects and programs.	Council continues to actively participate in Environment and Waterways Alliance.	IS	DIS
		Continue with the Belubula River Restoration Program at riverbank areas in Blayney and Carcoar to remove willow trees and other noxious species, to plant natives and improve water quality and fish habitat.	Maintenance of native planting areas at Belubula River Walk, Mandurama Recreation Ground, and Pound Flat Carcoar continue.	IS	
		Clean up the creeks throughout the Shire, including removal of willow trees and other noxious species, to create wildlife habitat.	Works to remove noxious weeds on Belubula River, Blayney, in vicinity of "The Island" programmed for early 2021.	IS	
5.3 Heritage and Indigenous significant sites in the natural and built environment are identified and protected.					
5.3.1	Identify items of natural and built heritage in Blayney Shire.	Promote Council's Heritage Assistance Fund to owners of Heritage items to assist with maintenance of heritage items.	Heritage Assistance Program advertised and 6 applications approved.	PES	DPES
		Heritage Advisory services are continued to be provided to owners of heritage items ensuring heritage is preserved whilst allowing development to occur.	Provided on a monthly and referral basis.	PES	DPES
		Undertake review of the Heritage Conservation Areas within the Blayney Shire.	To be undertake in the future.	PES	DPES
		Install interpretative signage within our Town and Villages at historically significant sites.	No progress.	EX	GM
5.3.2	Ensure the Shire's 8 heritage listed cemeteries are maintained and protected.	Support the engagement of specialist stone masons to commence restoration works on derelict graves.	Council seeking to confirm responsibility and approval process to undertake such works. Council also awaiting input from Blayney Family History Group to identify priorities. Cemetery Forum did not meet due to COVID during the period.	PES	DPES
		Continue to eradicate vermin and install vermin prevention measures.		PES	
5.4 Sustainable land use practices across the Shire is improved and tree planting projects are supported.					
5.4.1	Promote sustainable development and protection of our natural resources.	Disseminate information to the community as it becomes available.	No action to date.	IS	DIS
		Facilitate the delivery of environment initiatives on Council owned and controlled land.	Ongoing maintenance in conjunction with Carcoar Urban Landcare Group along Belubula River in Carcoar.	IS	
5.4.2	Pursue sustainable land use practices based on the protection and restoration of natural resources, innovative land use policies and government and community partnerships.	Undertake a review of the Blayney Cabonne Orange Sub Regional Strategy and Blayney Settlement Strategy in preparation of the Blayney Local Environmental Plan (2012) review.	Draft Blayney Settlement Strategy exhibited and community consultation undertaken during October and November. Draft Blayney Settlement Strategy exhibited and community consultation undertaken during October and November. Blayney Cabonne Orange Sub Regional Strategy exhibition complete.	PES	DPES
		Improve the look of the town and villages by ongoing tree planting program including on the highway, and cleaning up entrances.	Clearing works undertaken on Richards Lane, Millthorpe in preparation for native plantings.	IS	DIS
5.5 Rural Fire Services, Weeds and Local Land Services protect and manage environmentally significant areas to maintain biodiversity of native vegetation.					
5.5.1	Protect and enhance biodiversity, native vegetation, river and soil health.	Assess all DA's with appropriate regard to the minimisation and mitigation of loss or harm to native vegetation.	Ongoing.	PES	DPES
5.6 Crown Lands are better managed to control weeds, pest species and bushfire.					

DP Ref.	DP Task	OP Measure	Current Status	Area	Resp. Officer
5.6.1	Participate and share resources required to complete the NSW Crown Land Negotiation program with Orange Local Aboriginal Lands Council, Orange City and Cabonne Councils.	Provide resources and participate in NSW Crown Land Negotiation program with Orange Local Aboriginal Lands Council, Orange City and Cabonne Councils.	Crown Lands Plans of Management program commenced with anticipated completion by June 2021.	CS	DCS
<b>5.7 Sustainable waste management and recycling or reuse of waste will extend the life of Council's landfill and provide opportunities for industry to reduce costs</b>					
5.7.1	Ensure Waste Management Services are delivered in a financially sustainable manner.	Review services at the Blayney Waste Facility before proceeding to re-tender the contract management of the Blayney Waste Facility.	Completed.	PES	DPES
		Encourage separation of products at the Blayney Waste Facility to reduce the amount of material deposited to landfill.	Education undertaken by NetWaste, Councils GM conversation and media avenues.	PES	
		Implement a new covering plan technique, to cap completed areas once they have been filled with waste.	Strategy in place as part of Waste Management Facility management contract.	PES	
5.7.2	Develop and promote programs with NetWaste that increase recycling within the community and reduce the volume of waste going to landfill.	Consider installation of additional collection points for waste transfer and recycling in the villages if the need is identified.	Recycle, Swap, Go program very successful. Need and justification for transfer stations to be evaluated subject to community consultation.	PES	DPES
		Investigate installation of a CDS reverse vending machine for Blayney.	Royal Hotel providing over the counter service, Bathurst Recycling providing service to Blayney LGA.	PES	



## Information Security Policy

<b>Policy</b>	8G
<b>Officer Responsible</b>	Manager Information Technology
<b>Last Review Date</b>	xx/xx/2021

**Strategic Policy**



## **PURPOSE**

The Information Security Policy provides Blayney Shire Council (BSC) councillors and staff with direction and support and establishes a framework for IT security. The purpose of this Policy is to clearly articulate the information security behaviours and practices that BSC requires councillors and staff to comply with.

Information security is fundamental to the successful operations. As the custodians of information that is politically, commercially or personally sensitive, BSC has a duty of care to protect information from accidental or malicious modification, unauthorised access, loss or release.

This Policy and supporting documents contain information relating to the responsibilities of all users to appropriately protect the information they use and manage as part of their daily roles.

This Policy is written in line with the Information Security Standard ISO/IEC 27001:2013

## **1. SCOPE**

The requirements and expectations outlined in this Policy applies to:

- All BSC councillors, permanent full time, part time, trainee and temporary staff, graduates, contractors, consultants and vendors.
- Anybody authorised to access and make use of any Council's IT systems, networks and / or information
- All third-party suppliers and hosted/managed service providers.

## **2. POLICY STATEMENT**

BSC is committed to ensuring the confidentiality, integrity and availability of the information held. The Information Security Policy articulates the standard Council must operate to, within a security context. Council's security strategy, security improvements register and Information Security Management System (ISMS) enable this standard to be achieved.

Council is committed to maintaining and improving an ISMS to meet our obligations to protect its information assets under international industry standards.

## **3. ISMS OBJECTIVES**

1. **Executive engagement** - Executive management are engaged by, aware of and support information security
2. **Assess threats and vulnerabilities** – The identification and assessment of security threats and vulnerabilities to key assets is undertaken regularly and tracked over time;
3. **Manage Information Security Risks** - Develop and maintain effective security management processes to address identified risks;
4. **Learn from security incidents** - Record, analyse and investigate all reported security incidents and policy breaches to develop improvements to prevent their reoccurrence;
5. **Cyber vulnerability trend** – Continuous improvement of security of all externally facing systems through a risk-based vulnerability management program;



6. **Project engagement** - Ensure all projects engage Information security during the planning phase at a minimum;
7. **Awareness** - Deliver continual security awareness to staff;
8. **Procurement** – Purchasing decisions consider information security;
9. **ISMS Calendar** – An ISMS calendar is maintained which specifies when key actions must occur;
10. **Induction** – Newly hired staff complete an induction program that identifies their responsibilities for Information security and confidentiality; and
11. **Compliance** with legislative and regulatory obligations

## **1. POLICY**

### **1.1 Risk Management Process**

Risk management is an essential part of an effective approach to information security. The approach to risk management is documented within the Enterprise Risk Management Framework and Policy.

Staff must consider risk in all of their activities. Should staff identify a risk they should raise it with their management and process it as per the Enterprise Risk Management Framework and Policy.

Risks are to be documented in the enterprise risk register.

### **1.2 Management commitment to information security**

Background verification checks on all candidates for employment, contractors, and third party users must be carried out in accordance with relevant laws, regulations and proportional to the individual's proposed organisational role.

Newly recruited staff are required to complete an induction program that identifies their responsibilities for Information security and confidentiality.

All staff are accountable and required to comply with the Information Security Policy and must ensure Council's facilities, information or information processes will not be knowingly exposed to unacceptable levels of risk.

BSC takes a top down approach to information security by which the most senior levels of the organisation contribute to, review and approve the Information Security Policy. Updates are communicated to all staff to ensure they act in accordance with the Policy. Staff awareness is maintained through appropriate training and communication.

The following Information Security group provides oversight on information security matters

- Audit, Risk and Improvement Committee - Oversight and management of risks and audits to ensure Council meets its responsibilities and to enhance its potential to achieve its vision, objectives and goals.

### 1.3 Allocation of information security responsibilities

Role	Responsibilities
<b>Executive</b>	<ul style="list-style-type: none"> <li>• Assign overall responsibility for information asset protection and ownership;</li> <li>• Approves policies as appropriate</li> <li>• Ensures BSC develops, implements and maintains an effective information and cyber security plan</li> <li>• Determines BSC'S tolerance for security risks using the approved whole-of-government Internal Audit and Risk Management Policy</li> <li>• Appropriately resources and supports BSC cyber security initiatives including training and awareness and continual improvement initiatives to support this policy</li> <li>• Ensures that staff are aware of and adequately comply with Information Security Policies</li> </ul>
<b>Manager Information Technology (MIT):</b>	<ul style="list-style-type: none"> <li>• Ensures that all staff, including consultants, contractors and outsourced service providers understand the cyber security requirements of their roles;</li> <li>• Ensures a secure-by-design approach for new initiatives and upgrades to existing systems to ensure compliance with the organisations cyber risk tolerance</li> <li>• Defines and implements a cyber security framework</li> <li>• Attends Audit Risk and Improvement Committee meetings as an advisor when required</li> <li>• Implements policies, procedures, practices and tools to ensure compliance with this policy.</li> <li>• Establishes training and awareness programs to increase staff's cyber security capability</li> <li>• Builds cyber incident response capability</li> <li>• Advises, coordinates and promotes security</li> <li>• Provides information security advice on new projects and initiatives;</li> <li>• Ensures compliance with government and regulatory information security related requirements</li> <li>• Produces technical security risk assessments and recommendations.</li> <li>• Assists to ensure that the risk framework is applied in assessing cyber security risks and assist with setting of risk appetite.</li> <li>• Development of information security policies, procedures and controls</li> <li>• Management of information security incidents and investigations</li> <li>• Ensure that appropriate security, consistent with the policy, is implemented;</li> <li>• Determine access privileges based on roles and approval by relevant department managers/directors</li> </ul>

	<ul style="list-style-type: none"> <li>• Ensure security breaches or near misses affecting their information assets are investigated;</li> <li>• Assist with business continuity plans and maintain IT disaster recovery plans;</li> <li>• Ensure that security requirements are incorporated into the design, operation and management of information systems</li> <li>• Detect and report on security violation attempts (review &amp; monitoring);</li> <li>• Approve, reject, remove and review system privileges on a timely basis, to reflect user movements, absences, terminations and investigations;</li> <li>• Maintain a proactive approach to ensuring the security of the system for which they are responsible is kept at the highest possible security level.</li> <li>• Ensure that changes to system(s) are appropriately tested and change approval processes are followed</li> <li>• Appropriate escalation of security incidents, breaches, and weakness of which they are notified</li> <li>• Manage, maintain and measure Information Security Policy standard and process compliance;</li> <li>• Operate / administer IT security and adhere to the IT Security Policy;</li> <li>• Identify and manage information security improvements.</li> <li>• Respond to security incidents</li> <li>• Maintain and manage vulnerability management and penetration testing programs.</li> <li>• Monitor system/security logs for evidence of unauthorised activity</li> <li>• Report potential, suspected and actual security breaches</li> <li>• The investigation of potential, suspected and actual security breaches</li> </ul>
<p><b>Users:</b> A User is any staff or other authorised person who uses information in the course of daily business activities.</p>	<ul style="list-style-type: none"> <li>• Use and preserve assets' security by adhering to security policies;</li> <li>• Are aware of their responsibilities;</li> <li>• Comply with the requirements of these policies, standards and guidelines;</li> <li>• Report violations or suspected violations of these policies in a timely manner;</li> <li>• Maintain confidentiality of operating system and application passwords</li> <li>• Use information and information resources for responsible and authorised purposes.</li> <li>• Must not disclose information publicly or to unauthorised parties without the approval of a Director or above.</li> <li>• Contract employees (staff) must sign a formal undertaking concerning the need to protect the confidentiality of the Department's information, both during and after contractual employment with the Department</li> </ul>

#### **1.4 Segregation of duties**

Where practicable, approval and execution duties should be separated to prevent unauthorised access or misuse of information assets. Where this delineation is not controlled or the opportunity for collusion is high, auditing and alerting should be implemented in order to monitor these scenarios.

#### **1.5 Awareness**

All staff and Councillors are required to participate in Cyber Security training. Management are responsible for ensuring that their staff complete all mandatory information security training.

From time to time, IT may send out security advisories. These advisories will be communicated to staff and Councillors who should remain aware of the information security changes, consider the advice provided and apply it where practical.

#### **1.6 Identification of applicable legislation and contractual requirements**

All applicable legal, statutory, contractual, or regulatory requirements must be documented and defined. Specific requirements and responsibilities for controls or other activities related to these legal regulations must then be delegated to the appropriate directorate.

## **2. RESPONSIBILITIES**

### **2.1 Compliance, monitoring and review**

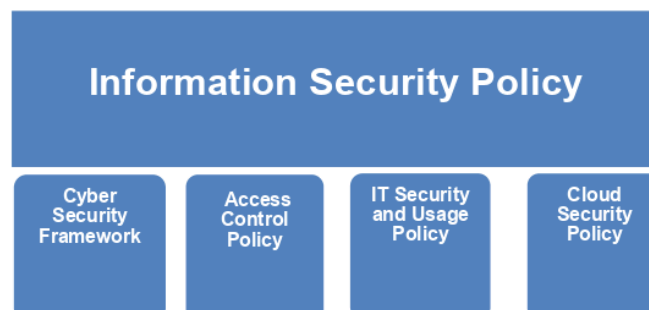
It is the responsibility of the Manager Information Technology to monitor and update this policy annually or more frequently when any significant new information, legislative or organisational change warrants amendments to this document.

Reviews shall incorporate:

- Assessment of opportunities for improvement of the approach to information security;
- Consideration of changes to the organisational environment, business circumstances, relevant laws, legal conditions, or technical environment;
- Changes in external and internal issues that are relevant to the ISMS;
- Results of risk assessments and status of risk treatments;
- Fulfilment of security objectives;
- Results of management review of information security;
- Results of independent review of information security;
- Results of security incidents.

### 3. RELATED LEGISLATION AND DOCUMENTS

This policy aligns with other policies as shown below:



This Policy ensures compliance to the NSW Cyber Security Policy.

Compliance to the above supports the intentions of:

#### **Commonwealth**

- Electronic Transactions Act 1999
- Electronic Transactions Amendment Act 2011
- Copyright Act 1968
- Cybercrime Act 2001
- Telecommunications (Interception and Access) Act 1979
- SPAM Act 2003
- Privacy Act 1988
- Crimes Act 1914

#### **NSW**

- Crimes Act 1900
- Independent Commission Against Corruption Act 1988
- Privacy Amendment (Enhancing Privacy Protection) Act 2012
- Public Finance and Audit Act 1983
- Privacy and Personal Information Protection Act 1998.
- Health Records Information Privacy Act 2002.
- Government Information (Public Access) Act 2009 (NSW).
- State Records Act 1998 (NSW).
- Workplace Surveillance Act 2005

<b>Adopted:</b>	<b>XX/02/2021</b>	
<b>Last Reviewed:</b>	<b>XX/02/2021</b>	
<b>Next Reviewed:</b>		

**DISABILITY INCLUSION ACTION PLAN 2017 - 2021: STATUS REPORT AS AT 31/12/2020**

Attitudes and behaviours						
Strategy	Actions	Responsibility	CSP Ref.	Outcome	Timeframe	Status
<b>1. Raise awareness of the contribution that people with disability make in the community</b>	Include positive images of people with disability in general promotional material.	Executive Services	6.2	Increased number of documents including diversity	Ongoing	As documents are published a review for inclusiveness is undertaken.
	Use of correct language in all media and publications when referencing people with disabilities.	Executive Services	6.2	Establishment of standard and staff informed	Ongoing	
<b>2. Ensure that customer service staff and other staff who have contact with the community continue to be educated in disability awareness</b>	Integrate training on access into Council staff inductions.	Executive Services	6.3	Included in induction training	Ongoing	Induction process with new staff and Training Plan inclusive of Disability Awareness Training adopted.
	Provide ongoing training on disability inclusion to employees	Executive Services	6.3	Training identified in training plan	Ongoing	
<b>4. Provide information in a manner and format that is inclusive</b>	Liaise with relevant agencies to ensure that Council website, documents and communications use language, formats and colours that promote inclusion.	All	6.3	Agencies identified and website, publications and communication are reviewed and inclusionary	2021	Not yet commenced.
<b>5. Engage with local businesses to encourage and support inclusive practices</b>	Work with the business community to raise awareness of the importance of inclusion for people with disability	Executive Services	1.6	Engage with local business to promote inclusiveness	Ongoing	No business utilised Councils free Access Consulting funding during the period.

Create Liveable Communities						Status
Strategy	Actions	Responsibility	CSP Ref.	Outcome	Timeframe	
1. Improve accessible paths of travel to key destinations	Identify the suitability of paths of travel to key destinations such as recreation facilities, parks and community facilities.	Infrastructure Services	5.2	Assessment completed	Ongoing	Active Movement Strategy Works completed:- Charles St Blayney, Crouch St Millthorpe  Renewals completed:-  Spot renewals and repairs completed:- Belubula St Carcoar, Adelaide St Blayney, Ogilvy St Blayney
2. Contribute towards liveable and accessible public places	Work with local business to identify barriers to access and develop opportunities for improvement	Executive Services	1.6	Barriers identified	Ongoing	Council has budget provision and advises business of its Access Consulting Support Program. The program assists businesses by providing preliminary accessibility compliance advice triggered when a Construction Certificate is lodged.
	Promote universal access principles for new and upgraded buildings and facilities in public places.	Infrastructure Services & Planning and Environmental Services	4.1	Access principles included in project	Ongoing	Concept plan adopted by Council for Beaufort St Blayney future open space. Detailed design to include Everyone Can play principles and commence upon identification of funding opportunities.  New compliant toilets completed at Blayney Tennis Centre, and commenced at Dakers Oval cricket nets.  Project planning commenced for King George Oval amenities.  All Construction Certificate applications are assessed in accordance with the Building Code of Australia and the Disability (Access to Premises - Buildings) Standards 2010.  Access consulting offered to businesses in pre DA advice, however none used the service in the period.
	Include access and inclusion as a guiding principle in Plans of Management for community land and provisions with the Development Control Plan	Planning and Environmental Services	3.4	Planning policies inclusive	Ongoing	Accessible outcomes are included in part D of the Development Control Plan (DCP) 2018. No business utilised Councils free Access Consulting funding during the period.
	Consider the particular needs of children with disability in the design, layout and security of parks and playgrounds.	Infrastructure Services	4.1	Playgrounds are safe and inclusive	Ongoing	Concept plan adopted by Council for Beaufort St Blayney future open space. Detailed design to include Everyone Can play principles and commence upon identification of funding opportunities.

<b>3. Promote universal access to all Council events within the community</b>	Promote disability inclusion in community events and festivals e.g. availability of accessible toilet facilities.	Executive Services	1.6	Promotion of inclusive events by Council	Ongoing	Event Management Plan promotes accessible events.
<b>4. Continuously upgrade Council's assets to meet legislative requirements for accessibility</b>	Complete an audit of all Council assets to ensure accessibility and identify priorities for upgrade	Infrastructure Services	4.1	Audit completed and priorities identified	2021	Accessibility, assessed as part of proposed renewals and upgrades as project and funding becomes available.  2018 audit of accessible car parking within the Blayney Shire completed, costings to undertake compliance upgrades are yet to be completed.
	Liaison with Orange City and Cabonne Shire Councils to improve access to tourism destinations	Executive Services	1.3	Opportunities for funding identified	2021	Funding obtained for improvements to Council facilities including CentrePoint and Library. Library access project in progress.
<b>5. Improve accessible public toilet facilities and parking</b>	Review the location of accessible parking spaces considering an increase in width and length where necessary and in compliance with Australian Standard	Infrastructure Services	4.1	Investigation completed	2021	Not yet commenced.
	Review, update and promote the location of accessible facilities and parking on Council's Mobility Map.	Infrastructure Services	4.3	Development of Mobility map	Ongoing	Social Futures proposed to undertake the Access at a Glance project in Blayney during 2020 however funding withdrawn. Council to develop mobility maps internally for promotion on its website.
	Promote needs of people with disability to event organisers of special events particularly where parking is temporary and movement around venue may be restricted.	Corporate Services	2.1	Events include accessible parking	Ongoing	Through the Event management approval process event organisers are asked to consider accessible facilities and parking with event planning. Associated information is also provided.



<b>6. Contribute towards programs which aim to increase social inclusion and community connection</b>	Work in partnership to raise awareness of campaigns to promote inclusion throughout the community e.g. the "Just Like You" program in schools.	Corporate Services	5.1	Increase in awareness and participation	2021	Program was proposed to be undertaken in partnership with adjoining Councils. Program of authorisation and engagement with schools required. Not yet commenced.  Council continues to support of Interagency and delivery of services to people with disability.
	Awareness of concessional access programs to Council facilities and community events e.g. NSW Companion Card.	Corporate Services	4.3	Investigate and participate in programs. Promotion to event holders.	Ongoing	NSW Companion Card holder fee (free entry) to access CentrePoint Sport & Leisure Centre included in 2021/22 Operational Plan fees & charges .
	Work in partnership with community organisations to facilitate and increase awareness of market activities and programs that promote inclusion of people with disability	Corporate Services	2.1	Engagement with partner and activities undertaken	2021	Not yet commenced.
	Liaise with Orange City and Cabonne Shire Councils to review the Disability Services Directory to ensure a comprehensive regional focus	Corporate Services	4.1	Review completed	2021	Not yet commenced.

Employment						
Strategy	Actions	Responsibility	CSP Ref.	Outcome	Timeframe	Status
1. Develop employment opportunities for people with disability	Make reasonable adjustment to workplaces to facilitate work placement and employment opportunities for people with disability.	Executive Services	5.1	Workplace capable of supporting people with disabilities	Ongoing	Ongoing.
	Where volunteers are required, provide volunteering opportunities that are inclusive.	Corporate Services	5.1	Development of an inclusive Volunteer Policy	2021	Development of policy in progress.
	Investigate and consider utilisation of services and activities offered by disability service programs.	All	5.1	Investigation completed	Ongoing	Interagency meetup supported. Hosted by Council.
Systems and Processes						
Strategy	Actions	Responsibility	CSP Ref.	Outcome	Timeframe	Status
1. Ensure accessible and inclusive community engagement across all areas of Council	Include the principles of access and inclusion in Council's service delivery.	Corporate Services	SJP*	Consistency in messaging and communication	Ongoing	Principles of access inclusion in Media and Publications.
	Promote Council's implementation of access and inclusion principles and recognise the rights and contribution of people with disability in the community.	Corporate Services	6.3	Promotion of the DIAP has been undertaken	Ongoing	Operational Plan includes program with \$5K funding to be used as a contribution to assist businesses if they require an access consultant report when lodging a DA and/or CC.
2. Improve regulatory processes within Council	Utilise the Access Advisory Committee to provide comment on capital projects and development applications that relate to council buildings; facilities and infrastructure.	Planning and Environmental Services	3.4	Process in place for Access Advisory Committee to review proposals	Ongoing	Access Committee met in July and reviewed Active Movement Strategy and 2 members of Access Committee appointed to KGO reference group.
	Internal process to ensure that access is not overlooked when developing new facilities; buildings, parks, playgrounds, footpaths.	Infrastructure Services	4.1	Review of internal processes for planning works	Ongoing	Design staff have previously undertaken accessibility training. Construction staff routinely reminded to maintain vigilance when preparing works for construction, and direct concerns to design staff for potential changes.

\* Social Justice Principles





## Investment Policy

<b>Policy</b>	4B
<b>Officer Responsible</b>	Chief Financial Officer
<b>Last Review Date</b>	XX/XX/2021

**Strategic Policy**

### **1.1 Objectives**

- (a) To undertake investment of surplus funds in a way that, firstly ensures the security of Council Funds and secondly maximises earnings from authorised investments.
- (b) To ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.

### **1.2 Definitions**

Authorised Deposit taking institutions - financial institutions in Australia supervised by the Australian Prudential Regulation Authority (APRA) and authorised under the Banking Act 1959 (Cth) to accept deposits from the public.

Ausbond Bank Bill Index - formerly the UBS Bank Bill Index. The UBS Australia index family was acquired by Bloomberg from Q3 2014, and while branding changed the benchmark construction is unaltered. It represents the performance of a notional rolling parcel of bills averaging 45 days and is the widely used benchmark for local councils and other institutional cash investors.

Bank Bill Swap Rate - a short-term interest rate used as a benchmark for the pricing of Australian dollar derivatives and securities, most notably floating rate bonds

Bills of Exchange - A bill of exchange is an unconditional order in writing, addressed by one person to another, signed by the person giving it, requiring the person to whom it is addressed to pay on demand, or at a fixed or determinable future time, a sum certain in money to or to the order of a specified person, or to bearer.

Debentures - a type of debt instrument that is backed only by the general creditworthiness and reputation of the issuer rather than being secured by physical assets or collateral.

Ministerial Investment Order - schedule of authorised investments approved for access by NSW Councils pursuant to Local Government Act 1993 section 625 by the Order of the Minister and published in the Government Gazette.

Responsible Accounting Officer - a member of the staff of the council designated by the General Manager, or if no such member been designated, the General Manager. (LGGR, clause 196)

TCorp – New South Wales Treasury Corporation including the TCorp Investment Management arm which manages the TCorpIM funds (formerly Hour-glass).

Term Deposits (Deposits) - Funds invested with a financial institution at a predetermined rate that applies for the duration of the deposit. The

principal is held on deposit for a fixed term with interest payable at set periods during the term and/or on maturity. Increasingly banking regulation requires term deposits to be issued on “unbreakable” terms or at a minimum funds cannot be withdrawn for a minimum period of 31 days.

### 1.3 Legislative Requirements

All investments are to be made in accordance with:

- (a) Local Government Act 1993;
- (b) Local Government Act 1993 – Order (of the Minister) dated 12 January 2011
- (c) Trustee Act 1925;
- (d) Local Government (General) Regulation 2005;
- (e) Local Government Code of Accounting Practice and Financial Reporting;
- (f) Australian Accounting Standards; and
- (g) Office of Local Government Circulars.

### 1.4 Delegation of Authority

Authorised Officer	Roles & Responsibilities
General Manager	Authority to invest surplus funds and authority to delegate this function in accordance with the Council's adopted Investment Policy.
Director Corporate Services	Per Delegation
Chief Financial Officer (Responsible Accounting Officer)	Per Delegation
Accountant	Per Delegation

All delegated officers shall confirm in writing that they have received a copy of Council's current investment policy and that they understand the contents and their obligations as a delegated officer.

### 1.5 Authorised Investments

Investments are limited to those allowed by the most current Ministerial Investment Order that has been issued by the NSW Minister for Local Government.

Council shall only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- (a) any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;
- (b) any debentures or securities issued by a council (within the meaning of the Local Government Act 1993 (NSW));

- (c) interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution (as defined in the Banking Act 1959 (Cwth)), but excluding subordinated debt obligations;
- (d) any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- (e) a deposit with the New South Wales Treasury Corporation or investments in an TCorpIM Investment Fund of the New South Wales Treasury Corporation.

All investment instruments (excluding short term discount instruments) referred to above include principal and investment income (interest).

#### **1.6 Prudent Person Standard**

The investments shall be managed with care, diligence and skill that a prudent person would exercise. As trustees of public monies, officers are to manage Council's investment portfolios to safeguard the portfolio in accordance with the spirit of this Investment Policy, and not for speculative purposes

#### **1.7 Ethics and Conflicts of Interest**

Officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires officers to disclose any conflict of interest to the General Manager.

If engaged, independent advisors shall also be required to declare that they have no actual or perceived conflicts of interest.

#### **1.8 Prohibited Investments**

This Investment Policy prohibits any investment carried out for speculative purposes including:

- (a) Derivative based instruments;
- (b) Principal only investments or securities that provide potentially nil or negative cash flow;
- (c) Stand alone securities issued that have underlying futures, options, forward contracts and swaps of any kind; and
- (d) Any investment acquired using leveraging to fund the purchase (borrowing to invest);
- (e) **Any ADI disclosed in the below table as declared to be prohibited by resolution of Council:**

<b><u>Prohibited ADI</u></b>	<b><u>Minute No.</u></b>	<b><u>Council meeting date</u></b>

### 1.9 Risk Management Guidelines

Investments are to comply with the following criteria:

- (a) Preservation of Capital - all reasonable measures are to be taken to prevent losses in portfolio value (considering the time value of money);
- (b) Institutional Diversification:
  - i. Not less than three (3) quotations shall be obtained from authorised institutions when an investment is proposed.
  - ii. Direct investments shall not exceed counterparty limits with any one institution at any one time as detailed below.
  - iii. All term deposit investments are to be made with authorised deposit taking institutions authorised under the Banking Act, 1959 and with an investment grade credit rating, excepting ADI's located within the local government area.
  - iv. The maximum holding limit in each rating category and the target credit quality weighting for Council's total portfolio shall be in accord :

Long Term Credit Rating (or Moody's, Fitch, S&P or Equivalent)	Total Portfolio Limits	Counterparty Limits
	Maximum Holding	
TCorp IM Funds	100%	100%
AAA – A Category	100%	Lesser of \$5m or 40%
A- Category	40%	Lesser of \$3m or 20%
BBB+ Category**	30%	Lesser of \$1m or 10%
BBB Category**	10%	Lesser of \$500k or 5%
BBB- Category and below: Local** ADI's	5%	Lesser of \$500k or 5%

\*ADI's located within the Local Government Area

\*\* BBB+ / BBB categories are not to exceed 30% collectively

- (c) Maturity Risk - the investment portfolio is to be invested within the following maturity constraints:

Long Term Credit Rating (or Moody's, Fitch, S&P or Equivalent)	Overall Portfolio Return to Maturity
	Maximum
TCorp IM Funds	Not applicable
AAA to BBB+ Category	3 Years
BBB Category	12 months

- (d) Market/Credit Risk - consideration shall be given to the risk that the fair value or the future cash flows of an investment will fluctuate due to changes in market prices, or the risk of failure to repay principal or pay interest on an investment;

- (e) Liquidity Risk -

- i. Matching investments with cash flow requirements.
- ii. Ensure access is available within seven (7) days to at least \$1,000,000 or 10% of value of total investments, whichever is lesser.



#### **1.10 Performance Benchmarks**

The performance of the investment portfolio shall be against the industry standard 11am Cash Rate for cash investments, BBSW 90 Day Swap Rate for direct investments and the Ausbond Composite 2 – 5 year index for investments exceeding 2 years.

#### **1.11 Safe Custody**

Safe custodial arrangements shall be as follows:

- (a) Council must retain beneficial ownership at all times;
- (b) Council must be in receipt of documentation existence of investment;
- (c) The custodian must be the custodian nominated by TCorp for investment in TCorpIM Funds, or Austraclear, or an investment grade institution so rated by Standard and Poor's or Fitch.

#### **1.12 Reporting and Responsibilities of Council Officers**

- (a) The Responsible Accounting Officer shall be responsible for reconciling the investment register on a monthly basis and ensuring sufficient records are maintained, including:
  - a. the source and amount of money invested;
  - b. particulars of the security or form of investment in which the money was invested;
  - c. the term of the investment, and
  - d. if appropriate, the rate of interest to be paid, and the amount of money earned, in respect of money invested.
- (b) A monthly report shall be provided to Council, detailing the investment portfolio in terms of performance, investment institution and amount of each investment.
- (c) The report should also detail each average return percentage against the performance benchmark rates.
- (d) For audit purposes, certificates must be obtained from financial institution confirming the amounts of investment held on the Council's behalf at 30<sup>th</sup> June each year.
- (e) The documentary evidence must provide Council legal title to the investment.

#### **1.13 Investment Advisor**

Should Council engage an investment advisor, the advisor must be approved by Council and licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to choose the most appropriate product within the terms and conditions of the investment policy.

The independent advisor is required to provide written confirmation that they do not have any actual or potential conflicts of interest in relation to the investments they are recommending or reviewing, including that they are not receiving any commissions or other benefits in relation to the investments being recommended or reviewed.

#### **1.14 Grandfathering provisions**

This Policy shall only apply to investments made from the date of Council adoption onwards.

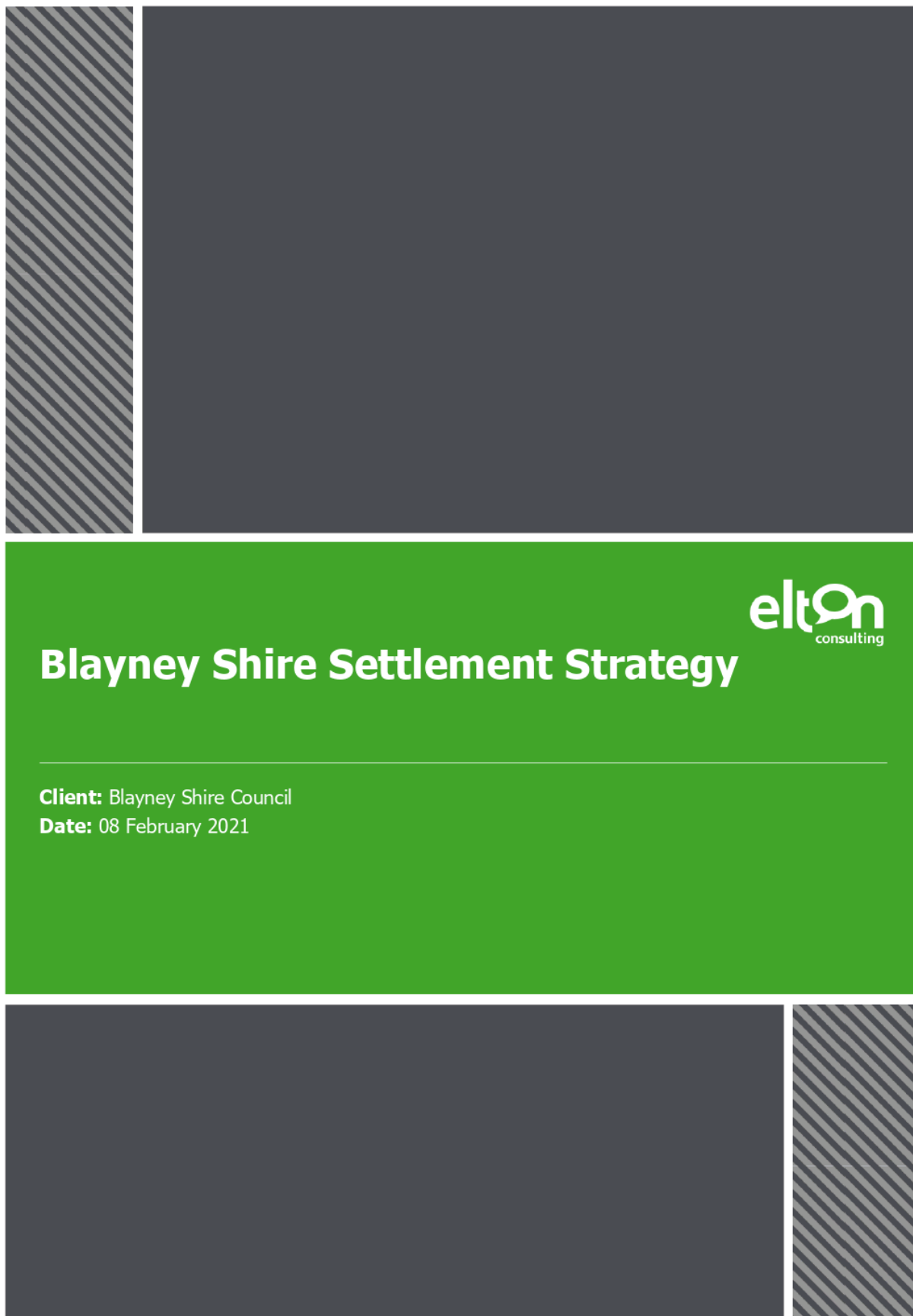
#### **1.15 Review of Investment Policy**

This policy shall be reviewed annually by the Chief Financial Officer and any amendments, if necessary, shall be reviewed against investment requirements in the conditions of borrowing of TCorp, if applicable, and approved by resolution of Council.

#### **End of Policy**

<b>Adopted:</b>	<b>14/10/2003</b>	<b>123</b>
<b>Last Reviewed:</b>	<b>11/10/2005</b>	<b>280</b>
	<b>14/05/2007</b>	<b>07/094</b>
	<b>09/08/2010</b>	<b>1008/04</b>
	<b>14/03/2011</b>	<b>1103/010</b>
	<b>08/08/2011</b>	<b>1108/004</b>
	<b>14/11/2011</b>	<b>1111/011</b>
	<b>12/11/2012</b>	<b>1211/014</b>
	<b>10/11/2014</b>	<b>1411/007</b>
	<b>17/09/2018</b>	<b>1809/010</b>
	<b>21/10/2019</b>	<b>1910/007</b>
<b>Next Review:</b>	<b>16/03/2022</b>	





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**Document Status**

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6 April 2020	Draft for Exhibition	Jacqui Salter & Nick Gunn	Liz Densley
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30 September 2020	Final Draft for Exhibition	Mark Dicker, Dan Drum & Claire Johnstone	Council & Acting General Manager
8 February 2021	Final	Liz Densley, Mark Dicker, Dan Drum & Claire Johnstone	Council

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# Executive Summary

## Introduction

The purpose of the Blayney Shire Settlement Strategy (the 'Strategy') is to identify sufficient land to meet the short and medium term housing needs generated by the changing demographic profile and population growth of the Blayney Shire, particularly within Blayney and Millthorpe.

In considering the opportunities for growth, the Strategy also looks at the opportunities available in the villages other than Blayney and Millthorpe, including:

- |             |             |
|-------------|-------------|
| » Carcoar   | » Neville   |
| » Mandurama | » Newbridge |
| » Lyndhurst | » Barry     |

The Strategy provides a framework for housing delivery which primarily will be implemented through changes to the Blayney Local Environmental Plan 2012 (BLEP 2012) and the Blayney Development Control Plan 2018 (Blayney DCP 2018). However, the Strategy will not control the housing market and Council will need to continue to work with local developers and land owners to ensure that a supply of land is available for residential development.

The Blayney Shire Council needs to plan for housing to support population growth and change within the Blayney Shire, including the potential demand for housing associated with major construction projects and spill over growth from the nearby regional centres of Orange and Blayney.

Demographic analysis indicates that while there has been modest growth in the Blayney Shire over the last 10 years (approximately 665 people), there has been significant inward migration into the Shire from a wide variety of locations. This, combined with escalating average rents, a downward trend in rental vacancy rates and an upward trend in sale prices of dwellings, indicates there is latent, or unmet, demand for new housing in the Shire.

In addition, it is also necessary to encourage housing which is suitable for an ageing population and which can alleviate housing affordability concerns.

In response, the Strategy identifies:

- » **urban residential land** – opportunities for infill development and to better realise a full range of residential accommodation typologies currently permitted under the BLEP 2012 planning controls;
- » **future urban land** – investigation areas for future urban residential land that will be critical in the delivery of housing in the very long term in both Blayney and Millthorpe; and
- » **growth of villages** – provides for increased certainty and improved environmental outcomes in villages where reticulated sewer is unavailable by increasing the minimum lot size for new dwellings and monitoring growth of villages.

## Methodology

The Strategy has been developed over a number of stages as discussed below.

### Stage 1 – Background

Following an initial inception meeting with Council staff, Elton Consulting reviewed a number of Council planning documents including the existing Blayney Settlement Strategy 2012, the Blayney Local Environmental Plan 2012 and Blayney Development Control Plan 2018, the Orange, Blayney and Cabonne Regional Economic Development Strategy 2018-2022, the Central West and Orana Regional Plan 2036 and population and demographic data.

A Background Paper was prepared as a working document to inform the initial stakeholder engagement undertaken under Stage 2.

The key issues identified in the Stage 1 analysis were:

- » Where to accommodate growth and diversity of housing, particularly catering to an ageing population;
- » Character and heritage, and implications for development;
- » Appropriateness of land use zones (Millthorpe particularly);
- » Importance of the entrances to towns and villages;
- » The relationship between urban and rural land uses and minimising productive land loss;
- » Availability of reticulated water and sewer services, and impact on lot sizes;
- » The need for smaller homes and accessible homes; and
- » Minimum lot sizes for residential development.

The insights from consultation generally confirmed the key issues identified through the Stage 1 analysis.

### Stage 2 – Stakeholder Engagement

This Key Issues Discussion Paper contained the key takeaways from the analysis of the evidence base. The contents of this paper were presented in a Councillor and Council staff workshop and targeted community consultation workshops on May 28 and 29, 2019. The engagement at this stage focused on testing the evidence gathered to date, explored the character of the existing towns and villages and identified elements of a local housing vision and identified potential areas for housing growth.

The sessions were broken into two parts to help develop a local housing vision and to identify potential growth opportunities and constraints.

Using aerial maps overlaid with land use zoning, participants were invited to provide their insights on key entrance points; elements of character and heritage that are important to retain; and opportunities for growth.

### Insights

While all of the workshops had a slightly different focus the feedback was remarkably consistent. The key insights from consultation were as follows.

- » Participants value and want to **maintain heritage and character** of towns and villages, particularly Carcoar and Millthorpe. New development in these villages

should occur away from the historic core to protect tourism and maintain the integrity of the villages.

- » **Lack of housing that is suitable** for those looking to downsize and, as a result, there is strong support for more **compact styles of housing**.
- » Design, materials and landscaping are important in new development and **contemporary housing should be appropriate for a rural lifestyle**. A common reaction to modern examples of housing was that it was 'appropriate in the city but not in Blayney'.
- » Participants understand that modern housing will not look the same as existing housing. They very much want to see a **variety of housing design**, and not 'cookie-cutter' houses. However, participants generally understood and acknowledged the challenges in delivering contemporary housing that is attractive and suits their needs.
- » There is strong support for **street trees and landscaping** as creating attractive environments. Many participants felt that good landscaping is very important to the overall look and feel of a house.
- » Generally, participants **support growth** in the villages, and particularly growth that would attract families to the area. There is some concern about the short-lived nature of demand generated from the mine.
- » Participants, including council staff and Councillors, emphasised their view that there is **demand for housing in Millthorpe and Carcoar**. This demand is not likely to be reflected in the demographics or development application data, as there is little available for sale to meet this demand.
- » Council is in the process of delivering a 14 lot subdivision in Blayney town, with land parcels selling for around \$130,000. There was a **sense of excitement** amongst the residential builders and developers who participated in the workshops, who view this as a positive sign for the market.

The insights from consultation generally confirmed the key issues identified through the Stage 1 analysis.

### Stage 3 –Strategy

The information gathered in the initial stages of the project was used to inform the preparation of the Strategy in draft form. The Strategy focuses on the land use planning mechanisms that can be implemented to facilitate the provision of housing and residential accommodation in the most suitable locations across the Shire. The Strategy also recognises the key role that the villages play in the housing market and as complete communities in their own right, regardless of size. Looking for opportunities to support the sustainable growth of villages was an important function of the Strategy.

The Strategy has been developed in line with the Local Housing Strategy Guideline and Template published by the NSW Government. To that end, the document also addresses the relevant Directions of the Central West and Orana Regional Plan 2036.

The preparation of the Strategy has been overseen by Council's Planning and Environmental Services Directorate.

### **Public Exhibition**

The Draft Strategy was exhibited for an extended period of 42 days from 1 October until 12 November 2020. During this period, Council undertook a comprehensive community engagement program that included:

1. A letter to all land owners' and immediate neighbours which the draft Strategy proposes to alter a planning control.
2. Emails sent to:
  - » All professionals who have recently dealt with Planning and Environmental Services of Blayney Shire Council (approx. 60 addresses) advising of the public exhibition.
  - » The Blayney Shire Tourism, Town and Village Committee members advising of the public exhibition.
  - » Contacts on the Council Connect e-newsletter (approx. 300 addresses) advising of the public exhibition.
3. Briefing sessions will be offered during the exhibition period, as follows;
  - » Wednesday, 14 October 2020: Millthorpe
  - » Wednesday, 21 October 2020: Blayney
  - » Monday, 26 October 2020: Mandurama
  - » Thursday, 29 October 2020: Lyndhurst
  - » Wednesday, 28 October 2020: online session

Council received over 75 submission to the draft Strategy. There were a number of issues raised during the process and as a result minor amendments have been made to the Strategy where necessary to clarify the intended planning outcome.

There were two key issues that attracted the majority of feedback in submissions being the minimum lot size for a dwelling in the Villages and the residential (R1 General Residential and R2 Low Density Residential) expansion of Millthorpe. Particular consideration has been given to these issues and the following amendments have been made:

Minimum Lot sizes in Villages (26 mentions in submissions) - the minimum lot size for the erection of a dwelling in all RU5 Village zones where reticulated sewer is unavailable to be 2,000sqm not 4,000sqm as initially proposed. This change responds to the feedback provided to council during the exhibition. A proponent will still need to demonstrate that the particular lot is of a size that suitable for and can accommodate an on-site sewerage system that will not impact adjoining land or have adverse environmental impacts. A precinct comprising approx. 1.8ha, south of Banana Street Mandurama is proposed to have a minimum lot size of 4,000sqm, due to this area having; stormwater, access and servicing constraints.

Expansion of Millthorpe (27 mentions in submissions) - the community and agency feedback during the exhibition highlighted the need for further investigation and community engagement prior to determining the suitability of land initially identified for residential expansion in Millthorpe. There is sufficient land zoned for residential development in Millthorpe under the existing RU5 Village zone to satisfy demand in the immediate short term. These areas remain as deferred areas for residential investigation on the Millthorpe Structure Plan in the Strategy.

## Housing Vision and Guiding Principles

The housing vision and principles reflect the outcomes of the early stakeholder consultation undertaken by Council. The priorities and principles support delivery of a vision, underpin the Strategy and inform the housing actions outlined in Section 5 of the Strategy.

### Housing Vision and Guiding Principles:

- » Promote housing development that responds to housing need, including affordability and appropriate housing for an ageing population.
- » Provide a diversity of dwelling types in a range of appropriate locations responsive to the demographic trends within Blayney Shire Council.
- » Respond to a wide range of residential accommodation requirements, both long and short term, generated by large projects occurring in the Blayney Shire Council area to capture the economic benefits within the Shire.
- » Ensure growth occurs in a contiguous and logical manner concentrating on the central areas of settlements and promoting quality infill development.
- » Provide flexibility in zoning and Development Control Plans for high quality urban design outcomes and provide and support opportunities for urban intensification through infill and adaptive reuse.
- » Ensure future development efficiently uses land, existing infrastructure and services to minimise the burden of infrastructure; delivery, upgrade and maintenance.
- » Establish or maintain clear and logical physical boundaries for the containment of urban settlements of urban development.
- » Appropriately respond to the development pressures being experienced in some parts of the Shire and promote development in areas of decline where practical and considering constraints.
- » Provide for development that will complement and reinforce existing and future settlement structure, character and uses and allow for the creation of legible and integrated growth.
- » Ensure residential development avoids areas of environmental significance, agricultural and/or economic resources, potential hazards, high landscape value and manages development in areas of cultural heritage value.
- » Avoid or minimise conflict between land uses.

## Population and Demographics

Growth across the Blayney Shire has been modest over the past decade, increasing by 9% to 7,259 in 2016<sup>1</sup>. Population projections undertaken by the Department of Planning, Industry and Environment (DPIE) forecast this growth to continue with a projected population of 8,000 living in 3,200 dwellings by 2036. This is an increase of approximately 300 dwellings to 2036.

However, analysis undertaken as part of this Strategy, based on trends in housing approvals and other factors, suggests there is more demand for housing than DPIE has forecast. The anticipated

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<sup>1</sup> Population and Demographic Statistics sourced from Australian Bureau of Statistics 2016 Census Data unless otherwise stated.

population growth will generate the need for an additional 560 dwellings by 2036 the majority of which will be in the serviced urban areas of Blayney and Millthorpe.

While overall growth has been modest, Blayney Shire has experienced a significant turnover of population with 30% of residents in the Shire in 2016 being new, not having lived in the Blayney Shire in 2011.

As is typical across NSW and Australia, the population of the Blayney Shire is aging. In 2016, over 40% of the resident population was aged over 50. A function of the changing demographic profile is the corresponding change in housing and accommodation needs. Household size is trending down but there is not a corresponding downward trend in the size of dwellings. This continued change is likely to generate an increase in demand for smaller dwellings.

## Housing Demand

The majority of recent growth has been through residential development in Blayney and Millthorpe including the large lot residential development around Millthorpe.

Both the DPIE dwelling forecast and the application of historic trends in dwelling approvals have been used to estimate dwelling demand to 2036.

For the purposes of analysis, the housing demand has been assumed to be **560 dwellings** (28 dwellings per year assuming 20 years from 2016 figures).

Housing appropriate for families is required in the short to long term. Housing appropriate for the aging population will be required to allow current residents to age in place. Additionally, housing appropriate for ageing populations can be appropriate for residents seeking affordable and efficient living options.

Blayney Shire's dwelling tenure is weighted more towards ownership with or without a mortgage as opposed to renting. Around half of rental properties are managed by private real estate agencies, although this has seen a steady increase from 2006 to 2016 (from 48% to 57%). Rental properties are available but there has been a marked increase in rents in the 2017-18 period, rising by 9% as compared to Orange and Cabonne rising by 3% in the same period. Rental vacancy rates were also critically low during this period. This is a strong indicator of unmet demand.

It should be noted that the forecast demand does not account for accommodation needs driven by major projects, including;

- » Cadia Valley Gold Mine (operational);
- » The Flyers Creek wind farm (expected to generate more short-term accommodation requirements than longer-term); and
- » Proposed McPhillamy's Gold Project.

Noting the timing of these 3 projects could result in an overlap of construction impacting temporary housing requirements for construction workers for an extended period.



## Housing Supply

Blayney Shire has residentially zoned land available for immediate needs, however, location and ownership factors continue to influence supply.

A common misconception is that if land is zoned, vacant and undeveloped, then it is available for immediate development. In practice, this may not be the case. In fact, there is often a 'disconnect' between the amount of zoned land and actual delivery of housing lots.

Land that is rezoned for residential development may not necessarily be delivered to the market. This could be due to a variety of reasons, including planning constraints (e.g. statutory requirements, difficulties with infrastructure provision, fragmentation of ownership, etc.), capacity constraints (e.g. bushfire, flooding, slope and landslip, etc.) and commercial pressures. Each has the potential to severely impede the supply response to demand pressures. The adequacy of land release is therefore crucial for the supply of housing, with the supply of housing directly impacting the price of housing.

Planning controls within the BLEP 2012 provide an opportunity for development (including infill) in the R1 General Residential zone. The BLEP 2012 also provides for a full range of residential accommodation typologies and this may not be fully appreciated by landowners and the development industry. The existing zoned land and infill development is not expected to provide a substantial stream of future housing supply but it does present an opportunity to contain some growth within the existing urban footprint.

Based on an assessment of the current planning controls and land supply, there is capacity for an additional **671 dwellings** within the Blayney Shire. This assumes that land available for residential subdivision and development will be made available. This is not always the case and Council needs to consider alternative sites and planning controls to ensure that there is a sufficient supply of land and that it can be made available for development. Opportunities for an additional **826 lots** have been identified in the existing settlements, predominately in Blayney (**442**) and Millthorpe (**370**).

Council will need to look at opportunities for the provision of additional land to be zoned for residential development focusing on housing diversity, suitable for an older demographic and accessible to services and facilities.

## Constraints to Development

The Strategy includes consideration of environmental constraints at a broad, settlement wide level. The combined constraints to development are identified in the Town and Village Snapshots in **Section 2**. The maps identify land that is significantly environmentally constrained and in doing so identify the land that is least constrained. This is particularly important in Blayney and Millthorpe where additional land will be required for urban development.

## Key Recommendations

The key areas identified for growth in Blayney and Millthorpe are identified in the Town Structure Plans below.

### Blayney

Blayney is the largest town within the Blayney Shire and will continue to experience the largest growth in terms of demand for dwellings. Key recommendations include the following:

- » Identification of short and medium term Future Investigation / Urban Release Areas to the west and south of the township.
- » Preservation of land to the south of the town in the long term for future investigation as required (beyond the life of the Strategy).
- » Additional residential land uses in the town centre without compromising the integrity of the main street.
- » Future extension of the urban zone to land on Lower Farm Lane subject to a Planning Proposal to address key issues including infrastructure, access and flooding.
- » Protection of the primary east-west and north-south entrances to town.
- » Additional planning controls that will enable the delivery of dual occupancy development within existing residential areas by allowing subdivision of lots below the minimum lot size.
- » Encouragement of in-fill development accessing laneways where practical.
- » Reduction of the minimum lot size for the R5 Large Lot Residential zone on Browns Creek Road from 20ha to 2ha, with an average of 5ha (noting land identified near the ANL site to remain at 20ha). Under this strategy the residue cannot be further subdivided using the lot averaging clause.

### Millthorpe

The preservation of the heritage character of Millthorpe and the integrity of the urban form of the existing village is key to managing growth in Millthorpe. In particular, consideration needs to be given to the protection of the entrances to the village.

The Strategy identifies areas for the expansion of Millthorpe to the north on land that adjoins already zoned RU5 Village and to the east on land zone RU1 Primary Production (Morley, Pitt and Kingham Streets) which provide a logical and efficient extension to the village structure. Notwithstanding, topography and drainage are also key limiting factors in these areas. Consideration will also need to be given to the management of the water catchment, which can be accommodated through water sensitive urban design and treatment of stormwater within the site in a similar manner as development within the Sydney Drinking Water Catchment.

Although identified in the Strategy, these areas will be deferred to enable Council to undertake a more detailed investigation having regard to issues including the suitability of the individual sites, access road and transport hierarchy, visual amenity, infrastructure and servicing requirements and cost, stormwater and water quality management, urban design and layout and staging and sequencing of development.

Despite the deferral of these areas, the notation in the Strategy signals a clear intention to commence investigation and provides a starting point for consideration.



The key recommendations include the following:

- » Inclusion of the existing RU5 Village zoned land West of Millthorpe Road and the adjoining R5 Large Lot Residential Land north of the Village zone and south of Richards Lane, in a Development Control Plan to ensure that the area is developed in an orderly and efficient manner having regard to the existing historic character and visual amenity of the entrance village.
- » Protection of key town entrances as important visual corridors that contribute to the character of the village.
- » Consideration of the opportunity to create green linkages or a "green grid" around the village, particularly in the north as part of future development.
- » Contraction of the Village zone to the area that is providing commercial and mixed use development and a R1 General Residential zone for the balance of the village.
- » Inclusion of an additional provision in the LEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone (or as otherwise zoned).
- » Retention of the 2ha minimum lot size for land within the R5 Large Lot Residential zone along Forest Reefs Road.
- » Application of a 2ha minimum lot size within the R5 Large Lot Residential zone to the north west of Millthorpe removing the potential for serviced lots with a minimum lot size of 4,000sqm.
- » Identify Future Investigation Area south of Forest Reefs Road for serviced rural residential development under a R2 Low Density Residential zone subject to a separate strategic investigation. Consideration of R2 Low Density Residential zone on the Eastern side of Millthorpe to also be considered under separate strategic investigation. Included in Structure Plan as Deferred areas.
- » Identify Future Investigation Areas north of Vittoria Road and Kingham and Fleet Streets and south of Pitt and Morley Streets subject to a separate strategic investigation. Included in Structure Plan as Deferred areas.
- » 78 Clover Ridge Road Millthorpe (Lot 135 DP750360), approximately 12ha in size is considered appropriate to be rezoned from RU1 Primary Production to R5 large Lot Residential with a minimum lot size of 2ha.

## Carcoar

Carcoar is significantly constrained by slope and the historic subdivision pattern. While there are significant parcels of vacant land, construction of dwellings with associated on-site sewer treatment is challenging. In the interim, an increase in the minimum lot size for the erection of a dwelling to 2,000sqm should improve certainty for new entrants into Carcoar and assist in the protection of the environment from contamination.

The historic layout will continue to provide opportunities for additional residential development should reticulated sewer become available.

Recommendations:

- » Protect the land to the north of Carcoar from fragmentation below 2ha to enable future expansion of the village as Large Lot Residential zone should reticulated sewage become available. A minimum Lot Size of 4000sqm can be applied if reticulated water and sewer is provided.

- » Increase the minimum lot size for the erection of a dwelling applicable to land in the RU5 Village zone to 2,000sqm, with the ability to reduce the minimum lot size to 1,000sqm if reticulated sewerage is provided.
- » Inclusion of an additional provision in the BLEP that allows for dwellings on RU2 Rural Landscape zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land around Carcoar which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4,000sqm.

### Smaller Villages

The smaller villages all have some opportunity for expansion and in the case of Lyndhurst, the R5 Large Lot Residential zone. Historically, the growth of the villages has been limited. None the less, it remains important to provide opportunities for growth as a key element of housing affordability within the Shire. Council should closely monitor land take up in villages over the medium term.

There are opportunities immediately adjacent to the villages that could be suitable for small expansions, however, until such time as the existing supply has been exhausted, the focus should be on consolidation rather than expansion into otherwise rural land.

In order to facilitate the continued growth of the villages, the Strategy recommends the inclusion of an additional provision in the BLEP that allows for dwellings on certain Rural zoned lands (RU1 Primary Production and RU2 Rural Landscape) in certain circumstances. Those circumstances may vary between villages, however, may include where:

- » The title already exists (noting multiple lots less than 2ha could be consolidated to get the required area);
- » The lot has an area of at least 2ha (Council will consider lots down to a minimum size of 1.5ha);
- » The lot is within 500m of the RU5 Village zone; and
- » The lot has direct access / frontage to an existing formed road.

This criteria will be further refined through the Planning Proposal process and it is proposed to map each village, to clearly identify and illustrate the land to which the new provision will apply.

Council will review inclusion of the 500m dwelling provision after 5 years of implementation in the Blayney LEP to consider its effectiveness. If not considered effective, the provision may be removed.

Recommendations:

#### Mandurama

- » Generally provide a consistent minimum lot size applicable to land in the RU5 Village zone to 2,000sqm with the ability to reduce the minimum lot size to 1,000sqm if reticulated sewerage is provided.
- » The area comprising approx. 1.8ha, south of Banana Street Mandurama, zoned RU5 Village to have a minimum lot size of 4,000sqm, due to this area having potential; stormwater, access and servicing constraints.
- » Apply a minimum lot size in the R5 Large Lot Residential zone of 4000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone or R5 Large Lot Residential zones.

- » 34 Mandurama Road (lot 1014 DP 834806) which is 22ha allotment as Future Investigation Area for Large Lot Residential zone with a Minimum Lot Size of 2ha.

#### **Lyndhurst**

- » Generally provide a consistent minimum lot size applicable to land in the RU5 Village zone to 2,000sqm with the ability to reduce the minimum lot size to 1,000sqm if reticulated sewerage is provided.
- » Apply a minimum lot size in the R5 Large Lot Residential zone west of Lyndhurst of 4000sqm.
- » Minimum lot size in the R5 Large Lot Residential zone East of Lyndhurst to remain at 1ha.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone or R5 Large Lot Residential zones.

#### **Newbridge**

- » Provide a consistent minimum lot size applicable to land in the RU5 Village zone of 2,000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4000sqm.

#### **Neville**

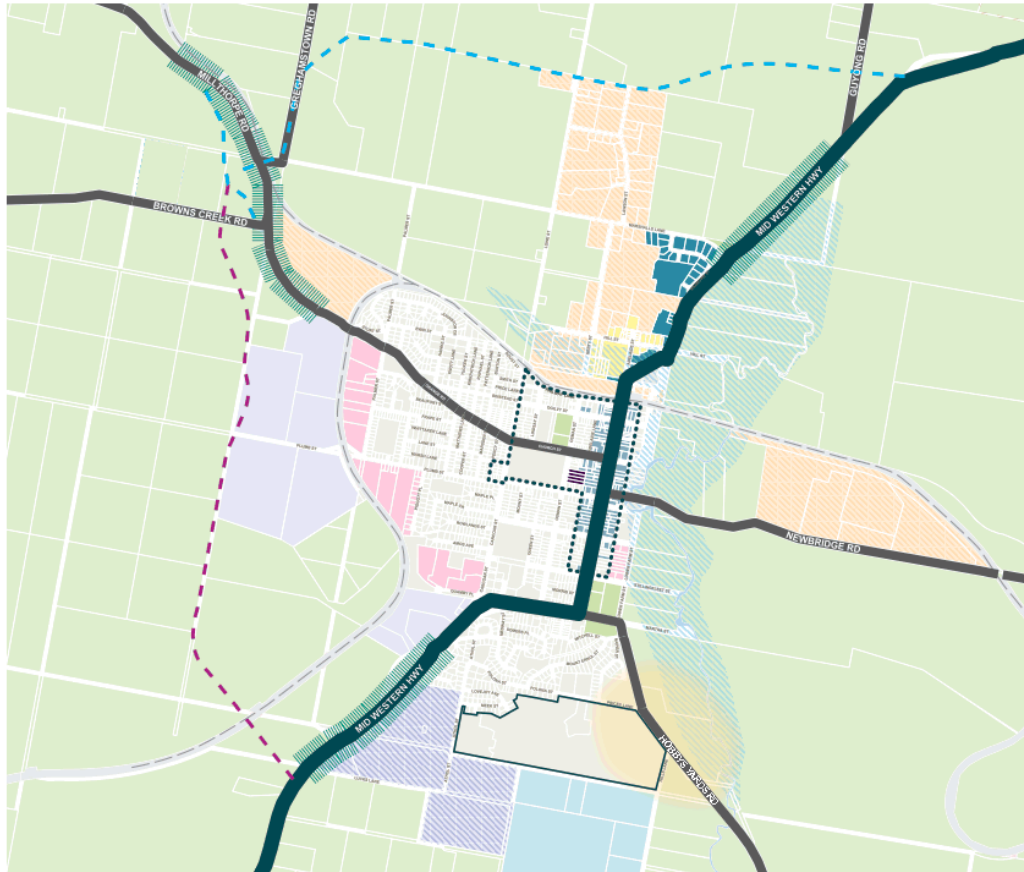
- » Provide a consistent minimum lot size applicable to land in the RU5 Village zone of 2,000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4000sqm.  
  
The Large Lot Residential zoned land (4 lots) at the intersection of Egbert Street and Kentucky Road which currently has a minimum lot size of 1.25ha is slightly reduced to 1ha.  
  
All other Large Lot Residential zone land shall have the minimum lot size applicable for subdivision under the current BLEP.

#### **Barry**

- » Provide a consistent minimum lot size applicable to land in the R5 Large Lot Residential zone to 4,000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the R5 Large Lot Residential zone.

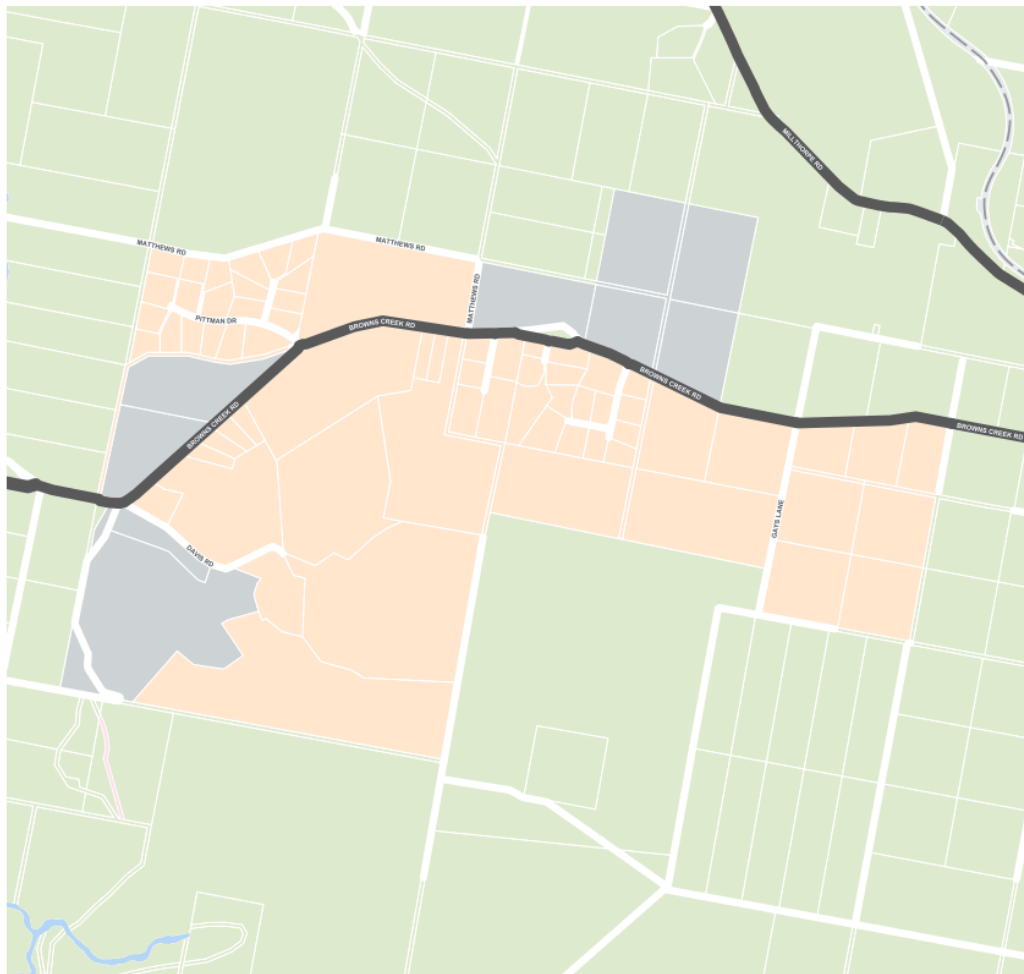
## BLAYNEY TOWN STRUCTURE PLAN

Provide opportunities for in-fill development by enabling subdivision of dual occupancy.  
Zone land to encourage further subdivision and improve efficiency of existing infrastructure.



- |   |   |  |
|---|---|--|
| Preserve very long term by continuing to limit further fragmentation of land adjoining the existing urban area.               | Apply a Mixed Use zone in Hill Street to accommodate residential uses. Provide guidelines in DCP                    | Town Centre.                               |
| Identify land as future investigation area short/medium term. Protect from fragmentation into smaller rural residential lots. | Consider suitability of residential uses on certain sites in the town centre in particular the former bowling club. | Urban area.                                |
| Identify land as future investigation area – long term subject to rezoning.   | Continue to work with landowners to release existing zoned land for residential development.                        | Development potential (infill).            |
| Protect visual amenity of key entrances to town.  | Proposed heavy vehicle route stage 1.   | Existing enterprise corridor / industrial. |
| Extend the Business Development zone to land along the Highway fronting Hill Street.  | Proposed heavy vehicle route stage 2.   | Heritage Conservation area.                |
|   |   | Flood plain.                               |
|   |   | Sewerage treatment plant and buffer.       |

## BROWNS CREEK SETTLEMENT SUMMARY



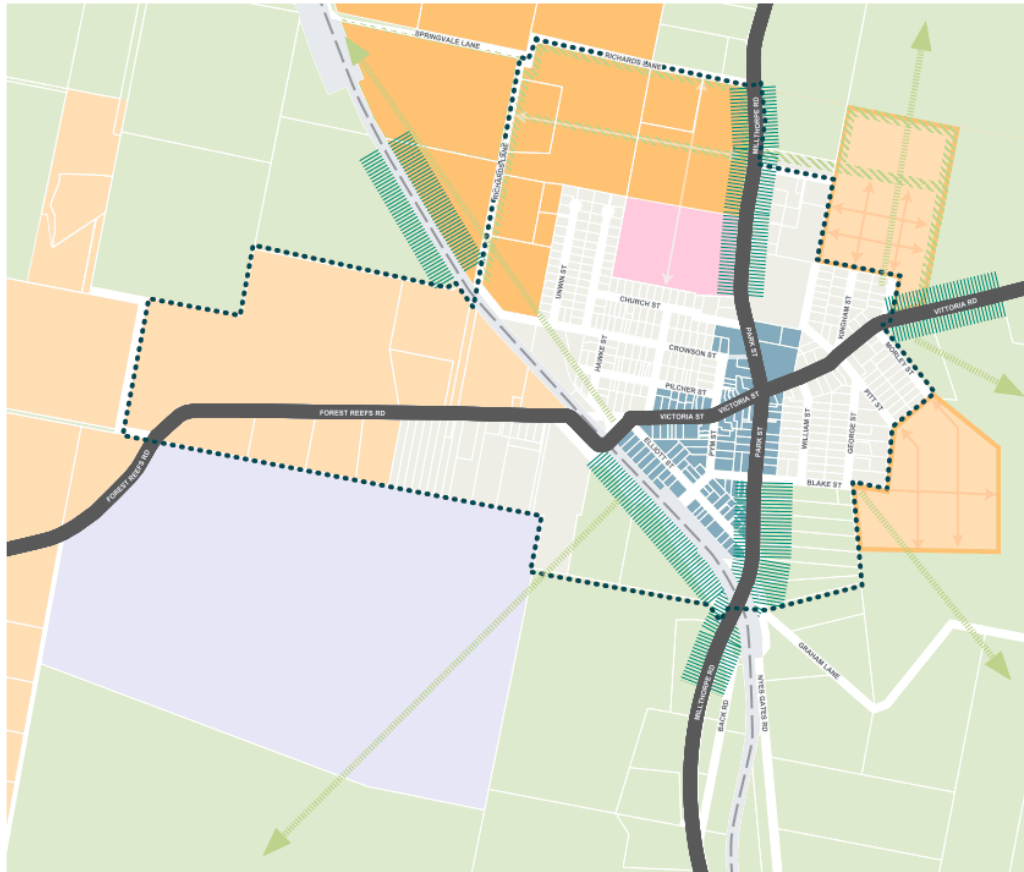
Apply a Minimum Lot Size of 2HA with an average size of 5HA along Browns Creek Road zoned Large Lot Residential (R5).












Minimum Lot Size of 20HA for subdivision and erection of a new dwelling.








## MILLTHORPE TOWN STRUCTURE PLAN

Note: The Strategy considered the land identified in the 2012 Settlement Strategy both future large lot residential and residential. There is sufficient land supply for large lot residential on zoned land without the need for any additional land.



-  Identify connection opportunities from Church and Stabback Streets. Consider heritage character and traditional grid layout (arrows). Minimum lot size of 2HA.
-  Deferred future investigation area options subject to master planning and rezoning. Consider heritage character, drainage, visual amenity and traditional grid or modified grid layout (arrows).
-  Village zone to concentrate on Park, Pym and Victoria Streets. Consider a Mixed Use zone.
-  Development potential, subject to master planning.
-  Deferred Future Large Lot Residential Investigation Area (2012) consider opportunity for R2 Low Density Residential, serviced with a MLS 4000m<sup>2</sup>.
-  Protect visual amenity of key entrances to town.
-  Heritage Conservation area.
-  Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RUS). Other requirements apply.
-  Key growth area for zoned R5 Low Density Residential Development.
-  Consider the "green grid" and opportunities for linking public spaces.
-  Urban area.



- |   |   |  |
|---|---|--|
|  | <p>Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the village-zoned land (RUS). Other requirements apply.</p> |  <p>R5 – Large lot zoned land. Minimum lot size of 2HA for subdivision and erection of a dwelling.</p>                          |
|  | <p>RU5 – Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.</p>  |  <p>Future investigation area. R5 Large lot residential. Minimum lot size 2HA unserved or 4000m<sup>2</sup> fully serviced.</p> |
|  | <p>R5 – Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision, Minimum lot size also applies for the erection of a new dwelling.</p>                                  |  |

## MANDURAMA SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the village-zoned land (RU5). Other requirements apply.



RU5 - Village-zoned land. Minimum lot size of 2000m² for subdivision and erection of a dwelling.



RU5 - Village-zoned land. Minimum lot size of 4000m² for subdivision and erection of a dwelling.



R5 - Large lot zoned land. Minimum lot size of 4000m² subdivision and erection of a new dwelling.



R5 - Large lot zoned land. Minimum lot size of 2HA for subdivision and erection of a dwelling.



Future R5 Large lot residential investigation area. 2HA minimum lot size.





## LYNDHURST SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Large Lot Residential zone (R5) and Village-zoned land (RUS). Other requirements apply.



RUS - Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.



R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision, Minimum lot size also applies for the erection of a new dwelling.



R5 - Large lot zoned land. Minimum lot size of 1HA for subdivision and erection of a dwelling.



## NEWBRIDGE SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.



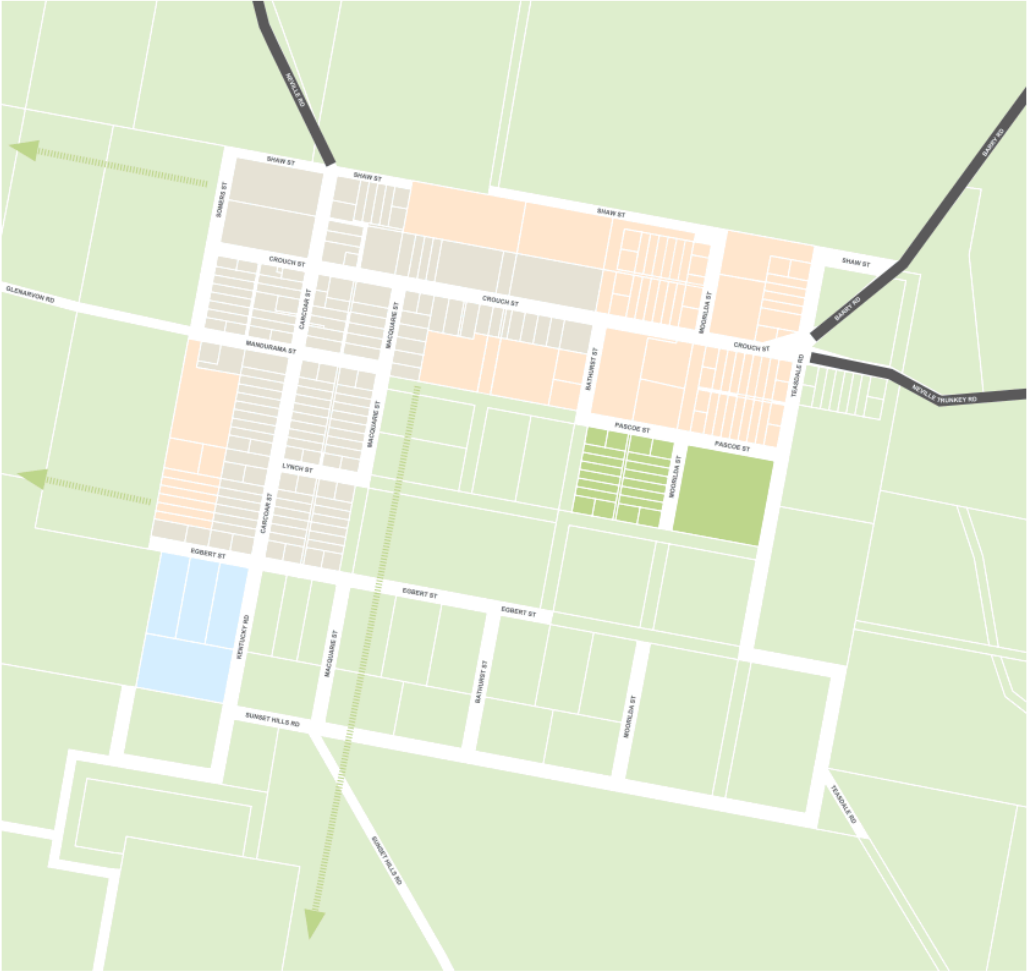
RU5 – Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.



R5 – Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



NEVILLE  
SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.



RU5 – Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.



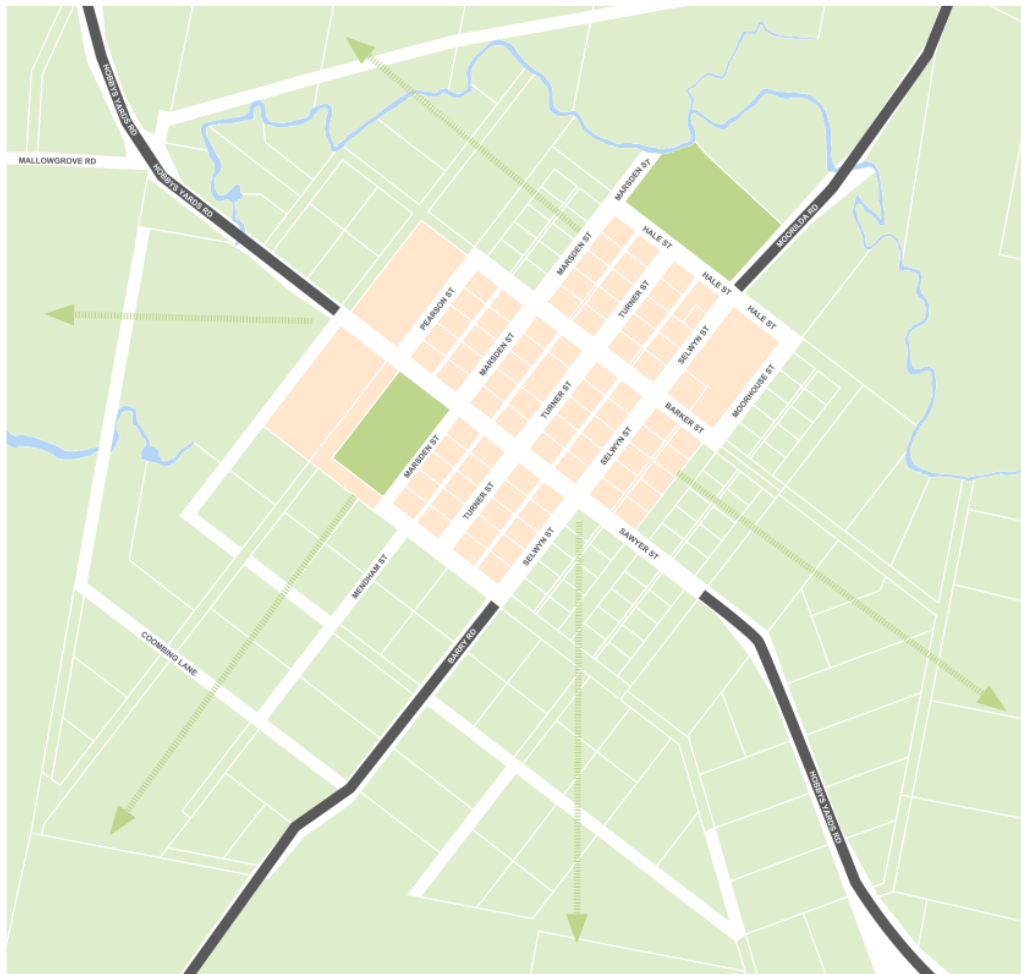
R5 – Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



R5 – Large lot zoned land. Minimum lot size of 1HA for subdivision and erection of a dwelling.



## BARRY SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Large Lot Residential zone (R5). Other requirements apply.



R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision, Minimum lot size also applies for the erection of a new dwelling.



# 1 Introduction

The Blayney Settlement Strategy was adopted in 2011 with an approved addendum in January 2012. This review of the Strategy stems from recent changes to the strategic planning framework in NSW and the introduction of the Central West and Orana Regional Plan 2036 and the need for Council to respond to the relevant actions.

A key driver for this review is the need for Blayney Council to ensure that the land use controls support the anticipated growth and change in population, including workers who may move to the area as a result of major projects and spill over growth from Orange and Bathurst.

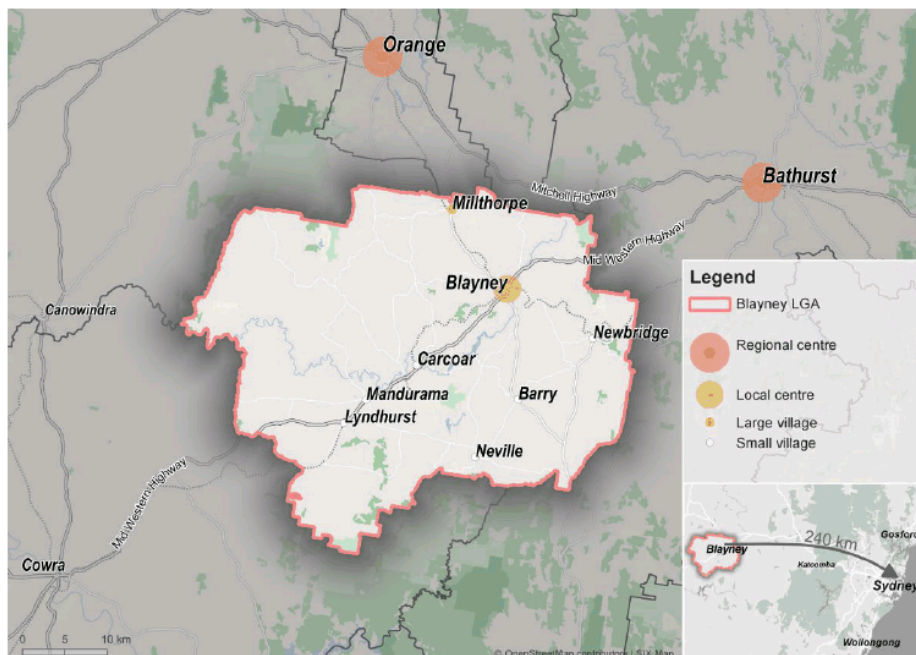
Demographic analysis indicates that while there has been modest growth in the Blayney Shire population over the last 10 years of approximately 665 people, there has also been significant inward migration into the Shire from a wide variety of locations. This, combined with escalating average rents, a downward trend in rental vacancy rates and an upward trend in sale prices of dwellings indicates there is latent, or unmet, demand for residential accommodation in the Shire.

It is also important to ensure that appropriate planning controls are in place to facilitate suitable housing for the ageing population and affordable housing over the next 20 years.

The review will result in a 16-year Settlement Strategy for Blayney Shire's key settlements of Blayney and Millthorpe and the smaller villages of Carcoar, Mandurama, Lyndhurst, Neville, Newbridge and Barry (refer **Figure 1**).

Therefore the key objective of the review is to identify the housing needs of the Blayney Shire to 2036 and make recommendations for the Blayney Shire planning framework to ensure sufficient land is available to meet the short and medium term housing needs.

**Figure 1 Context**



## 1.1 Document Structure

The Strategy has been prepared generally in accordance with the Local Housing Strategy Guideline published by the NSW Government (2018). The document has been structured to align, where possible, to this guideline and is divided into four sections as follows:

**Section 1 – Introduction** – examines the planning framework in which the Strategy needs to be considered, including the planning policy and context, local government snapshot and housing vision.

**Section 2 – Settlements** – provides snapshots of the key controls, constraints and opportunities for the towns and villages.

**Section 3 – The Evidence** – comprises an overview and analysis of demographic, housing and affordability statistics to establish the local context and housing needs.

**Section 4 – Planning Priorities & Actions** – recommends strategies and actions in line with the Regional Plan and includes indicative measure and timeframes.

## 1.2 Planning Policy and Context

In planning for growth in the Blayney Shire it is important to understand the strategic policy and planning framework that applies to the area. This framework is set primarily by the NSW Government to a Regional Plan level, Council (subject to NSW Government Agency approval) drives local strategic planning at a local level.

**Figure 2 Strategic Linkage**



In the context of the planning hierarchy, Council has a role in leading local strategic planning, including:

- » Local Strategic Planning Statements
- » Local Housing Strategies
- » Local Environmental Plans
- » Town Centre and Precinct Plans
- » Development Control Plans
- » Other strategic plans and policies adopted by Council

The Local Strategic Planning Statement sets out the land use vision, priorities and actions for the local area. All development is required to take into consideration the relevant strategic plans and local policies adopted by Council.

## 1.3 NSW Plans and Policies

The NSW State Government also has a lead role in developing infrastructure plans and policies that guide specific land uses and the interaction between them.

### 1.3.1 Central West and Orana Regional Plan 2036

The Central West and Orana Regional Plan 2036 (the 'Regional Plan'), came into force in June 2017 and outlines a 20-year framework to guide the development and growth of sustainable communities balancing opportunities for new homes and jobs with the protection of the region's natural environment.

The overarching vision for the Plan is: *The most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunity of being at the heart of NSW.*

The Regional Plan anticipates that the region will grow by an additional 23,450 people to over 300,000 by 2036.

The Regional Plan recognised two distinct areas; Central West and Orana. The Central West includes the council areas of Lachlan, Parkes, Forbes, Weddin, Cabonne, Cowra, Orange, Bathurst, Blayney, Lithgow and Oberon. Orana includes the council areas of Bogan, Coonamble, Dubbo, Gilgandra, Mid-Western, Narromine, Warren and Warrumbungle. As a collective, regional strengths in transport and logistics, agribusiness, tourism, mining and renewables and a growing services sector come together in a productive and diverse economy.

The Regional Plan is centred around four goals aimed at achieving the vision, each of which is supported by a number of directions and actions:

**Goal 1: The most diverse economy in NSW**

**Goal 2: Stronger, healthier environment and diverse heritage**

**Goal 3: Quality freight, transport and infrastructure networks**

**Goal 4: Dynamic, vibrant and healthy communities.**

There are eight Directions and a number of corresponding Actions under Goal 4 **Dynamic, vibrant and healthy communities** that have been considered in the development of the Strategy to the extent that they are relevant to the delivery of housing in the Blayney Shire.



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

Direction 23: Build the resilience of towns and villages

Direction 25: Increase housing diversity and choice

Direction 26: Increase housing choice for seniors

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

Direction 28: Manage rural residential development

Direction 29: Deliver healthier built environments and better urban design

The development of a local housing strategy is an important step in addressing the policy directions in the Regional Plan and will ensure a ready supply of well-located land for residential development that maximise the use of existing infrastructure and protects environmentally sensitive areas including heritage conservation areas.

### 1.3.2 State Environmental Planning Policies

A number of State Environmental Planning Policies (SEPPs) need to be considered in the context of delivering housing. Generally, these policies will form part of the statutory consideration of specific development applications and rezoning proposals.

The most relevant SEPPs are highlighted in the following table.

**Table 1 State Environmental Planning Policies**

SEPP	Implication for the Strategy
Exempt and Complying Development Codes SEPP Inland Code Greenfield Housing Code Medium Density Housing Code	Referred to as the Codes SEPP, this policy allows for certain development, in particular circumstances to be undertaken without a development approval from Council. This includes single dwellings, dual occupancy and multi-dwelling housing.  This means that Council has little influence in terms of the design, setback, material and landscaping elements of development.  It highlights the need for clear and precise DCPs and structure plans for Urban Release Areas so that elements such as street width, footpaths and street trees, open space networks and linkages, community facilities and water and sewer infrastructure can all be considered and resolved prior to any residential development occurring in an area.
State Environmental Planning Policy No 21— Caravan Parks	Caravan parks provide an alternative low cost long-term accommodation.  The aim of the policy is to ensure that such development is properly managed, promoting social and economic welfare of the community and includes the provision of adequate community facilities on site.



SEPP	Implication for the Strategy
	<p>The SEPP provides the matters for consideration in the assessment of development prior to granting consent.</p> <p>Caravan parks may provide an opportunity to deliver temporary accommodation of mining industry employees.</p>
State Environmental Planning Policy No 36 - Manufactured Home Estates	<p>Like caravan parks, Manufactured Home Estates provide affordable housing in a medium density environment as an alternative to traditional housing.</p> <p>A manufactured home is a "dwelling" for the purpose of the BLEP.</p>
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	<p>The policy applies to land within New South Wales that is zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purpose, including village and rural zones on the edges of towns and villages.</p> <p>Much of the land surrounding Blayney and all of the villages could be developed under this policy.</p>
<p>State Environmental Planning Policy Primary Production and Rural Development 2019 (PPRD)</p> <p>Objectives include:</p> <ul style="list-style-type: none"> <li>» facilitate use of land for primary production</li> <li>» reduce rural land sterilisation</li> <li>» identify and preserve state significant agricultural land</li> </ul>	<p>Replaces five former agricultural-themed SEPPs and gives priority to agricultural uses over rural living uses, addressing concerns that the preceding Rural Lands SEPP was contradictory in its attempt to balance the two incompatible land uses.</p> <p>This gives effect to the NSW Right to Farm Policy, which applies to any Planning Proposal (PP), the mechanism that rezones land, in a rural zone or any PP seeking to change the minimum lot size in an environmental zone. A PP must demonstrate consistency with the priority of minimising rural land fragmentation and land-use conflict.</p> <p>Development in or contiguous with existing urban areas is preferable to ensure productive land remains viable.</p> <p>Large lot rural residential should be carefully considered and all opportunities to future-proof existing residential land resources to support population growth should be considered.</p>
State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)	<p>The policy identifies the need for affordable housing within each area of the State. The SEPP allows for Councils to include affordable housing contribution schemes and amend their local environmental plans to reference the schemes.</p>

SEPP	Implication for the Strategy
	Given the concerns about access to affordable housing in the Blayney Shire, Council should consider how this SEPP could be applied in the Shire.
State Environmental Planning Policy Affordable Rental Housing	The policy provides incentives for the delivery of affordable rental housing as part of a development proposal.

### 1.3.3 Other NSW policies

While the Regional Plan and environmental planning policies provide the most relevant guidance for residential development in the region, there are a number of other policies that impact land use planning for settlements in some form. These are summarised in the following table.

**Table 2 State plans and policies**

Description and Objectives	Key implications for Settlement Strategy
<b>State</b>	
<b>A 20-Year Economic Vision for Regional NSW</b>	
Bringing together long-term planning and existing strategies like the Future Transport Strategy 2056, NSW State Infrastructure Strategy, and the regional plans the NSW Government's 20-Year Economic Vision (July 2018) sets out a clear pathway for ensuring that Regional NSW will continue to be a vibrant and growing part of our economy, and that people are supported in their decision to live in the regions.  It identifies Orange Blayney Cabonne as a Functional Economic Region (FER) with Orange being its hub. The FER is categorised as a Growth Centre, with people migrating to the regional city of Orange.	The sub-region is expected to exhibit strong growth and will likely benefit from infrastructure projects in the coming two decades. Orange is expected to drive the growth, but it is likely that there will be spill over into Blayney Shire. There is some evidence, discussed further in this strategy, to suggest this is occurring.
<b>Future Transport 2056</b>	
This transport and land use planning strategy sets out a long-term vision for the NSW transport network. It identifies the following projects relevant to the region: <ul style="list-style-type: none"> <li>» Mt Victoria to Orange road corridor improvements (parts underway);</li> <li>» Extending Bathurst commuter rail to Orange (0-10 year investigation initiative); and</li> <li>» Electrification of intercity to Bathurst (10-20 year investigation initiative).</li> </ul> No major projects are planned that will directly impact settlements in Blayney. However, the infrastructure	Road and rail improvements / extensions will drive more growth in Orange, which may have spill over effects into Millthorpe and Blayney, being within half an hour drive.  Reliable train services into Orange will increase appeal of Millthorpe and Blayney.  Millthorpe and Blayney are therefore most likely to come under pressure for additional housing. There is evidence that this is occurring.

Description and Objectives	Key implications for Settlement Strategy
<p>improvements will increase the attractiveness of the locality for a diverse range of people.</p> <p>As road and rail infrastructure continues to improve within the region, including the establishment of the Parkes Intermodal Freight Terminal, the opportunity for the regions networks will integrate further. New manufacturing, transport and logistics sectors will allow growth within Blayney Shire. The location within the region and improved connections with Sydney, Melbourne and Canberra will continue to provide for growth and opportunities within the national and international markets through the Canberra Airport and new Western Sydney Airport. In turn, this may increase demand for housing in Blayney Shire.</p>	<p>Blayney and Millthorpe are also most likely to benefit from new economic opportunities derived from the Inland Rail project being on the key rail corridor to Orange and on to Parkes.</p>
<p><b>NSW Right to Farm Policy</b></p> <p>Emphasises the need for appropriate zoning and permissible land uses that are compatible with agricultural activities. The policy supports local strategies that guide land use and minimise conflict. Relevant actions from the policy include reviewing current land use planning mechanisms and instruments, with the aim of delivering a planning policy framework that supports the management of current and future farming practices.</p> <p>This is a clear direction in the Central West and Orana Regional Plan 2036 and a key objective of SEPP Primary Production and Rural Development 2019.</p>	<p>Increased policy emphasis on the preservation and viability of agricultural uses may require limiting of opportunities for large-lot residential rezoning and development outside existing settlements, and more reliance on land within the existing urban area to supply new housing or logical extensions of existing settlements.</p>
<p><b>Maintaining Land for Agricultural Industries Policy</b></p> <p>To guide the local planning process to provide certainty and security for agricultural enterprises over the long term. This recognises the best agricultural land is a limited resource; it should not be alienated either directly (by lands being used for non-agricultural purposes) or indirectly (by incompatible developments on adjacent land).</p> <p>Guidance is provided to plan makers around:</p> <ul style="list-style-type: none"> <li>» Planning instruments and their structure to continue agricultural uses.</li> <li>» Minimising land use conflicts.</li> <li>» Factors for consideration in the conversion of land, including impacts on surrounding uses, alternative sites for non-agricultural uses, the finality of a change in use away from agriculture.</li> <li>» Minimum area for dwelling entitlements to minimise residential uses and resulting conflicts.</li> </ul>	<p>The policy aligns with the overall objectives and implications of the PPRD and the Right to Farm Policy. Future housing supply should be provided as infill development or on land contiguous with the urban area.</p>

### 1.3.4 Council Strategies and Plans

The Local Strategic Planning Statement sets out the land use vision, priorities and actions for the local area.

The local plans and policies are summarised below.

**Table 3 Local Plans and Policies**

Description and Objectives	Key Implications for Settlement Strategy
<b>Blayney Shire Community Strategic Plan 2018-2028</b>	
<p>The Community Strategic Plan out the community's priorities, aspirations and vision for the next 10 years:</p> <p>'With positive population growth, employment opportunities, increased diversity of industry and economic growth, Blayney Shire's township, villages and settlements will be dynamic and prosperous, welcoming those who live here and also those who visit.</p> <p>Strengths include the availability of serviced and accessible industrial land, the major mining and manufacturing / transport businesses, well preserved heritage architecture and streetscapes, railway infrastructure which can be re-opened if required and proximity to Bathurst and Orange airports.</p> <p>Residential land supply is limited in Blayney town and constrained by the industrial estate and the river.</p> <p>Limited capacity exists in Carcoar, Mandurama and Lyndhurst for residential development if sewerage servicing is constrained.</p> <p>A Business Case should be developed to provide access to sewerage services for Carcoar, Mandurama and Lyndhurst.</p> <p>Investment by the NSW government should be sought to re-open:</p> <ul style="list-style-type: none"> <li>» Blayney to Demondrille railway; and</li> <li>» Newbridge railway station for on-request services.</li> </ul>	<p>Identify opportunities for housing and potential for growth, particularly in Millthorpe, given proximity to Orange and Orange airport</p> <p>There is a need to identify opportunities in Blayney given limited residential land supply</p> <p>The Strategy needs to consider the implications of no sewer services in some villages.</p>
<b>Blayney Local Strategic Planning Statement</b>	
<p>Builds on the Community Strategic Plan by setting out planning priorities and actions to achieve a 20-year vision for land use planning in the Blayney Shire. The priorities are consistent with those set out in the NSW Government's Central West and Orana Regional Plan 2036.</p> <p>The most relevant priorities relate to:</p> <ul style="list-style-type: none"> <li>» Leveraging the Shire's strategic location close to the centres of Orange and Bathurst, as well as Sydney and Canberra, to attract new jobs and people; and</li> </ul>	<p>The LSPS includes six Strategic Priorities. Planning Priority 4 "Provide diverse housing choices and opportunities to meet the changing demographics and population needs" is the priority most aligned with the Settlement Strategy.</p> <p>The Strategy response to the extent that:</p> <p>Most residential development should be focused in Blayney</p>

Description and Objectives	Key Implications for Settlement Strategy
<ul style="list-style-type: none"> <li>» Increasing housing diversity to accommodate a growing and aging population.</li> </ul> <p>The statement notes the majority of growth has been, and will continue to be, in the Settlements of Blayney, Millthorpe and Newbridge.</p>	<p>and Millthorpe, due to their strategic locations and higher levels of services and infrastructure to support growth.</p> <p>Demand for medium density and retirement living is expected to increase. Greater housing diversity will be required to cater for the changing and growing population.</p>
<b>Blayney Employment Lands Study 2016</b>	
<p>Assesses the viability and strategic merit in re-zoning part of the industrial-zoned land in the north of Blayney town to residential.</p> <p>The assessment found:</p> <ul style="list-style-type: none"> <li>» The land is not suitable for housing.</li> <li>» It would be difficult to replace lost industrial land in future.</li> <li>» Alternative options for large lot residential should be identified.</li> </ul>	<p>Residential land should not be co-located with industrial land in north Blayney, to prevent land use conflicts.</p> <p>The industrial land is considered to have long term value and should not be relied upon to provide future residential land at this time.</p>
<b>Blayney 2020 Masterplan</b>	
<p>Provides strategies to:</p> <ul style="list-style-type: none"> <li>» Develop and grow key economic activities in the Shire; Tourism, Agriculture, Food &amp; Beverage manufacturing, manufacturing;</li> <li>» Reinvigorate and grow the Blayney town centre; and</li> <li>» Identifies and maps significant vacant land and buildings in Blayney town's centre.</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>» Limited opportunity to grow outwards, due to the need to protect productive rural land; and</li> <li>» Need for appropriate zoning and dwellings for aged care and seniors housing in Blayney centre.</li> </ul>	<p>The need to protect agricultural land results in the need to limit large lot residential development. The subdivision and development of vacant land and buildings close to the main street should encouraged to cater to growth.</p> <p>The strategy should consider ways of encouraging housing diversity near the main street and how to ensure suitable housing can be developed for the Blayney's ageing population.</p>
<b>Blayney Floodplain Risk Management Study 2016</b>	
<p>To address the existing, future and continuing flood risk in Blayney town and develop formal floodplain risk management strategies to protect the community.</p>	<p>The Floodplain is close to the main street, constraining growth immediately to the east of Blayney centre.</p> <p>Flooding from the Belubula River presents the highest risk to properties around Henry Street</p>

Description and Objectives	Key Implications for Settlement Strategy
	and Farm Lane. These areas have limited development potential.

## 1.4 Local Environmental Plan

The Blayney Local Environmental Plan 2012 (the 'BLEP') is a statutory instrument that provides for land use planning in the Blayney Shire. The BLEP provides the mechanism for the approval of development. It identifies a number of general aims specific to housing and provides detailed land use zones and development permissibility. The BLEP also includes development standards for lot sizes for dwellings and provisions to manage development on certain land or land uses.

The relevant aims of this Plan are as follows:

- (a) to encourage development that **complements and enhances the unique character and amenity of Blayney including its settlements**, localities, and its rural areas,
- (b) to provide for **a range of development opportunities that will contribute to the social, economic and environmental resources of Blayney** in a way that allows present and future generations to meet their needs by **implementing the principles of ecologically sustainable development**,
- (c) to **facilitate and encourage sustainable growth and development** that—
  - (i) avoids and minimises risks to human life and property and minimises the cost of development by **restricting development in areas prone to natural hazards and significant environmental constraints**, and
  - (ii) protects, enhances and conserves prime agricultural land and the contribution that agriculture makes to the regional economy, and
  - (iii) avoids or minimises impact on drinking water catchments to protect and enhance water availability and safety for human consumption, and
  - (iv) **protects and enhances** environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and **areas that have potential to contribute to improved environmental and scenic outcomes**, and
  - (v) **protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance**, including Aboriginal relics and places, and
  - (vi) encourages the sustainable management, development and conservation of natural and human-made resources whilst avoiding or minimising any environmental and social impacts, and
  - (vii) **encourages a range of housing choices** in planned urban and rural locations to address population growth and **meet the diverse needs of the community**, and
  - (viii) allows for the **orderly growth** of land uses while **minimising conflict between land uses** within the zone and land uses within adjoining zones, and
  - (ix) promotes the **efficient and effective delivery of utilities, infrastructure and services that minimises long-term costs** to government, authorities and the community.



### **Residential zones**

The BLEP includes three primary residential zones; General Residential (R1), Large Lot Residential (R5) and Village (RU5). The R1 zone applies to the residential areas within Blayney town, while other settlements, including Millthorpe, are typically zoned RU5 Village. The Large Lot Residential zone is reserved for land that might otherwise be called rural residential development.

Residential accommodation in a number of forms, is equally permissible in both the R1 and RU5 zones, including for example residential flat buildings, multi dwelling housing, attached dwellings and dual occupancy. Although there is diversity in relation to the type of residential development that is permissible, the typical typology is single detached dwellings.

### **Minimum lot size**

The minimum lot size in the R1 zone and the RU5 zone in Millthorpe is 450sqm, however, despite the minimum lot size the median lot size in the R1 zone in Blayney is 885sqm. In Millthorpe, the lot sizes range from over 670sqm in Unwin Street to larger than 1000sqm on the eastern side of the village in William Street and between Morley and Pitt Streets. Across the village, the median lot size is 810sqm.

The R1 and RU5 zones also permit both attached and detached dual occupancy development, however, the BLEP does not include provisions (typical in many planning instruments) that specifically deal with the subdivision of dual occupancy below the minimum lot size. The exclusion of these provisions may be impacting the delivery of dual occupancy development.

The R5 Large Lot Residential zone has been applied to land on the fringe of all settlements within the Shire and is accompanied by a range of lot sizes from 4000sqm to 20ha. The range of permissible land uses is more restrictive than the urban zones.

### **Heritage conservation**

All Local Environmental Plans are required to include a clause dealing with heritage conservation. In the case of the BLEP, the provisions apply to heritage items, heritage conservation areas (HCA) and Aboriginal objects. The BLEP has a map identifying the heritage items and heritage conservation areas and these are also described in Schedule 5 of the BLEP. There are 355 individual heritage items and heritage conservation areas in Blayney, Carcoar, Millthorpe and Newbridge. The HCAs have an important function in terms of preserving the historic character of a place. They also provide council with greater autonomy in terms of managing the built form outcome of development, including dwellings that would otherwise fall under the Exempt and Complying Development Code SEPP.

Flexibility in the planning instrument is important in encouraging development, however in reviewing the operation of the BLEP in the context of the Strategy, consideration has been given to the built form outcomes and community feedback in relation to the desire for diversity of housing including more dual occupancy development and the importance of conserving the character of the urban areas that are experiencing pressure for growth in particular, Millthorpe. The application and effect of the BLEP and particular zones and clauses, including minimum lot sizes is discussed further in **Section 3**.

## **1.5 Local Government Area Snapshot**

Blayney Shire is in the Central West region of New South Wales, approximately 250km west of Sydney, and has an area of 152,470 hectares. The Shire is dissected by the Mid-Western Highway, which links Bathurst and Cowra, via Blayney, Carcoar, Mandurama and Lyndhurst. Blayney Shire is within close proximity to the regional centres of Orange and Bathurst. Millthorpe, in particular, benefits from its location between Blayney and Orange.

## Economy

There are 2,922 resident workers in Blayney Shire (ABS 2016). The six largest employing industries in Blayney are:

- » Mining (661 employed, 22.6%);
- » Agriculture, Forestry and Fishing (367 employed, 12.3%);
- » Manufacturing (356 employed, 11.9%);
- » Education and Training (182 employed, 6.1%);
- » Health Services (180 employed, 6.0%); and
- » Retail Trade (176 employed, 5.9%).

Mining in particular, along with agribusiness and transport and logistics, is expected to grow significantly in the future. Approval is currently being sought by Regis Resources Ltd for the McPhillamy's Gold Project at the locality of Kings Plains, 8km from Blayney town. The Environmental Impact Assessment anticipates a peak construction workforce of 710 full-time equivalent (FTE) workers. During operations, an average workforce of 260 FTE employees will be required, peaking at 320 FTE employees in years four and five.

The Flyers Creek Wind Farm, anticipated to commence construction early to mid-2021, will have a construction period of approximately 18 months. This may overlap with the peak period of temporary housing requirements for construction workers of the McPhillamy's Gold Project, should consent be granted.

The NSW Government has identified the three LGAs of Orange, Blayney and Cabonne as making up a Functional Economic Region (FER) with Orange as its hub. The FER is categorised as a Growth Centre, with people migrating to the regional city of Orange.

The employment structure of the wider subregion is transitioning, as Orange is moving towards becoming the agri-finance hub of Regional NSW while also experiencing significant growth in health and public administration.

While Orange is expected to be the driver of this growth, it is likely that there will be spill over into Blayney Shire, increasing demand for housing and services in combination with workers for major projects. There is evidence suggesting this is already placing increasing pressure on housing, particularly in the northern parts of the Shire, based on rent increases and vacancy rates.

The 2012 Settlement Strategy indicates that the Shire has a relative lack of diversity of employment, which increases the vulnerability of the Shire to a downturn in either agriculture, mining or food manufacturing. Since 2011, employment in mining and manufacturing has grown strongly (+214 and +56 employed respectively) and employment in agriculture has grown at a much slower rate (+19 employed). Growth in these sectors suggests that demand for housing would also have grown over this period.

## Population and Housing

On the evening of the ABS' 2016 census, 7,259 people lived in Blayney Shire, occupying 2,645 dwellings. An additional 350 dwellings or 11.8% of the total dwellings in the Blayney Shire were unoccupied. The Department of Planning, Industry and Environment (DPIE) projects a population of 8,000 living in 3,200 dwellings in Blayney Shire by 2036.

However, while there has been modest growth of approximately 665 people between 2006 and 2016, approximately 30% of people that resided in Blayney Shire in 2016 did not do so prior in 2011 (excluding children under 5 years as of the 2016 Census). Therefore, there has been



significant change in the population which is likely creating housing pressures, particularly in certain locations (discussed further in Section 2).

In 2016, 40% of the Blayney Shire population were 50 years of age and older. Close to 19% were aged between 35 to 49 years of age, while school aged children, pre-schoolers and babies represented 27%. From 2006 to 2016, the growth in the proportion of older workers and retirees has been significant in relation to the total population.

The 2016 Census confirmed the predominant housing type in Blayney Shire is detached dwellings, with 94% of all private occupied dwellings being detached. 81% of the occupied housing stock was three bedroom or more (2,151 dwellings). However, there were 709 lone person households and a further 800 couple-only households. This indicates a high mismatch between dwelling stock size and typologies compared to housing need.

Of a total 2,656 occupied dwellings in the Shire, most are owned with a mortgage (approximately 38% of all stock), followed by outright ownership (approximately 35%) and rentals (approximately 23%), including rental from social housing providers and the like. The remainder is mainly households that did not state tenure type. By comparison, in NSW dwelling tenure is generally very evenly spread, with around 32% of dwellings each owned with a mortgage, owned outright, or rented. Blayney Shire's dwelling tenure is weighted more towards ownership with or without a mortgage as opposed to renting. Around half of rental properties are managed by private real estate agencies, although this has seen a steady increase from 2006 to 2016 (from 48% to 57%).

The number of private rented dwellings remained relatively steady between the 2011 and 2016, being 586 to 604 rented dwellings. However, there has been a marked increase in dwelling rental prices in the 2017-18 period, rising by 9% as compared to Orange and Cabonne that rose by 3% in the same period. Rental vacancy rates were also critically low during this period. This is an indicator of unmet demand.

Further discussion is provided in Section 2 of this report.



## Population

**Estimated Resident Population (ERP)** for the whole LGA as of 2016 census

**7,259**

Population over 65 as of the 2016 census

**19%**

**Projected population** for the whole LGA to 2036

**8,000 (+741)**

Population over 65 by 3036

**24% (+500)**

**Projected annual growth rate**

**0.3% per year**

Average Household Size 2016 census

**2.51 persons**

Lone Person Households

**26.7%**



## Property

### BLAYNEY

Total number of dwellings 1,219

### MILLTHORPE

Total number of dwellings 299

### LGA

Total number of dwellings 3,184

### MEDIAN RESIDENTIAL LAND VALUE Median house price

[www.realestate.com.au/neighbourhoods/](http://www.realestate.com.au/neighbourhoods/)

Blayney  
\$300,000

Millthorpe  
\$453,000

### TOTAL PRIVATE DWELLINGS FOR THE WHOLE LGA AS OF THE 2016 CENSUS – 3,184

% of detached dwellings –

**94%**

% of medium density dwellings –

**6%**

% of high-density dwellings –

**>0.1%**

Number of dwellings approved

2008/20017 –

**319**

\* includes dual occupancy attached , villa and town house development

^ residential flat buildings, shop top housing



## Employment and Income

**2,922**

residents employed 2016 census

**\$1,277**

median household weekly income 2016 census

### INDUSTRY OF EMPLOYMENT

Mining **22.6 %**

Agriculture **12.3 %**

Manufacturing **11.9 %**

## 1.6 Housing Vision



Housing in Blayney Shire offers choices to suit people no matter their age. New housing is varied, sympathetic to existing heritage and in keeping with the rural character of the Shire. Our streets are tree-lined and landscaping is a feature of new housing

Based on feedback in consultation, the elements that inform the housing vision for the Shire are:

- » The character and heritage of villages are key considerations in the delivery of new housing;
- » New development should be sympathetic to the existing village character and should offer variety, interesting roof lines and materials that complement existing housing;
- » In villages with important historic cores that are experiencing demand, growth should occur away from highly valued historic cores;
- » Housing should be appropriate to the rural setting;
- » Housing needs to provide choices to people of all ages;
- » Housing also needs to be affordable;
- » Street trees, landscaping and footpaths are valued, both for aesthetic reasons and for access; and
- » Housing should be designed to be energy efficient where possible.

## 2 Settlements

The Strategy considers Blayney and Millthorpe and the smaller villages of Carcoar, Mandurama, Lyndhurst, Neville, Newbridge and Barry. The urban character, planning controls and constraints vary between the individual settlements and these are illustrated in the individual settlement snapshots as follows.

For each of the settlements there is:

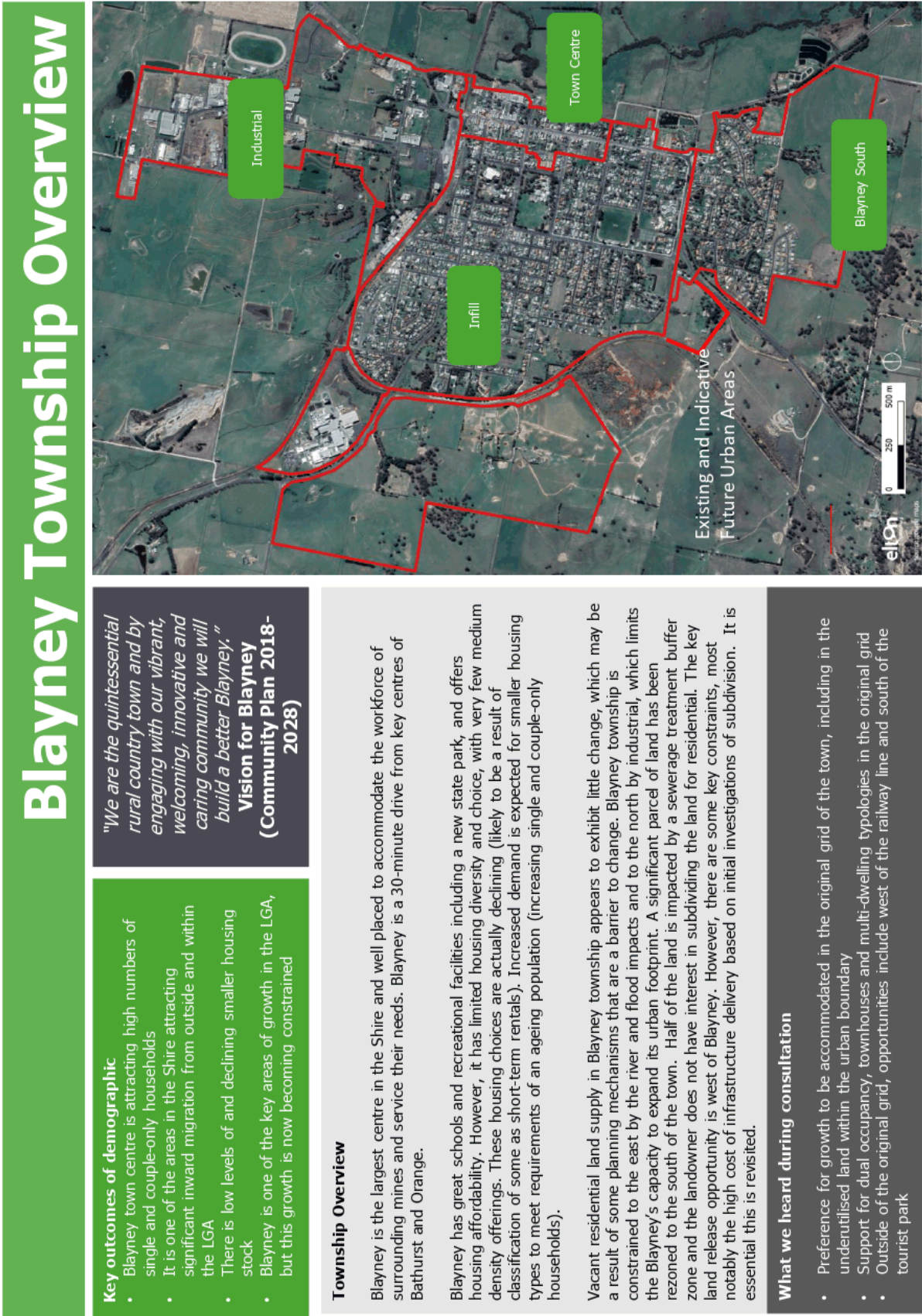
- » An overview of the significant demographic trends in the settlement;
- » The vision for the settlement from the Blayney Community Plan 2018 – 2028;
- » An overview description of the settlement (village or township);
- » A summary of what was heard in consultation to inform this review of the Settlement Strategy; and
- » A statement of the key recommendations of the previous 2012 Settlement Strategy and whether they were implemented.

### **Larger townships of Blayney and Millthorpe**

For the larger and most populous townships that are also attracting the most growth, the above is explored for various precincts in the each of the townships.

### **Landholding and vacant titles in smaller villages**

A key aspect of some of the smaller settlements is the pattern of landholdings and the number of land titles that are vacant. The historic subdivision layout of the villages is overlayed by the current ownership pattern. For example, in most villages it is not unusual for individuals to own multiple lots even though there is only a single dwelling on the property. Understanding the ownership pattern, assists in determining where there may be opportunities for additional dwellings in each village and in doing so the capacity of that villages to accommodate growth.





# Blayney Town Centre

### Locality description

The town centre is located on the eastern boundary of the settlement, on the western bank of the Belubula River.

The area has a high diversity of land uses, including residential, shops, hospitality, places of worship, health services, public administration and recreation.

### Character & Planning Controls

Key residential & tourist typologies	Detached dwellings on single lots Retirement village (only one) Hotel / pub accommodation Motels Bed & Breakfast
Land use zoning	B2 Local Centre (town centre core) R1 General Residential other except R5 Large Lot Residential
Permitted residential typologies	All residential accommodation permitted with consent with exception of rural workers dwellings
Minimum lot size	1000sqm (B2 zone) 450sqm (R1 zone) – adjacent to the B2 zone
Heritage	A heritage conservation area applies to most of the town centre and there are many heritage items along the main street and throughout the town

### Blayney Town Centre Overview

The centre of Blayney offers the opportunity to diversify the types of housing available in the township. Access to retail, health and other services makes it the most suitable area in Blayney Shire for the provision of more compact and affordable housing as well as housing for an ageing population.

The Blayney 2020 Masterplan recommends strategies for the reinvigoration of the Blayney town centre. In particular, it identifies significant vacant land and vacant buildings in the vicinity of the main street which would be suitable for development.

More intensive residential development in the town centre would:

- Assist with the reinvigoration of the centre more generally, as it would serve to increase foot traffic and make business more viable
- Better cater to the aging population of Blayney Shire.

The minimum lot size for multi-dwelling housing in the DCP may act as a disincentive to development.

Most of the town centre is within the Blayney Heritage Conservation Area (HCA). Development will be required to be sensitive to the heritage significance of the surrounding buildings and the HCA as a whole. Flooding to the east of the main street will limit the locations and type of residential development in the centre, however, there may be opportunity to extend the urban area into Lower Farm Street where it is above the 1 in 100 year flood level.

### 2012 Settlement Strategy

Key recommendations in 2012 Settlement Strategy

- Replace the village zone with business zoned land – **implemented**
- Introduce a heritage conservation area over business zone – **implemented**

Recommendation in Community Plan 2018-2028 to adopt a DCP for Blayney and review Residential Land Strategy and LEP. A DCP for Blayney Shire was introduced in 2018 and this project reviews the Residential Land Strategy.

### What we heard during consultation

- Preference for growth to be accommodated in the original grid of the town, including in the underutilised land within the urban boundary
- Support for dual occupancy, townhouses and multi-dwelling typologies in the original grid
- Outside of the original grid, opportunities include west of the railway line and south of the tourist park

### Constraints

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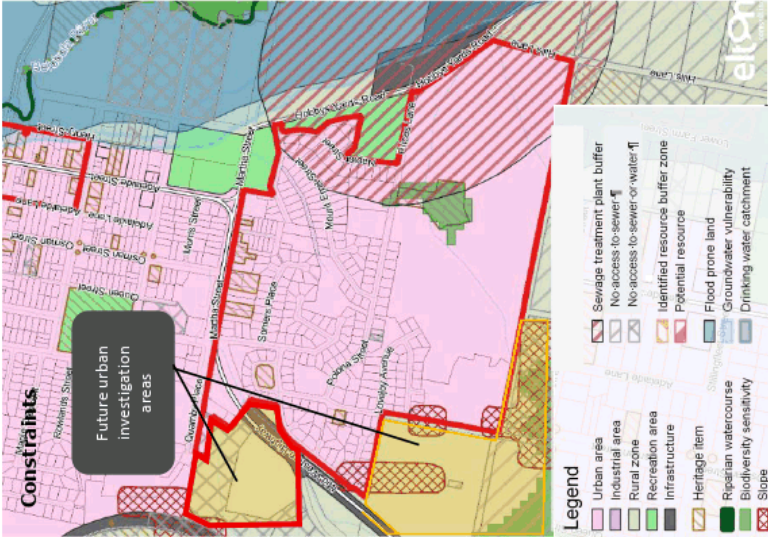
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# Blayney South

## Locality description

This area is located to in the south of township of Blayney. It is bounded by the Mid-Western Highway to its north and west, and Hobby's Yard Road to the East.

The northern half of the precinct is characterised by detached dwelling houses on curvilinear streets. The southern half is characterised by large, vacant parcels, zoned and suitable for development.



## Character & Planning Controls

Key residential & tourist typologies	Detached dwellings on single lots A small number of rural-residential lots
Land use zoning	R1 General Residential
Permitted residential typologies	Attached dwellings, Semi-detached dwellings, Boarding houses, Dwelling houses, Dual occupancies, Residential flat buildings, Seniors housing, Shop top housing
Minimum lot size	450 sqm (NOTE: generally, development in the area has delivered larger lots around 800 sqm)
Setbacks	Front: 4.5m Side: 900mm Rear: 1.5m
Heritage	There are a number of Heritage items throughout the town
Sewerage Plant Buffer	Impacts the eastern part of the site

## What we heard during consultation

- Desire to develop appealing housing land blocks to attract more families
- Desire to grow the population base of Blayney

## Precinct overview

The site was identified at that time as providing the majority of supply of suitably zoned land for residential purposes. However, since then no subdivisions have occurred, and the landowner has not indicated any intention to develop their land for urban residential purposes

The vacant land, if developed, excluding the heritage item and the sewerage plant buffer zone, approximately 17.5 hectares would be made available accommodating up to 130 dwellings. If this is released by the landowner, adjustment to other parts of the strategy should occur.

Additional zoned and un-zoned land is available in Quamby Place that could be considered for development in the short term.

Land at Lucks Lane may provide a future opportunity to link into the existing urban areas and could be identified in the long term to avoid short term fragmentation for rural residential development.

## Key recommendations from the 2012 Settlement Strategy

Analysis undertaken for the 2012 Settlement Strategy identified a 41.5 ha site at the southern-most extremity of this area. It was considered suitable for development and able to deliver approximately 280 dwellings, despite constraints such as:

- adjacent heritage item
- the presence of drainage channels through the site
- the need for a buffer from the existing Blayney Sewerage Treatment Plant at the eastern edge of the site.

This site, as well as several smaller sites, were rezoned for urban use in accordance with the recommendations of the Strategy.

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Given demand driven by potential approvals of major projects, planning controls offer an opportunity to provide incentives for multi-dwelling housing and dual occupancy. The existing laneway structure offers a key opportunity for this type of development.

- Replace village zone with R5 on the western side of town – **implemented**
- Replace remaining village zone with general residential – **implemented**
- A new medium density housing overlay in DCP – **implemented**
- Heritage conservation area over residential zone – partially implemented
- heritage conservation only covers the western portion of the general residential
- Investigation area for future residential area to the south of Quamby Place

Heritage North eastern quarter is part of a Heritage Conservation Area. A number of individual heritage items also exist in this area.

- Preference for growth to be accommodated in the original grid of the town, including in the underutilised land within the urban boundary
- Support for dual occupancy, townhouses and multi-dwelling typologies in the original grid
- Outside of the original grid, opportunities include west of the railway line and south of the tourist park

The housing stock varies in age from original late 19<sup>th</sup>-century dwellings on the original grid, typically listed as heritage items, to modern low density dwellings in cul-de-sac urban structure.

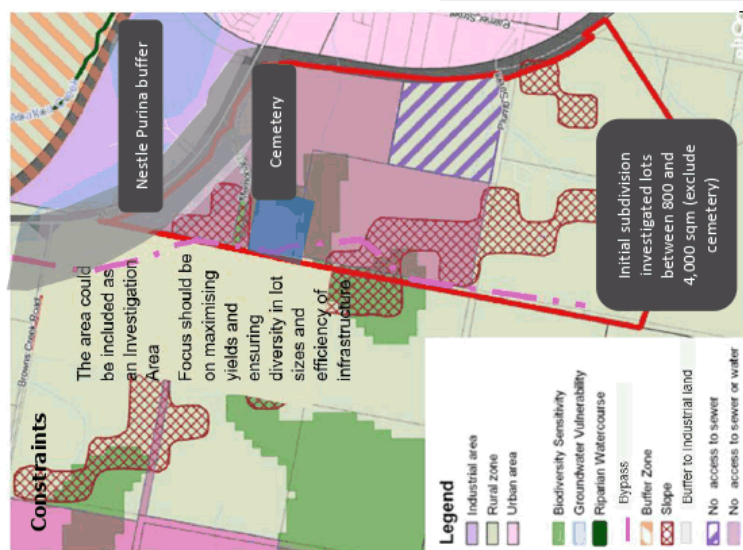




- Extend scenic protection to align with the actual visual catchment – **implemented**

- Preference for growth to be accommodated in the original grid of the town, including in the underutilised land within the urban boundary
- Support for dual occupancy, townhouses and multi-dwelling typologies in the original grid
- Outside of the original grid, opportunities include west of the railway line and south of the tourist park

Currently the area contains only a few rural dwellings and a cemetery. It is impacted by some constraints to development including:



# Blayney Business

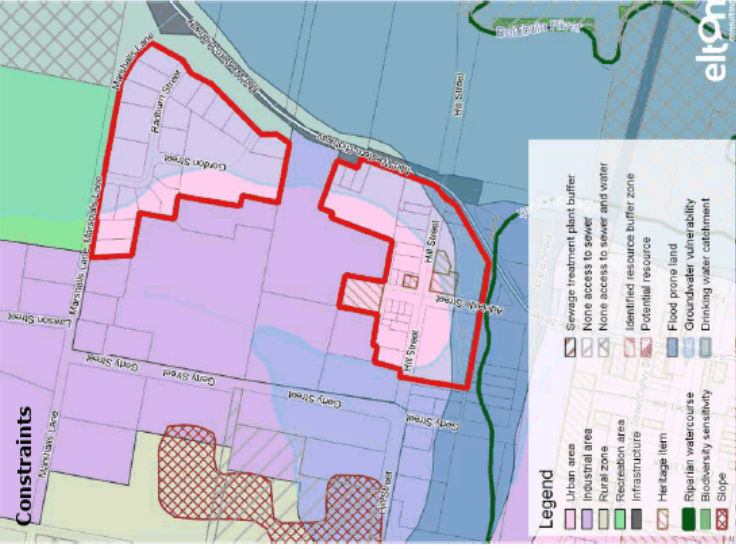
### Locality description

Blayney has a business area located north of the town separated by Abattoir Creek in the south, Hill and Gerty Streets to the west and the Mid Western Highway to the east.

Development is varied with a range of light industrial and business uses. There is limited residential accommodation and that which is scattered through this area is older housing stock.

The Catholic School is located in Hill St.

### Constraints



### Character & Planning Controls

Key residential & tourist typologies	Residential accommodation is limited. Detached dwellings St Joseph's Central School on Hill Street
Land use zoning	B5 Business Development B6 Enterprise Corridor
Permitted residential typologies	No residential accommodation permissible in the B5 zone. The B6 zone allows Backpackers accommodation and B&B accommodation. Dwellings are an existing use
Minimum lot size	Not applicable for residential development Minimum lot size is 2,000sqm
Setbacks	Not applicable for residential uses
Heritage	There are four heritage items on the corner of Hill and Adelaide Street North including the former St Joseph's Convent and Church and "Thurlstone" house and garden.

### Key Issues and opportunities

The business zones do not have a residential function other than the existing residential uses. Previous investigation suggested that the residential uses are unlikely to relocate from Hill Street and there appears to be no change since 2015 in this regard.

A significant proportion of the area is flood affected in an extreme event.

Opportunity to reconsider the difference between the objectives and land use tables between the B5 and B6 zones and rationalise into a single zone or consider a Mix Use zone and remove the Enterprise Corridor zone. This would need to be in line with the outcomes of the Subregional Rural and Industrial Land Strategy.

Look to relocate the school out of the business area to avoid conflict in the longer term. The residential and school uses have the potential to inhibit growth of the area.

Residential uses should continue to be discouraged from the business areas.

### Key recommendations in 2012 Settlement Strategy

- Not applicable

### What we heard during consultation

- This part of Blayney was not discussed in the consultation for the housing strategy as it is a business and industrial area.
- However, during a previous consultation we heard that:
  - Further residential land uses could be considered in Hill Street
  - Land use conflict is an issue and should be avoided

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# Millthorpe overview

**Who lives here?**

In 2016, there were 708 people living in Millthorpe. Since 2006, the population has increased by 67 people:

- Most people in Millthorpe are between 25 to 49 years of age (close to 43%)
- The majority of households are family households (approx. 80%), and most family households have children (close to 76%).

**Village Overview**

Being 23kms from Orange and close to Orange airport, Millthorpe is well placed to leverage the economic and population growth of Orange and the region. It has a growing school and child care facilities, and is a centre for small to medium businesses with a strong local economy. It has strong brand recognition as a tourist destination. In March 2019, the railway station reopened with access to Sydney, Blue Mountains, Bathurst, Broken Hill and Dubbo.

Millthorpe has seen recent development activity, particularly in the north east of the village. However, demand for large lot residential "lifestyle" lots is greater than demand for smaller village lots. Whether this is a reflection of the land availability in the urban area or the attractiveness of larger lots is unclear. Housing prices in Millthorpe are high comparative to Blayney township, and more on par with Orange and Bathurst.

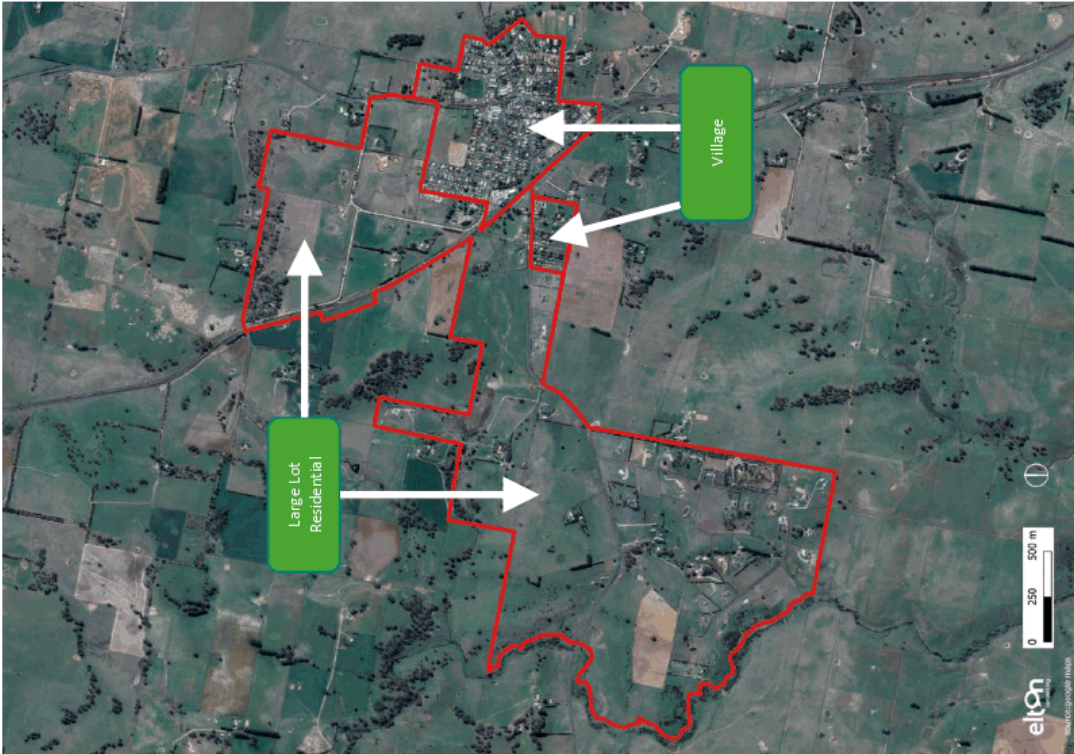
Millthorpe's outward expansion is limited by the need to protect agricultural and resource-rich land, the importance of maintaining the visual corridors on the north and south entry points and the drinking water to the north-east boundary of the village. Topography to the southeast and drainage in the immediate north area key constraints to the orderly and economic expansion of the village.

The entire village is in the Heritage Conservation Area. The northern entry to Millthorpe from Orange is via a tree-lined road that provides a picturesque entrance to the town and makes a key contribution to the character of the village.

There are very few vacant lots in the village or that part of the large lot residential land that has been developed in Charles Booth Way off Forrest Reefs Road.

**Vision (Community Plan 2018-2028)**

*"Working together to make the heritage village of Millthorpe, a friendly, prosperous, dynamic, safe and environmentally sustainable community."*



**What we heard in consultation**

- Growth needs to be met through additional land supply and must not negatively impact the historic core or village entrances—especially from the north.
- Millthorpe village should be contained as a well-defined area, distinctly separate from future residential land.
- Potential growth opportunities include
  - north east extending along Vittoria Street, provided that impacts on the Orange drinking water catchment can be managed
  - south of Forest Reefs Road to extend the existing RU5 and R5, for lots over 1000sqm

# Milthorpe - village

### Locality description

Milthorpe town centre is clustered around the intersection of the primary arterial roads of Park and Victoria Streets, at a junction point between Orange and Blayney. The heritage town centre is positioned at a declined location from this intersection, at Victoria and Pym Streets. The area has a select number of land uses, including low density residential, public recreation and school infrastructure. Milthorpe town centre, its surrounding residential and part of its primary production are classified as a conservation area, incorporating numerous local and two state heritage items.

### Character & Planning Controls

Key residential & tourist typologies	Detached dwellings; motel
Land use zoning	RUS Village
Permitted residential typologies	Dwelling House are permitted in RUS. The R5 zone allows Dwelling House Dual Occupancies and B&B accommodation
Minimum lot size	450sqm
Lot sizes	Typical lot sizes in Milthorpe are around 800sqm and 1000sqm
Setbacks	RUS front setback 4.5m and 900mm for side and 1.5m rear
Heritage	There is a heritage conservation area over most of the village, that applies to part of the large lot residential area. There are a considerable number of heritage items through the town, especially along Park, Victory and Pym Streets.

### Key Issues and Opportunities

Milthorpe is likely to benefit from growth in Orange and could be an attractive option for housing given its proximity to the economic opportunities in Orange and the airport.

The 2012 Settlement Strategy found that there was sufficient land supply to meet demand for the next 10 years, noting that a significant amount of demand would be met by large lot residential lands. It did not propose to change the existing urban boundary.

A strong level of development activity was seen in Milthorpe's village zone between 2008-2018—41 development applications. There is limited vacant land supply in existing serviced urban area of Milthorpe village.

There are two key opportunities in Milthorpe – land zoned RU5 that is vacant but not yet subdivided in the north of Milthorpe; and potential to expand the urban boundary in the east, along Victoria Road.

The area of zoned land in the north is around 7 hectares. Council's 2012 Settlement Strategy states this area could yield around 35 lots of 1000sqm (which was the minimum lot size under the previous planning controls). Under the current minimum lot size of 450sqm, or if lot sizes similar to the recent subdivisions to the west of the area were adopted of around 700sqm, the yield could be even higher. This entry point to Milthorpe from Orange along Milthorpe Road is a picturesque, tree-lined avenue. A key issue for development of this area is consideration of the character of this important entrance point into Milthorpe. Drainage through here is also a constraint.

Another potential opportunity for growth in Milthorpe is to expand the urban boundary at the eastern edge of the village, either along Victoria Road or Pitt Street. In the last 10 years there have been a number of development and subdivision applications in the Pitt/Morley/Victoria Street area. The land is identified as groundwater vulnerable and is within a drinking water catchment, however, these constraints should be able to be addressed by Water Sensitive Urban Design principles and the provision of reticulated water and sewer.

### Key recommendations of the 2012 settlement strategy

Extension to the drinking water catchment to be immediately to the east of the village – implemented

- Reduce the village zone to not include surrounding roads – implemented
- Promote a compact settlement to maximise access to town's service and facilities, avoid urban sprawl and minimise impacts on surrounding agricultural uses
- Further investigation into the suitability of an extension of the Village Zone to the corner of Forest Reefs Road and Glenorie Road, if population estimates deem necessary.

### What we heard in consultation

- Growth needs to be met through additional land supply and must not negatively impact the historic core or village entrances—especially from the north. Which should remain as open space.
- Milthorpe village should be contained as a well-defined area, distinctly separate from future residential land.

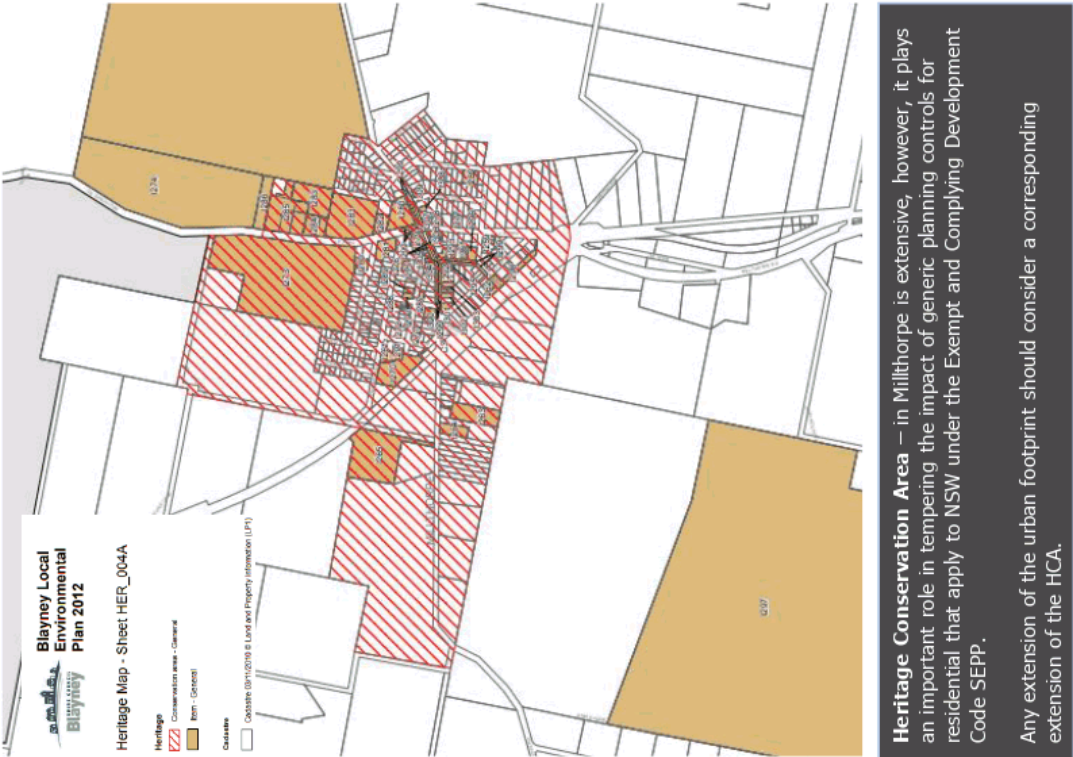
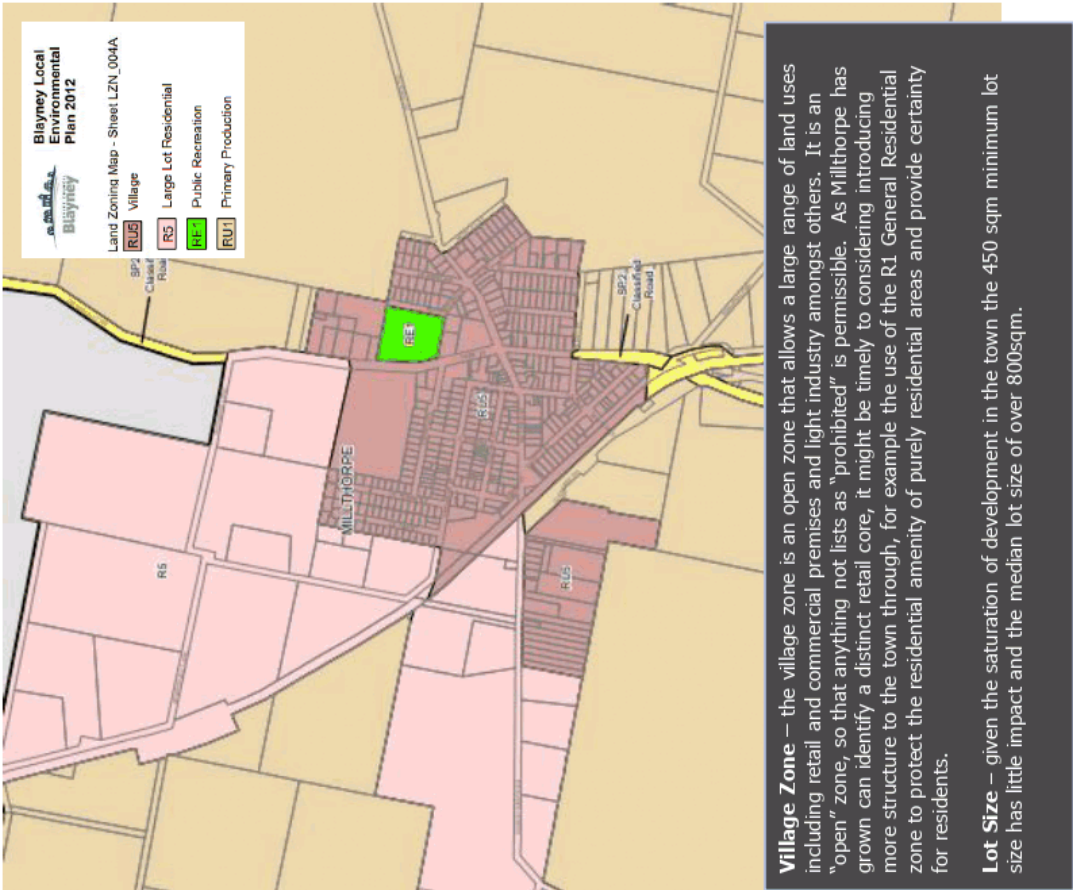
The map illustrates the spatial context of Milthorpe village. It highlights 'key residential opportunities' in the northern part of the village. A central 'Investigation Area' is designated as 'Rural residential, 4,000 sqm MLS serviced'. 'Key constraints' are noted along the southern and eastern boundaries. The legend provides a detailed key for the various planning overlays, including land use zones (Urban, Industrial, Rural, Recreation, Infrastructure), heritage items, environmental features (Riparian watercourse, Biodiversity sensitivity, Slope), and infrastructure buffers (Sewage treatment plant, Drinking water catchment).

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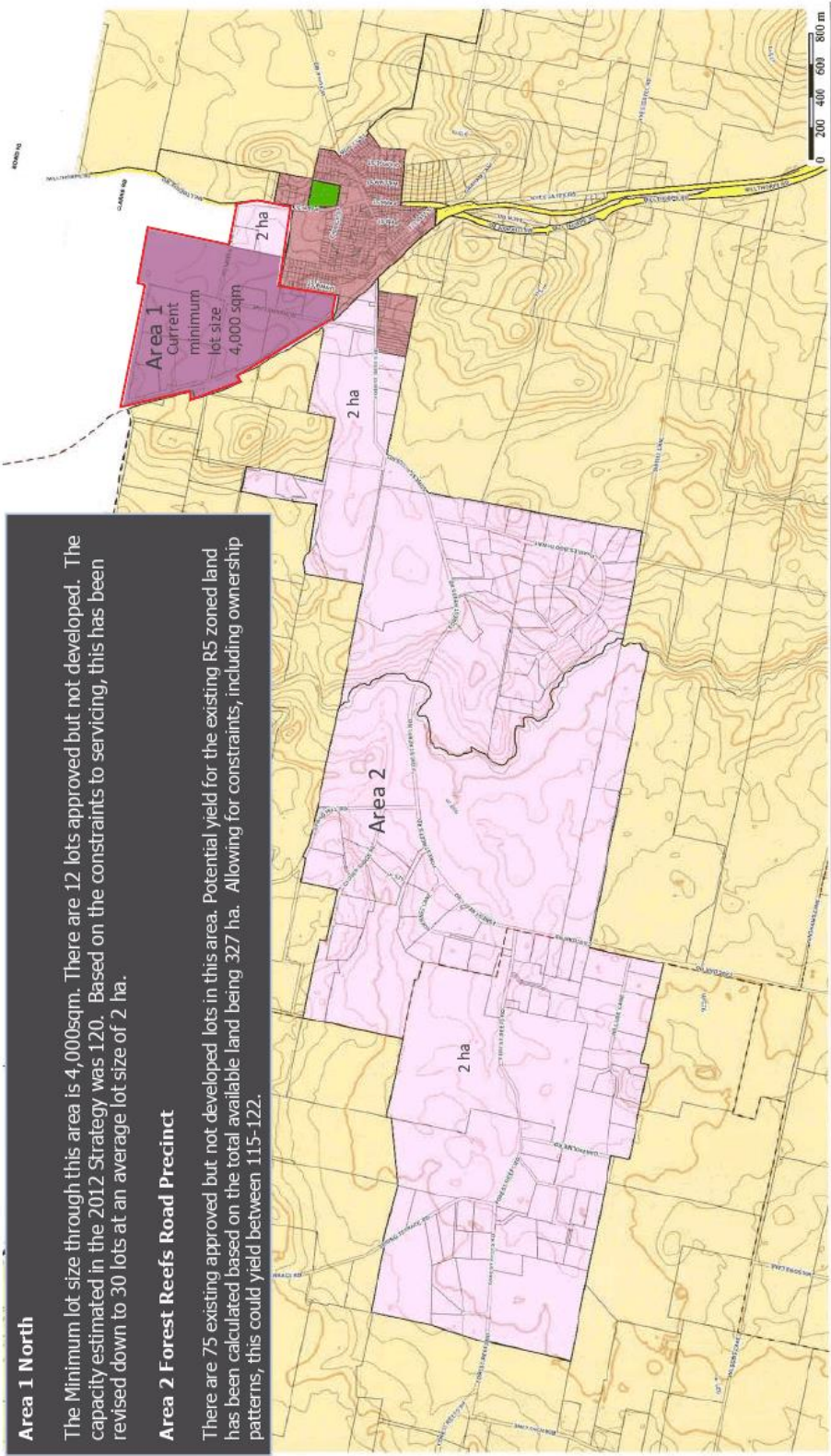
# Millthorpe - village







# Millthorpe – large lot residential



# Barry

### Who lives here?

Barry village has a very small population of approximately 93\* people and has exhibited very limited growth from 2006 – 2016, while approximately 167 live in the broader statistical division. Generally, the area has experienced an ageing population with more one and two person households between 20016 – 2016.

\* Estimated population not including people living on surrounding rural land

### Village Overview

Barry benefits from good accessibility to Blayney town and associated services and employment. However, its location further afield from Bathurst and Orange make it less likely to benefit from growth in those Regional Centres than other settlements in Blayney Shire.

There are limited natural hazards and constraints in the village – much of the village is relatively flat and free from flood and bushfire threats. However, land closer to Coombing Creek may experience flooding.

The village is in the drinking water catchment for Lake Rowlands, the primary water source for Blayney. Therefore, extra precaution is required as Barry is not sewered.

Lack of centralised water, sewer, high voltage electricity and patchy phone and internet constrain business potential.

In 2012 it was identified that land supply exceeded demand, with potential for up to 39 additional dwellings under current controls.

Indications from current comparisons of landholding and vacant land overleaf suggests that most of this capacity remains.

### Barry

### Vision (from Community Plan 2018-2020)

*"Barry and Hobbys Yards are peaceful heritage villages surrounded by productive sustainable farming land with room for growth. The meeting place for a creative and engaged community and home to many families enjoying a rural lifestyle."*

Character & Planning Controls, Servicing	
Key residential & tourist typologies	Detached dwellings on single lots
Land use zoning	R5 Large Lot Residential
Permitted residential typologies	Dual occupancies, Dwelling houses
Minimum lot size	2000sqm and 8000sqm
Lot sizes	Predominantly 2000 – 2100sqm
Setbacks	Front: 8m; Side: 3m; Rear: 6m
Heritage	Cottages to the north east
Servicing	None

### What we heard in consultation

- Generally for the smaller villages, growth was considered desirable in order to ensure economic viability as well as opportunities for families to find affordable and suitable accommodation.
- Combination of infill-taking advantage of underutilised landholdings—and growth outside the existing urban boundary for large lot residential should be used to accommodate growth

### Key recommendations of the 2012 Settlement Strategy

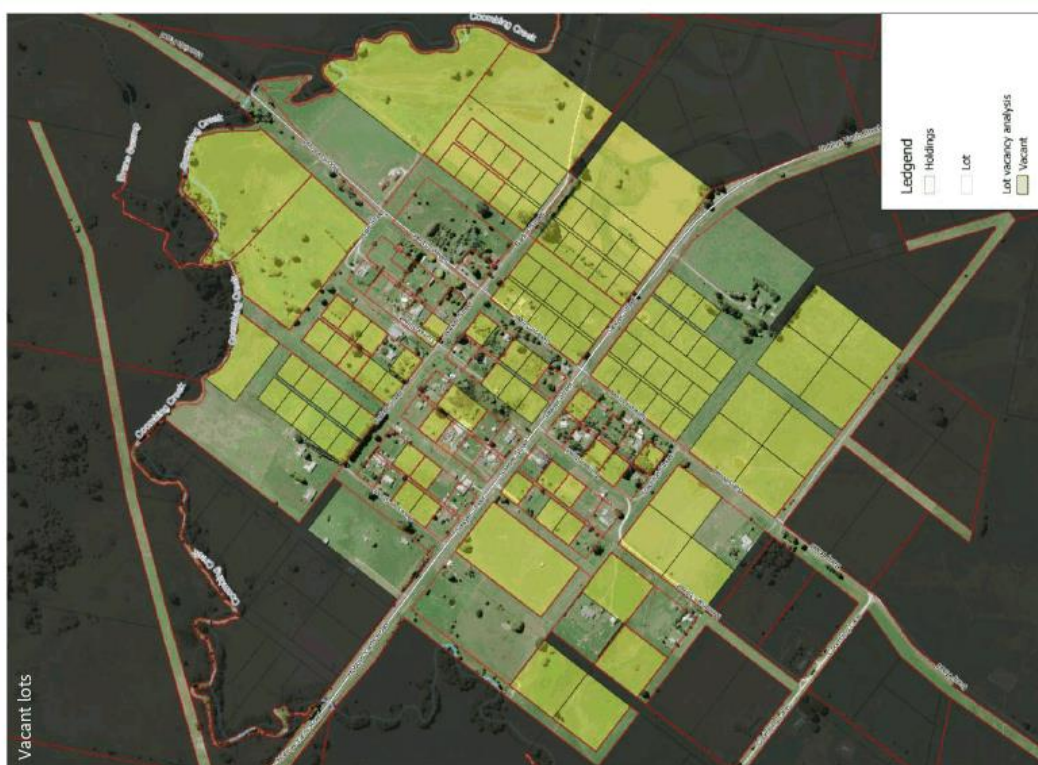
- Replace 'village zone' with large lot residential to negate the issue of oversupply of urban land – implemented
- Changes to the MLS, rural centre core 2000m2 and rural centre periphery 8,000m2 – implemented
- Remove the surrounding roads from the large lot residential zone – implemented
- Rezone land surrounding Barry environment protection zone or a drinking water catchment to provide additional controls to protect water catchment quality – implemented as drinking water catchment

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# Barry



# Carcoar

### Vision (from Community Plan 2018-2020)

"Living and celebrating our history, culture and rural lifestyle we are a welcoming and prosperous community."

### Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings on single lots Bed and breakfast Pub / hotel accommodation
Land use zoning	RUS Village and R5 Large Lot Residential
Permitted residential typologies	RUS: Dwelling houses R5: Dual occupancies, Dwelling houses
Minimum lot size	3000sqm, 6000sqm and 2 ha
Lot sizes	Most lots are between 1,900 and 2100sqm
Setbacks	RUS Front: 4.5m; Side: 900mm; Rear: 1.5m R5 Front: 8m; Side: 3m; Rear: 6m
Heritage	A heritage conservation area covers the whole town with many heritage item contrate in the town centre.
Servicing	Water only Potential for sewer medium-long term

### Key recommendations of the 2012 Settlement Strategy

- Extend RU2 zone to align with property boundaries – Implemented
- Extending village zone to include railway station and surrounding roads and parks from village zone – implemented
- MLS of village zone to be 3,000 MLS – implemented
- New R5 zones to the north west, east of the highway and to the south – implemented
- R5 MLS for the south and east and the lower north west is 6,000m2
- Upper north west MLS is 2ha – implemented

### Village overview

Carcoar's opportunities lie in its location and its rich and heritage and its natural beauty.

Being just 15kms from Blayney and located on the Mid-Western Highway, residents enjoys relatively easy access Blayney and regional towns of Orange and Bathurst.

The intact heritage streetscapes, individual heritage items, scenic and landscape setting and its impressive topography combine to create a strong potential for Carcoar to grow its tourism industry and attract future residents. Despite these attractions, the village has experienced population decline over the past 10 years.

The village has access to Lake Rowlands for potable water supply and possesses significant vacant land within the village zone which could be used to meet foreseeable demand.

The steep topography makes development difficult, increases associated costs and creates overland flow issues, and represents a barrier to housing supply. However, the village has the option to expand to the north. This area has gentler gradients and, though adjacent to village, is outside the core scenic and heritage protection areas.

The village does not have a reticulated sewer services, which acts to restrict any reduction of lot sizes due to the on-site disposal requirements. This limits the potential for infill development. Additional constraints include flooding potential, the lack of public transport to and from Blayney town, the lack of electricity infrastructure on some streets.

### What we heard in consultation

- Current demand cannot be satisfied through the existing housing stock.
- Preference for new development to occur away from the core, to retain heritage character
- Opportunities included:
  - infill in the area contained by Belubula/Jones and Rodd Streets
  - to the north around Cemetery Road
  - east of Ivory Street, to take advantage of views of the river and hills

### Who lives here?

In 2016, approximately 185\* people lived in Carcoar. The population has decreased by 25 people from 2006:

- An older population, close to 70% of residents aged between 50 to 84 years.
- Families with children are strongly represented (55%), but declining over past 10 years:
- Most family households are 2 people (almost 43%).
- An older population and declining family with children households is a steady trend over the past 10 years.

\*Estimated population not including people living on surrounding rural land

The map illustrates the Carcoar village and its surrounding areas. A yellow dashed line outlines the 'Future Village Expansion' area. The map is color-coded and pattern-coded to show various land use and environmental features. A legend on the right side of the map provides the key for these symbols.

**Legend**

- Recreation area (Green)
- Rural zone (Light Green)
- Residential area (RU5 and R5) (Pink)
- Biodiversity Sensitivity (Dark Green)
- Groundwater Vulnerability (Light Blue)
- Riparian Watercourse (Blue)
- Future Investigation Area (Yellow dashed line)
- Potential Resource (Red hatched)
- Slope (Red hatched)
- No access to water (Pink)

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# Carcoar



# Lyndhurst

### Village overview

Lyndhurst is close and accessible to the regional centres of Cowra, Blayney, Bathurst and Orange.

It has a great local school and affordable housing, which is attractive to families. It also has a range of facilities including recreational grounds, a fire station, a hotel, tennis courts, a campground and sporting clubs.

The recreation ground requires some upgrades and Lyndhurst does not have a medical practice, police, public transport or a post office. It has no aged or self-care accommodation options and so the older community cannot stay there.

There are many vacant lots in Lyndhurst, however much of the village is held in common ownership.

In previous consultation, it was observed that these holding patterns are limiting land availability and the ability to grow or attract families seeking a rural lifestyle.

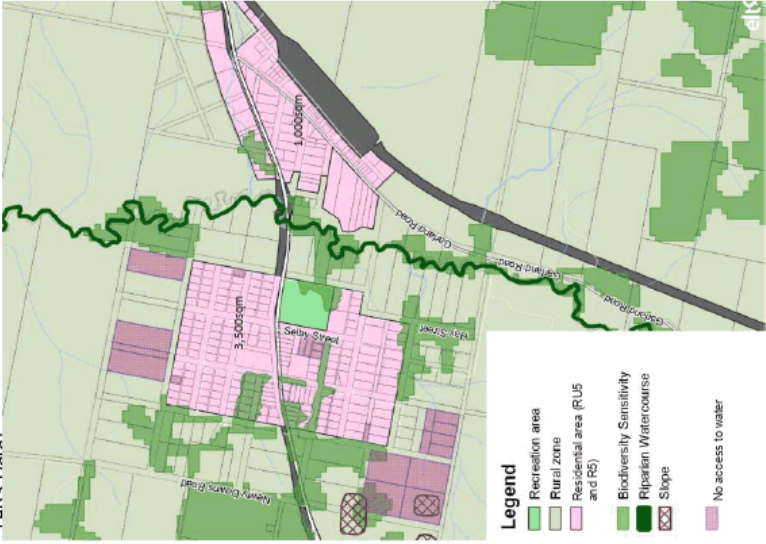
Need to explore how Lyndhurst can encourage growth and to provide opportunities for housing.

### Who lives here?

In 2016, 267 people lived in Lyndhurst. There has been an increase of 9 people from 2006:

- Family households are dominant (close to 75%)
- Retired and ageing couples are well represented:
  - Almost 50% of residents are 50 years and older.
  - Family households without children are the most represented family household type (approx. 54%).
- Representations of age groups and family households have been a steady trend over the past 5 years.

(ARS Data)



### Vision (from Community Plan 2018-2020)

*"We are a growing, vibrant and thriving rural centre – a welcoming place where people choose to live with a strong sense of community spirit and cohesiveness."*

### Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings
Land use zoning	RU5 Village and R5 Large Lot Residential
Permitted residential typologies	RU5: Dwelling houses R5: Dual occupancies, dwelling houses
Minimum lot size	RU5: 1000sqm R5: 3500sqm and 1ha
Lot sizes	In the R5 zone, lots are typically 1,700sqm or around 3,500sqm. In the RU5 zone, lots range from 600sqm up to 3,700sqm.
Setbacks	RU5: front setback 4.5m and 900mm for side and 1.5m rear R5: 8m front setback, 3m side and 6m rear
Heritage	Much of the RU5 village zoned area is comprised of heritage items, particularly along Queen Street, Russart Street, Marsden Street and part of Terminus Street
Servicing	Water only Potential for sewer medium-long term

### Key recommendations of the 2012 Settlement Strategy

Rezoned land along Grubbenbun Creek to general rural due to the land being subject to flooding and drainage issues – implemented

- Rezoned the village zone west of the creek R5 due to oversupply of urban land - implemented
- East of the creek rezoned southeast area to R5 to prevent further development in flood prone land - implemented
- West Lyndhurst MLS 3,500m2 and east Lyndhurst MLS 1ha – implemented
- Village MLS 1,000m2 – implemented

### What we heard in consultation

- growth was considered desirable in order to ensure economic viability as well as opportunities for families to find affordable and suitable accommodation.
- Combination of infill—taking advantage of underutilised landholdings—and growth outside the existing urban boundary for large lot residential should be used to accommodate growth
- Rezoning to R5 was suggested to the north, south and east in Lyndhurst

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# Lyndhurst



# Mandurama

### Village overview

Mandurama is an affordable location in terms of rent and land, and the community seeks to promote the village as an affordable and pleasant place to live. It has a pub, local general store, 24 hour fuel and community services including the police station, Mandurama Hall, Primary School, Preschool/Childcare, CWA rooms and heritage listed churches.

It seeks to take advantage of its highway location, both in terms of encouraging tourism stops or stays. However, there are a number of vacant, untidy blocks, empty houses and dumped cars that are not attractive.

There are many vacant blocks in Mandurama, and most of the housing is concentrated around Banana, Olive and Loquat Streets. There is a pattern of landowners owning multiple lots and locating their house across lots. Existing vegetation and biodiversity is a key constraint.

Much of Mandurama is held in common ownership. Most of the lots northwest of Peach Street are held by one owner, and indeed a significant proportion of the vacant supply is held by this one landowner. However, a number of these lots contain vegetation.

### Who lives here?

In 2016, 492 people lived in Mandurama (town centre and surrounds):

- Most residents are over 50 years of age (close to 47%).
- Strong representation of families with children (approx. 45%):
  - Younger than 20 years of age (approx. 20%)
  - Between 35 to 49 years of age (approx. 20%)
- Representations of age groups and families with children have been steady over the past 5 years. (ABS Data)

### Legend

- Recreation area
- Rural zone
- Residential area (RU5 and R5)
- Biodiversity Sensitivity
- Riparian Watercourse
- Potential Resource
- No access to water

### Vision (from Community Plan 2018-2020)

*"That Mandurama is a prosperous and thriving growing community. We are a welcoming, friendly and cohesive community located in a picturesque, conveniently located area of the beautiful central west of NSW."*

### Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings, hotel
Land use zoning	RU5 Village and R5 Large Lot Residential
Permitted residential typologies	RU5: Dwelling houses R5: Dual occupancies, dwelling houses
Minimum lot size	RU5: 1000sqm R5: 4000sqm (south west of the village) and 2ha (on the other side of the railway line)
Lot sizes	Regular lot size pattern. Typical lot sizes in Mandurama are around 500sqm and 1000sqm, which make up around 75% of lots in the village.
Heritage	There are heritage items scattered throughout Mandurama and a cluster around the intersection of Olive and Gold Streets
Servicing	Water only Potential for sewer medium-long term

### Key recommendations of the 2012 Settlement Strategy

Land north of Gold Street to be rezoned Rural due to flooding – implemented

- Land to the north west of existing village be rezoned R5 due to oversupply of urban land – implemented
- New R5 zoned land to the east of the railway – implemented
- MLS of north west R5 to 4,000m2, MLS of east R5 2ha – implemented
- Village MLS 2,000m2 – not yet implemented
- Add a structure plan for business and industrial land in the DCP – not implemented

### What we heard in consultation

- growth was considered desirable in order to ensure economic viability as well as opportunities for families to find affordable and suitable accommodation.
- Combination of infill—taking advantage of underutilised landholdings—and growth outside the existing urban boundary for large lot residential should be used to accommodate growth
- Expansion potential to the north east and north west of Mandurama as R5

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# Mandurama



# Neville

### Village overview

Neville has a significant amount of vacant land supply. In the last 10 years, Neville's population has contracted. If this trend continues, it is unlikely that Neville would require any additional land release within the life of the strategy.

However, the community is seeking to promote the village as an affordable place to live. Accommodating any additional households in Neville would rely on landowners selling lots.

As can be seen in the maps, it is common for landowners to own many lots adjacent to their house.

### Who lives here?

In 2016, 241 people lived in Neville. From 2006, the population of Neville has dropped 126 people:

- Majority of residents are over 50 years of age (close to 45%)
- Most family households are couples with children (approx. 54%)
- There has been a steady trend in residents aged between 50-64 and over 85, and a slight decline in residents aged 65-84 over the past 10 years.
- The representation of family households is declining.

### Vision (from Community Plan 2018-2020)

"Neville is a peaceful village surrounded by the natural environment and fertile agricultural land, home to a friendly and happy community enjoying a sustainable rural lifestyle."

### Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings, hotel
Land use zoning	RUS Village and R5 Large Lot Residential
Permitted residential typologies	RUS: Dwelling houses R5: Dual occupancies, dwelling houses
Minimum lot size	RUS: 2,000sqm R5: 4,000sqm and 1.25ha (southern most R5) RU1: 100ha
Lot sizes	Combination of small and larger residential lots sizes. Typical lot sizes are around 1600sqm and 2000sqm.
Setbacks	RUS front setback 4.5m and 900mm for side and 1.5m rear R5 8m front setback, 3m side and 6m rear
Heritage	There are heritage items along Crouch and Morrilda Street.
Servicing	None

### What we heard in consultation

- growth was considered desirable in order to ensure economic viability as well as opportunities for families to find affordable and suitable accommodation.
- Combination of infill—taking advantage of underutilised landholdings—and growth outside the existing urban boundary for large lot residential should be used to accommodate growth
- Potential identified for expansion to the west of the RE1 zone in Neville as R5, and to the west of the RE1 zone as R5 'special'

### Key recommendations of the 2012 Settlement Strategy

- Reduce the village zone to 37 ha to address issue of oversupply of urban land – implemented
- Change all land previously village zone to R5 – implemented
- New 6.3ha of R5 to the south of village – implemented
- Proposed village MLS is 2,000m2 – implemented
- A MLS of 4,000m2 for the east and west R5 zones – implemented
- A MLS of 1.25ha for the south R5 zone – implemented

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# Neville



# Newbridge

### Village overview

Newbridge's population is growing, and this growth may continue, particularly with the building of the new bridge over the rail line which will improve access and connectivity particularly for the northern portion of Newbridge, and remove a 20km detour. However, Newbridge's public school closed in 2011.

The key challenge for Newbridge is if there is further demand for growth, where that growth could occur.

While there is a significant amount of vacant land in Newbridge, most of this is held in common ownership. As a result, there is a challenge to attract further growth with existing landownership patterns. This was identified in recent community consultation, where a 'threat' for Newbridge was that the lack of village expansion is limited new housing development opportunities.

Most of the lot sizes are already smaller than the minimum lot size. However, as noted above, many of the lots do not have a dwelling on them but are held in common ownership.

There is an opportunity for Council to work with landowners to explore development opportunities on existing vacant lots.

### Who lives here?

In 2016, 207 people lived in Newbridge. Since 2006, the population has more than doubled to 111 people:

- Majority of people are 50 years and older (almost 63%)
- Family households are the dominant household type (almost 58%), most are families with children:
  - Between 25 to 44 years (approx. 19%)
  - Younger than 20 years of age (16%)
- Family households with children have decreased over last 5 years
- Representations of couples without children and people over 65 years have increased over the past 5

### Map

Legend

- Recreation area
- Rural zone
- Residential area (RUS and RS)
- Biodiversity Sensitivity
- Groundwater Vulnerability
- Riparian Watercourse
- Slope

### Vision (from Community Plan 2018-2020)

"We are a vibrant and pro-active community with a celebrated history. Our unique local events and activities provide a welcoming family friendly atmosphere to residents and visitors. We offer great country hospitality."

### Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings, Hotel
Land use zoning	RUS Village; R5 Large Lot Residential
Permitted residential typologies	RUS: Dwelling houses RS: Dual occupancies, dwelling houses
Minimum lot size	1600sqm and 4000sqm
Lot sizes	Varying lot sizes. 25% of the lots are 1000-1200sqm, a further 20% are 700-800sqm and a range of smaller and larger lots.
Setbacks	RUS front setback 4.5m and 900mm for side and 1.5m rear R5 8m front setback, 3m side and 6m rear
Heritage	There is a heritage conservation area over the town with heritage items clustered around the intersection of Trunkley and Toomey Streets and extending along Trunkley and Caloola Streets
Servicing	None

### Key recommendations of the 2012 Settlement Strategy

- Extension to the R5 zone to the north to include the church and school – implemented
- New R5 zones to the south and east – implemented southern area is larger then recommendation
- To extend the village by two lots in south west corner – implemented
- MLS of 1,600m2 in the village zone – implemented
- MLS for R5 is 4,00m2 –implemented
- Include a structure plan for business and industrial land in the DCP – not implemented

### What we heard in consultation

- growth was considered desirable in order to ensure economic viability as well as opportunities for families to find affordable and suitable accommodation.
- Combination of infill-taking advantage of underutilised landholdings—and growth outside the existing urban boundary for large lot residential should be used to accommodate growth
- Potential to expand to the north and south

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# Newbridge



## 3 The Evidence

The following section provides the evidence base for the Strategy. It includes a summary of the demographic and population analysis, housing supply and demand, the opportunities and constraints to the delivery of housing and the identification of areas that have capacity for further development.

### 3.1 Demographic overview

#### 3.1.1 Population

The current estimated population of Blayney Shire in 2018 is 7,342.<sup>2</sup> The estimates are based on the Australian Bureau of Statistics (ABS) Census data and updated by ABS in June each year.

#### Settlements

In 2016, Blayney town had the highest estimated resident population of 2,963<sup>3</sup> people, followed by Millthorpe with 738 people. The statistics used for the remaining villages were those collected by the ABS and based on large geographic areas, rather than being limited to the urban area of the villages. Assumptions have been made as to the proportion of the population in these areas living in the village and those living in the surrounding rural areas.

Assumptions have also been made in the table as to the balance of the population who are living outside these statistical areas based on a desktop assessment of density using aerial photography and household occupancy rates.

**Table 4 Population trends by Settlement 2006-2016**

Village town centres	2006	2011	2016	Change 2006-2016		
				No.	%	Av. ann. (%)
Barry <sup>1</sup>	N/A	98	93	-5	-5.1%	-1.1%
Blayney <sup>^</sup>	2,753	2,768	2,963	195	7.1%	0.7%
Carcoar	218	215	200	-15	-7.1%	-0.6%
Lyndhurst	258	210	236	-22	-8.5%	-0.9%
Mandurama	155	217	216	61	39.4%	3.4%
Millthorpe*	725	741	735	13	1.79%	0.18%
Millthorpe outskirts	N/A	372	444	72	19.35%	3.60%
Neville <sup>1</sup>	N/A	118	134	16	13.1%	2.5%
Newbridge	88	73	86	-2	-2.3%	-0.2%

<sup>2</sup> Source: Remplan <https://app.remplan.com.au/blayney/economy/summary>

<sup>3</sup> ABS Community Profile Blayney (UCL115018)

Village town centres	2006	2011	2016	Change 2006-2016		
				No.	%	Av. ann. (%)
Total urban and village	4,197	4,812	5,093	896	21%	2.1%
Other rural	2,397	2,173	2,167	-230	-9.6%	-0.96%
<b>Blayney LGA Total*</b>	<b>6,594</b>	<b>6,985</b>	<b>7,259</b>	<b>663</b>	<b>10.1%</b>	<b>1.0%</b>

Source: REMPLAN

Note 1: Number, percentage of change and average annual growth shown for Barry and Neville is the 5-year period from 2011 to 2016. The 2006 CD boundary was too great a variance to provide consistent data.

\*Millthorpe, considering the urban expansion, does provide a relatively comparable 2006 CD with the two SA1's in 2011 and 2016. However, these variances have likely impacted the overall totals meaning that there is a slight variation in number of people compared to whole of LGA data by approximately 4 people.

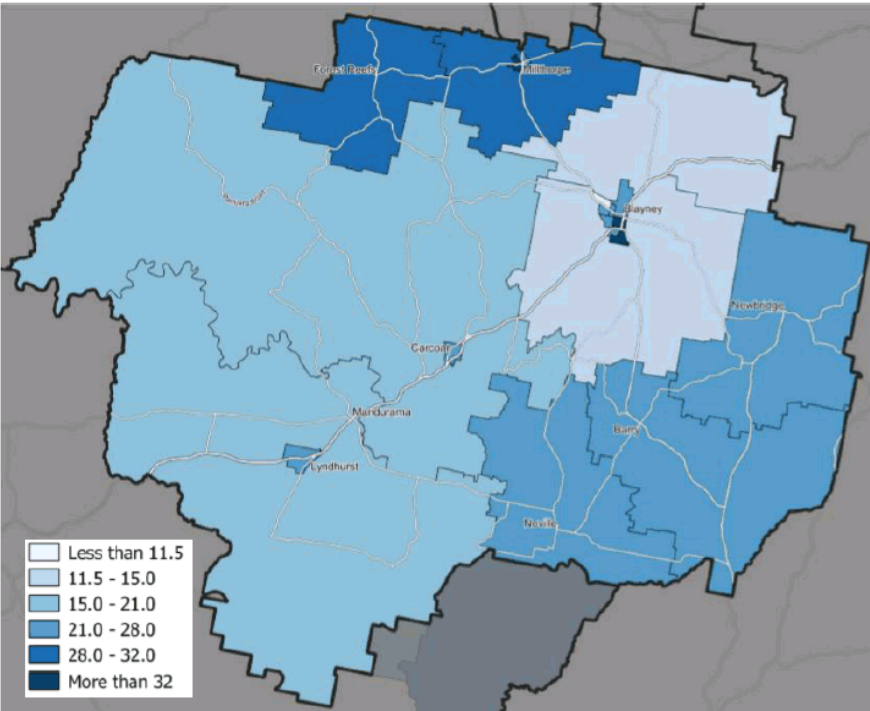
### 3.1.2 Mobility

Blayney has a relatively mobile population. The data indicates that 30% of the usual resident population in Blayney Shire (excluding children under 5) moved from outside the area between 2011 and 2016. This equates to approximately 2,000 people. Mobility was also high within the Shire with 13% of the population moving house within the Shire. This level of mobility was most evident in Blayney and Millthorpe towns.

In Blayney 53.6% of the resident population were not in the same dwelling and 37% have moved from outside the area. In Millthorpe 47.8% of the resident population were not in the same dwelling and 39% have moved into the Shire since 2011.

The mobility between 2001 and 2016 is illustrated below.

**Figure 3 Inward migration % change 2011-2016**



**3.1.3 Age distribution trends**

In 2016, approximately 40% of the total Blayney Shire population were aged 50 years and over (compared with 34% for NSW), and this cohort has increased the most over the 2006-2016 period, highly indicative of an ageing population. Over the same period there has been marginal growth in the number of babies, pre-school aged children and school aged children.

Blayney’s population aged over 65 is anticipated to grow by 36% or 500 people to 1,900 by 2036. By 2036, the over 65 population would comprise 24% of the population, up from 19% today (refer Table 8) based on DPIE forecast projections.

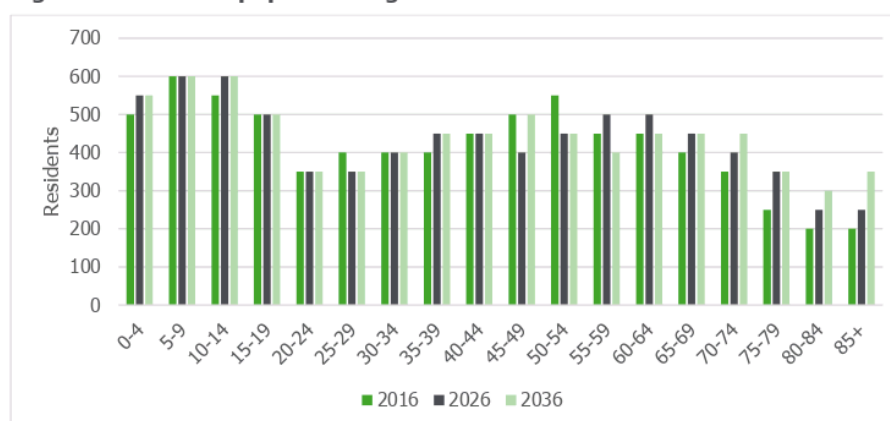
Persons aged between 20 to 34 are the lowest represented age groups in Blayney Shire. However, there has been a steady increase over the 2006 – 2016 period, likely as a result of attraction to employment opportunities in major projects.

These trends and predicted changes are represented in Figure 4 and Figure 5 below.

**Figure 4 Population age distribution 2006 - 2016**



**Figure 5 Forecast population age trends 2016 - 2036**



### 3.1.4 Households

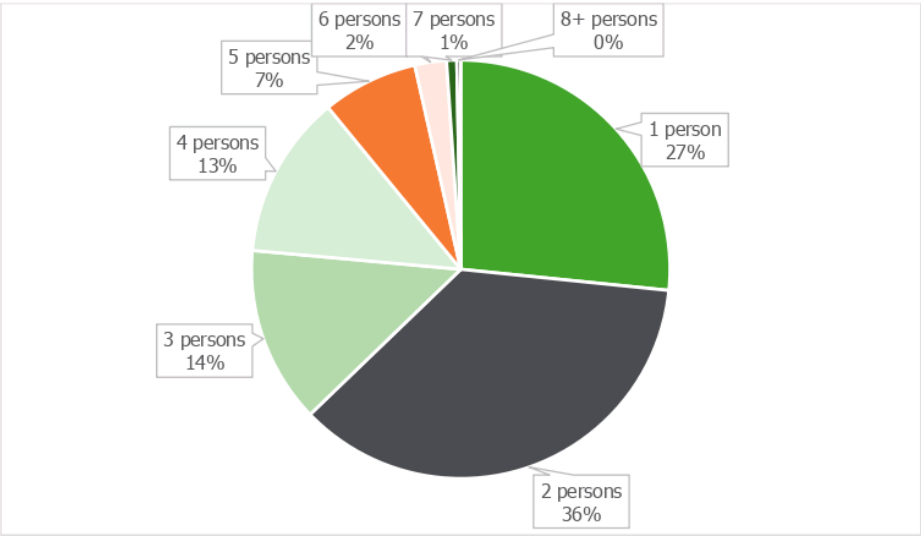
One and two-person households comprise the majority (63%) of all households in the Shire, and across the settlements. This proportion has been increasing over the decade to 2016 and this trend is expected to continue.

#### Blayney Shire

In 2016, most households (dwellings) in Blayney consisted of one person (27% of all households) or two people (36% of all households). The remaining 37% of households – most of which are likely to represent parent and children arrangements – are composed of three people (14%), four people (13%) or five people or more (10%). The average number of people per household has declined slightly between 2006 and 2011, from 2.6 to 2.5 persons per household. However, it remained at 2.5 persons per household from 2011 to 2016.

The number of people and their size of household is shown in **Figure 6**.

**Figure 6 Number of people per household 2016**



**Settlements**

In 2016, two-person households represented the most common household composition across all eight settlements, followed closely by one person households. The number of households containing three or more people accounted for an average of just 30% of dwellings across the settlements.

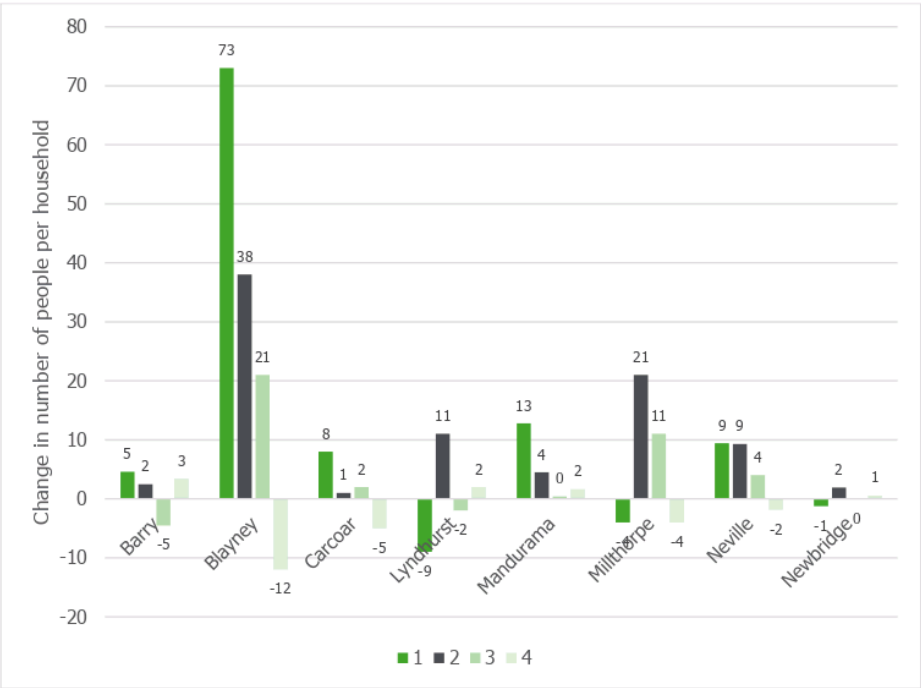
As the vast majority of households are four persons and under, the scope of investigation into the trend of household size since 2006 has been refined to one, two, three and four person households. This is shown in **Figure 7**.

Between 2006 and 2016, the most notable trend has been the significant increase in smaller households (dwellings containing one and two persons). On average, the number of three-person households increased only slightly, while the number of four-person households declined.

While some reduction to one and two household person size may be the result of natural lifecycle factors (children leaving home or a partner dying), it is clear that Blayney has attracted one and two person households. Millthorpe appears to have attracted couple only households.



Figure 7 Change in people per household 2006-2016



3.1.5 Household Characteristics

The average household size in 2016 was 2.5 persons. Most family households with children had between one to three dependent children in 2016 (74%) with two children being the most common nomination (326 families or 30%) closely followed by family households with one child. There was a notable decline in the overall number of family households that have no dependent children living at home. This aligns with the broader trend towards an older population and increase in “empty nesters”.

3.1.6 Dwelling Characteristics

In 2016 there were 2,645 occupied private dwellings in Blayney Shire with a further 350 unoccupied private dwellings. This represents an increase of 391 occupied private dwellings and a reduction of 61 unoccupied private dwellings since 2006.

Separate houses are by far the dominant dwelling structure across the Shire. In 2016, they accounted for 94% of all dwellings. 4% of dwellings were classified as medium density, down from 5.6% (33 dwellings) since 2006. The remaining 2% were listed as other (25 dwellings), caravan, cabin, houseboat (16 dwellings) or not stated (30 dwellings).

Most dwellings in Blayney Shire are either three (approx. 40%) or four bedrooms (approx. 28%) Similar representations are seen across all settlements.

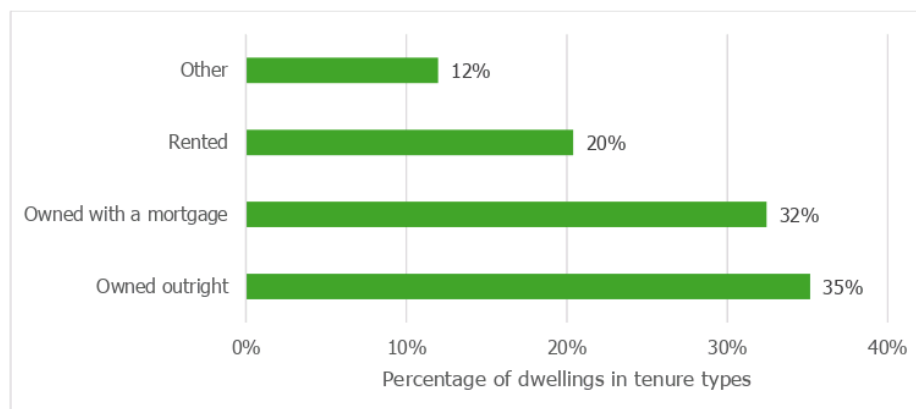
The statistics indicate a reduction in the number of attached dwellings such as row houses. The key reason for this is likely to be the change to the way in which dwelling typology is interpreted

by the ABS.<sup>4</sup> However, the classification of some dwellings as short-term accommodation may also be a contributing factor.<sup>5</sup>

In terms of tenure, 67% of dwellings are owner-occupied, either outright or with a mortgage while 20% are rented. Since 2006, the proportion of dwellings owned outright has decreased by 6%. The proportion of dwellings owned with a mortgage or rented has remained static.

Although the number of rental properties has remained static (14 extra dwellings), as a proportion of overall stock the number of rental properties declined.

**Figure 8 Types of tenure in Blayney Shire LGA 2016**



Rental accommodation remained steady between 2011 to 2016 with 14 extra dwellings on the rental market. However, this means as a percentage of housing stock, rental accommodation declined.

### 3.1.7 Employment

As of the 2016 Census, the largest employers within the Blayney Shire were agriculture, mining and manufacturing with particularly strong growth in mining increasing to 5% in 2016. This increase in mining employment could be a factor in the inward migration noted above. The other notable increase is in health care and social assistance which may be linked to a combination of the access to employment in Orange where there has been growth in the health services industry and more generally, the increase in demand for these services as the population continues to age.

<sup>4</sup> ABS, <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/2900.0main+features101352016> – refer to Data Usage section of this page

<sup>5</sup> ABS, <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2900.0~2016~Main%20Features~NPDD%20Type%20of%20Non-Private%20Dwelling~10131>

**Table 5 Industry sector of employment**

<b>LGA</b>	<b>2011</b>		<b>2016</b>	
<b>Industry sector</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>Agriculture, Forestry and Fishing</b>	<b>396</b>	<b>14.41%</b>	<b>367</b>	<b>12.3%</b>
<b>Mining</b>	<b>530</b>	<b>19.29%</b>	<b>661</b>	<b>22.6%</b>
<b>Manufacturing</b>	<b>328</b>	<b>11.94%</b>	<b>356</b>	<b>11.9%</b>
Electricity, Gas, Water and Waste Services	34	1.24%	29	1.0%
Construction	249	9.06%	218	7.3%
Wholesale Trade	91	3.31%	84	2.81%
Retail Trade	138	5.02%	176	5.9%
Accommodation and Food Services	122	4.44%	149	5.0%
Transport, Postal and Warehousing	121	4.40%	76	2.6%
Information Media and Telecommunications	3	0.11%	9	0.3%
Financial and Insurance Services	21	0.76%	10	0.3%
Rental, Hiring and Real Estate Services	28	1.02%	20	0.7%
Professional, Scientific and Technical Services	83	3.02%	82	2.7%
Administrative and Support Services	69	2.51%	65	2.2%
Public Administration and Safety	91	3.31%	100	3.3%
Education and Training	172	6.26%	182	6.1%
Health Care and Social Assistance	146	5.31%	180	6.0%
Arts and Recreation Services	13	0.47%	12	0.4%
Other Services	113	4.11%	101	3.4%
<b>Total</b>	<b>2,748</b>	<b>100%</b>	<b>2,991</b>	<b>100%</b>

Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data).

Blayney Shire Settlement Strategy

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The three major employment generating projects for both temporary and longer-term housing need are:

- » Cadia Valley Gold Mine (operational);
- » The Flyers Creek wind farm (expected to generate more short-term accommodation requirements than longer-term); and
- » Proposed McPhillamys Gold Project

These projects will concentrate housing demand in the north of the Shire, particularly Blayney and Millthorpe. However, they could also increase demand in the villages.

3.1.8 Household income

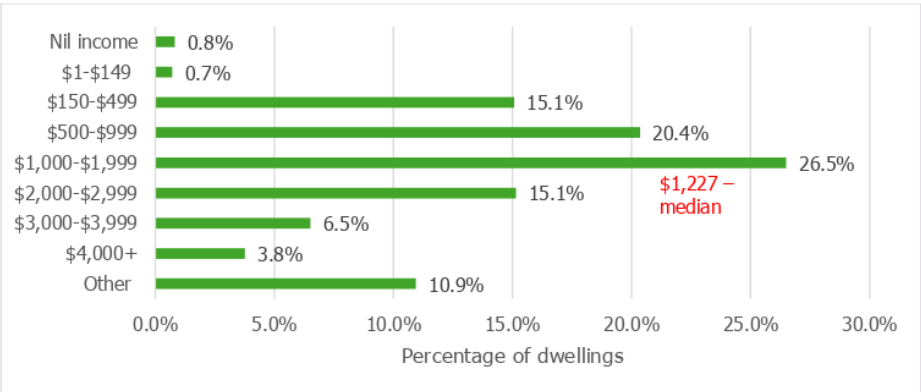
Blayney Shire

Blayney Shire’s median weekly household income is \$1,277 (refer Figure 9). This is slightly lower than the median weekly household income for Orange LGA (\$1,295) and Cabonne LGA (\$1,301) and Greater Sydney (\$1,750). The median weekly personal income for the Shire was \$620.

The median household income distribution indicates that the northern part of the Shire has high household incomes, surpassing that of the average household income for the Greater Sydney Region. The rural land around Blayney also exhibits a high household income profile, but the Blayney township itself is near the average or below of the Shire.

For areas more remote from the key regional hub of Orange, there is a strong indication of household incomes well below the median in the Shire. The proximity to Bathurst LGA does not appear to have the same household income driver.

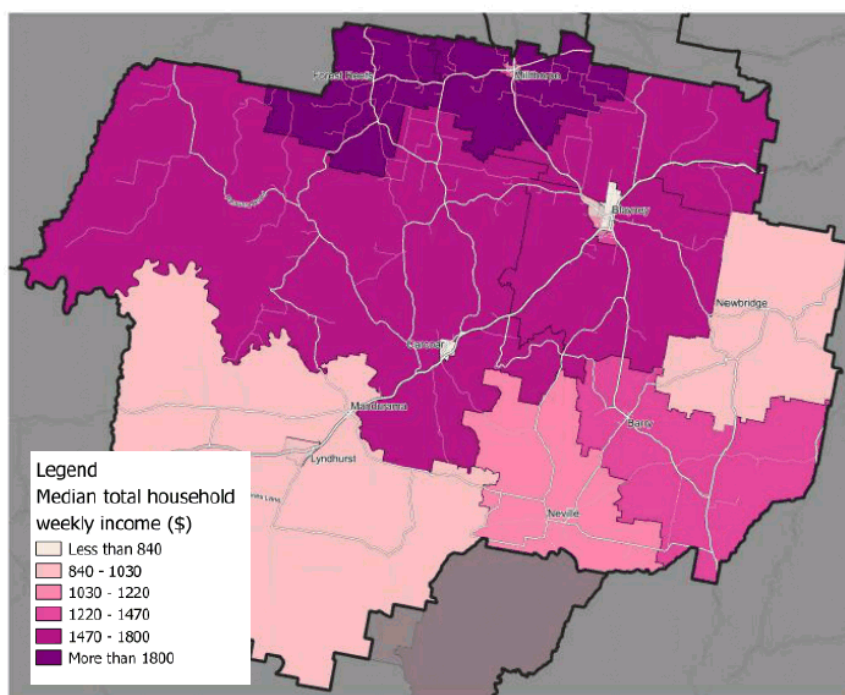
Figure 9 Median weekly household income in Blayney Shire 2016



Source: REMPLAN and ABS Blayney Shire LGA census data, 2016 Settlements

The relative of household incomes is provided in the following mapping.

**Figure 10 Average household income**



### Settlements

In 2016, only Millthorpe recorded a majority of income earners with weekly incomes higher than the Blayney Shire median of \$620. Millthorpe along with Barry and Newbridge showed a close to even split between incomes earning either below or above \$600 per week (approx. 50/50). The \$600 income mark has been chosen to indicate people close to or above median income to grow greater distinction between settlements. In general, this indicates that the further south the settlement, the more likely it is to have residents with lower personal income.

**Table 6 Income per week by settlement 2016**

Town centres	Number of people earning less than \$599/wk		Number of people earning more than \$600/wk	
	No.	%	No.	%
Barry	90	<b>52%</b>	83	48%
Blayney	1,164	<b>57%</b>	872	43%
Carcoar	115	<b>68%</b>	54	32%
Lyndhurst	109	<b>68%</b>	52	32%
Mandurama	205	<b>63%</b>	123	36%
Millthorpe	232	44%	293	<b>56%</b>
Neville	99	<b>64%</b>	56	36%

Town centres	Number of people earning less than \$599/wk		Number of people earning more than \$600/wk	
	No.	%	No.	%
Newbridge	64	51%	62	49%

### Rental and mortgage stress

In Blayney Shire, weekly median rents have increased by 57%, and monthly mortgage repayments have increase by close to almost 40% between 2006 and 2016 (refer Table 7).

Over the past five years the proportion of households in rental stress has increased significantly from 4.5% to 7.3%. This is significantly under the NSW average of 12.9% which is a concerning trend. Of more serious concern is that rents have risen dramatically in the Blayney Shire in the 2017/18 period by approximately 9% (refer to table 13) with the neighbouring LGAs of Orange and Cabonne only rising by 3% in the same period. Conversely, the proportion of households in mortgage stress has decreased from 7.5% to 5.3% (refer

Table 8).

Increases in rental stress are likely to be a factor of short supply. The decrease in mortgage stress is likely to be a factor of some gentrification in the more populated northern portion of the Blayney Shire.

**Table 7 Rental & mortgage repayments in Blayney Shire 2006-2016**

	2006	2011	2016	Change	
				No.	%
Median weekly rent	\$140	\$165	\$220	+80	+57.1%
Median mortgage repayments	\$1,083	\$1,430	\$1,500	+417	+38.5%

**Table 8 Changes in % rental & mortgage stress in Blayney Shire 2011-2016**

	2011		2016		Change	
	Blayney Shire	NSW	Blayney Shire	NSW	Blayney Shire	NSW
Rent payments < 30% of household income	95.5%	88.4%	92.7%	87.1%	-2.8%	-1.3%
<b>Rent payments &gt; 30% of household income</b>	<b>4.5%</b>	<b>11.6%</b>	<b>7.3%</b>	<b>12.9%</b>	<b>+3.2%</b>	<b>+1.3%</b>
Mortgage payments < 30% of household income	92.5%	89.5%	94.7%	92.6%	+2.2%	+3.1%
<b>Mortgage payments &gt; 30% of household income</b>	<b>7.5%</b>	<b>10.5%</b>	<b>5.3%</b>	<b>7.4%</b>	<b>-2.2%</b>	<b>-3.1%</b>



### 3.1.9 Key Findings

The population of Blayney Shire is forecast to grow by up to 641 by 2036 to around 8,000. This will be largely concentrated in the towns of Blayney and Millthorpe.

The rate of population change will be dependent upon a range of factors that influence growth. These include the continued development of mining and renewable energy, maintaining the existing manufacturing base as well as agricultural enterprises. Proximity to Orange and Bathurst as well as Sydney, coupled with improvements in transport and communications is likely to result in additional migration into the Shire from tree changers. Changes in the way we do business, acceptance of the mobile workplace and continued pressure in terms of housing affordability in the metropolitan areas may also influence migration into the region.

The impact of the COVID 19 Global Pandemic is yet to be realised. Changes to the way people work may provide opportunities for further growth in the regions.

This Strategy needs to respond to community expectations and requirements for the provision of residential housing stock and infrastructure, taking into account changing demographics such as:

- » An increase in lone person households and declining household sizes;
- » High dwelling demand in Blayney and Millthorpe;
- » An aging population in all areas across the Blayney Shire;
- » An expected change in household types presents a mismatch with existing supply;
- » Inward migration trends indicate that these locations are the two key attractors; and
- » There are indications that these two locations are key attractors for one and two person households, as well as families. Therefore, delivery of smaller, village feel type housing for downsizers, will also unlock opportunity for housing stock suitable for families.

## 3.2 Housing Demand

The purpose of the Strategy is to ensure that there is sufficient land made available for housing. To determine whether there is sufficient land available for residential development, it is necessary to understand the likely demand. Housing demand has been considered using both the population forecast provided by DPIE and the Council dwelling approvals data.

### 3.2.1 DPIE Population and Dwelling Forecasts

The following table provides an outline of DPIE's forecast dwelling demand in Blayney Shire. The implied additional dwelling demand, using the DPIE forecast from 2016 – 2036 is 300 dwellings. This equates to delivery of approximately 15 dwellings per year.

However, it should be noted that the total number of dwellings (occupied and unoccupied) as at the Census in 2016 was 3,189 dwellings, approximately 110 dwelling less than the implied dwelling demand outlined by DPIE.

If the dwelling demand predicted by DPIE at 2036 is used and the actual number of dwellings is used, then there would be a demand of approximately 410 additional dwellings. This equates to delivery of 20 – 21 dwellings per year.

**Table 9 DPIE population and household projections, Blayney LGA**

	2016	2021	2026	2031	2036
Total Population	7,450	7,600	7,750	7,900	8,000
Total Households	2,900	3,000	3,050	3,100	3,200
Average Household Size	2.51	2.49	2.49	2.47	2.46
Implied Dwellings	3,300	3,400	3,500	3,550	3,600

Source: DPIE Population and household projections, 2016. Note that these figures do not account for factors like major projects.

Dwelling approvals data has also been used to assist in determining future dwelling demand.

In terms of projections, the NSW Government release population projections for regional NSW including the Blayney Shire. It is acknowledged the forecasting population is challenging, particularly in smaller settlements where the loss or gain of one or two new families might equate to a change of 5% to the overall population and be the difference between a school remaining open.

Despite the challenges, monitoring of subdivision and dwelling approvals will continue to be important across all of the settlements to ensure that sufficient land remains available or can be released to accommodate growth.

## Blayney Shire

In 2016, the usual resident population of Blayney Shire was 7,343<sup>6</sup>. The population had grown by 749 people since the 2006 census, representing an average annual increase of approximately 1.5%. The NSW DPIE projects that the Shire's population will grow to 8,000 people by 2036.

**Table 10 Population change in Blayney Shire 2006-2036**

	ABS data	DPE projections data	
Year ranges	2006-2016	2016-2026	2026-2036
Population (no.)	2006: 6,594 2016: 7,343	2016: 7,257* (ABS actual) 2026: 7,750	2026: 7,750 2036: 8,000
Population change (no.)	+749 people	+491 people	+250 people
Population change (%)	+15.2%	+6.8%	+3.2%
Annual average change (%)	+1.5%	+0.7%	+0.3%

Source: REMPLAN and NSW DPE population projections for Regional NSW LGAs 2016. Note that DPIE figures use a slightly higher population of 7,450 for 2016

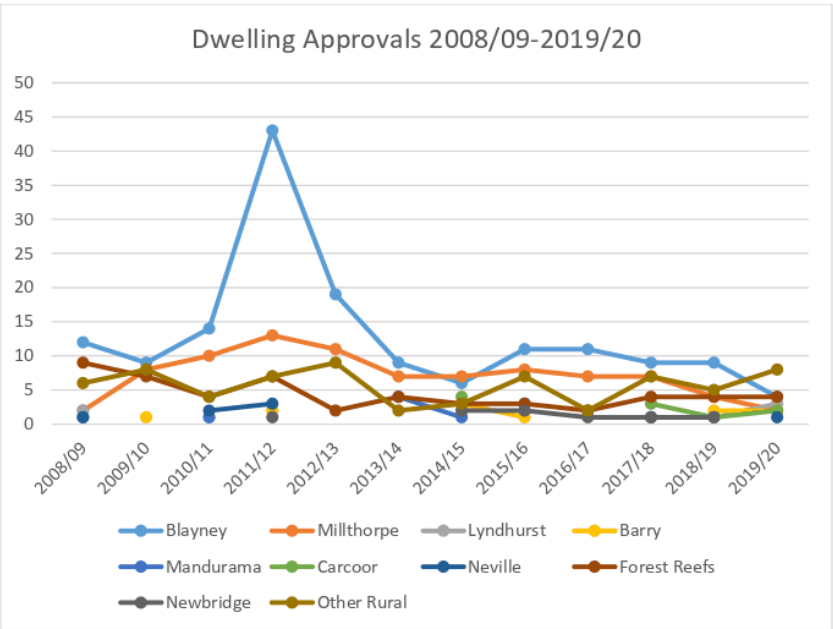
<sup>6</sup> ABS 2016 Community Profile Blayney

3.2.2 Blayney dwelling approvals data – 2008/9 – 2019/20

A total of 415 dwelling approvals or Complying Development Dwelling Certificates were issued in Blayney Shire between July 2008 – June 2020, averaging approximately 35 dwellings per year. However, the dwelling approvals not in a village are related primarily to a sunset clause for dwelling entitlements on some rural zoned land. Therefore, there have been a number of applications for dwellings on this land (73 in total). Excluding the sunset entitlements, there were 342 dwelling approvals (including 10 dual occupancies), averaging 29 dwellings per year. Historic approvals data would indicate that there is demand for at least an additional 464 dwellings to 2036.

The majority of dwelling approvals have been in Blayney. The peak in 2011/12 included an unprecedented 22 dwelling approval in Lovejoy Avenue and Meek Streets following the release of land in that area. This indicates strong approvals following the release of land. A similar spike was experienced in Millthorpe around the same period coinciding with land release in Unwin Street with 8 dwelling approvals in that Street in 2012/13.

Figure 11 Dwelling Approvals



**Table 11 Dwelling demand**

Dwelling demand based on various scenarios (cumulative)	2021	2026	2031	2036
DPIE Implied Additional Dwellings	100	200	250	300
At 10-year average dwelling approvals (not deducting dwelling applications for dwelling on rural zoned land)	160	320	480	640
At 10-year average dwelling approvals (minus rural land)	125	250	375	400
<b>Recommendation of target additional dwellings</b>	<b>140</b>	<b>280</b>	<b>420</b>	<b>560</b>

### Blayney and Millthorpe

As previously discussed, there is significant inward migration into the Shire over the last 5 years, particularly to the Millthorpe and the Blayney township. There has also been internal migration from the Shire to these locations, adding to the housing pressures.

### Smaller villages

There has been minimal activity in other settlements. Smaller settlements are inherently less attractive for the majority of newcomers to the Shire for a range of reasons including; access to employment, education and social and community services. Although more affordable in terms of the price of land, there is, in most cases limited or no access to reticulated water and sewer infrastructure. These locations are complicated by the environmental requirements of septic systems which can be highly variable depending on site conditions. The lack of certainty and ownership patterns are key barriers to the on-going orderly development of the smaller settlements.

### Specific target groups housing

Currently in the Blayney Shire there is a high prominence of single and couple-only households and a significant lack of supply of housing that are not large separate dwellings.

By 2036 there will be approximately 550 additional people over 65 likely needing housing that is smaller and more adaptable and close to services. This will exacerbate the current chronic lack of supply.

Blayney and Millthorpe should be key areas to deliver diverse housing opportunity, particularly for an ageing population and to deliver housing affordability.

Discussions with a seniors living/retirement village provider indicate that there are significant issues with feasibility in delivery of this kind of development that are not readily resolvable. Development costs for this type of development are typically \$360K per dwelling, well above the average sale price for dwellings in the Shire. As a result, it is difficult for organisations to develop a business case for this type of development.

Discussions with affordable housing providers has confirmed a need for affordable housing in the Shire, particularly in Blayney where social disadvantage is concentrated. Land would need to be provided at no or very low, cost (e.g. Council-owned land) to make the delivery of affordable housing a viable option. At this stage, no land has been able to be identified for this purpose.

The provision of alternative dwelling typologies, as well as other forms of residential accommodation such as seniors living or residential aged care should be considered to address a shortage in housing suitable for older people and address housing affordability.

### 3.2.3 Key Findings

There has been a significant take-up of available housing in Blayney peaking at 2011. While this was associated with a major project, it is also likely that a lack of new dwelling applications in the later years was likely to be constrained due to lack of opportunity catalyst. The McPhillamy's Gold Project Development Application is expected to be determined within the next year which should see a spike in demand if approved.

Millthorpe, has experienced relatively high growth and new dwelling supply is low. The ability to absorb population change through inward migration is likely low.

Providing for additional growth in Blayney and Millthorpe should be a key outcome of the Strategy for the following reasons:

- » The population is expected to grow generating demand for additional housing;
- » There is a need for between 560 and 640 additional dwellings to accommodate anticipate growth to 2036; and
- » An increase in the proportion of older people and single person households will result in the need for an increase in housing diversity in the Blayney Shire.

## 3.3 Housing Supply

Blayney Shire has residentially zoned land available for immediate development, however, location and ownership factors continue to influence supply. The lack of reticulated sewer in the villages is also a key impediment to land supply.

A common misconception is that if land is zoned, vacant and undeveloped, then it is available for immediate development. In practice, this may not be the case. In fact, there is often a 'disconnect' between the amount of zoned land and actual delivery of housing lots.

Land that is rezoned for residential development may not necessarily be delivered to the market. This could be due to a variety of reasons, including planning constraints (e.g. statutory requirements, difficulties with infrastructure provision, fragmentation of ownership, etc.), capacity constraints (e.g. bushfire, flooding, slope and landslip, etc.) and commercial pressures. Each has the potential to severely impede the supply response to demand pressures.

In terms of infill, the market does not act in the same manner in regional areas as is the case in the metropolitan centres where greenfield land resources are scarcer, highly constrained and costly to deliver. Infill development is driven by land value, access to transport and community infrastructure and the ability for significant uplift. Therefore, while there remains capacity in the planning controls to accommodate a significant amount of higher density infill development, making assumptions as to the take up of this is difficult.

The adequacy of land release is therefore crucial for the supply of housing. From first principles, the supply of housing directly impacts the price of housing. A constrained supply of land will drive up landowner expectations making site assembly a high risk and high resource activity for developers.

Ensuring that the supply of land is adequate to meet demand, particularly in circumstances where growth is slow involves:

- » The strategic identification of opportunity areas based on high level constraints analysis;

- » The identification of residential land development opportunities in circumstances where the land owner is a willing participant;
- » Ensuring that the site is in sync with the existing urban development footprint, that is, not leapfrogging land;
- » Providing a planning framework that will ensure that land is developed in a coordinated and orderly manner, that is via a concept plan or structure plan; and
- » Determining the impact of growth on local infrastructure and providing a mechanism to deliver it.

Land development in smaller regional communities is a "slow burn". Developers are typically local builders or families invested in the community and need to be prepared to carry the cost of development over an extended period.

The availability of ready to develop residential lots is limited, relying on infill development, that is land that is already zoned residential but not developed to its full serviced potential. There are significant areas of zoned residential land in both Blayney and Millthorpe as well as the other settlements (refer to Snapshots). However, as raised during the initial consultation, much of this land, while zoned is considered unavailable for development.

### **3.3.1 Capacity of the land use controls**

The BLEP includes a primary residential zone; R1 General Residential, and the RU5 Village zone. The BLEP also includes an R5 Large Lot Residential zone which typically applies to rural residential and lifestyle lots with a range of lot sizes. The BLEP also includes minimum lot sizes (MLS) for subdivision for the erection of a dwelling in these zones. The MLS in the R1 zone as it applies to Blayney and the RU5 Village zone as it applies to Millthorpe are both 450sqm.

Planning controls within the BLEP provide an opportunity for development (including infill) in the R1 General Residential zone. The BLEP also provides for a full range of residential accommodation typologies and this may not be fully appreciated by landowners and industry. The existing zoned land and infill development is not expected to provide a substantial stream of future housing supply but it does present an opportunity to contain some growth within the existing urban footprint.

Typically, a review of the capacity of the existing housing controls includes identifying the opportunity for infill development on vacant residential land and the potential for further subdivision on land zoned for residential development in Blayney and Millthorpe.

Other than Millthorpe which is serviced with reticulated water and sewer, the other RU5 Village zones have a range of minimum lot sizes from 1,000sqm in Lyndhurst to 1,600sqm in Newbridge and 3,000sqm in Carcoar. The R5 Large Lot Residential zone provides for larger dwellings on larger, typically un-serviced lots and range in size from 1,000sqm and increasing to 2 hectares.

The following provides an assessment of housing supply under current planning and other conditions. This includes general trends in development such as a low take-up rate of dual occupancy and secondary dwellings.

Where the dwelling numbers are indicated in red, there are issues with either the feasibility, the likelihood of the landowner releasing the land or constraint issues, such as on-site sewerage issues that are difficult to overcome and act as a barrier to development. As such the yields are based on current minimum lot sizes, a change to the minimum lot size will impact the existing capacity of un-serviced villages.

Therefore, while the theoretical capacity in or adjacent to settlement in Blayney Shire is nearly 671 dwellings most of this land has not yet been subdivided. It should be noted the Large Lot



Residential land at Millthorpe in the north and west has not been subdivided which accounts for 235 dwellings in this capacity assessment.

Other than being nearly half of the estimated dwelling requirements under this Settlement Strategy, the following is also problematic:

- » The supply is dominated by large lot residential accounting for 57% of the supply which has not been subdivided;
- » A further 73 dwellings are on rural land triggered by a sunset clause, so again, suitable only for a specific type of purchaser (27%) of the supply;
- » Only 39 standard lots have a degree of certainty in delivery (less than 15% of supply); and
- » There is extremely low certainty of diverse smaller dwellings being delivered, which has been identified as a key housing need in this Settlement Strategy.

**Table 12 Practical dwelling capacity**

Practical housing capacity - additional dwellings	Under current planning controls	Key issues or notes
<b>Blayney</b>		
Blayney South	130	This land has been rezoned for an extended period without a Development Application for subdivision being submitted to Council. Assumes 13 ha developable @ 10 dwellings per hectare
Blayney R1 General Residential	39	Development Application approved.
Secondary dwellings or dual occupancies	10	This is based on historic trends across the Blayney Shire (2008 – 2017)
Blayney Browns Creek R5 Large Lot Residential	49	Development Application approved, lots not yet developed.
<b>Sub-total Blayney</b>	<b>218</b>	
Millthorpe North R5 Large Lot Residential (est from 2012)	120	Unlikely to realise the potential due to challenges in servicing
Millthorpe West R5 Large Lot Residential – Forest Reefs Road Precinct	115	R5 Large Lot Residential area west of Millthorpe. Based on assumption of 75% efficiency rate to account for constraints including ownership patterns.
Millthorpe RU5 Village zone	35	Land constrained by drainage.
<b>Sub-total Millthorpe</b>	<b>270</b>	
<b>Outside Blayney and Millthorpe</b>		
Lyndhurst	6	Highly dependent on both sale of land and contiguous lots being available for septic requirements
Mandurama	26	
Carcoar	40	

Barry	0	Note: a change in minimum lot size to 4,000sqm for un-serviced RU5 land will reduce the yield for villages by around 50% from 120 to 60
Neville	41	
Newbridge	7	
Take-up of dwelling approvals on rural land due to sunset clause	73	
Sub-total villages and rural	193	
Total practical capacity	671	

### Housing supply gaps

The current housing stock is typically 3-4 bedroom single detached dwellings. This lack of diversity of housing typologies has already led to issues including:

- » Limited choice and housing affordability;
- » Suitability of housing for older people to down size;
- » Limited opportunity to age in place; and
- » Difficulties for first home buyers looking to enter the market at a lower entry point.

Providing a better understanding within both the industry and wider community in terms of the different residential accommodation options that could be considered under the current planning framework may provide a first step in realising greater diversity, particularly in Blayney and Millthorpe.

### Building typologies

Housing typology in the Blayney Shire lacks diversity, with single detached dwellings on larger lots being the dominant form of housing.

A range of housing types and sizes help ensure people can more readily meet their housing needs throughout their lifecycle, remaining in the area where they have existing networks. This mix contributes to the social vibrancy and character of towns and cities.



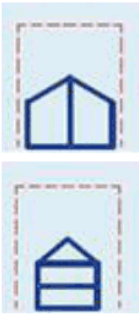
To continue to meet the needs of the existing and future community, the Council will need to ensure a greater range of housing types in different built forms is encouraged and developed.

There is an opportunity in the residential zones to deliver dual occupancy, secondary dwellings, villas and townhouses and single dwellings. There was strong support during the early stakeholder consultation for dual occupancy as a form of residential accommodation that could be provided in Blayney.

The laneways in Blayney present an opportunity to support dwellings with access at the front and rear of these lots.

The following table details examples of the low, medium and high-density building typology options.

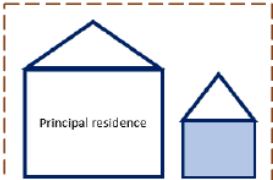
**Table 13 Dwelling typologies**

Single dwellings		
A detached building containing only one dwelling		
Two attached dwellings		
One building with two attached dwellings		
Terraces		
Three or more attached dwellings which have a frontage to the street		
Dual occupancy		
Two dwellings on one lot of land that are either attached to each other or detached, but does not include a secondary dwelling		

**Secondary dwellings**

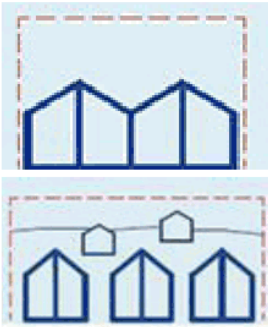
A self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.



**Multi-dwelling houses (terraces or townhouses and villas)**

Three or more dwellings on one lot of land.



**Manor houses**

A building containing 3 or 4 dwellings



Source: Department of Planning and Environment, 2017 'The Low Rise Medium Density Design Guide'

Other important types of residential accommodation include:

#### Boarding houses

A building that:

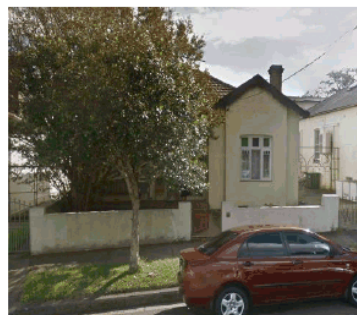
- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.



#### Group home

Means a dwelling:

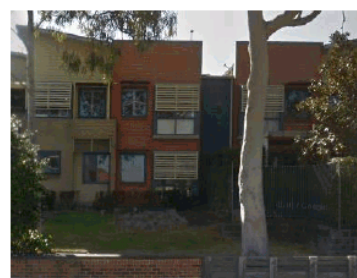
- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.



#### Seniors housing

A building or place that is:

- (a) a residential care facility, or
  - (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
  - (c) a group of self-contained dwellings, or
  - (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),
- and that is, or is intended to be, used permanently for:
- (e) seniors or people who have a disability, or
  - (f) people who live in the same household with seniors or people who have a disability, or
  - (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.



Source: *Standard Instrument LEP 2018 (NSW)*

### 3.3.2 Key Findings

Providing for additional growth in Blayney and Millthorpe should be key outcomes of the Strategy for the following reasons:

- » The historical trends suggest that when suitable supply is available, it is taken-up;
- » Land that is zoned and available for subdivision is not being developed;
- » Inward migration trends indicate that these locations are the two key attractors;
- » There are indications that these two locations are key attractors for one and two person households, as well as families. Therefore, delivery of smaller, housing typologies (dual occupancy and multi dwelling housing) for downsizers, will also unlock opportunity for housing stock suitable for families;
- » There is a significant inward migration trend to Blayney township both from outside the Blayney Shire and within. It is highly likely that the readily accessible existing and new housing opportunities are near exhausted;
- » The lack of diverse housing options may further be constraining the growth of Blayney, particularly for smaller property types; and
- » The inability for Blayney township, without planning intervention, to absorb significantly more growth.



## 3.4 Opportunities and constraints analysis

A number of environmental factors will influence the amount of growth Blayney Shire experiences in the future, and the location of that growth. Consideration of the following matters will assist in determining the most suitable locations to accommodate future housing.

Village and settlement precinct snapshots have been prepared to inform this Strategy and are provided in **Section 2**. The snapshots provide a comprehensive overview of the key planning controls, constraints and opportunities and actions proposed for each settlement.

### 3.4.1 Environmental Constraints

The constraints that may impact on the orderly release of land for urban development include the following:

**Table 14 Key Constraints**

Constraint	Application/comment
Topography	Sloping land can be a significant environmental constraint which impacts upon and influences soil erosion, drainage and bushfire hazard. Just as importantly, it has implications with respect to the provision and capital cost of infrastructure, roads and social services. Slope analysis was used as a mapping tool to identify topographic constraints. Snapshots show land affected by slope greater than 18%.
Flood Prone Land	<p>Flood prone land presents a significant constraint to development as it has implications with respect to the capital cost and provision of infrastructure, roads and the location of highly sensitive land uses such as schools and aged care facilities.</p> <p>The flood planning level has traditionally been the 1%AEP (a flood event with a 1 in 100 chance of occurring in any given year). Given the changing climate and potential impacts on catchment hydrology, it is prudent to consider the Probable Maximum Flood (PMF) when assessing the suitability of sites for different land uses. PMF is particularly relevant when considering sensitive uses. Risk factors such as evacuation routes are also important planning considerations, as an area of land may be isolated by floodwaters even though it is not inundated.</p> <p>The 2012 Settlement Strategy notes that a number of settlements in Blayney Shire are low-lying land along key watercourses with the potential for flooding. Particularly in Carcoar, the Strategy recommended measures to limit further residential development on high risk sites adjacent to the river.</p> <p>Significant flooding occurs in at the eastern fringe of Blayney town, along the Belubula River. Low-lying land in this area results in a wide floodway that affects a number of buildings in the vicinity of Henry Street, between Church and Burns Streets in particular. Residential development to the east of the town centre is therefore heavily constrained.</p>

Constraint	Application/comment
	The north-eastern area of Mandurama is also subject to potential inundation, limiting development potential. The flooding potential of Lyndhurst is relatively unknown, but it appears there is a significant floodplain dividing the eastern village with the R5 Large Lot Residential to the west. A flood study and impacts on on-site sewerage design would need to be undertaken before any intensification of residential uses could be recommended.
Watercourses	<p>Watercourses have been mapped according to the Strahler System of ordering watercourses. Classification under this system determines the width of riparian buffer required.</p> <p>Regardless of watercourse classification, a buffer of 100m is generally required from any on site effluent system to any watercourse within a drinking water catchment. This poses a constraint to large lot residential (un-serviced lots) land use in some villages.</p>
Groundwater Vulnerability	Groundwater Vulnerability has been mapped in the BLEP and includes a local provision to ensure that the hydrological functions of key groundwater systems are maintained as well as protecting them from contamination as a result of development. Blayney, Millthorpe and Newbridge are impacted. This has implications for on site sewer treatment.
Drinking Water Catchment	<p>A small part of the northern area of Blayney Shire to the east of Millthorpe is in the drinking water catchment of Suma Park Dam; the primary water source of Orange. A larger area in the south of the Shire surrounding the settlements of Barry and Neville forms the drinking water catchment for Lake Rowlands; the primary water source for Blayney Shire and a number of other local government areas in the Central West. The impact on drinking water catchments on growth potential needs to be considered for Neville, Barry and Millthorpe.</p> <p>Part of Millthorpe identified as a future urban development opportunity is within the Drinking Water Catchment. The Drinking Water Catchment is protected in the BLEP by a local provision. Despite this, the area, which is at the top of the catchment is considered suitable for development as it will be serviced and all run-off managed under Water Sensitive Urban Design criteria.</p> <p>WaterNSW has developed the Strategic Land and Water Capability Assessments (SLWCA) for land in the Sydney Drinking Water Catchment and whilst not applicable to the Blayney LGA, the document could be used in this situation as a guide. Factors such as slope, soil erodibility, permeability and depth, distance to watercourse and vegetation cover are assessed to determine land and water capability for different land use types.</p> <p>Key constraints to residential land use are:</p> <ul style="list-style-type: none"> <li>» Land management – including proper storage and disposal of chemicals and pesticides, control of weeds and pest animals, maintaining groundcover to prevent</li> </ul>

Constraint	Application/comment
	<p>erosion, and protection and restoration of native vegetation.</p> <ul style="list-style-type: none"> <li>» Stormwater – including water sensitive design during and post construction to prevent sediment and other contaminants entering waterways.</li> <li>» Wastewater – including on-site treatment and disposal systems. These require a 100m buffer to watercourses.</li> </ul> <p>These constraints are particularly applicable to large lot residential land use. Poorly maintained 'rural-res' can also negatively affect adjoining farmland.</p>
Biodiversity	<p>The main objective of identifying sensitive biodiversity is to maintain terrestrial biodiversity by protecting native fauna and flora whilst encouraging the conservation of habitats. Biodiversity has already been recognised by Council as a significant constraint to development.</p> <p>The data use for biodiversity in the constraints mapping is that which has been identified by OEH and mapped in the BLEP.</p>
Cultural Heritage	<p>The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales can be used by individuals or organisations considering undertaking activities that could harm Aboriginal objects.</p> <p>The <i>National Parks and Wildlife Act 1974</i> (NPW Act) provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution if they later unknowingly harm an object without an Aboriginal heritage impact permit.</p> <p>As with other detailed assessment requirements, heritage assessments will need to be prepared prior to development of land.</p>
European Heritage	<p>Heritage is an important part of the urban fabric of the Blayney Shire. The BLEP includes Heritage Conservation Areas (including in Blayney, Millthorpe, Newbridge and Carcoar) and individual Heritage Items. Any development in the Conservation Areas or in the vicinity of a Heritage Item must consider the potential impact on heritage.</p> <p>The desired outcome is new development which will be both compatible and complimentary to the existing. Preservation of the historic character of a place can be an attraction for tourists and potential residents, but also impacts the design of new development and the approval process. There are also a number of heritage listings within each of these villages and some surrounding properties.</p>

The key constraints have been overlayed on the town and village snapshots.

A summary of the opportunities and constraints that have emerged from the snapshots is provided below.

### 3.4.2 Potable Water

Central Tablelands Water (CTW) provides a centralised potable water service to Blayney, Carcoar, Lyndhurst, Mandurama and Millthorpe. There is some capacity for growth of these settlements utilising the existing network.

Neville, Barry and Newbridge do not have a centralised water supply system and rely on rainwater and bores which are not treated or monitored for water quality. This has the potential to compromise health; human and environmental; as on site sewerage systems require significant buffers to bores. The Strategic Business Plan 2015 for CTW lists the provision of potable water supply to these villages over a 10 to 20-year period as an important issue to be investigated.

### 3.4.3 Sewer

Only Blayney and Millthorpe have an existing reticulated sewerage system. The treatment plant for both towns is at Blayney, and has capacity for growth. All other settlements have no centralised sewer infrastructure and this is likely to act as a constraint to significant development.

Without reticulated sewer infrastructure, development relies on on-site waste water treatment systems. While there are a range of treatment systems available, septic tanks remain the most common and affordable option. On-site sewer systems require a significant area of land and are dependent on specific site characteristics including soil type and permeability, slope, proximity to ground water bores both associated with the individual site and neighbouring sites, proximity to streams and ground water vulnerability.

#### On-site sewage management

There has been a great deal of research on the impact of on-site sewage management systems in sensitive environmental areas, for example areas of high water table, close to watercourses and other potable water supplies such as ground water bores. *The On-site Sewage Management for Single Households* (NSW Government, 1998) document remains the most relevant guideline for managing these systems.

The underlying premise is that the initial site planning and investigation process will occur to determine site suitability and minimum lot size prior to any rezoning of land. Where on-site sewage management is determined to be the best long-term option for an area, appropriate development standards, including minimum lot sizes, should be established before the land is released. When setting the development standards, factors such as climate, soil, geography, environmental sensitivity, and risks to public health should be taken into account.

The reality in and around the villages is that land titles are pre-existing. The villages typically have an historic subdivision and title structure that enables land to be transferred from one person to another without necessarily engaging with Council to determine the suitability of the individual lot for a dwelling. This continues to create uncertainty for people wanting to move to the villages because, despite the title to the land and the BLP allowing a dwelling as a permissible use, the lot is not always going to be capable of supporting a dwelling.

The current range of minimum lot sizes for subdivision and the erection of a dwelling in the RU5 Village and R5 Large Lot Residential zones is misleading. It is a minimum only, however it is generally assumed to be the benchmark for residential development.

"An EPA model has been developed for estimating land requirements for effluent irrigation, based on eliminating impacts on soils, waters, and public health (NSW Environment Protection Authority 1995). Assessments with the model in many areas of the State have shown that new subdivisions for residential development involving on-site sewage management require a minimum of 4000 - 5000 m2 total area per household to reduce impacts in the medium to long term."

*On-site Sewage Management for Single Households* (NSW Government, 1998)

In order to address these issues in the first instance, providing a minimum lot size that in most circumstances will be sufficient in area to accommodate on-site treatment is key. In the absence of detailed site, soil, drainage and environmental assessment of each of the settlements, it is proposed to adopt a minimum lot size of 2,000sqm where reticulated sewer is not available. This approach will also reduce the complexity in dealing with a multitude of minimum lot sizes across the village and large lot residential zones.

Given the changing technologies and existing subdivision and ownership patterns, Council may consider provisions in the BLEP to address circumstances where, despite the minimum lot size, dwellings could be considered on smaller lots subject to a pre-determined set of criteria.

Guidelines for development of dwellings with on-site sewage management should continue to be supported by development controls in the Blayney Development Control Plan including adoption of the performance objectives developed for on-site sewage management (refer breakout box below) and include details such as:

- » Minimum land application areas;
- » Setbacks to watercourses, boundaries, etc;
- » Recommended or required treatment technologies and on-site sewage management methods;
- » Performance standards or criteria, for example in relation to effluent quality – suspended solids, biochemical oxygen demand (BOD), faecal coliforms, etc. - and quantity vegetation retention/planting/harvesting; and
- » Water conservation measures.

It should be noted draw analysis and more expensive effluent disposal systems may be required on smaller lots. Significantly small lots may not be able to adequately dispose of effluent which may lead to refusal of a DA.

#### Performance Objectives

- **Prevention of public health risk** - sewage contains bacteria, viruses, parasites and other disease-causing organisms. Contact with effluent should be minimised or eliminated, particularly for children. Residuals, such as composted material, should be handled carefully. Treated sewage should not be used on edible crops that are consumed raw.
- **Protection of lands** - on-site sewage management systems should not cause deterioration of land and vegetation quality through soil structure degradation, salinisation, waterlogging, chemical contamination or soil erosion.
- **Protection of surface waters** - on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that surface waters are not contaminated by any flow from treatment systems and land application areas (including effluent, rainfall run-off and contaminated groundwater flow).
- **Protection of groundwaters** - on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that groundwaters are not contaminated by any flow from treatment systems and land application areas.
- **Conservation and reuse of resources** - the resources in domestic wastewater (including nutrients, organic matter and water) should be identified and utilised as much as possible within the bounds posed by the other performance objectives; water conservation should be practiced and wastewater production should be minimised.
- **Protection of community amenity** - on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that they do not unreasonably interfere with quality of life, and, where possible, so that they add to the local amenity - special consideration should be given to aesthetics, odour, dust, vectors and excessive noise.

*On-site Sewage Management for Single Households* (NSW Government, 1998)

### 3.4.4 Transport

The highway and road network in the wider Central West and Orana region includes the Newell Highway, Great Western Highway, Mid-Western Highway, Mitchell Highway and Lachlan Valley Highway. The Mid-Western Highway, which joins the Great Western Highway heading east, is the main arterial route linking Blayney Shire to the neighbouring LGA of Bathurst and then to Sydney via the Blue Mountains. Key linkages with the neighbouring LGA of Orange is via Millthorpe Road, which forms one of the central economic hubs of the region.

The Orange Regional Airport, owned by Orange City Council, provides daily passenger services to Sydney operated by REX, and is a base for growing aero-industry businesses. Around 55,000-60,000 passengers fly this route per year. It also supports corporate air services.

Blayney's FCL Pty Ltd inter-modal transport terminal facility enables the interchange of shipping containers via road and rail to Botany Bay, and provides an important potential source of economic growth for Blayney.



The Main Western Railway Line intersects Blayney Shire, with stops at Blayney and Millthorpe (on request). Newbridge station is also on the Main Western line, but is closed.

Whilst there are no significant transport infrastructure projects planned that directly impact Blayney Shire, the following projects identified in the Future Transport 2056 are relevant to the sub-region and have potential to increase growth in the Shire:

- » Mt Victoria to Orange road corridor improvements (some sections underway);
- » Extending Bathurst commuter rail to Orange (0-10 year investigation initiative); and
- » Electrification of intercity to Bathurst (10-20 year investigation initiative).

## 3.5 Individual Settlements

### 3.5.1 Blayney

The following provides an analysis of various precincts within Blayney. It also considers other constraints that are not physical or strictly planning-control related, including key landholder intent and feasibility of development.

#### Summary of housing need

There is an urgent need to promote housing opportunity to respond to major project development in the area to prevent the leakage of economic benefits, smaller housing for an ageing population and development that provides alternative residential accommodation. These typologies include: multi-dwelling housing, aged-care facilities and affordable housing and opportunities for the provisions of short-term accommodation for a temporary workforce.

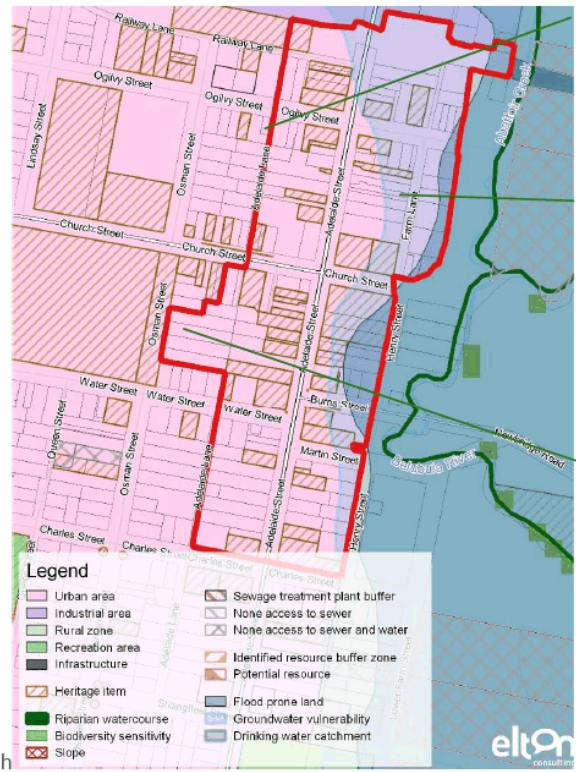
The Blayney settlement requires some short term options to deliver more diverse housing. The key rationale for this is:

- » Blayney is a key attractor of single and couple-only households and more diverse housing options that are affordable and accessible to services are required;
- » Blayney will be a key location for workers associated with major projects. Not providing accommodation options will mean that the economic benefits of projects may be lost to surrounding LGAs; and
- » Promoting appropriate densification will support the vitality of the Blayney commercial centre, enabling it to retain and offer more services.

Blayney B2 Local Centre zone

The following figure illustrates constraints for the B2 Local Centre in Blayney.

Figure 12 Blayney Local Centre opportunities and constraints



- Key opportunity  
Ensure feasible land use controls and improve laneway arrangements to promote diverse housing delivery.
- Key opportunity  
Consider improving rear lot access to unlock residential infill in the town centre commercial centre lots. Look for opportunities for mid-block access between Adelaide Street and Farm Lane
- Key opportunity  
Consider the future development opportunities for the Bowling Club site as a rare large site and infill opportunity
- Key opportunity  
Consider the opportunity for development in Lower Farm Street while managing flood risk. This would be subject to a Planning Proposal

**Table 15 Blayney local centre Opportunities and Constraints**

Constraints	Opportunities
Flood affectation to the east of the B2 Local Centre and ground water vulnerability.	No opportunity – flood affected land should be avoided, however, some limited development could be accommodated if it can be delivered above the flood planning level, for example Lower Farm Street.
Maintaining sufficient land resources for commercial activities in the B2 Local Centre.	Optimise access from new housing to further support the economic function of Blayney with diverse housing development to the south creating a cohesive extension of the Adelaide Street core.
Deep blocks including at the rear of key commercial functions where access is not clearly defined.	Consideration of formalising laneway arrangements to promote access and deliver housing opportunity without undermining commercial function.  Look for opportunity for mid-block access through to Farm Lane from Adelaide Street.
Large land area requirements for multi-dwelling development (3 bedroom at 360sqm) in the DCP which may limit development potential due to feasibility concerns.	Revise the land size for multi-dwelling development to enable greater feasibility of delivery.
Heritage and heritage conservation considerations.	Provide design guidelines to ensure cohesive development that complements heritage items.



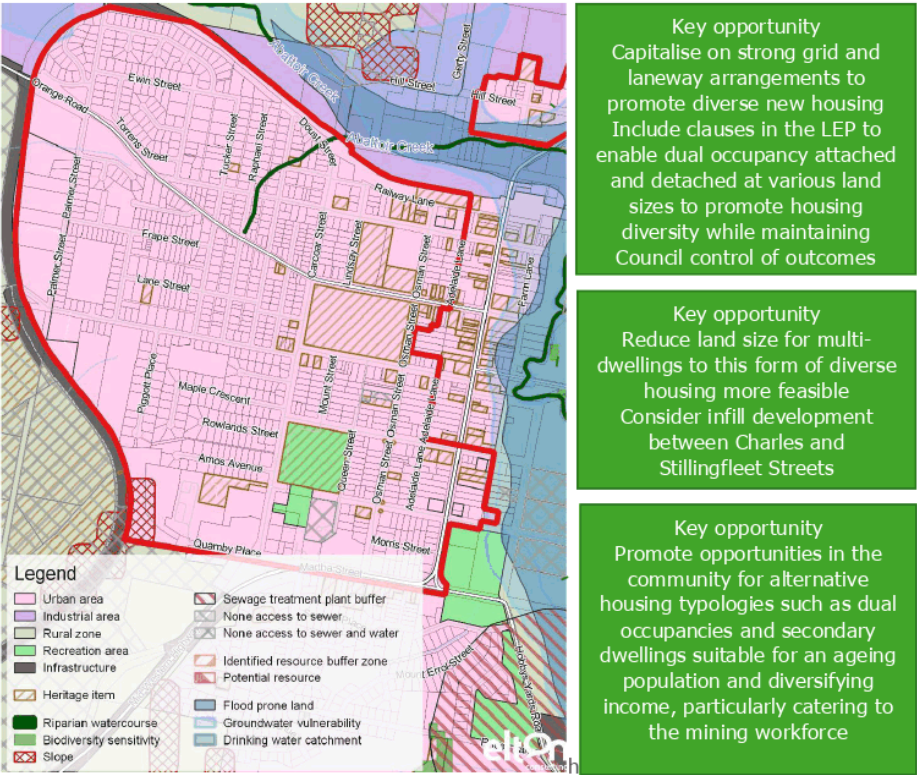
#### **Implications for the Settlement Strategy**

- » Focus on delivering housing diversity at some key opportunity sites in the B2 Local Centre
- » Improving flexibility in residential accommodation land uses in the B2 zone while preserving integrity of the business function, especially properties with direct frontage to Adelaide Street

Blayney R1 General Residential zone

The following figure provides an overview of the constraints in the R1 General Residential zone.

Figure 13 Blayney R1 General Residential zone opportunities and constraints



**Table 16 Blayney R1 General Residential Opportunities and Constraints**

Constraints	Opportunities
Limited vacant land. Where vacant, little intent by landowners for conversion to residential.	Significant areas of the R1 General Residential zone have a strong grid pattern with laneways that could support more intensive development. A contributions framework could be developed for the improvement of laneways to support increased residential accommodation (over the long term).
Land area per dwelling for multi-dwellings.	Consider a reduction in land area requirements in the DCP for 2 and 3 bedroom typologies.
Lack of transparency on permissibility of dual occupancies (is permissible but not listed in the land use table other than being a form of residential accommodation while other forms are such as residential flat buildings are).	Introduce opportunities for a range of dual occupancy opportunities with attached at 600sqm and detached at 800sqm. Unlocks more opportunity in the existing urban footprint and potentially a diversity of housing at various price points. Requires Council development assessment as opposed to complying development if minimum lot size reduced enabling subdivision.



#### **Implications for the Settlement Strategy**

- » Focus on key areas where solid urban structure could be converted to deliver more intensified development and a diversity of housing
- » Consider a laneways strategy and funding framework
- » Increase potential for dual occupancy development through revised planning controls



Blayney South

A large portion of Blayney South has been rezoned for residential development, but has not yet been subdivided.

Figure 14 Blayney South opportunities and constraints

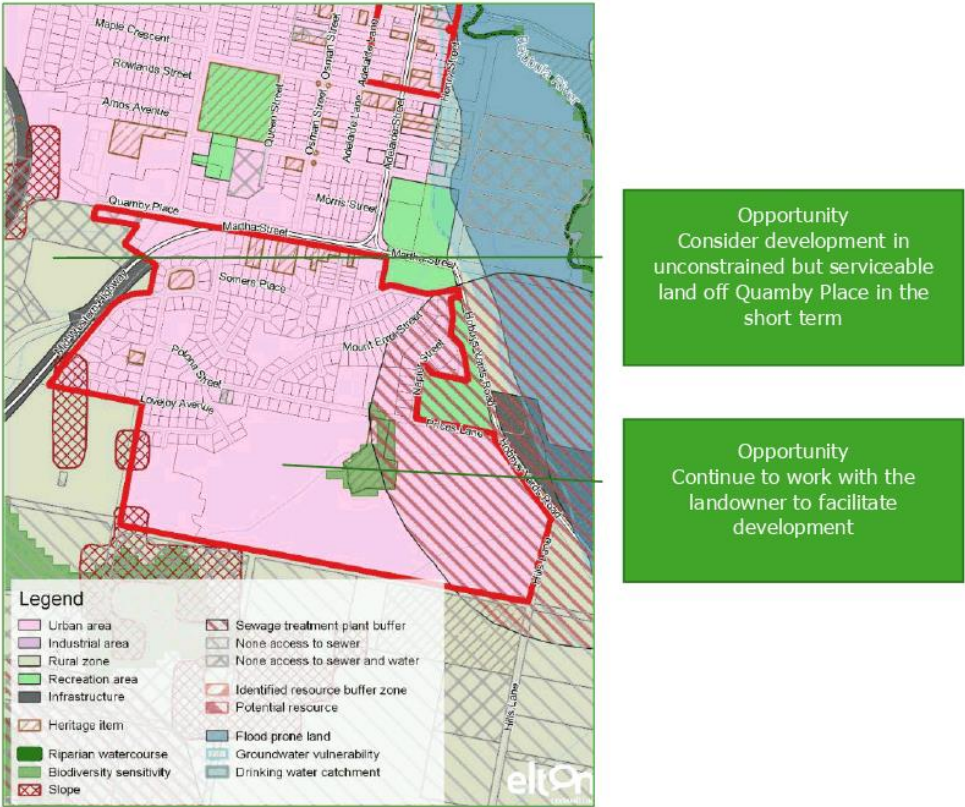




Figure 15 Quamby Place



The key constraints related to this land are summarised in the table below.

Table 17 Blayney South opportunities and constraints

Constraints	Opportunities
Sewerage plant buffer zone impacts the east of the site. Not suitable for residential development.	Continue to liaise with the landowner regarding the future of Blayney South and adjust other strategies accordingly if the land becomes available.
Heritage listed property adjacent to the buffer zone Heritage item would need to be retained with a likely buffer zone.	Amend buffer areas to key infrastructure where relevant environmental studies recommend it.
High quality agricultural land. The key constraint is lack of landowner desire to convert the land to residential. There may be housing opportunity at this location at a later date totalling approximately 17.5 ha.	
Small areas of land with unsuitable topography. If subdivision should occur, these small areas should be avoided.	

Constraints	Opportunities
Land ownership, fragmentation and existing uses.	Quamby Place, consider in-fill and redevelopment of suitable zoned residential land including Tourist Park and adjoining land.
Unzoned and unserviced land south of Quamby Place.	Rezoning opportunity for land south of Quamby Place across to the Mid-Western Highway. Would require rezoning and consideration of constraints, in particular buffer to the road and rail and drainage.



#### Implications for the Settlement Strategy

- » Zoned land is considered by the Department as "supply" despite reluctance of landowner to deliver it to the market
- » Rezoning required to make additional land in Quamby Place available subject to services

## Blayney West

Blayney West has been nominated as a future housing opportunity. This is the most logical extension of the urban area, despite the rail corridor. Fragmentation of this land should be avoided to ensure the long term security of land for development.

At this stage, a preliminary subdivision plan provides for approximately 119 dwellings. Under this proposal the majority of lots are in excess of 800sqm with most being over 1,000sqm and up to 4,000sqm. Any rezoning here should look to maximise the yield to improve the economic efficiency of the development. Delivering large residential lots will limit the future ability of the town to expand in this direction. Any development in this area will need to acknowledge, address and accommodate a buffer to the Nestle site. The extent of the buffer and uses that might be appropriate within this area will need to be addressed in a Planning Proposal when the area is rezoned.

There is a small parcel of land developed for large lot residential development in Palmer Street. The Palmer Street parcel is zoned R5 Large Lot Residential which is likely as a result of the transition to the Standard Instrument LEP in 2012 and based on the existing land use; dwellings on large lots. Despite the challenges of infill development where a dwelling already exists, there is an opportunity to release additional lots with frontage to Palmer Street with a change of zone and lot size. With the relatively scarcity of available serviced land, opportunities like this should be considered.

**Figure 16 Blayney West Opportunities and Constraints**

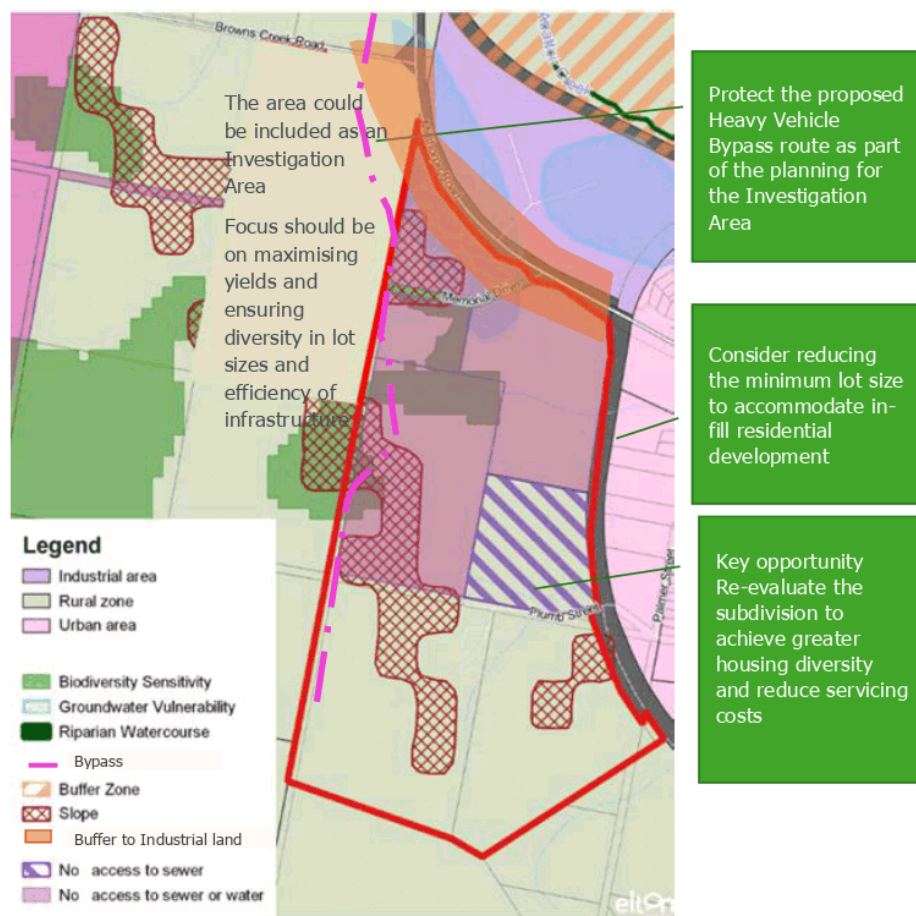




Figure 17 Palmer Street



Table 18 Blayney West Opportunities and Constraints

Constraints	Opportunities
Lack of servicing and road upgrades – estimated at \$68K per dwelling in the preliminary subdivision (most lots 1,200sqm+)	Reassess the subdivision to deliver more smaller lot housing and diverse housing types such as dual occupancy. Limit fragmentation to preserve the future release of land.

Constraints	Opportunities
Portions of the site with biodiversity and topography constraints.	Larger lots should be limited to areas where topography limits development to produce a wide variety of housing at different price points, sizes and typologies.
Part of the site is impacted <b>by a heritage item.</b>	
Noise buffer zone to industrial land to the north Manageable in sub-division planning.	
<div>  <b>Implications for the Settlement Strategy</b> <ul style="list-style-type: none"> <li>» Re-evaluate the subdivision plan for Blayney West to deliver better outcomes for infrastructure and other costs</li> <li>» Consider incorporation of a variety of housing typologies in the subdivision plan to meet a diverse range of housing need and increase affordability considerations.</li> </ul> </div>	

## Blayney Industrial Area

The Blayney industrial area is necessary for future employment purposes and is not suitable for residential development. Similarly, industrial land needs to be protected from land use conflict as much as possible. Further intensification of existing residential uses in Hill Street should be discouraged.

This should be considered in the context of work undertaken and recommendations in the Subregional Rural and Industrial Lands Strategy and may include the rationalisation of Business zones:

- » Retain B6 Enterprise Corridor zone;
- » Consider extending the existing Business Park zone south along the Highway to Hill Street;
- » Review land use tables and objectives; and
- » Include specific controls in the DCP to manage the residential/business/industrial interface.

Any decision taken should be consistent with the outcomes of the Subregional Rural and Industrial Lands Strategy.

**Figure 18 Hill Street**



Source: Six Maps edited by Elton

## Blayney Large Lot Residential Area

There is an area of Large Lot Residential development immediately west of Blayney town along Browns Creek Road. Under the Blayney Local Environmental Plan 1998 (LEP1998) this area was zoned Rural Small Holdings 1(c). Subdivision was permissible in this zone provided the resulting lots had an area of at least 2ha.

The introduction of the Standard Instrument LEP in 2012 saw this area rezoned to R5 Large Lot Residential. The minimum lot size applicable to this area is 20ha. Despite that, a significant number of smaller lots exist in the area as a result of approvals under earlier provisions.

Analysis undertaken by Council indicates that there are currently 49 lots either existing or with approvals on the R5 zoned land.

Based on the current planning controls and holding pattern, the additional number of lots that could be created in this area is 4.



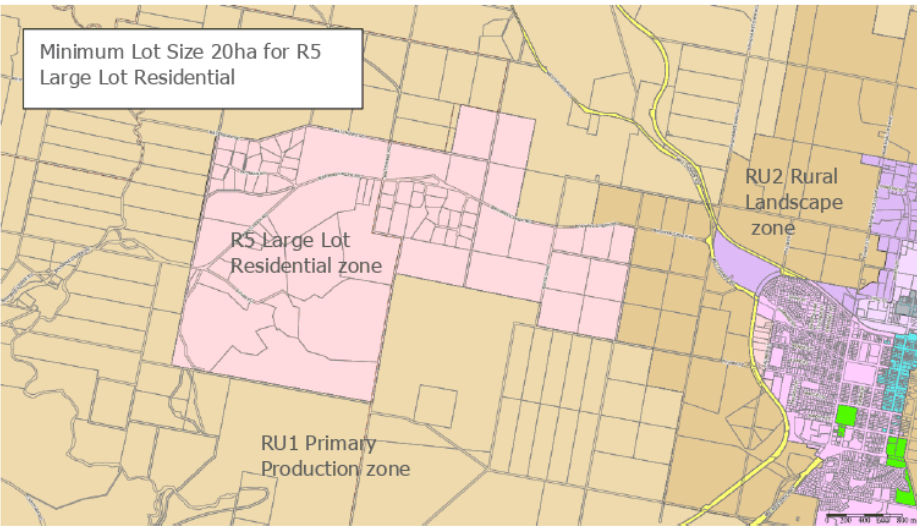
While this area is affected by a number of constraints (fragmentation, existing uses, topography, vegetation and drainage are the key limiting factors when it comes to the potential for additional development), there remains an opportunity to consider a more efficient land use pattern which would include reconsidering smaller lots on the southern side of Browns Creek Road.

Given the constraints, the introduction of an average lot size of 5ha, with a minimum of 2ha, would achieve a suitable arrangement of lots.

An average minimum lot size of 5ha across the zoned land could yield up to 84 additional lots. The key to the efficient subdivision of the precinct will be ensuring that individual land owners are able to work together to achieve linkages and avoiding cul de sacs and no through roads. It should be noted that, if adopted, the 5ha average provision cannot be applied more than once, that is a residue lot created under the provision cannot be re-subdivided.

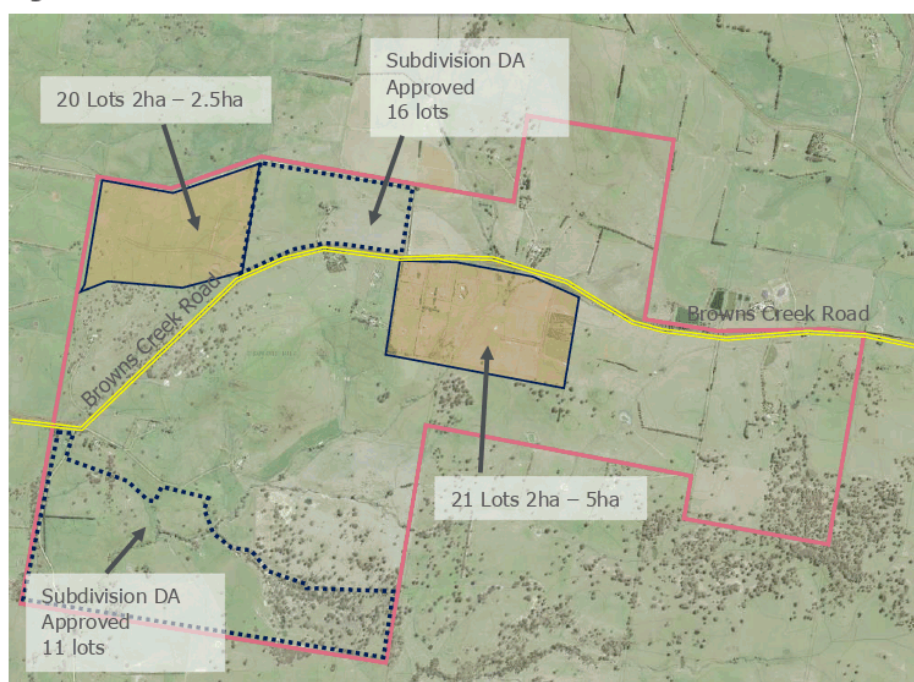
The 20ha minimum lot size should continue to apply to land identified on the North of Browns Creek Road and adjacent to the ANL operation to provide a buffer and manage land use conflict.

**Figure 19 Browns Creek Road – Current Zoning**



Source: Blayney Shire Council

**Figure 20 Browns Creek Road – Aerial**



Source: Six Maps edited by Elton

### 3.5.2 Millthorpe

Millthorpe is the second most populous settlement in Blayney Shire. While the village has not had substantial population growth, there has been a major shift in the population living there between the 2011 and 2016 Census, with many people coming from outside the Shire. Development data also shows that when dwelling opportunity is available it is quickly taken up.

Millthorpe is a settlement that is undergoing significant change, with multiple land use and housing pressures, despite a very low increase in population. These factors include:

- » Attraction as a residential location for people who work in Orange and further afield which has attracted significant inward migration with over 39% of residents in 2016 not residing the Blayney Shire in 2011;
- » Attracting people from within the Blayney Shire (another 10-15% of 2016 residents changed address in Millthorpe between 2011 and 2016 in addition to inward migration); and
- » Proximity to the Cadia Valley gold mine, attracting workers and their families, which will be further intensified by other projects such as the McPhillamy's Gold Project if approved.

There are three primary opportunities for development in Millthorpe urban area – one to the north of the village, a second on the north east entry to the town beyond Kingham and Fleet Streets and a third to the south east off Pitt Street as identified in the 2011 Settlement Strategy.

The northern site is currently zoned RU5 Village and R5 Large Lot Residential with lot sizes ranging from 450sqm to 2ha. This is undulating land that may have some flooding issues that need investigation. Specific consideration needs to be given to the relationship between the entrance to Millthorpe from the north and the impact that the development under the existing zone could have on the village character and amenity. The important visual amenity corridors should be identified as a trigger for more detailed assessment and consideration in any development proposal.

The other two areas have been identified as potential development opportunities for the expansion of the urban area to the east of Millthorpe. These areas have been represented as Deferred Future Investigation Area on the Millthorpe Town Structure Plan.

One is off Kingham Street. This area is located at the top of the water catchment and appropriate planning is required to ensure any extension of the village does not adversely impact drinking water quality.

The other site is an extension of Pitt Street. This area was identified in the 2011 Settlement Strategy.

While the strategy has identified the higher order constraints, a more detailed and site specific investigation is required, in consultation with the community, to carefully plan the future of Millthorpe. This process will enable consideration of the character of the town, consideration of open space and key green linkages and opportunities for sensitive infill.

As the town continues to grow it will be important to manage the expectations of residents in terms of the permissible land use activities. At present the RU5 Village zone applies to the entire urban area. A better approach would be to make a distinction between the established residential areas and the mix of residential and business uses in the central part of the village along Pym, Park and Victoria Streets. Given the heritage character and significance of the town, it may be more appropriate for a B4 Mixed Use zone that allows for business and commercial land uses but prohibits industrial development.

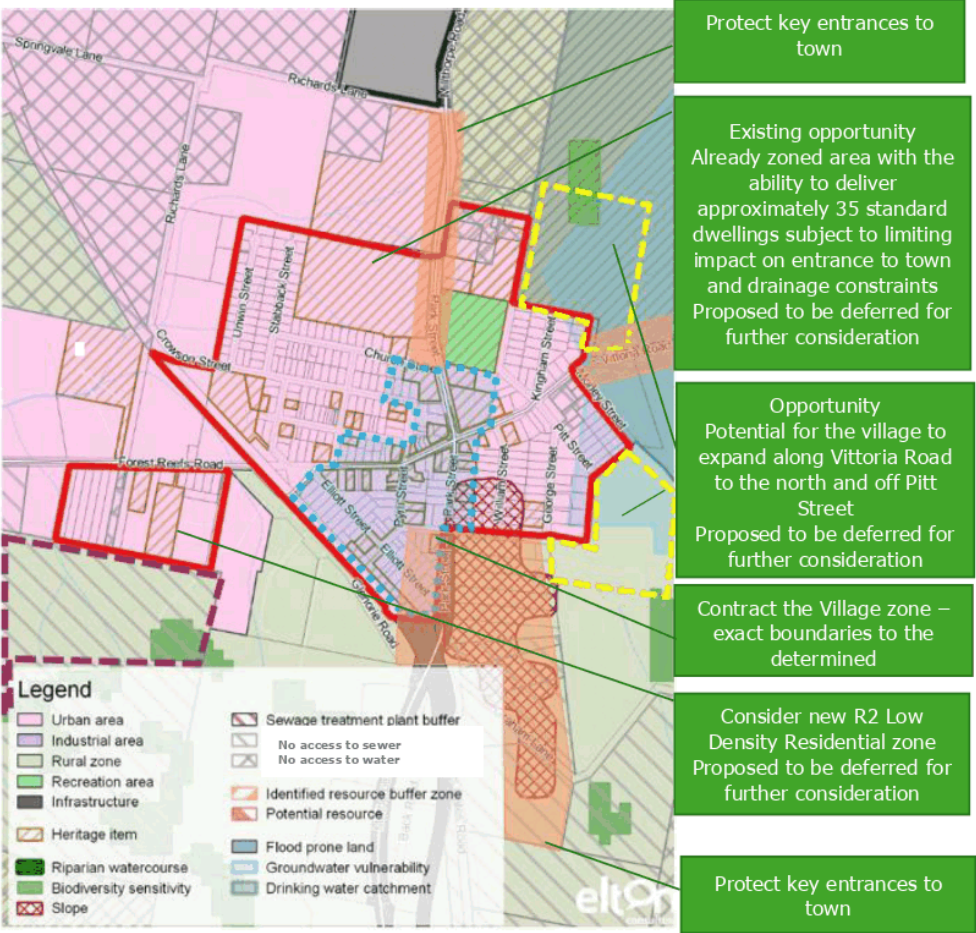
Millthorpe also provides most of the large lot residential development to the west along Forest Reefs Road where large areas of land have been zoned to R5 Large Lot Residential. There is still capacity for an additional 115 lots in the R5 Large Lot Residential zone west of Millthorpe. These areas should not be allowed to be developed into parcels smaller than the current 2 ha minimum lot size.

There is a parcel of land that was identified in the 2011 Settlement Strategy for future rural residential development immediately south of Forest Reefs Road. This site may be suitable for serviced rural residential development under a R2 Low Density Residential zone with a 4,000sqm minimum lot size. This form of development provides an alternative residential option that is not available at present. However, like the Future Investigation Areas described above, this site will require further investigation in consultation with the community prior to formal inclusion in the strategy, therefore, has also been identified as a Deferred matter in the Millthorpe Town Structure Plan.

Millthorpe Village

The following map indicates the constraints and opportunities in Millthorpe village. The constraints are mapped and the opportunities highlighted in the green text boxes.

Figure 21 Millthorpe Village opportunities and constraints



A summary of the opportunities and constraints associated with Millthorpe village are outlined below.

Table 19 Millthorpe Village opportunities and constraints

Constraints	Opportunities
Topography to the south-east of Millthorpe	Opportunity for very minor infill development by reducing minimum lot size marginally but also retain the scenic qualities of the landscape.



Constraints	Opportunities
Heritage items and heritage conservation area.	Minor infill development should be encouraged where it complements the heritage fabric of the village.
Orange Drinking Water Catchment.	Land to the east of the village is within the Orange drinking water catchment. Any future development in this area will need to ensure net neutral or positive impact on water run-off.
Retaining scenic quality of the land at the northern gateway to the village and Large Lot Residential zoning to the north of the village (not serviced).	A substantial scenic buffer zone could be provided but still provide denser form of development. Future-proofing development to facilitate servicing could be achieved through the DCP.
	Opportunity to consider expanding the village to the north and east. Any development would require rezoning and the development of an urban release area with specific development controls to consider the layout and character of the development and manage the staging, building design and construction outcomes.



#### Implications for the Settlement Strategy

- » Need to consider appropriate future urban areas for Millthorpe
- » Ensure that the RU5 Village and R5 Large Lot Residential zoned land to the north of Millthorpe is developed in a manner that respects the heritage character and important entrance to the town.

### Millthorpe West Large Lot Residential – Forest Reefs Road Precinct

Millthorpe West, including land along Forest Reefs Road, contains a large area of land zoned R5 Large Lot Residential with a 2 hectare minimum lot size. The existing subdivision lot size facilitates a reasonable transition from the urban areas of the village to the rural area to the west.

Figure 22 Forest Reefs Road Precinct opportunities and constraints

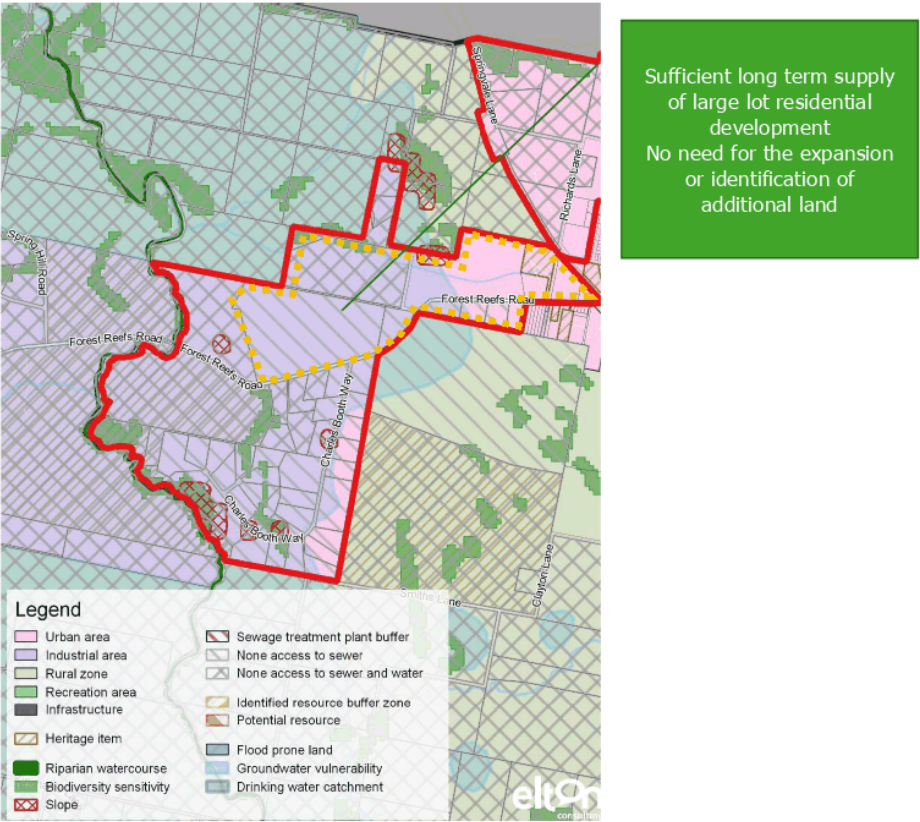


Table 20 Forest Reefs Road opportunities and constraints

Constraints	Opportunities
<p>Much of Millthorpe West is in an area of groundwater vulnerability and without sewerage 2ha is an appropriate size for development.</p> <p>The sprawl of zoned land is inefficient in terms of the impact on agricultural land.</p> <p>Lot sizes result in underutilisation of land.</p>	<p>There is sufficient land zoned and not yet developed to maintain a supply of this form of development in the long term.</p>

**Implications for the Settlement Strategy**

» Sufficient land zoned R5 Large Lot Residential for the long term



### 3.5.3 Carcoar

Like Millthorpe, Carcoar has unique character and heritage attributes that make it highly attractive for a village lifestyle. It is also one of the closest villages to Blayney. While potable water servicing has been achieved for Carcoar, the village is currently not sewerred. The village has not attracted much growth.

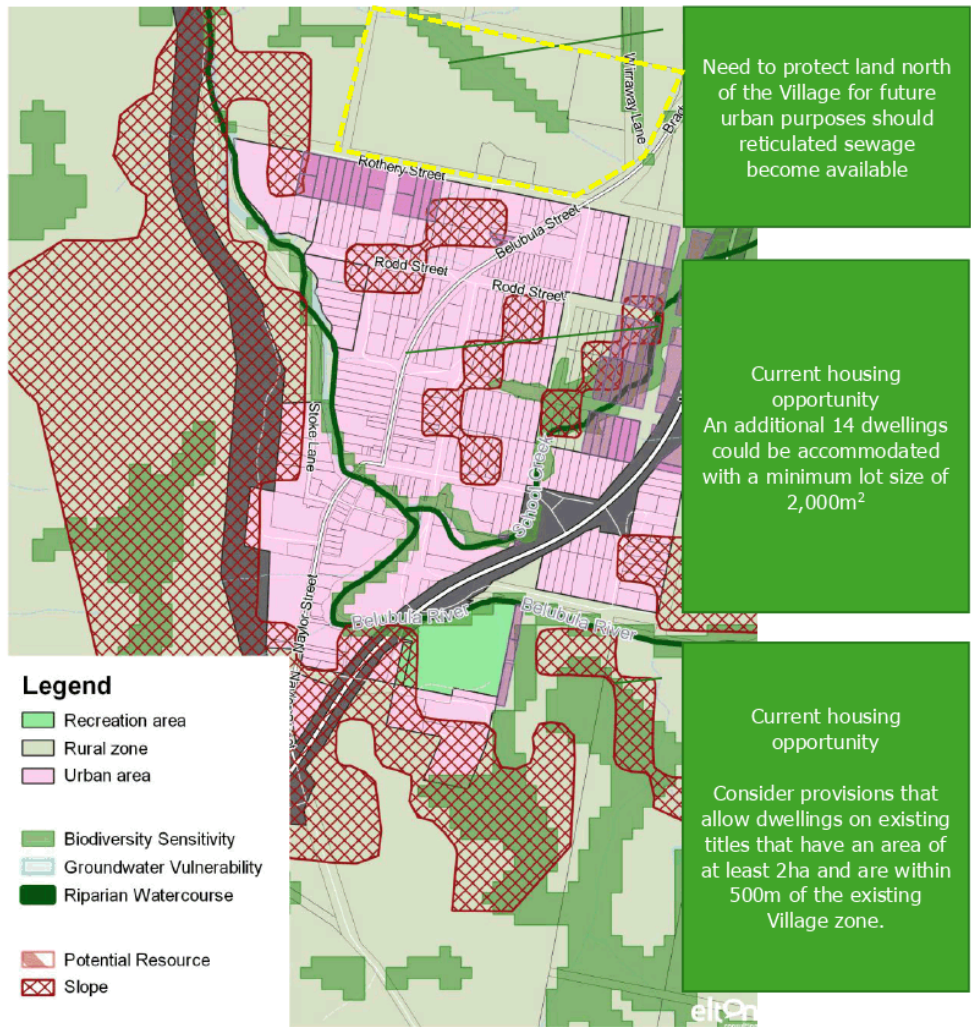
The predominant lot size in Carcoar is generally around 2,000sqm. This is the result of the original town survey. A combination of slope, heritage, existing orientation of lots and the requirement to adequately dispose of waste water on-site create significant challenges to realising additional dwellings within the current town structure. Some of the key factors in an appropriately sized on-site sewerage system include:

- » The topography and the direction of slope across the site (steeper terrain requires more space and if lots are orientated in an inappropriate direction, it is likely that appropriate handling of on-site sewerage will not be possible);
- » Soil profiles which determine the ability of the soil to hold and process on-site sewerage – this factor is currently unknown; and
- » Flooding, which impacts some parts of Carcoar.

Where an additional dwelling is proposed on a holdings that consist of multiple titles, Council will need to ensure that the existing dwelling is retained on a residue lot with an area of at least 2,000sqm.

The village of Carcoar has the following opportunities and constraints illustrated below.

Figure 23 Carcoar opportunities and constraints



The following constraints and opportunities apply to Carcoar.

Table 21 Carcoar opportunities and constraints

Constraints	Opportunities
Carcoar is serviced with potable water but not for wastewater and related issues such as topography and soil profile.	Servicing for wastewater investigations are identified by Blayney Shire Council. To inform the business case, analysis of the subdivision pattern should be undertaken to see if laneways should be incorporated in Carcoar’s structure in some key areas.
Heritage items and heritage conservation areas	Should the above be resolved a design guide should be prepared to ensure that development in the core heritage area of Carcoar is complementary.



#### Implications for the Settlement Strategy

- » If wastewater servicing is viable at Carcoar, planning should respond to potential increased market interest to deliver increased serviceability of urban structure and protect heritage.
- » Need for an increase in the MLS for a dwelling.

### 3.5.4 Mandurama and Lyndhurst

Mandurama and Lyndhurst are serviced with potable water, but not sewerage services. Mandurama village has an approximate capacity of 26 additional dwellings if a minimum lot area of 2,000sqm is used as a benchmark for an on-site sewerage system. While there are significant numbers of vacant lots, in some area lots of around 1,000sqm are developed contiguous to one another.

Where an additional dwelling is proposed on a holding that consist of multiple titles, Council will need to ensure that the existing dwelling is retained on a residue lot with an area of at least 2,000sqm.

In order to provide opportunities for further growth, it is recommended that provisions be made in the BLEP that will enable an opportunity for additional dwellings on lots with a minimum area of 2ha or lots that could be consolidated to achieve an area of 2ha that are located within 500m of existing RU5 Village zones. In the case of Lyndhurst, this may extend to include land within 500m of the R5 Large Lot Residential zone.

A precinct comprising approx. 1.8ha, south of Banana Street Mandurama has stormwater, access and servicing constraints.

The R5 Large Lot Residential zone in Lyndhurst has a MLS of 3,500sqm. This is inconsistent with the R5 zoned land in other localities and a lot size of 1ha is considered a more appropriate lot size given the existing and potential density of development and to limit the impact of on-site sewerage management systems on adjoining properties. Such a change will not impact existing dwellings.

The village has biodiversity and ownership pattern constraints generally to the south and south-west, which also forms private but green spaces in the town. Should sewerage servicing occur, consideration of expansion of the village to north-west along the river front could be considered. This would mean a ring of biodiversity and recreational opportunity could surround the town.

The RU5 Village area of Lyndhurst is separated from the R5 Large Lot Residential west of Grubbenbun Creek. Historical aerial photography is indicative of this area being a significant floodplain, with very flat topography dominating the landscape. The extent of flooding is unknown.

Flood affectation is of particular concern, particularly in regard to the use of septic systems.

The following maps provide an illustration of the constraints at Mandurama and Lyndhurst. However, it must be noted that the flood extent in Mandurama is unknown and has the potential to impact much of the river frontage.

Figure 24 Mandurama opportunities and constraints

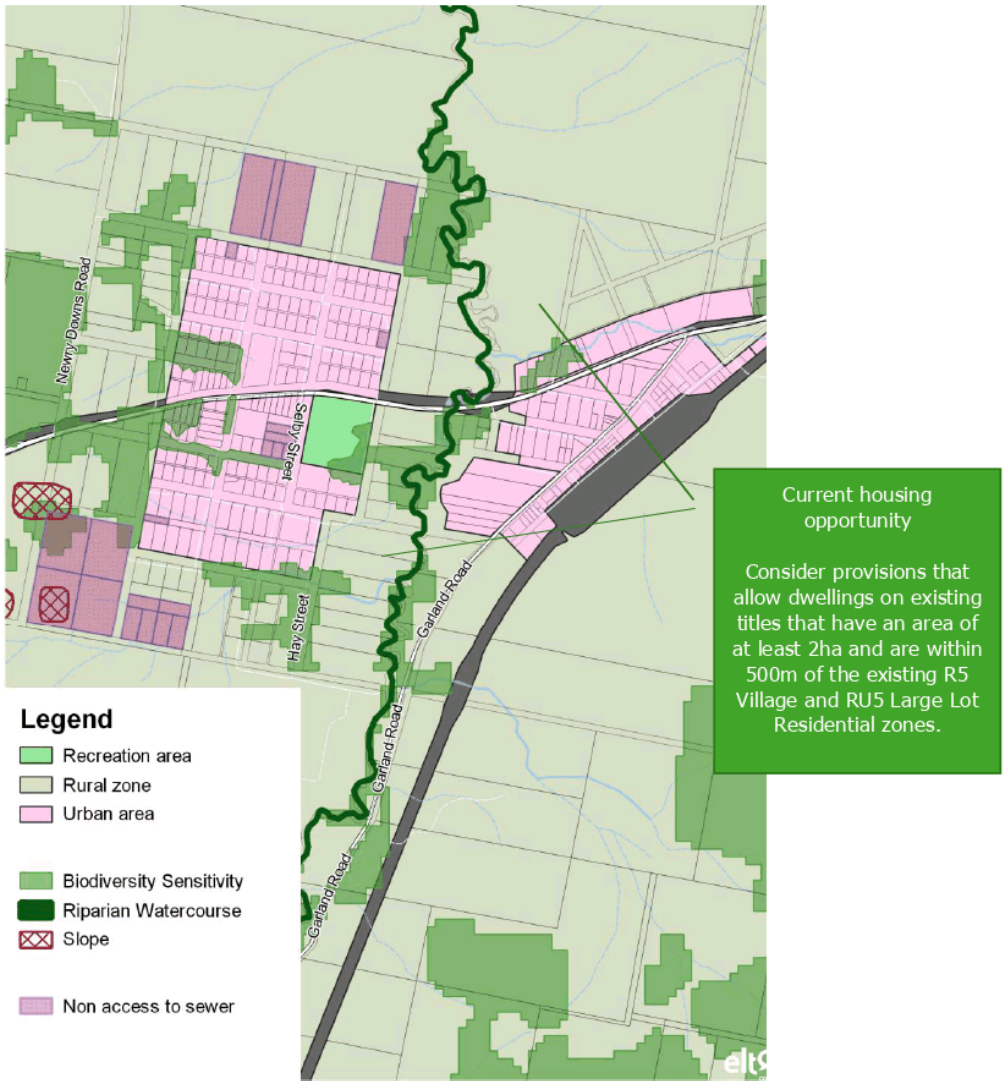


Table 22 Mandurama and Lyndhurst opportunities and constraints

Constraints	Opportunities
The level of flooding (impacting the safe installation of sewerage systems and other factors) is unknown for Mandurama and Lyndhurst. Much of Lyndhurst is on a significant flood plain and Mandurama is partially on a floodplain. This has a significant impact on environmental health in circumstances where dwellings rely on site waste water disposal.	Council has indicated investigation into wastewater servicing for Lyndhurst and Mandurama. With wastewater servicing there would be significant existing capacity in Mandurama.  Without wastewater servicing approximately 26 dwellings could be delivered in Mandurama if a lot size of 2,000sqm is adopted but there may be a reduction in this potential due to inability to deliver on-site sewerage on a limited number of flood prone areas.

Constraints	Opportunities
Lyndhurst needs significant investigation into potential flood impacts for on-site sewerage. At present, the minimum lot size of 1,000sqm in the RU5 zone and the existing subdivision pattern would allow 6 additional dwellings	Adopting a lot size of 2,000sqm allow for 6 additional dwellings.

Figure 25 Lyndhurst opportunities and constraints







#### Implications for the Settlement Strategy

- » Need to consider increasing the MLS for a dwelling in the RU5 and R5 zones
- » Opportunity for dwellings on existing titles under certain circumstances

### 3.5.5 Newbridge, Neville and Barry

Newbridge, Neville and Barry do not have access to reticulated water and sewer. While potable water is being considered by Central Tablelands Water for these settlements it is beyond Council control other than to strongly advocate for this to occur.

There has been a long-running water security issue in the Central West since the late 90s. While a study has been more recently commissioned to indicate that an upgrade of Lake Rowlands is necessary, approval of funding has not been able to be secured.<sup>7</sup> Engineering feasibility is currently underway. Until there is certainty in relation to water availability, expansion of these villages should not occur.

Both of these settlements are also within the Central Tablelands Water drinking water catchment increasing the health and environmental risks associated with on-site sewage management systems.

Barry has experienced low demand based on four new dwelling applications between 2008 – 2019. Analysis of vacant land and potential to accommodate on-site sewerage with optimal design parameters requiring 4,000sqm.

Neville has also experienced low demand based on new dwelling applications between 2008 – 2019. Analysis of vacant land and potential to accommodate on-site sewerage with optimal design parameters requiring 2,000sqm. There is an abundance of dwelling opportunities in Neville (refer Snapshots in **Section 2**– Neville vacant lot and landholding pattern).

Newbridge has similar servicing constraints with the exception that it does not fall within the drinking water catchment. However, the west of the village is within the area identified on the groundwater vulnerability maps. Newbridge has experienced low demand with seven dwelling applications over the ten-year period to 2019. There are approximately 3 dwelling opportunities based on the existing zoned land.

The logical expansion of Newbridge would be to join up disparate parts of the village, both north and south of the railway corridor.

There may be an opportunity to consider additional dwellings on lots with a minimum area of 2ha or lots that could be consolidated to achieve an area of 2ha within 500m of existing RU5 Village zones.

On-going monitoring of the take up of land in and adjacent to the villages should be a key outcome of the Strategy.

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<sup>7</sup> <http://www.ctw.nsw.gov.au/LakeRowlands.html>



Figure 26 Barry opportunities and constraints

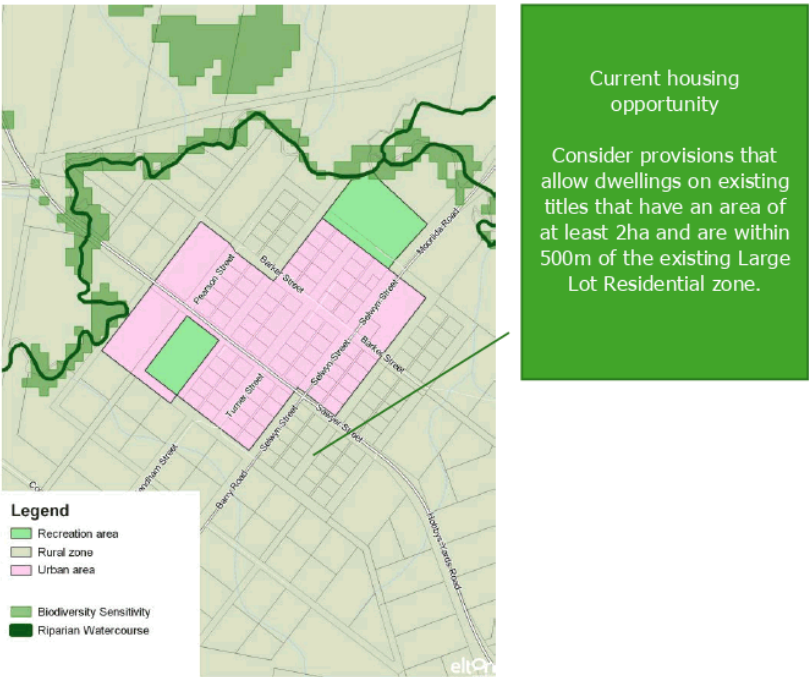


Figure 27 Neville opportunities and constraints

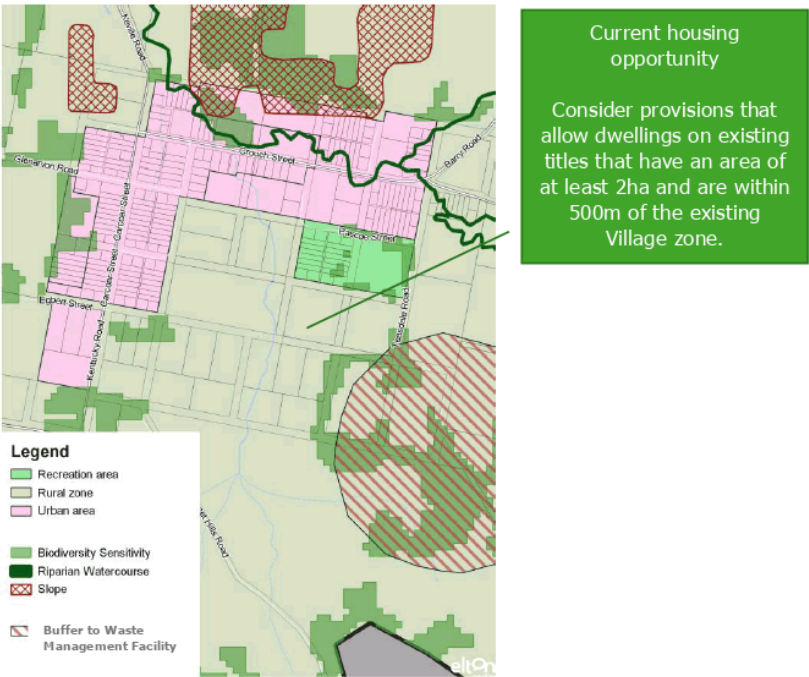
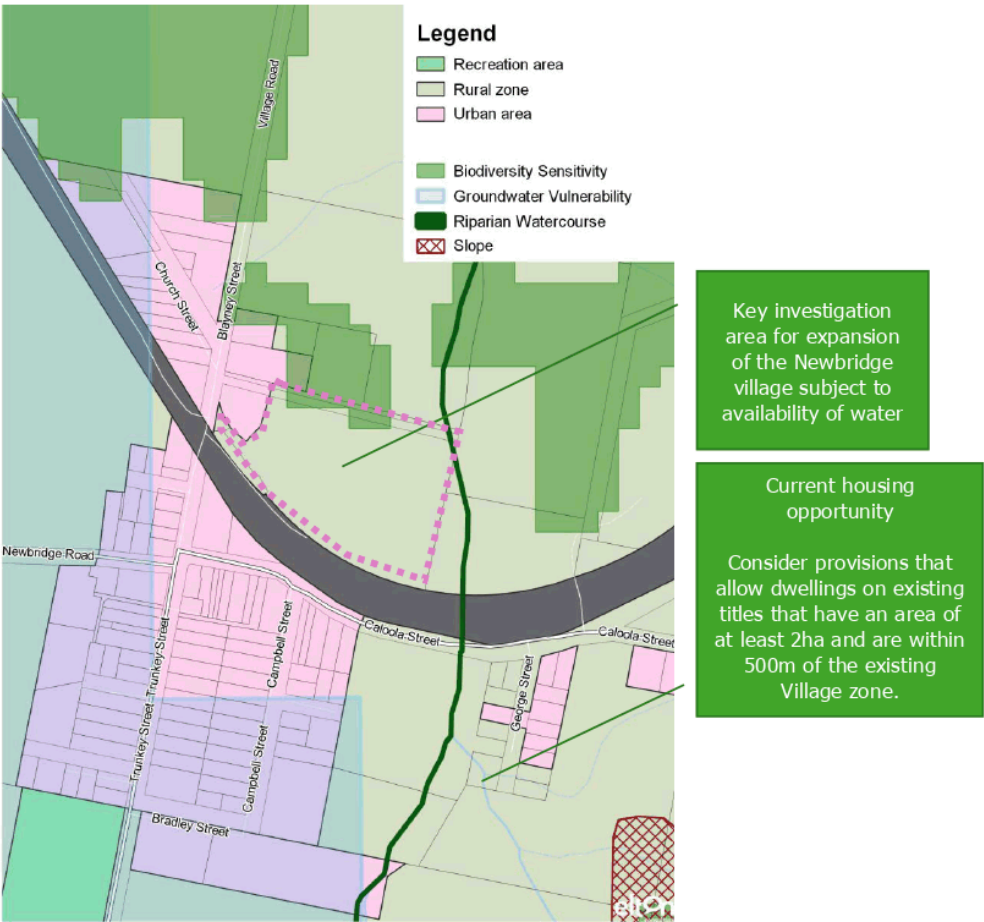


Figure 28 Newbridge opportunities and constraints



**Implications for the Settlement Strategy**

- » Council to continue to advocate potable water and water security in general for Blayney Shire
- » Consider modifications of planning controls for Neville and Barry once potable water security is achieved

### 3.6 Summary of dwelling potential

Based on the opportunities and constraints analysis, the capacity for housing development is outlined below. Note, the table includes the potential yields from the deferred investigation areas in Millthorpe.

The assumptions for take up of secondary dwellings or dual occupancies is very low (10 -15%) to ensure a realistic target even with a communications campaign to support the development of this type of housing

There is one key site within Blayney, the former Blayney Bowling Club, which could deliver; multi-dwellings, other residential accommodation and/or tourist and visitor accommodation in Blayney with modified controls, although all sites should be pursued concurrently to maximise opportunities.

**Table 23 Additional dwelling total expected capacity**

Location	Existing Capacity (Dwellings)	Planning changes or other strategies	Additional Capacity (Dwellings)
<b>Blayney</b>			
Blayney West	-	Revised subdivision plan to increase yield. Modifications to planning controls for dual occupancy in R1.	170
Blayney South	130	17.5 ha with a conservative yield of 10 dwellings per hectare as the upper amount. 10% reduction as a "undevelopable" contingency.	
Blayney key sites for multi-dwelling vacant	-	Change minimum land area for multi-dwelling to 240sqm, but not related to the bedrooms in the dwelling	48
Blayney R1 General Residential	10	Dual occupancy provisions allowing attached dual occupancy at 600sqm and detached at 800sqm. Encouragement of multi-dwelling development in some key areas offering good urban structure. Low take-up rate of 10-15% assumed.	140
Blayney R1 General Residential	39	No change but realise existing subdivision opportunities.	
Blayney Browns Creek R5 Large Lot Residential	40	R5 Large Lot Residential 2ha minimum lot size, with an average if 5ha.	84
<b>Sub-total Blayney</b>	<b>218</b>		<b>442</b>

Location	Existing Capacity (Dwellings)	Planning changes or other strategies	Additional Capacity (Dwellings)
<b>Millthorpe</b>			
Millthorpe North Large Lot Residential	120	Area north of Millthorpe. Revised down from 120 in 2012 Strategy likely to remain 2ha un-serviced 75% efficiency = 30 lots	-90
Millthorpe West Large Lot Residential	115	Area west of Millthorpe. Based on assumption of 75% efficiency rate to account for constraints including ownership patterns.	
Millthorpe Low Density Residential		Investigation Area South of Forest Reefs Road approx. 85ha @ 4,000sqm 75% efficiency	160
Millthorpe North East (Fleet Street)		Investigation Area (area to be determined approx. 10-15ha) 15ha @ 600sqm 10 lots per ha	150
Millthorpe South East (Pitt Street)		Investigation Area (area to be determined approx. 10-15ha) 15ha @ 600sqm 10 lots per ha	150
Millthorpe RU5 Village zone	35	No change	
<b>Sub-total Millthorpe</b>	<b>270</b>		<b>370</b>
<b>Villages</b>			
Lyndhurst	6	Capacity would be impacted if sewer became available.	
Madurama	26		
Carcoar	40		
Barry	0		0
Neville	41		
Newbridge	7	Includes existing village zone and provision for dwellings on existing 2ha lots with 500m of the Village	14
Other Rural	73	Take-up of dwelling approvals on rural land due to sunset clause	
<b>Sub-total Villages and Rural</b>	<b>193</b>		<b>14</b>
<b>Total potential dwellings</b>	<b>671</b>		<b>826</b>
<b>Total Capacity</b>			<b>1,497</b>

The total capacity is 1,497, this exceeds the forecast dwelling demand of 560 dwellings to 2036. However, due to the significant constraints to delivery, it is important that a number of strategies are pursued to ensure the delivery of housing over the period.

In particular, the strategies to promote more diverse housing stock should be pursued vigorously both through minor planning changes, but also communication with the community about housing options, and engagement with key stakeholders.

## 4 Planning Priorities & Actions

This section brings together the research and assessment undertaken during the study to provide a set of guiding objectives to inform planning decisions around the delivery of housing in Blayney to 2036 and beyond.

### 4.1 Local Housing Strategy Objectives

The objectives have been informed by the comprehensive analysis and review of the strategic policy context, demographic analysis, community and stakeholder engagement and consideration of character, opportunities and challenges in the Shire.

- » Provide a surplus of residentially zoned land suitable for timely development to meet current and future needs of the Blayney Shire to 2036.
- » Provide a diversity of choice in residential land and dwelling types in a range of appropriate locations responsive to the demographic needs of the Shire.
- » Provide flexibility in zoning and Development Control Plans for high quality urban design outcomes and protect character and heritage values and important visual corridors.
- » Ensure growth occurs in a contiguous and logical manner concentrating on serviceable land adjoining Blayney and Millthorpe.
- » Future development should strengthen the efficient use of existing infrastructure, services and transport networks and not seek to create unrequired demand for; significant new infrastructure or inequitable infrastructure upgrades and maintenance.
- » Provide for development that will complement and reinforce existing and future settlement structure, character and uses and allow for the creation of legible and integrated growth.
- » Provide and support opportunities for urban intensification through infill and adaptive reuse of heritage items and other sites in the town centre of Blayney and in Millthorpe, Carcoar and Newbridge.
- » Encourage large lot residential development on existing zoned land.
- » Residential development should avoid areas of environmental significance, excessive slope, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change.
- » Establish clear and logical physical boundaries for the containment of urban development allowing transitional land uses and subdivision patterns which

These objectives provide a clear position for the evaluation and recommendations for growth in the Blayney Shire that will deliver positive sustainable, economic, social and environmental outcomes for the community in the supply of housing.



## 4.2 Land use planning approach

This Strategy adopts an approach to land use planning that is designed to support the delivery of a diverse range of housing in the right locations and to enhance people's ability to access jobs and services, compatible with key identified values that contribute to the character of an area.

The Strategy:

- » Concentrates urban release areas and development within the urban fringe that can be readily serviced;
- » Encourages some local infill through reviewing planning controls, particularly in relation to lot sizes for dual occupancy development and residential accommodation; and
- » Includes opportunities for additional development in villages and smaller settlements through a more transparent approach to planning controls and identification of infill opportunities

### Finalise and endorse the Settlement Strategy

#### Planning Proposal

Analysis of planning controls to support the delivery of the Strategy through a Planning Proposal to deliver Short and Medium Term Development Opportunities

#### Local Strategic Planning Statement

Overview of land use, direction and character of the Blayney Shire to inform LEP and DCP amendments, and give weight to Council's community strategic plan.

### LEP Amendment, DCP Amendment and Urban Release Area Investigations

- » LEP areas identified for potential amendments, informed by principles and constraints analysis development in the Strategy to
  - > Harmonise controls to form a revised LEP including overall aims of the LEP and zone objectives
  - > Review residential accommodation land uses, in particular the opportunity for dual occupancy and multi dwelling housing and associated subdivision controls
  - > Consider the zoning in Millthorpe
- » DCP – the DCP provides further guidance for development, and of particular inclusion are character statements; landscaping and design guidance updates. Site specific DCPs should also be prepared to support Urban Release Areas. Once identified as URAs in the LEP these areas should be identified as excluded areas in the current DCP until site specific chapters are added to address Part 6 of the LEP.

### Ongoing monitoring

## 4.3 Key Recommendations

The key recommendations for additional land identified in the Strategy are summarised below.

### 4.3.1 Blayney



#### Blayney Settlement Vision

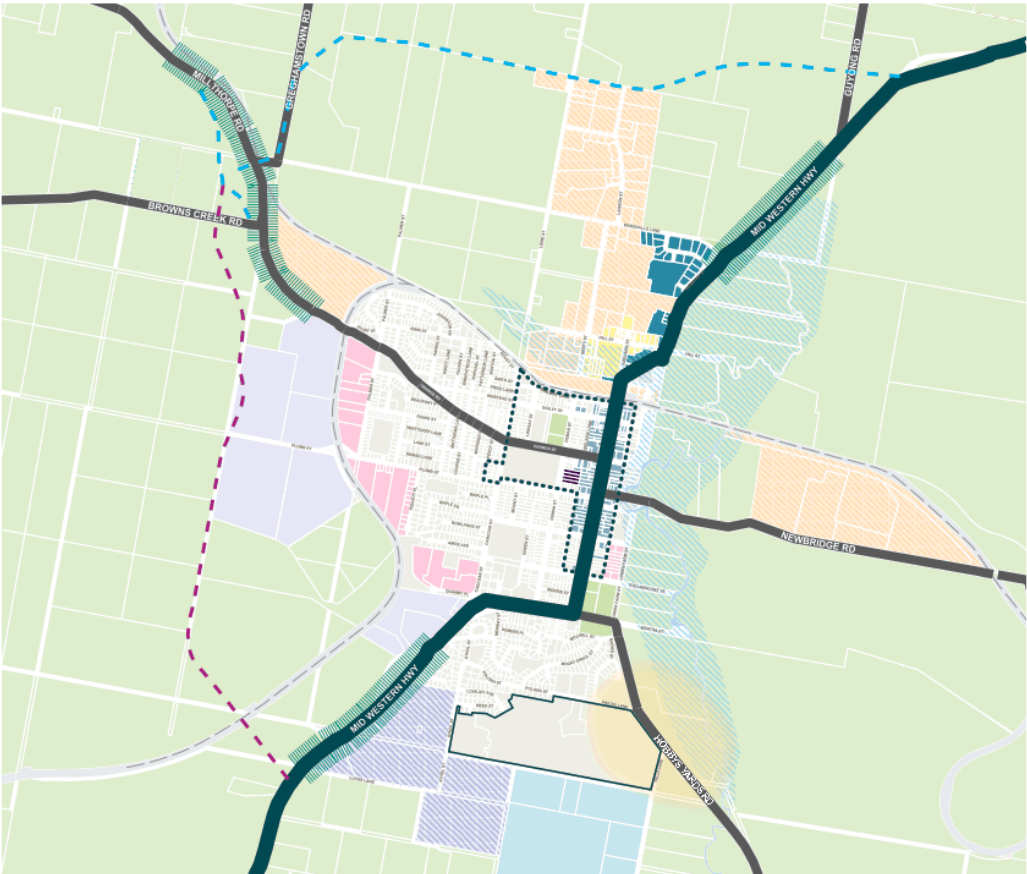
Blayney township will strengthen its position as the commercial heart of the Shire and deliver greater housing diversity in close proximity to the core to support its retail and social function. Housing will be delivered to meet key demographic needs including suitable housing for an ageing population, workers attracted to the area as well as affordable options for families. Housing will be planned to strengthen the urban structure to deliver cohesive streetscapes through quality infill development as well as greenfield housing opportunity.

Blayney is the largest town and will continue to experience the majority of growth. The key recommendations include the following:

- » Identification of short and medium term Future Investigation / Urban Release Areas to the west and south of the township.
- » Preservation of land to the south of the town in the long term for future investigation as required (beyond the life of the Strategy).
- » Additional residential land uses in the town centre without compromising the integrity of the main street.
- » Future extension of the urban zone to land on Lower Farm Lane subject to a Planning Proposal to address key issues including infrastructure, access and flooding.
- » Protection of the primary east-west and north-south entrances to town.
- » Additional planning controls that will enable the delivery of dual occupancy development within existing residential areas by allowing subdivision of lots below the minimum lot size.
- » Encouragement of in-fill development accessing laneways where practical.
- » Reduction of the minimum lot size for the R5 Large Lot Residential zone on Browns Creek Road from 20ha to 2ha, with an average of 5ha (noting land identified near the ANL site to remain at 20ha). Under this strategy the residue cannot be further subdivided using the lot averaging clause.

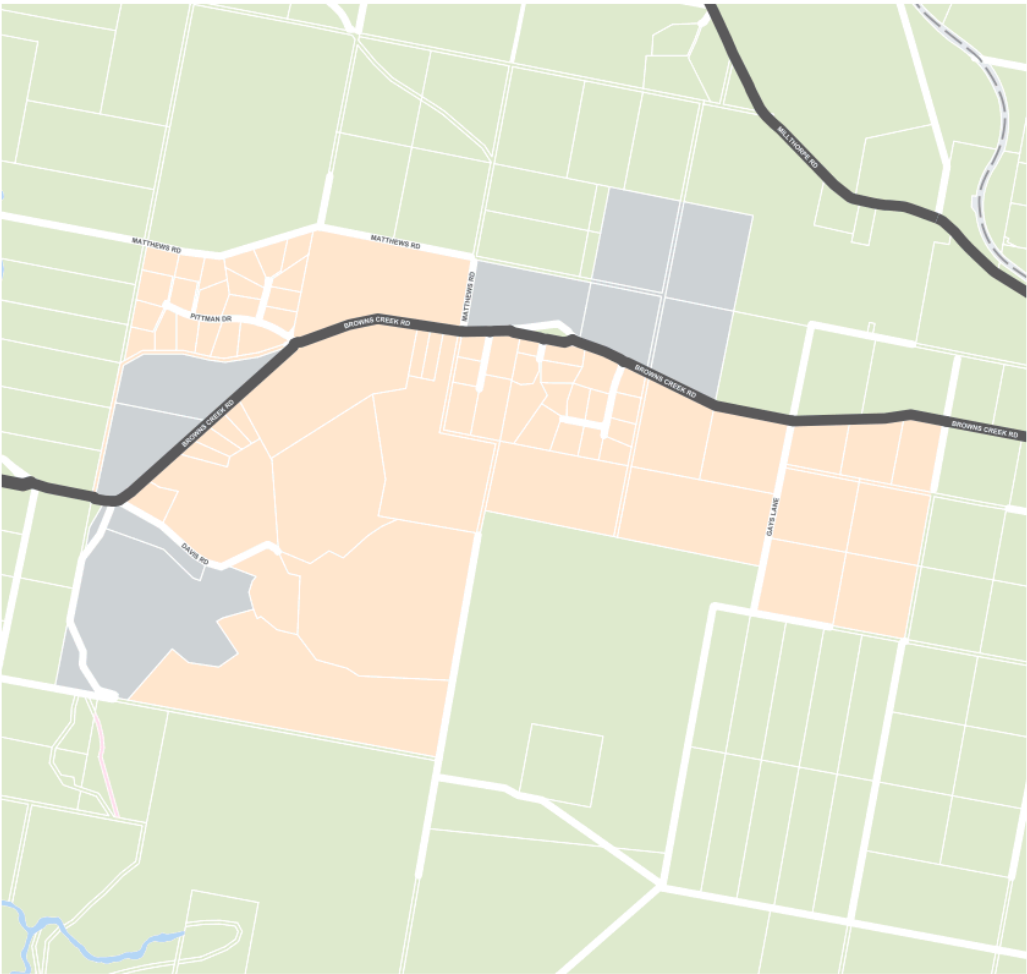
**BLAYNEY**  
**TOWN STRUCTURE PLAN**

Provide opportunities for in-fill development by enabling subdivision of dual occupancy.  
Zone land to encourage further subdivision and improve efficiency of existing infrastructure.



- |   |   |  |
|---|---|--|
| Preserve very long term by continuing to limit further fragmentation of land adjoining the existing urban area.               | Apply a Mixed Use zone in Hill Street to accommodate residential uses. Provide guidelines in DCP                    | Town Centre.                               |
| Identify land as future investigation area short/medium term. Protect from fragmentation into smaller rural residential lots. | Consider suitability of residential uses on certain sites in the town centre in particular the former bowling club. | Urban area.                                |
| Identify land as future investigation area – long term subject to rezoning.   | Continue to work with landowners to release existing zoned land for residential development.                        | Development potential (infill).            |
| Protect visual amenity of key entrances to town.  | Proposed heavy vehicle route stage 1.   | Existing enterprise corridor / industrial. |
| Extend the Business Development zone to land along the Highway fronting Hill Street.  | Proposed heavy vehicle route stage 2.   | Heritage Conservation area.                |
|   |   | Flood plain.                               |
|   |   | Sewerage treatment plant and buffer.       |

**BROWNS CREEK**  
SETTLEMENT SUMMARY



- Apply a Minimum Lot Size of 2HA with an average size of 5HA along Browns Creek Road zoned Large Lot Residential (R5).
- Minimum Lot Size of 20HA for subdivision and erection of a new dwelling.



### 4.3.2 Millthorpe



#### Millthorpe Settlement Vision

Master planning for Millthorpe, in close consultation with the community, will appropriately respond to housing demand in the locality, respecting heritage, character and scenic value.

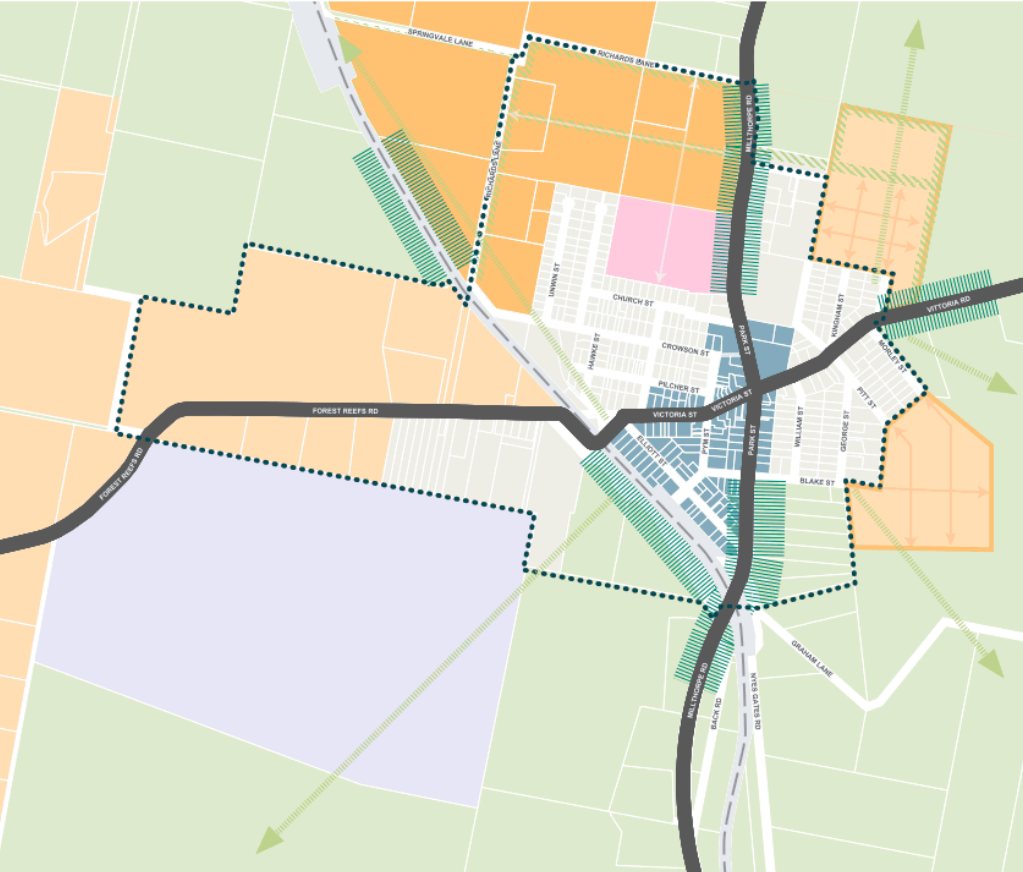
The master planning process will consider delivery of a variety of housing options for expansion that seamlessly integrates with the existing village area and will guide any appropriate infill that complements the existing fabric and heritage values

Millthorpe has experienced strong growth, particularly in the large lot residential land. There is a limited supply of zoned land in the existing village for traditional residential development. In addition, the town is largely impacted by a Heritage Conservation Area. The key recommendations are shown on the Town Structure Plan and also include the following:

- » Inclusion of the existing RU5 Village zoned land West of Millthorpe Road and the adjoining R5 Large Lot Residential Land north of the Village zone and south of Richards Lane, in a Development Control Plan to ensure that the area is developed in an orderly and efficient manner having regard to the existing historic character and visual amenity of the entrance village.
- » Protection of key town entrances as important visual corridors that contribute to the character of the village.
- » Consideration of the opportunity to create green linkages or a “green grid” around the village, particularly in the north as part of future development.
- » Contraction of the Village zone to the area that is providing commercial and mixed use development and a R1 General Residential zone for the balance of the village.
- » Inclusion of an additional provision in the LEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone (or as otherwise zoned).
- » Retention of the 2ha minimum lot size for land within the R5 Large Lot Residential zone along Forest Reefs Road.
- » Application of a 2ha minimum lot size within the R5 Large Lot Residential zone to the north west of Millthorpe removing the potential for serviced lots with a minimum lot size of 4,000sqm.
- » Identify Future Investigation Area south of Forest Reefs Road for serviced rural residential development under a R2 Low Density Residential zone subject to a separate strategic investigation. Consideration of R2 Low Density Residential zone on the Eastern side of Millthorpe to also be considered under separate strategic investigation. Included in Structure Plan as Deferred areas.
- » Identify Future Investigation Areas north of Vittoria Road and Kingham and Fleet Streets and south of Pitt and Morley Streets subject to a separate strategic investigation. Included in Structure Plan as Deferred areas.
- » 78 Clover Ridge Road Millthorpe (Lot 135 DP750360), approximately 12ha in size is considered appropriate to be rezoned from RU1 Primary Production to R5 large Lot Residential with a minimum lot size of 2ha.

MILLTHORPE  
TOWN STRUCTURE PLAN

Note: The Strategy considered the land identified in the 2012 Settlement Strategy both future large lot residential and residential. There is sufficient land supply for large lot residential on zoned land without the need for any additional land.



- Identify connection opportunities from Church and Stabback Streets. Consider heritage character and traditional grid layout (arrows). Minimum lot size of 2HA.
- Deferred Future Large Lot Residential Investigation Area (2012) consider opportunity for R2 Low Density Residential, serviced with a MLS 4000m<sup>2</sup>.
- Key growth area for zoned R5 Low Density Residential Development.
- Deferred future investigation area options subject to master planning and rezoning. Consider heritage character, drainage, visual amenity and traditional grid or modified grid layout (arrows).
- Protect visual amenity of key entrances to town.
- Consider the "green grid" and opportunities for linking public spaces.
- Urban area.
- Village zone to concentrate on Park, Pym and Victoria Streets. Consider a Mixed Use zone.
- Development potential, subject to master planning.
- Heritage Conservation area.
- Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RUS). Other requirements apply.



### 4.3.3 Settlements Summary

The Villages continue to provide diversity and choice in housing as well as an affordable housing option. The biggest constraint, as noted in section 3.5 is the ability to provide suitable on-site sewage management. The following key recommendations have been provided for the villages:

- » Generally apply a consistent minimum lot size of 2,000sqm for subdivision and construction of a new dwelling in the RU5 Village zone;
- » Generally apply the minimum lot size required for subdivision for the construction of a new dwelling in the R5 Large Lot Residential zone, noting where less than 1ha it will be 4000sqm;
- » Continue to allow for a range of land uses in village zones; and
- » Include a provision in the BLEP to enable the erection of a dwelling on existing lots with an area of at least 2ha, located within 500m of the existing urban zoned land in the village and with an access / frontage to an existing formed road.

Such a provision will need to clearly articulate the criteria and specific circumstances in which it will apply. This should be included in the detailed Planning Proposal. Mapping the land to which the clause applies is also recommended.

In relation to the proposed inclusion of provision that will enable dwellings in rural zones adjacent to villages, it is recommended that Council undertake a review for these provisions after five years following implementation in the BLEP. This will enable Council to consider the effectiveness of the provision.

### Carcoar








#### Carcoar Settlement Vision

Carcoar has significant potential to grow as a lifestyle village with character, capitalising on opportunities offered by the historic core and scenic topography. It will capitalise on its potential, similar to that of Millthorpe, through key investigations into a servicing strategy that will enable the village to grow and prosper offering a unique setting.

- » Protect the land to the north of Carcoar from fragmentation below 2ha to enable future expansion of the village as Large Lot Residential zone should reticulated sewage become available. A minimum Lot Size of 4000sqm can be applied if reticulated water and sewer is provided.
- » Increase the minimum lot size for the erection of a dwelling applicable to land in the RU5 Village zone to 2,000sqm, with the ability to reduce the minimum lot size to 1,000sqm if reticulated sewerage is provided.
- » Inclusion of an additional provision in the BLEP that allows for dwellings on RU2 Rural Landscape zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land around Carcoar which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4,000sqm.

CARCOAR  
SETTLEMENT SUMMARY



-  Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the village-zoned land (RU5). Other requirements apply.
-  RU5 - Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.
-  R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision, Minimum lot size also applies for the erection of a new dwelling.
-  R5 - Large lot zoned land. Minimum lot size of 2HA for subdivision and erection of a dwelling.
-  Future investigation area. R5 Large lot residential. Minimum lot size 2HA unserved or 4000m<sup>2</sup> fully served.



## Mandurama and Lyndhurst



### Mandurama Settlement Vision

Mandurama has the opportunity to develop as an affordable and family-friendly environment. For the size of the community, it has a good range of services that can be strengthened by further growth. The town could potentially benefit from future sewerage servicing that could increase its development potential.

- » Generally provide a consistent minimum lot size applicable to land in the RU5 Village zone to 2,000sqm.
- » Apply a 4,000sqm minimum lot size to the RU5 Village zone south of Banana Street.
- » Apply a 4,000sqm minimum lot size to the R5 Large Lot Residential zone.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » 34 Mandurama Road (lot 1014 DP 834806) which is 22ha allotment as Future Investigation Area for Large Lot Residential zone with a Minimum Lot Size of 2ha.









### Lyndhurst Settlement Vision

Lyndhurst is will remain a picturesque village adjacent to the floodplain of Grubbenbun Creek. Until the extent of flooding is known and if the town is feasible to connect to sewer, the location will continue to be a key semi-rural lifestyle location based on larger lot sizes.

- » Provide a consistent minimum lot size applicable to land in the RU5 Village zone of 2,000sqm.
- » Apply a 4,000sqm minimum lot size to the R5 Large Lot Residential zone to the west of Grubbenbun Creek.
- » Apply a minimum lot size for a dwelling in the R5 Large Lot Residential zone to 1ha on the East of the village.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone or R5 Large Lot Residential zones.

**MANDURAMA**  
SETTLEMENT SUMMARY



-  Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the village-zoned land (RU5). Other requirements apply.
-  RU5 - Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.
-  RU5 - Village-zoned land. Minimum lot size of 4000m<sup>2</sup> for subdivision and erection of a dwelling.
-  R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.
-  R5 - Large lot zoned land. Minimum lot size of 2HA for subdivision and erection of a dwelling.
-  Future R5 Large lot residential investigation area. 2HA minimum lot size.



LYNDHURST  
SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Large Lot Residential zone (R5) and Village-zoned land (RU5). Other requirements apply.



RU5 - Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.



R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision, Minimum lot size also applies for the erection of a new dwelling.



R5 - Large lot zoned land. Minimum lot size of 1HA for subdivision and erection of a dwelling.



## Newbridge, Neville and Barry



### Newbridge and Neville Settlement Vision

Newbridge and Neville will continue to grow slowly, retaining their rural landscape character. With capacity to accommodate growth similar to the last 10 years, consideration of expansion of the villages will occur pending the resolution of the availability of water and sewage infrastructure.

Considerable care needs to be taken to ensure that appropriate management of environmental risks to guide longer-term future growth.

### Newbridge

- » Provide a consistent minimum lot size applicable to land in the RU5 Village zone of 2,000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4000sqm.

### Neville

- » Provide a consistent minimum lot size applicable to land in the RU5 Village zone of 2,000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4000sqm.

The Large Lot Residential zoned land (4 lots) at the intersection of Egbert Street and Kentucky Road which currently has a minimum lot size of 1.25ha to be slightly reduced to 1ha.

All other Large Lot Residential zone land shall have the minimum lot size applicable for subdivision under the current BLEP.





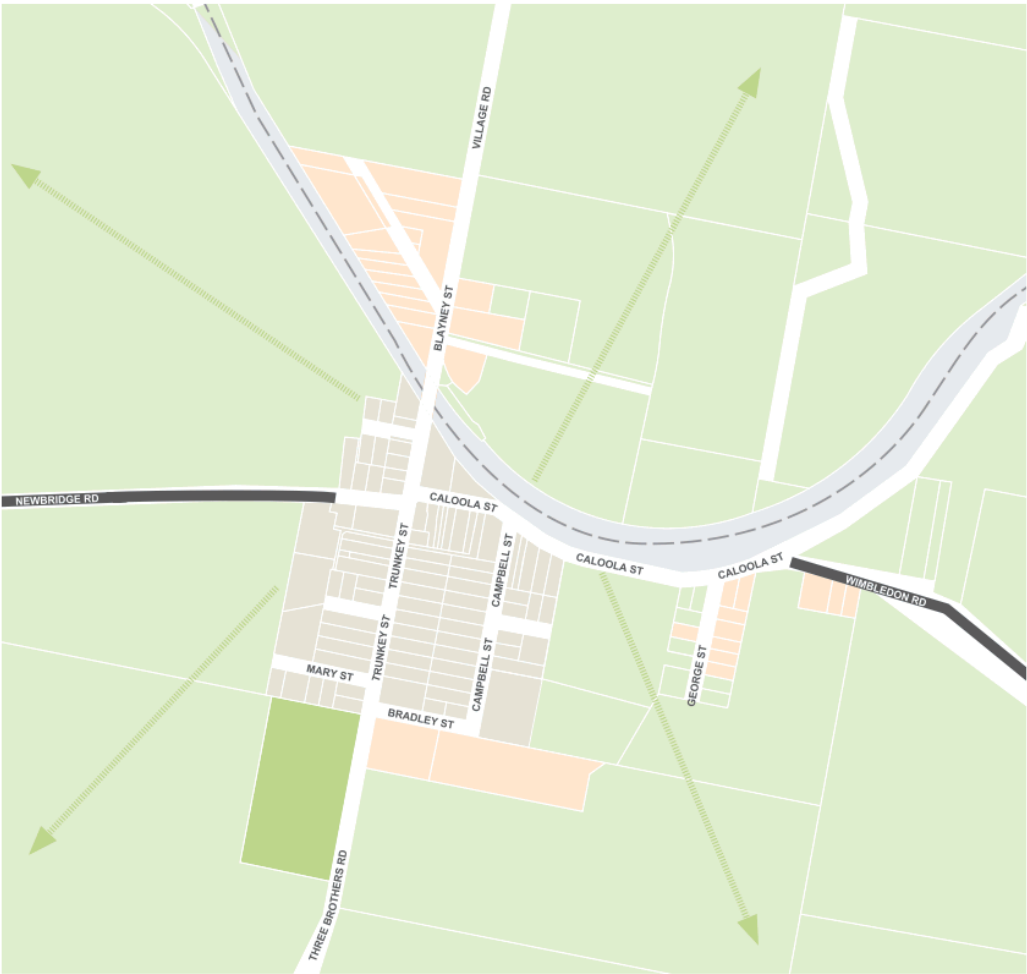
#### **Barry Settlement Vision**


Barry will retain its small village character, providing some limited further opportunity for residential living in a rural setting where environmental constraints can be appropriately managed.


#### **Barry**


- » Provide a consistent minimum lot size applicable to land in the R5 Large Lot Residential zone of 4,000sqm.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the R5 Large Lot Residential zone.

**NEWBRIDGE**  
SETTLEMENT SUMMARY



- 

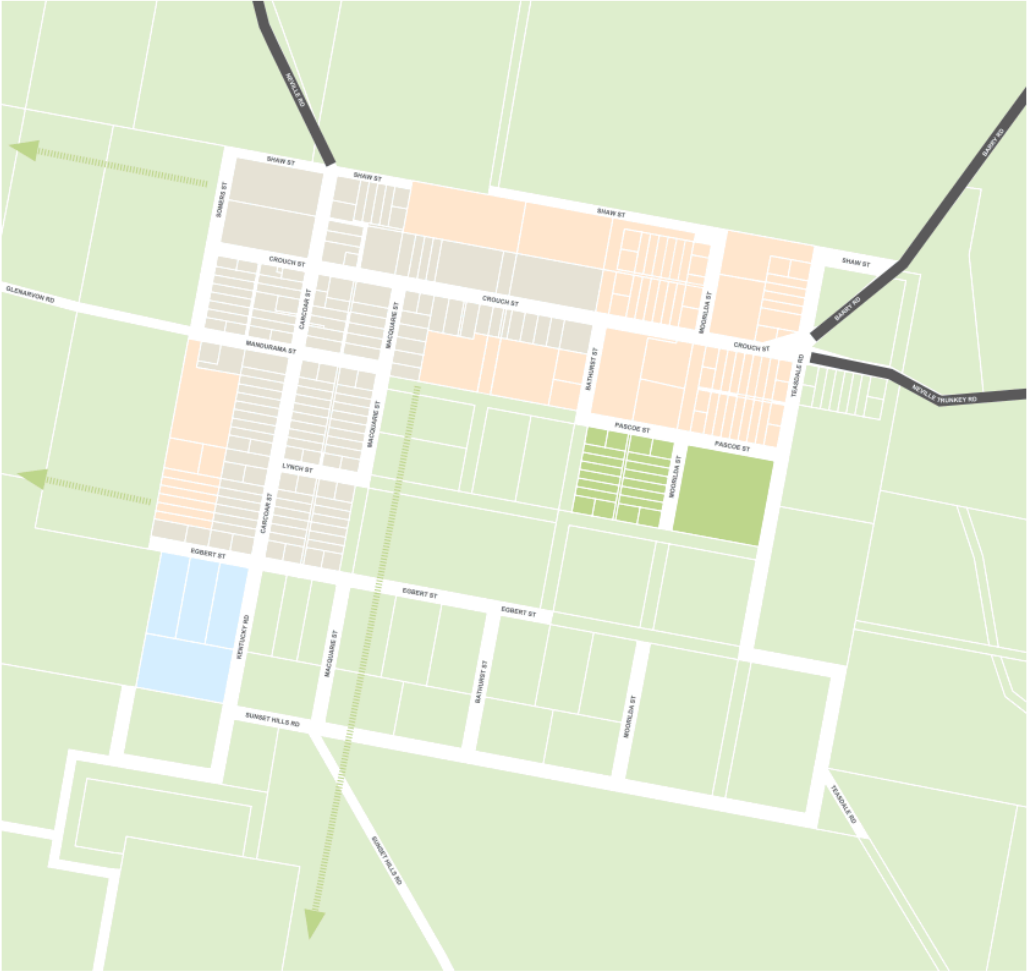
Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.
- 

RU5 – Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.
- 

R5 – Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



NEVILLE  
SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.



RU5 - Village-zoned land. Minimum lot size of 2000m<sup>2</sup> for subdivision and erection of a dwelling.



R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



R5 - Large lot zoned land. Minimum lot size of 1HA for subdivision and erection of a dwelling.



The map displays the City of Maitland, with the proposed council area highlighted in orange. The area is bounded by Maitland Highway to the north, Maitland Street to the east, and Maitland Road to the south. The map includes major roads such as Maitland Highway, Maitland Street, and Maitland Road, as well as smaller streets like Maitland Street, Maitland Street, and Maitland Street. The Maitland River is shown flowing through the area, and the surrounding landscape is depicted in green. The map also shows the Maitland City Council area in orange, which is bounded by Maitland Highway to the north, Maitland Street to the east, and Maitland Road to the south.



R5 - Large lot zoned land. Minimum lot size of 4000m2 subdivision, Minimum lot size also applies for the erection of a new dwelling.

## 4.4 Mechanisms to Deliver the Options

In Blayney and Millthorpe, the priority is to secure the release of greenfield land for residential development and to ensure that local planning controls and development opportunities are sufficiently flexible to ensure the ongoing delivery of a diverse range of dwelling typologies.

### 4.4.1 Local Environmental Plan

Local Environmental Plans (LEP) guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used.

There are a number of local provisions that can be applied through the BLEP to achieve the intended outcomes of the Strategy. These include minimum lot sizes for particular zones and in certain areas, land use tables that provide a clear indication of the permissible and prohibited land uses, essential services and other local provisions.

### Investigation and Urban Release Areas

The Strategy identified future investigation areas in both Blayney and Millthorpe. Master planning will be required to ensure that these areas are delivered in an efficient and orderly manner.

The mechanism for the inclusion of Investigation Areas in the planning framework is the inclusion of Urban Release Area (URA) provisions in the LEP. The objective of the URA provisions in the LEP is to ensure that the development of land occurs in a logical and cost-effective manner and in accordance with a staging plan and DCP.

The URA would generally apply to land that is "up-zoned" as part of an LEP review process. The inclusion of these provision is essential for the orderly development of land identified under the Strategy and would form part of the Planning Proposal.

### Planning Proposal

The key actions in terms of land use zoning as identified in the Strategy will require changes to be made to the BLEP as noted above. This can be undertaken as part of a wider, comprehensive review of the BLEP or as a specific amendment. The mechanism for amending the BLEP is through a Planning Proposal. A Planning Proposal is the document that explains the intended effect of a Local Environmental Plan and sets out the justification for making the plan.

A Planning Proposal is prepared by either a proponent or Council to affect changes in the control in the Local Environmental Plan.

DPIE have prepared guidelines under section 3.33 of the EP&A Act to assist in the preparation of Planning Proposals.

### 4.4.2 Development Control Plan

In addition to an amendment to the BLEP, Council can consider arrange of other mechanisms to enhance, encourage and promote the objective of the Strategy and the delivery of a range of housing including through the Development Control Plan (DCP).

Working in tandem with the BLEP, the DCP can be reviewed to consider the inclusion of additional controls to relax development standards such as setbacks, private open space requirements and car parking in certain areas on the Blayney Shire.

### **4.4.3 Adaptable Housing Policy**

One of the key findings in term of existing housing is the lack of diversity in terms of typology. Coupled with an aging population and change to household structure, 3-4 bedroom single detached dwellings are unlikely to be the most suitable option. In response to the changing demographic and principle of aging in place, Council could consider the introduction of adaptable residential accommodation guidelines in the DCP or local policy.

Adaptable accommodation is a dwelling that is able to respond effectively to these needs without requiring costly and energy intensive alterations. Council could work with local developers and builders to address element like bathroom size, corridor width and the general accessibility of the products currently being delivered. Development controls such as minimum targets for adaptable housing in in multi-dwelling housing development could be introduced. This could encourage older people to relocate to smaller dwellings and age in place.

#### **Seniors Housing and Housing for People with a Disability**

The Seniors Housing SEPP applies in the Blayney Shire.

Seniors housing is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these.

but does not include a hospital.

The application of specific provisions in the DCP could be a starting point for Council as a mechanism to deliver a housing product that is better suited to older people.

#### **Affordable Housing**

Affordable Housing Policies are a mechanism for the delivery of smaller lot housing in particular areas or circumstances. As noted above, the villages already provide for diversity in terms of housing affordability and lifestyle. The margins for development in regional towns and villages are already reasonably tight which limits the options in terms of incentives that can be provided to developers in this space. Nonetheless, Council should continue to look for opportunities to ensure that housing is available at a range of price points.

Considering the development of a local housing affordability policy should provide the starting point for addressing affordability.



## 4.5 Actions

Notes: The Overarching Policy Directions Correspond to the relevant Directions of the Central West and Orana Regional Plan (eg. CWORP Direction 24) and the reference is made after the direction is cited. This has been done to provide direct correlation between the CWORP and the Strategy.

- The Strategy is overarching and it has a corresponding Action or series of Actions
- Implementation Outcomes provide a simply measure of the success in delivery of the Action
- Timeframe is in Short term 12 months, Medium 10-5 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth
- Responsibility, predominately Council but some Actions require collaboration

### Direction Increase housing diversity and choice (CWORP Direction 25)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A1 Review Settlement Strategy in line with Draft guideline for the preparation of housing strategies	A1-1 Complete and endorse the Blayney Settlement Strategy	Strategy adopted	Short	Council/DPIE
A2 Provide opportunities for increase in densities in Blayney	A2-1 Amend the BLEP to provide for recommendations in the strategy for Blayney and Browns Creek.	An increase in the number developments, including dual occupancy and multi dwelling housing	Short	Council
A3 Update zonings and non-deferred matters in and around Millthorpe	A3-1 Amend the BLEP to provide for recommendations in the strategy for Millthorpe.	Amendment to the BLEP made	Short	Council
A4 Provide flexibility in the Planning Controls to encourage development, particularly in and around the Villages	A4-1 Amend the BLEP to allow for recommendations in the strategy for all villages.	Additional dwelling opportunities in and around Villages	Short	Council
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A5 Millthorpe Strategic Planning for Deferred Areas	A5-1 Investigate most appropriate location for R1 General Residential and R2 Low Density Residential expansion of Millthorpe	Addendum to the Blayney Settlement Strategy endorsed.	Short	Council
A6 Update BLEP Flood Planning Map	A6-1 Amend the Flood Planning map in the BLEP based on Blayney Flood Study 2016.	Ensure development is not undertaken in environmentally appropriate locations.	Short	Council
A7 Ensure adequate planning controls are in place to appropriately guide development	A7-1 Review the Blayney Shire Development Control Plan	Updated DCP endorsed by Council	Medium and Ongoing	Council

**Direction C Deliver a range of accommodation options for seasonal, itinerant and mining workforces (CWORP Direction 27)**

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
C1 Ensure planning controls are in place that support and promote alternative housing options for seasonal, itinerant and mining workforces	<p>C1-1 Review planning controls and land use tables across all zones to facilitate the delivery of accommodation options.</p> <p>C1-2 Work with adjoining Councils to provide a consistent approach to development of worker accommodation, particularly in rural areas.</p> <p>C1-3 Consider the definitions of tourist and visitor accommodation in the context of temporary accommodation in rural areas and villages in particular, the opportunity to transition from a dwelling to tourist accommodation.</p>	Additional beds available for short term workforce	Short	Council/Orange 360/Adjoining Councils

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Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	C1-4 Consider a range of alternative housing typologies, tiny houses and re-use of existing structures to deliver temporary accommodation			
<b>Direction D Manage rural residential development (CWORP Direction 28)</b>				
Strategy	Action	Implementation Outcome	Timeframe	Responsibility
D2 Maximise the efficiency of rural land and infrastructure	D2-1 Provide for a range of lot sizes that enable the efficient use of land that also does not obligate Council to future infrastructure which is not financially viable.	Better utilisation of land and efficiency of infrastructure	Short / Medium	Council
<b>Direction E Deliver healthy built environments and better urban design (CWORP Direction 29)</b>				
Strategy	Action	Implementation Outcome	Timeframe	Responsibility
E1 Deliver well planned suburbs and communities	E1-1 Include Neighbourhood Planning Principles in the Master planning of; Urban Release Area or other large scale identified residential areas.	Improved residential amenity and infrastructure planning	Medium	Council
E2 Provide suitable Urban Release Areas that can be readily serviced and infrastructure accommodated into a local contributions plan as part of the planning process for the Structure Plan	E2-1 Strategy identifies areas that are in sequence and suitable for rezoning for residential development in Blayney and Millthorpe E2-2 Consider an amendment to the BLEP to rezone land in Blayney; Quamby Place and Lower Farm Lane in the short term.	A development footprint that demonstrated sequential release of land	Medium	Council/ Community/ Landowners
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Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	<p>E2-3 Consider an amendment to the BLEP to rezone land in Millthorpe north east. Any such amendment should include a structure plan and address key issues including: visual impact on entrance to the village, maintaining the historic grid and avoiding cul de sacs, incorporating a range of lot sizes and dwelling typologies (smaller lot and adaptable housing), infrastructure delivery and sequencing and adopt a Water Sensitive Urban Design approach.</p> <p>E2-4 Consider the existing urban (and historic) character of existing towns and villages when preparing urban release area controls.</p>			
E3 Maximise the efficiency of hard Infrastructure (water and sewer)	<p>E3-1 Ensure that Development Servicing Plans are up to date</p> <p>E3-2 Review Council's planning resources and update/create information sheets or on-line resources to assist mum and dad developers understand the controls</p>	<p>Up to date DSP</p> <p>Increase in infill development</p> <p>Local Contribution Plan reflects additional demand and local infrastructure delivery</p>	Medium	Council
E4 Ensure Social and Community Infrastructure is available to meet the needs of the incoming population	<p>E4-1 Review Community and Recreation Plans and Strategies to support the delivery of infrastructure to new development</p> <p>E4-2 Review the Local Contributions Plan</p>	<p>Local Infrastructure delivered by the developer and apportioned to new development with no cost to the community.</p> <p>Plan complete and updated</p>	Short / Medium	Council
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Direction F: Deliver more opportunities for affordable housing (Council)				
Strategy	Action	Implementation Outcome	Timeframe	Responsibility
F1 Facilitate affordable housing	F1-1 Retain planning controls in the LEP that allow a range of residential accommodation across some residential zones.	Ready supply of land to the market to meet demand.	Medium	Council
	F1-2 Prepare an affordable housing strategy	A range of housing types available.		
	F1-3 Investigate the incorporation of affordable housing targets in new release areas	Reduction in wait times for rental accommodation.		
	F1-4 Ensure development is readily able to be connected to services and devoid of high value biodiversity thereby reducing the cost of development.			
	F1-5 Retain planning controls that encourage the delivery of one and two bedroom dwellings			

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NSW Government Agencies			
Submission No.	Agency Name	Submission Comment	BSC staff comments
69	JOHN HOLLAND RAIL - COUNTRY RAIL AUTHORITY	No objection to change in 4000m2 for dwelling in RU5 Village zone,	Noted
70	WATER NSW	Amend doc re p68 SLWCAs do not apply to Blayney Shire. Supports larger lot sizes (both zones) in Village of Carcoar. Need to address high risk areas in carcoor for flooding	Need a comprehensive flood study of Carcoar to ascertain exact flooding risk and levels in Carcoar. Until that is undertaken each development will be considered on merits during DA assessment which must address flooding.
71	Planning, Industry & Environment - Biodiversity, Conservation & Science Directorate	No comment	Noted
72	Department of Planning, Industry & Environment - Crown Lands	No objection	Noted
73	Department of Primary Industries Agricultural Land Use Planning	Don't support R2 4000m2 Low Density Residential expansion off FRR as it is partly mapped as BSAL. Do not support the proposed provision for dwellings on Rural land within 500m of the Village zone.	To be considered with deferral of Millthorpe residential expansion and 4000m2 Low Density Residential expansion. Consideration needed to address and deal with the 500m provision and potential land use conflict with farms.
74	Department of Planning, Industry & Environment - Planning	Millthorpe comments on 500m rural dwelling provision. Other villages - general comments. Lyndhurst - Support LLR going to 4000m2 rather than 1 ha. 500m rural dwelling clause - Support inclusion of 5 year clause accompanying the new 500m rural provision. DPIE note that the Strategy outlines the intent and direction for growth. Browns Creek Road - concern over lot averaging, however acknowledge justification provided by BSC. Support buffering ANL site. Other general comments.	Delivery of the rural 500m provision will need to be carefully considered. The Strategy outlines the general direction of Council (seeking to stimulate growth on smaller, existing lots on the edge of the villages), this must be balanced against creation of land use conflict. The BLEP, wording and even maps will be critically important to achieving positive planning outcomes. In this regard some properties may meet all the circumstances identified in the strategy but may be removed when the provision in the LEP is made to ensure a negative planning outcome is not created. Council notes the 5 year timeframe to accompany the 500m rural clause. Browns Creek precinct comments noted, proposed to retain 20ha MLS adjoining ANL so no further intensification.
75	Transport for NSW	Consider developing a Traffic Impact Assessment to underpin the Strategy. Future MasterPlans and Structure Plans should be developed in consultation with TfNSW. Hill St comments. Contribution Plan comments. Millthorpe Green Grid comments. Controlled Access Segments (CAS) of the Mid Western Highway.	Identifying land is critical in the BSS, however it is important that future PPs and Strategic work (MasterPlans etc) deliver the best development outcomes. In this regard applicants will need to address TfNSW requirements. Hill St Blayney, no longer proposing changes, to leave as currently is. Contribution Plan comments noted, this plan will be reviewed in the near future. CAS segments, noted and relevant for the 500m rural provision.