



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING  
HELD ON MONDAY 17 MAY 2021**

<b>04</b>	<b>2021/22 - 2024/25 Delivery Program and 2021/22 Operational Plan</b>	
	<b>Attachment 1: 2021/22 - 2024/25 Delivery Program and 2021/22 Operational Plan .....</b>	<b>1</b>
<b>11</b>	<b>Planning Proposal to Amend the Blayney Local Environmental Plan 2012 - PP1: Blayney &amp; Surrounds</b>	
	<b>Attachment 1: Blayney &amp; Browns Creek Planning Proposal PP1.....</b>	<b>97</b>
<b>12</b>	<b>Planning Proposal to Amend the Blayney Local Environmental Plan 2012 – PP2: Millthorpe and Surrounds</b>	
	<b>Attachment 1: Millthorpe Planning Proposal PP2.....</b>	<b>127</b>

# 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---



Published by Blayney Shire Council

2021/22-2024/25 Delivery Program and 2021/22 Operational

Plan Adopted XXXX

More information:

91 Adelaide St

PO Box 62

BLAYNEY NSW 2799

Phone 02 6368 2104

<https://www.blayney.nsw.gov.au>

Blayney Shire Council®. You may copy, distribute and otherwise freely deal with this publication for any purpose, provided that you attribute Blayney Shire Council as the owner.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing. However, because of advances in knowledge, users are reminded of the need to ensure that information upon which they rely is up to date and to check currency of the information with the appropriate officer of Blayney Shire Council or the user's independent adviser.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Table of Contents**

Councillors .....	5
Snapshot of the Region.....	6
Council's Guiding Principles .....	7
Organisational Structure .....	8
How Council Works.....	9
Executive Services.....	10
Human Resources .....	10
Risk.....	11
Administration & Customer Service.....	11
Finance .....	11
Information Technology.....	12
Development Coordinator Program.....	12
Tourism.....	13
Blayney Shire Visitor Information Centre .....	15
Blayney Shire Community Centre .....	15
Blayney OOSH Services .....	15
Blayney Library .....	15
Youth Development .....	16
Sports and Oval Facilities .....	19
Parks and Open Spaces .....	21
Roads .....	24
Local Roads – Sealed .....	24
Local Roads – Unsealed .....	26
Regional Roads .....	27
State Roads.....	28
Street Lighting.....	28
Footpaths.....	28
Sewerage Services .....	29
Blayney Waste Facility .....	30
Animal Control .....	30
Town Planning .....	31
Cemeteries .....	31
Health & Food Control.....	32
Priority Weeds.....	32
Contributions to Emergency Services .....	32

---

## **2 Blayney Shire Council**

---



## **2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Framework – Community Strategic Plan (CSP).....	36
Blayney Shire Council – Future Directions .....	39
Introduction – What is the Delivery Program? .....	40
Introduction – What is the Operational Plan? .....	40
Future Direction 1 – Maintain and Improve Public Infrastructure and Services.....	41
Future Direction 2 – Build the Capacity and Capability of Local Governance and Finance .....	45
Future Direction 3 – Promote Blayney Shire to grow the Local and Visitor Economy .....	49
Future Direction 4 – Enhance facilities and networks that support Community, Sport, Heritage and Culture .....	52
Future Direction 5 – Protect Our Natural Environment .....	54
Resourcing Strategy .....	57
Revenue Policy .....	57
Income Statement – 4 Years.....	58
Capital Expenditure Program – 4 Years .....	61
How Council Raises its Revenue from Ratepayers .....	69
Rates and Annual Charges .....	72
<b>Rating Structure for the 2021/22 Rating Year</b> .....	72
<b>Rate structure 2021/22</b> .....	73
<b>Annual Charges Sewer Services for Blayney and Millthorpe</b> .....	74
<b>Liquid Trade Waste Charges for 2021/22</b> .....	76
<b>Annual Charges - Waste Management</b> .....	76
Proposed Borrowings.....	78
<b>Council Borrowings</b> .....	78
Pricing Policy .....	78
<b>Goods and Services Tax</b> .....	80
Attachment:	
2021/22 Schedule of Fees and Charges	

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## Councillors

Blayney Council consists of seven Councillors who equally represent the entire Local Government Area. The Mayor and Deputy Mayor are nominated and elected by their fellow Councillors.

Local Government elections are being held on Saturday 4<sup>th</sup> September 2021. It is compulsory for all residents within the Council area to vote if their names appear on the electoral roll.



Cr Scott Ferguson  
(Mayor)



Cr Alan Ewin  
(Deputy Mayor)

Non-resident property owners may vote if they make application for their names to be included on a non-residential roll.

Councillors are always happy to hear from members of the community about issues of interest and concern.



Cr Scott Denton



Cr David Kingham



Cr John Newstead



Cr Bruce Reynolds

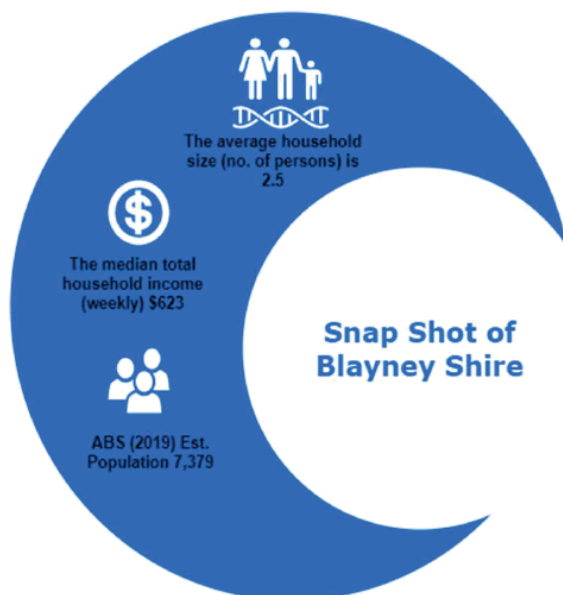


Cr David Somerville

## 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

### Snapshot of the Region

Blayney Shire Council encompasses the townships of Blayney, Carcoar (the third oldest inland settlement in New South Wales), the national trust designated village of Millthorpe and the smaller villages of Lyndhurst, Mandurama, Garland, Kings Plains, Burnt Yards, Browns Creek, Caloola, Forest Reefs, Errowanbang, Hobbys Yards, Moorilda, Panuara, Tallwood, Barry, Neville and Newbridge<sup>1</sup>.



The main town in the Shire is Blayney, situated some 37km west of Bathurst, around 34.1km south of Orange and approximately a 3 hour drive to the outer suburbs of Sydney.

The Shire of Blayney encompasses approximately 1,524.7 square kilometres of well-watered, gently undulating to hilly country on the Central Tablelands.

Much of the land is elevated, at over 900 metres above sea level, with the climate being partially suitable for cool climate crops and trees.<sup>2</sup>

Blayney Shire is predominately rural in nature, fostering primary industries such as dairying, beef, lamb, wool, viticulture, orchards, potatoes, canola and other grains. Mining is also a key industry and the area is also home to other industrial activities such as manufacturing, transportation and food processing. Blayney supports 2,991 jobs and has an annual economic output of \$1.884 billion.<sup>3</sup>

<sup>1</sup> Review Report, Blayney Shire Council September 2007, Department of Local Government

<sup>2</sup> Review Report, Blayney Shire Council September 2007, Department of Local Government.

<sup>3</sup> 2020, *Remplan Economy Profile*, Compelling Economics Pty Ltd.

<<https://app.remplan.com.au/blayney/economy/trends/jobs?state=Q548H6InevlCXbEWt2Wydvxs2xAbsMsLhaX2UZhPhmyuRhaLWW12cxXZ>>

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Council's Guiding Principles**

The Local Government Act requires Council to carry out its functions in a way to support local communities to be strong, healthy and prosperous. The following general principles apply to the core functions of Council to:

- Provide strong effective representation, leadership, planning and decision-making.
- Carry out functions that provide the best possible value for residents and ratepayers.
- Plan strategically, using the Integrated Planning and Reporting (IP&R) framework, for the provision of effective and efficient services and regulation to meet the diverse needs of the local community.
- Apply the IP&R framework in carrying out functions to achieve desired outcomes and continuous improvements.
- Work co-operatively with other councils and the State government to achieve desired outcomes for the local community.
- Manage lands and other assets so that current and future local community needs can be met in an affordable way.
- Work with others to secure appropriate services for local community needs.
- Act fairly, ethically and without bias in the interests of the local community.
- Be responsible employers and provide a consultative and supportive working environment for staff.

The following principles apply to decision-making by Council to:

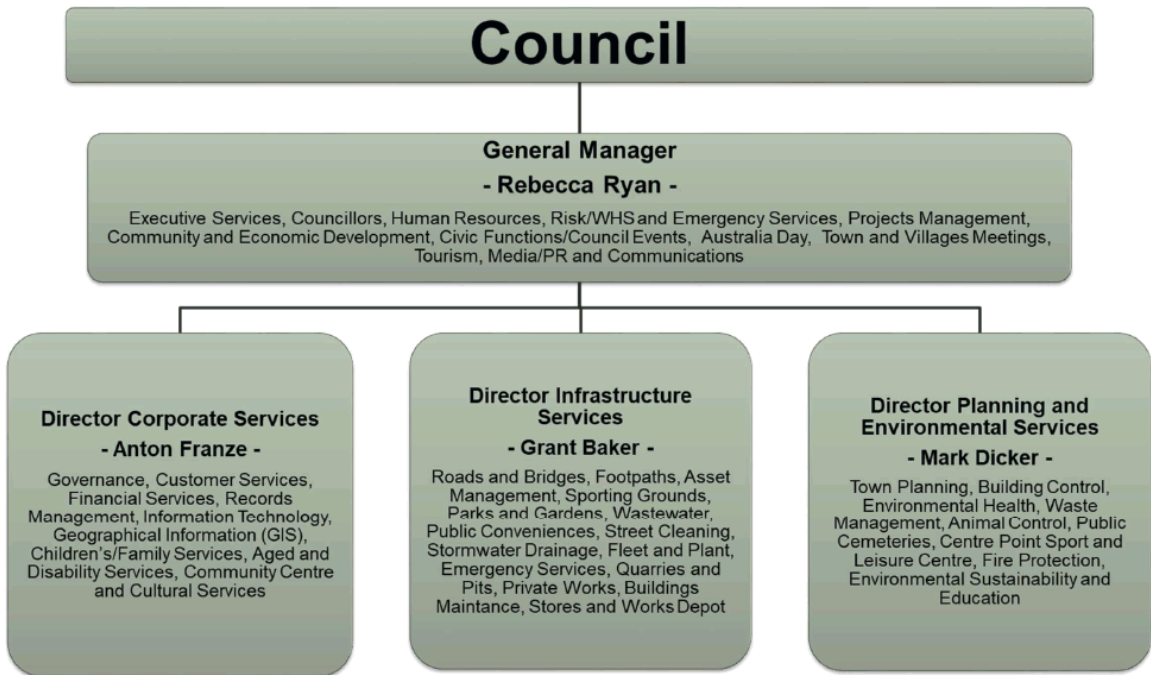
- Recognise diverse local community needs and interests.
- Consider social justice principles.
- Consider the long term and cumulative effects of actions on future generations.
- Consider the principles of ecologically sustainable development.
- Be transparent and decision-makers will be accountable for decisions.
- Promote community participation by actively engaging with the local community.

The following principles of sound financial management apply to Council:

- Spend in a responsible and sustainable manner, aligning general revenue and expenses.
- Invest in responsible and sustainable infrastructure for the benefit of the local community.
- Have effective financial and asset management, including sound policies and processes for the following:
  - performance management and reporting,
  - asset maintenance and enhancement,
  - funding decisions,
  - risk management practices.
- Have regard to achieving intergenerational equity, including ensuring policy decisions are made after considering their financial effects on future generations and that the current generation funds the cost of its services.

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

Organisational Structure





---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **How Council Works**

The powers of Council are derived from the Local Government Act 1993 and other legislation enacted by the Parliament of NSW. The Local Government Act and its Regulations serve as an administrative and structural blueprint for all New South Wales Councils.

Local government elections were held in September 2017, electing seven Councillors to Blayney Shire Council. These elected representatives meet regularly at formal Council meetings to make decisions on policies and other important issues. Council employees implement these decisions. There are also a number of committees that comprise of Councillors and Council employees. These committees also meet regularly and make recommendations to Council.

It is the responsibility of Councillors to make decisions on all areas of policy and budget priorities, including the level and extent of works and services to be provided throughout the year. These decisions are adopted through a majority voting system, with each Councillor having one vote.

The General Manager is the chief administrative officer and is appointed by Council. The responsibilities of this position include the overall administration of the Council organisation and employee matters, management of the Council's financial affairs, the implementation of policies and advising Council on all aspects of local government. Council's main sources of revenue are rates, government grants, investments, fees and other charges. This income is used to provide a range of services.

### **Meetings Open to the Public**

Monthly Council Meetings are held on the third Monday of each month at 6.00pm. Members of the public are welcome and encouraged to attend regular Council meetings. The Chairperson of the Council meetings is the Mayor, or Deputy Mayor if the Mayor is absent. The General Manager and Executive Team attend these meetings and, if needed, provide additional information on matters being considered.

### **Public Forums**

Public forums provide an ideal opportunity for our community to raise issues with Councillors during a Council meeting. Each speaker has at least five minutes to address Council. To be included on the meeting agenda, please complete a Public Forum Speaker request and submit it to Council prior to 4.30pm on the day of the meeting. Information on the Public Forum is available from Council reception or our website using the link [www.blayney.nsw.gov.au/your-council/council-meetings-and-committees](http://www.blayney.nsw.gov.au/your-council/council-meetings-and-committees). Each year, the Delivery Program will be reviewed as part of the development of the Operational Plan and the findings will be exhibited. Council welcomes feedback on the Delivery Program and Operational Plan, and the services it provides.

All community members are invited and encouraged to express their views, either in writing or by talking to Councillors or Council staff.



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Executive Services**

The General Manager's office is responsible for all aspects in relation to the management and leadership of the organisation. The General Manager must efficiently and effectively manage the organisation and without undue delay implement the decisions of the Council. In particular, the General Manager is responsible for ensuring that Council meets all legislated compliance and reporting requirements including the IP&R framework.

Executive Services supports the elected body of Councillors who represent the diverse interests of the town, villages, rural and business communities of the Shire. Budgets are allocated to ensure Councillors are able to undertake their civic duties effectively.

The review of the Blayney Shire Community Strategic Plan and Resourcing Strategy will be undertaken this year, as part of the Integrated Planning and Reporting framework.

## **Human Resources**

Council's Human Resources (HR) division coordinates and administers all aspects of the Council's human resources including:

- Human Resource Strategy
- Workforce Planning
- Recruitment
- Employee Training and Development
- Performance Management
- Compliance with statutory requirements (e.g. Working with Children Check)
- Leadership Development
- Equality & Diversity Management
- Work-Life Balance
- Industrial and Employee Relations
- Workers Compensation & Injury Management
- Work, Health & Safety & Welfare
- Employee Assistance Program

HR is an internal service provider with a strong focus on ensuring that Council has the people and performance capabilities necessary to fulfil its corporate objectives.

The goal of HR is to provide quality and timely information and support services in all aspects of Council's HR function.

Council's annual training budget is developed by HR, in consultation with relevant departmental Directors and Managers to ensure that Councillors and staff are suitably trained and skilled to proactively deliver the full range of services that Council provides to its community and other stakeholders.

A key document that HR will be prepared this year is the 4 year Workforce Management Plan which is part of the Resourcing Strategy, to be approved by the newly elected Council.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Risk**

The WHS & Risk Coordinator facilitates the development, review and implementation of Council's Risk Management Strategy and processes. This includes leading and encouraging a culture of risk awareness across all aspects of Council's operations. A part of Council's Risk Management is the development, implementation and review of Work Health and Safety (WHS) programs, policies and procedures to ensure continuous improvement and compliance with WHS Legislation.

Council is a member of Statewide Mutual and participates in their risk management program. Council receives a participation incentive bonus and rebates based on claims experience. This funding, whilst discretionary, enables Council to implement Risk Management initiatives to reduce Council's exposure to risk. The Council's forecast annual Insurance Premium is \$446,322.

The StateCover WHS financial incentive is provided to Council to fund improvements in WHS performance particularly in areas identified by the StateCover Self-Audits and reviews. The Council's forecast annual insurance premium is \$138,107.

Incentive bonus improvement rebates for this forecast period will be subject to the current economic conditions and Council meeting any performance criteria required to be met. Any rebates received will be for the provisions of improvements within Council on Risk and WHS matters.

## **Administration & Customer Service**

Council's Administration and Customer Services team is responsible for the provision of support to departmental staff within Council. It is also responsible for ensuring that the organisation meets statutory reporting requirements and the delivery of efficient and effective customer services to both Council and the community.

These services include the provision of:

- First point of contact customer enquiry services including prompt and accurate cashier services encompassing receipt of payments for rates, debtors, development applications, certificates and miscellaneous payments;
- Secretarial support, incorporating minute taking, preparation of correspondence and draft reports;
- Document control including scanning, registration and allocation of all correspondence to responsible staff.

## **Finance**

Council's Finance section is responsible for the management of all financial aspects of Council's business. This includes daily functions such as accounts payable, accounts receivable, rating, general ledger administration, cash management, investment management, and tax compliance (GST and FBT). In addition, there are a number of major projects undertaken such as the preparation of Council's Budget, Long Term Financial Plan, Financial Statements, Quarterly Budget Review Statements and other Integrated Planning and Reporting Framework requirements.

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Finance is a support function for the Council team and is essential in ensuring that the provision of services by Council is cost effective, efficient, and financially sustainable in the long term. Finance is also responsible for aspects of financial governance and is the principal contact for both internal and external audit.

**Information Technology**

Council's Information Technology (IT) team provides a professional service that supports the needs of staff and Councillors to deliver the IT Strategic Plan with an operational budget of \$256,213. This includes telephone, software/licensing, hardware, mobile devices and internet services. Third party IT consultants are engaged to deliver various projects including infrastructure upgrades, external websites, telephone and GIS services. Council offices, being the Administration Building, Works Depot, Sewerage Treatment Plant and CentrePoint Sport & Leisure are interconnected with microwave communication links. This allows core infrastructure to be centrally located.

A planned capital budget for 2021/22 of \$92,645 includes \$55,000 to undertake necessary desktop hardware replacement which ensures hardware and software compatibility is maintained.

**Development Coordinator Program**

With the completion of individual Town and Village Community Plans, each Town and Village has a project list of community, tourism, heritage, cultural, public infrastructure, economic growth and environmental based projects. \$20,000 is allocated to engage the services of two part time Development Coordinators, to support volunteer and community organisations from the smaller villages to the east and south of the Shire in sourcing external grants to deliver their local projects and programs.

Council has asked for a review of this program to be undertaken this year.

The Development Coordinator budget of \$20,000 is allocated as follows:

Northern Villages: Barry, Hobbys Yards, Newbridge and Carcoar	\$10,000
Southern Villages: Neville, Mandurama and Lyndhurst	\$10,000

The objective of this program is to build the capacity of leaders and volunteer organisations in our small villages and provide access to support for attracting grants, coordinating events and building community resilience.

Council provides an additional \$10,000 which supports both Blayney Town Association and Millthorpe Village Committee for the reimbursement of Association incorporation expenses, Public Liability Insurance and administration costs.

Blayney Town Association	\$5,000
Millthorpe Village Association	\$5,000

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

Council supports a Village Enhancement Program budget of \$153,000 which is allocated to local community infrastructure improvement and renewal projects throughout the Shire. Council works with the Village Committees, Progress Associations and Hall Committees to determine those projects funded and completed, in consultation with the respective Town/Village Community Plans.

## **Tourism**

Council reviewed and adopted the Tourism Destination Management Plan (2019-2023) which aims to promote Blayney Shire to grow the local and visitor economy. Council funds a Manager Tourism & Communications who coordinates activities across Blayney Shire and develops proactive strategies to build the visitor economy in the region. The role has the responsibility of working with local residents, businesses, tourism operators, volunteers, Council committees and community groups to develop a program of activities to promote the region, increase visitation and drive economic growth. Taking a leadership role and sharing expertise, building relationships and capacity of local business and operators to further develop the area.

Our goal is to support an overall Destination NSW objective to increase the number of visitors and extend the length of visitor nights in the local area, region and in NSW. Council plays an active role in driving visitor numbers through a multi-level collaborative strategy with key stakeholders. These stakeholders include local volunteers, individual tourism operators, community and village progress groups, Tourism, Council's Towns & Villages Committee, Orange 360, Central NSW Tourism, Destination Network Country & Outback Region, Destination NSW and tourism industry associations.

A number of collaborative marketing campaigns are coordinated and promoted by Council supporting core themes of what the area stands for such as, four distinct seasons, heritage villages, events, art & culture, food & wine, landscape and sporting events.

2021/22 will focus on supporting the Platform Arts Hub Blayney at Blayney Railway Station to implement the 52 Weeks of Creativity Program to create a vibrant creative and cultural hub for the local community and tourists alike as well as developing tourist trails, upskilling local business owners and working with businesses and community groups on new events.

Tourism promotions and marketing includes social media (Facebook and Instagram), Australian Tourism Data Warehouse listings, e-newsletters, media relations, advertising, marketing material such as posters, flyers, brochures, tourism videos, maps, banners, tourism billboards, community notice boards, tourism infrastructure including village beautification, TASAC and navigational signage, promotions, events and workshops. Product development and continuous improvement is a focus to improve the visitor experience and encourage return visitation.

Regional partnerships and membership opportunities help to broaden promotional reach to drive the visitor economy and achieves economies of scale. Connections to industry



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

groups, neighbouring Councils, Government Agencies, Central West Business HQ, Arts OutWest and the Regional Tourism Network Destination Country and Outback NSW.

Council is a member of regional tourism groups including Central NSW Tourism which covers 10 Local Government Areas across the Central West.

Blayney Shire Council also commits \$60,000 per annum for 4 years to contribute to the destination marketing organisation Orange360. Orange360 is a partnership with Blayney, Orange and Cabonne Councils with the primary Key Performance Indicator to drive the value of our visitor economy by increasing visitor numbers and the level of activity they enjoy during their stay.

Council also supports the Blayney Shire with community development activities, event management, financial assistance and promotions of key civic events including Carcoar Australia Day, Millthorpe Markets, Newbridge Winter Solstice, Blayney Farmers Markets, agriculture shows, Sculptures by the Bush, Christmas lights decorations, Garage Sale Trail, business workshops and forums.

Blayney Shire Council has a Tourism Development Fund which provides support to both not-for-profit entities and local businesses to host events and produce marketing projects aimed to promote to grow the visitor economy in the Blayney Shire. The fund is open to all local businesses (individuals, partnerships and sole traders) and Incorporated Associations who are residents or who conduct their activities in the Blayney Shire Local Government Area. Tourism Development Fund has an allocation of \$10,000 per year.

Blayney Shire Council has a Tourism Marketing and Promotions budget of \$267,701 including the \$60,000 annual contribution to Orange360, \$10,000 for the Tourism Event Development Program, \$35,000 for marketing and promotions, \$7,500 Central NSW Tourism membership, \$25,000 for events and staffing.



---

**14 Blayney Shire Council**

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

### **Blayney Shire Visitor Information Centre**

Blayney Shire Council works with a team of volunteers from the Blayney Arts & Crafts Council to oversee and manage community and visitor information services at 'The Cottage' at 97 Adelaide Street, Blayney for a cost of \$38,754 per annum. Council supports volunteers with training, marketing material, information sheets, flyers, souvenirs, insurance costs and general support to help promote Blayney and its historic villages. Council supports the volunteer activities of the Information Centre (VIC) and maintains the building and grounds at The Cottage.

The Cottage is leased to a local commercial café operation. The net operational budget for the Visitor Information Centre is \$16,747.

### **Blayney Shire Community Centre**

The Community Centre is a multipurpose, fully accessible function centre used for a variety of events including weddings, balls, school and sporting events, meetings, conferences, training and exhibitions. The facility can accommodate a range of different events up to 400 people. Facilities include a commercial kitchen, bar facilities, toilet amenities, stage and dance floor, and audio/visual.

The Community Centre may be configured into two separate meeting rooms (Chambers and Cadia Room) or half hall (Stage Room), if required. Wi-Fi is available to conference and event hirers. Off street car parking is also available.

The Community Centre is regularly booked by various businesses, government agencies, community groups, schools, sporting groups and individuals. Total expenditure forecast for operation of the facility in 2021/22 is \$119,868 and income for 2021/22 is forecast at \$16,065.

### **Blayney OOSH Services**

After School Care or Out of School Hours (OOSH) service is operated in the Blayney Shire and delivered by Cabonne Shire Council. It operates 5 days a week from 3.00pm to 5.30pm during school terms at Blayney Public School and at the Millthorpe School of Arts. Council makes an annual contribution of \$10,000 to assist its retention and sustainability in the Blayney Shire. The service is largely funded by the Australian Department of Education, Skills and Employment via the Child Care Subsidy and administration charges from parents.

### **Blayney Library**

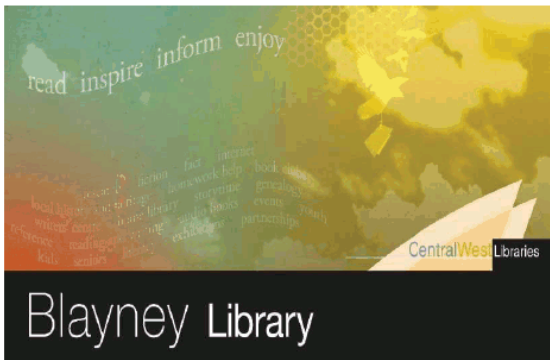
Council maintains the Blayney Library, located at 48 Adelaide Street, Blayney through its partnership with the Central West Libraries.

Council receives a subsidy of \$79,270 for provision of library services from the State Library of NSW. The library service attracts a budget of \$140,527 (Nett of subsidy) and has grown to provide more than just books to borrow, with modern libraries becoming a vital community asset where all ages can research information, access the internet and obtain social interaction.

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Blayney Library carries a range of services for adults and children including:

- Fiction books
- Non-fiction books
- Audio books and magazines
- Online books and magazines
- Large print materials
- Newspapers
- Video collection
- Talking books and music CD's
- Local studies and family history resources
- A ready reference collection suited to homework and general needs.



A number of activities and programs are conducted through the Central West Libraries service to help promote the library services. Membership of the Blayney Library provides access to all Central West Libraries branches, located in the Orange, Cabonne, Cowra and Forbes Local Government Areas.

**Youth Development**

The Youth Development Program is responsible for encouraging, engaging and empowering youth across the shire, for the continued enhancement of long-term social, economic, and environmental conditions of their community.

The Youth Development program focusses on developing and building upon a culture of a positive youth community.

Council is able to raise community awareness of youth through local community youth-led action by:

- Engaging the youth in community decision making processes
- Advocating with and for young people relating to youth issues
- Identifying and addressing service gaps
- Creating connections between the youth of the Shire
- Working with young people at a community leadership level.

A major focus each year is the facilitation of youth activities to celebrate Youth Week across the Shire, funding of which is provided by the NSW Government and Council. The Blayney Council Youth Week projects allocation is \$5,254 offset by a 50% subsidy each year. Through this program community organisations may seek grants for worthy projects that engage youth and provide young people with an opportunity to express their views and act on issues that impact on their lives.



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **CentrePoint Sport & Leisure Centre**

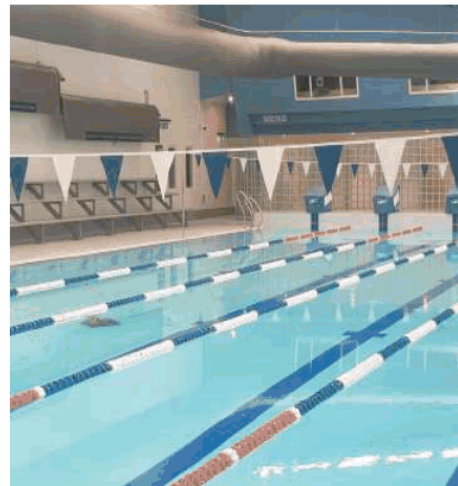
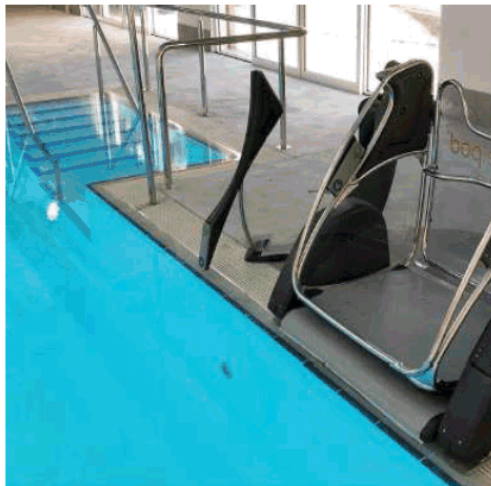
In 2020 Blayney Shire Council completed a \$4.8 million aquatic upgrade of the Blayney CentrePoint Sport and Leisure Centre (CentrePoint). The purpose of the aquatic upgrade was to renew and upgrade the swimming pools constructed in 1966; and the associated plant infrastructure and amenities of the Leisure Centre.

Key features of the aquatic upgrade included; renovation of toilets and change rooms, new pre/post shower area and raising the water level of all 3 pools to concourse level.

Accessibility was significantly improved through the installation of a new pool pod to the 25m pool, construction of a compliant access ramp to the middle pool and new unisex accessible toilet facilities which are also family change rooms.

Behind the scenes, the upgrade included a complete upgrade of the plant room and all pipework, installation of a new, modern water disinfection/filtration plant and the ability to separate the temperature control for each of the 3 individual pools.

Lap swimmers can now swim at the recommended 26° and the middle pool can enjoy water exercise and hydrotherapy up to a maximum 32°. The warmer water in the middle pool now comfortably caters for water aerobics and Learn to Swim classes; helping to prevent chattering teeth from the cold during lessons. The new toddler pool incorporating an aqua slide tower which assists and encourages younger children to experience water in a safe, interactive and fun environment.



With completion of the aquatic upgrade Blayney Shire now boasts one of the most modern and accessible aquatic facilities in regional NSW. The facility is fast becoming a destination, attracting patrons from Blayney, its villages and the wider region.

Council in addition to committing the investment for the aquatic upgrade project, also requested an operational review of all services and operations at CentrePoint be undertaken and completed whilst the aquatic area was closed for the aquatic upgrade.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

Council was concerned with declining membership numbers and financial impost of CentrePoint on Council operations as a whole. The review whilst the facility was closed provided an opportunity to identify efficiencies and consider means of increasing membership, users and revenue.



The operational review acknowledged whilst many Council's own and operate swimming pools (particularly outdoor ones for 6 months of the year), it is rare for a small rural Council like Blayney Shire to own and operate an entire indoor; aquatic Centre, sporting facilities and gym facilities in one complex which is open all year round.

The operational review concluded if Council retained the management, CentrePoint would not maximize or reach its full potential for; patrons, the community or Council.

Council subsequently resolved at the 22 June 2020 meeting to appoint YMCA with a licence to provide the operational management of CentrePoint Blayney in 2020/21 with an option also for 2021/22.

YMCA have created a culture and platform of industry specialist guidance and direction too existing local staff which is benefiting the health and wellbeing of Blayney Shire residents, particularly post COVID restrictions. Engagement of YMCA to provide operational management has introduced aquatic and leisure Centre expertise which has resulted in an increase in patronage and significantly improved financial performance of CentrePoint.

Learn to Swim enrolments have doubled from a budgeted 332 children to 696 children currently participating in the Learn to Swim and Squad programs. Total Swimming Pool visitation has grown from 5,156 in September 2020 to 6,774 in February 2021.

The net operational cost of this facility including utilities and depreciation forecast for 2021/22 is \$1,149,768

## 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

### Sports and Oval Facilities

Council maintains many recreational facilities that allow for the enjoyment of community and sporting associations, with a net Operational budget of \$449,282. The level of service may vary depending on the season and number of sporting events held. In summer months, irrigated sporting fields have increased mowing requirements for example.

There are varying levels of amenities that determine what the facility can cater for as outlined in the following table:

Facility	Service Description	Amenities and Facilities provided	What Council is responsible for	Annual Cost Exc. Depreciation
King George Oval Blayney	Premier	<ul style="list-style-type: none"> <li>– 2 irrigated fields</li> <li>– Turf wicket</li> <li>– 2 Grandstands</li> <li>– Track and Field facilities</li> <li>– Lighting</li> <li>– Scoreboard</li> <li>– Canteen</li> <li>– Toilets</li> <li>– Change Rooms</li> </ul>	<p><b>Weekly</b></p> <ul style="list-style-type: none"> <li>– Mowing</li> <li>– Ground preparation</li> <li>– Line marking</li> <li>– Irrigation inspection and maintenance</li> <li>– Toilets/Change rooms cleaning</li> <li>– Grandstand and surrounds</li> </ul> <p>Generally serviced weekly, more subject to booked events Annual soil amendments (Fertilizer / Top-dress)</p>	\$107,505
Redmond Oval Millthorpe	Premier	<ul style="list-style-type: none"> <li>– Lights</li> <li>– 1 irrigated field</li> <li>– Synthetic wicket</li> <li>– 2 Practice nets</li> <li>– Lighting</li> <li>– Canteen</li> <li>– Toilets</li> <li>– Change Rooms</li> <li>– BBQ's</li> <li>– Playground</li> <li>– Skate Park</li> <li>– 2 Tennis Courts</li> </ul>	<p><b>Weekly</b></p> <ul style="list-style-type: none"> <li>– Mowing</li> <li>– Ground preparation</li> <li>– Line marking</li> <li>– Irrigation inspection and maintenance</li> <li>– Change rooms</li> </ul> <p><b>Daily</b></p> <ul style="list-style-type: none"> <li>– Toilet cleaning</li> </ul> <p>Generally serviced weekly, more subject to booked events Annual soil amendments (Fertilizer / Top-dress)</p>	\$60,500

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Facility	Service Description	Amenities and Facilities provided	What Council is responsible for	Annual Cost Exc. Depreciation
Napier Oval Blayney	Main	<ul style="list-style-type: none"> <li>- 2 irrigated fields</li> <li>- Synthetic wicket</li> <li>- Lighting</li> <li>- Toilets</li> <li>- Change Rooms</li> </ul>	<b>Weekly</b> <ul style="list-style-type: none"> <li>- Mowing</li> <li>- Ground preparation</li> <li>- Line marking</li> <li>- Irrigation inspection and maintenance</li> <li>- Toilets / Change rooms cleaning</li> </ul> <p>Generally serviced fortnightly, more subject to booked events and season</p>	\$17,000
Dakers Oval Blayney	Main	<ul style="list-style-type: none"> <li>- 1 field</li> <li>- Synthetic Wicket</li> <li>- 3 practice nets</li> <li>- Toilets/Change Rooms</li> </ul>	<b>Monthly</b> <ul style="list-style-type: none"> <li>- Mowing</li> <li>Ground preparation</li> </ul> <b>Weekly</b> <ul style="list-style-type: none"> <li>- Toilets / Change rooms cleaning</li> </ul> <p>Generally serviced fortnightly, more subject to booked events and season</p>	\$40,000
Blayney Showground	Main	<ul style="list-style-type: none"> <li>- 1 irrigated field</li> <li>- Multiple playing fields</li> <li>- Toilets</li> <li>- Showers</li> <li>- Canteen</li> <li>- Kitchen</li> <li>- Covered equestrian and livestock arena</li> <li>- Outdoor dressage / equestrian Arenas</li> <li>- Various equine and agricultural show facilities</li> <li>- Harness racing track</li> </ul>	<b>Fortnightly / Monthly</b> <ul style="list-style-type: none"> <li>- Mowing</li> <li>- Ground preparation</li> <li>- Line marking</li> <li>- Irrigation inspection and maintenance</li> </ul> <b>Weekly</b> <ul style="list-style-type: none"> <li>- Toilets cleaned</li> <li>- Equestrian arena preparation on an as needs basis</li> </ul> <b>Bi monthly</b> <ul style="list-style-type: none"> <li>- Mowing and inspections main surrounds/livestock and equestrian areas</li> </ul> <p>Generally serviced monthly, more subject to booked events and season</p>	\$96,117

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Facility	Service Description	Amenities and Facilities provided	What Council is responsible for	Annual Cost Exc. Depreciation
Carcoar Sportsground	Local	<ul style="list-style-type: none"> <li>– 1 field</li> <li>– Lighting</li> <li>– Toilets</li> <li>– Change Rooms</li> <li>– Multi-purpose court</li> <li>– Playground</li> <li>– BBQ</li> </ul>	<p><b>Weekly</b></p> <ul style="list-style-type: none"> <li>– Toilets cleaned</li> </ul> <p><b>Monthly</b></p> <ul style="list-style-type: none"> <li>– Mowing</li> </ul> <p>Generally serviced monthly, more subject to season, line marking dependent upon booked events</p>	\$4,650
Lyndhurst Recreation Ground	Local	<ul style="list-style-type: none"> <li>– 1 field</li> <li>– Synthetic wicket</li> <li>– 2 Practice nets</li> <li>– Multi-purpose court</li> <li>– Playground</li> <li>– Toilets</li> <li>– Canteen</li> <li>– Dump Point</li> <li>– BBQ</li> </ul>	<p><b>Weekly</b></p> <ul style="list-style-type: none"> <li>– Toilets cleaned</li> </ul> <p><b>Monthly</b></p> <ul style="list-style-type: none"> <li>– Mowing</li> <li>– Dump Point emptied when required</li> </ul> <p>Generally serviced monthly, more subject to booked events</p>	\$14,200

User Agreements are entered into with individual sporting clubs / associations for each facility identifying the period / time of use and fees paid in accordance with Council's fees and charges.

User fees are determined based upon Council's pricing principal to recover a minimum 8% of the annual operations cost for the individual facility.

In 2022 a number of sporting ground projects have been funded by both State and Federal Government Programs which includes:

- Neville Multi-purpose Court - \$150,000 (works commenced in 2020/21, total project cost is \$250,000)
- King George Oval Change Rooms - \$1,046,594

## Parks and Open Spaces

Council manages a total of 15 Parks and 16 Open Spaces across the Shire. Council's budget allocation excluding depreciation for these works is \$1,141,035. Council focuses its efforts on parks, with cleaning of amenities, maintenance of play equipment, soft fall, tree pruning, weed management, and mowing.

Carrington Park, Redmond Oval and Heritage Park are inspected weekly. All others are inspected monthly.



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

Council's secondary focus following its established parks is the maintenance of the various open spaces across the Shire. Council's maintenance of these areas consists of mowing/slashing, tree pruning, and weed management. Council endeavours to keep these areas tidy, as they are often located towards the entrances of town. Due to the varying growth rates depending on the given season, and the ability to access these during wet periods, areas may go unmaintained for a number of months as Council focuses on its Parks and Sporting facilities.

Cleaning of toilets, BBQs and removal of rubbish is undertaken on a daily or weekly basis on weekdays only. Any weekend or additional cleaning is on an as needed basis subject to special events, where Council has been notified and suitable arrangements put in place.

Environmental plantings and regeneration programs are an important component of many of the town and village parks, along creeks, adjoining native vegetation areas and open reserves including Pound Flat in Carcoar, cemeteries and the open space from Dakers Oval to Church Street.

Street verges across the Shire are the responsibility of the property owner to maintain. Depending on the growth rate through the season, and availability of resources, Council may undertake some maintenance of verges throughout the Shire on an ad-hoc basis. This work is specifically excluded in Council's annual plan, and is only undertaken as resources allow.

Trees are inspected and audited with pruning undertaken on an annual basis where required. New trees are regularly watered and community support is essential with watering for longevity and survival of new plantings.



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>Parks and Open Space</b>	<b>Playgrounds</b>	<b>Public Toilets and/or BBQs</b>
<b>Town or Village and Service Regime</b>		
<b>Blayney – Daily (cleaning and maintenance)</b>		
– Heritage Park	– Heritage Park	– Heritage Park
– Carrington Park	– Carrington Park	– Carrington Park
<b>Blayney – Weekly (cleaning and maintenance)</b>		
– Albert Cook		
– Innes Park		
– Gilchrist Street		
– CentrePoint		
– Billy Soo		
– Church Hill		
– Frog Hollow		
– Medway Street		
– Cowra Road		
– Bathurst Road		
– Orange Road		
– Industrial Area		
– Depot		
– Hobbys Yards Road		
– Council office precinct		
– Presidents Walk		
– Goose Park		
– Belubula River Walk		
– Blayney Tennis Court Surrounds		
<b>Millthorpe - Daily (cleaning and maintenance)</b>		
– Redmond Oval	– Redmond Oval	– Redmond Oval
		– Railway Station
<b>Millthorpe - Weekly (cleaning and maintenance)</b>		
– Mill Green		
<b>Neville - Weekly (cleaning and maintenance)</b>		
– Memorial Park	– Memorial Park	– Memorial Park
<b>Newbridge - Weekly (cleaning and maintenance)</b>		
– Showground	– Showground	– Showground
<b>Barry - Weekly (cleaning and maintenance)</b>		
– Community Hall	– Community Hall	– Community Hall
<b>Mandurama</b>		
– Recreation Ground	– Recreation Ground	– Recreation Ground
<b>Carcoar - Daily (cleaning and maintenance)</b>		
– Sports Ground	– Sports Ground	– Sports Ground
– Kurt Fearnley	– RFS Fire Shed	– Kurt Fearnley
– RFS Fire Shed	–	– RFS Fire Shed
– River Park		
– Pound Flat		
<b>Lyndhurst - Daily (cleaning and maintenance)</b>		
– Capital Park	– Capital Park	– Capital Park
– Recreation Ground	–	– Recreation Ground



## 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

### Roads

Roads within the shire are maintained by Council subject to the road classification and condition hierarchy and service level.

In 2021/22 Council has forecast funding for roads via the following:

Federal Financial Assistance Grant (FAG's) Roads Component	\$918,625
Federal or State Government Capital Project Grants	\$1,470,796
Transport for NSW (TfNSW)	\$343,000
Mining Special Rate Variation (SRV)	\$1,675,258
<b>TOTAL</b>	<b>\$4,407,679</b>

Council has submitted an application to the Independent Panel for the Regional Road Transfer and NSW Road Classification Review, proposing the reclassification of Hobbys Yards Road from Regional Road to State Road status, and Vittoria Road from Local Road to Regional Road status.

### Local Roads – Sealed

Blayney Shire Council has full responsibility for maintenance of local roads with funding sourced from the Federal FAG's Roads Component, Federal Roads to Recovery and Council Rates including the Mining SRV. In addition to these recurrent funding sources, Council also seeks and receives grant funding for specific projects from State and Federal Governments, and industry partners.

There is 337km of sealed Local Roads in Blayney Shire, the major ones being Forest Reefs Road, Vittoria Road, Mandurama Road, Newbridge Road, Barry Road, Moorilda Road, and Browns Creek Road. In 2019/20 Council undertook a condition assessment of the entire local sealed road network. The assessment determined the condition of the underlying pavement and the road seal condition.

The pavement conditions within Council's sealed road network were assessed in late 2019, as follows:

Rating	What does this mean	% of Road Network	Total km
1	<b>As New:</b> New or recently constructed pavement.	28.4	95.5
2	<b>Good:</b> Requires only minor maintenance (pot hole patching) plus planned maintenance (drainage).	65.4	220.4
3	<b>Fair:</b> Requires ongoing significant maintenance (heavy patching / sealing)	5.1	17.1
4	<b>Poor:</b> Significant renewal (structural rehabilitation / extensive heavy patching) required and sealing.	1	3.4
5	<b>Very Poor:</b> Requires full rehabilitation / reconstruction (drainage and seal).	0.2	0.5

The seal conditions within Council's network were assessed as follows:

Rating	What does this mean	% of Road Network	Total
1	<b>As New:</b> New or recently placed seal.	70.4	236.2

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

2	<b>Good:</b> Requires only minor maintenance (pot hole patching)	16.1	54
3	<b>Fair:</b> Requires ongoing significant maintenance (pot hole patching) and resealing required in short term.	6.5	21.7
4	<b>Poor:</b> Significant renewal (new seal) required	4.8	16
5	<b>Very Poor:</b> requires full rehabilitation. Likely to require pavement rehabilitation also).	2.4	7.9

The condition assessment is programmed to be undertaken again as part of the 2023/24 Operational Plan, and on a three yearly cycle thereafter.

Between cycles, Council regularly undertakes inspections of the network to review priorities based upon the road segment condition for pavement and seal. This further enables Council to better target renewal/rehabilitation works that may include:

- Rehabilitation/reconstruction
- Heavy patching
- Resealing
- Line marking

The objective of Council's Operational Plan is to ensure that the condition of the overall network is rated as 3 or better.

Capital renewal/rehabilitation works are prioritised, and target road segments according to the following factors:

- Traffic volume
- Whether it is a school bus route
- Road crash data
- Route purpose (i.e. through road or not)
- Speed environment

Planned maintenance is used to minimise any decline in the condition ratings across the network. Routine works include:

- Pothole patching
- Tree maintenance
- Slashing
- Guidepost replacement
- Sign maintenance
- Drainage maintenance
- Culvert maintenance
- Shoulder maintenance

In 2021/22, Council has allocated funding for the following works:

- The continued rehabilitation of Carcoar Street Blayney - \$932k (total project budget is \$2.97 million commenced in 2020/21)
- Carbine Road - \$1.15 million
- Rehabilitation/heavy patching of 3.7km of Panuara Road at a total budget of \$1.92 million
- 3kms of heavy patching
- Resealing of up to 12km of roads

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Local Roads – Unsealed**

The next level of road are Local Roads Unsealed which Blayney Shire Council also has full responsibility of, with funding sources including the Federal FAG's Roads Component, Federal Roads to Recovery and Council Rates including Mining SRV. There is 348km of unsealed Local Roads in Blayney Shire the major ones being Neville-Trunkey Road, Beneree Road, Gap Road and Village Road.

The capital works program of sealing those unsealed roads which have been determined as strategically significant is funded from the Mining SRV and NSW Government.

Similar to the sealed network, Council regularly undertakes inspections and assesses each roads ride quality, % gravel remaining, and the cross-section profile of the road. These three factors are aggregated to determine the overall condition of the road. Given the sometimes rapidly changing condition of an unsealed road due to factors such as persistent heavy rain, works are determined on an ongoing basis utilising the best information available at that time. To minimise the cost of constantly moving equipment around the Shire, Council crews also conduct maintenance works in the nearby vicinity as a proactive 'stop gap' measure before they reach the intervention level. However, this does not necessarily mean that all roads in an area will receive maintenance at that time.

Council has budgeted this current financial year an allocation of \$504,559 for the maintenance grading of unsealed roads, and \$380,950 for gravel resheeting. This money is predominately utilised for the gravel re-sheeting works across the network and Council is able to deliver approximately 22 kilometres of gravel re-sheeting and 390 kilometres of maintenance grading throughout the year. We have one full time Road Maintenance crew, which includes a Grader, Roller, Water Cart and Traffic Control support as required.

Whilst there is no set frequency for grading, generally it would vary from once every 3-4 months for a major route, to potentially up to 3-4 years for some of the minor roads. Council's methodology for maintenance of unsealed roads is to intervene when a road reaches a particular condition level, depending on the classification. To facilitate this, Council undertakes routine inspections of its gravel road network, with inspection times varying from 2 to 6 months.

Specific complaints regarding road conditions prompts a reinspection, so Council encourages property owners to report a hazard or deterioration of a gravel road so that repair works may be scheduled. Road safety is a key priority of Council and staff continually conduct regular maintenance works and look for innovative ways to improve the quality of our roads whilst striving to find efficiencies that add value for money to our rate dollar.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

In 2021/22, Council has allocated funding for the following works:

- The replacement of the Gully Swamp Bridge on Gallymont Road.
- The replacement of the Limestone Creek Bridge on Boondaroo Road.
- The replacement of the Grubbenbun Creek Bridge on Leabeater Street.
- The replacement of the Limestone Creek Bridge on Lucan Road



### Regional Roads

There are 44.2 km of Regional Roads of which the maintenance, and repair is funded by the NSW Government and some contribution from Council. These roads are the arterial roads between regional centres, and heavy freight routes. Council's Regional Roads are Hobbys Yards Road, Belubula Way, Marshalls Lane and Gerty Street.

Council receives contributions for these roads, which cover a large proportion of the required expenditure. An annual allocation of approximately \$343,000 is provided for maintenance on these roads. This money covers pothole patching, slashing, and sign and guidepost maintenance, heavy patching, reseals, and contributes to larger reconstruction projects.

There is also an annual competitive funding program for reconstruction projects. Council submits proposals to this program every year, with funding awarded based on a value system. Council has submitted a proposal for \$615,913 for 2021/22 on Hobbys Yards Road on the western approach to Hobbys Yards, and is awaiting confirmation of the funding allocation.

In 2021/22, Council has allocated funding for the following works:

- The replacement of the culvert over Icely Creek on Belubula Way.



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## State Roads

Council no longer maintains the State Roads within the Blayney Shire Council area. Both the Mid-Western Highway, and Orange Road are managed and maintained by Transport for NSW.

## Street Lighting

Council is responsible for the operational costs associated with street lighting within the Blayney Local Government Area. The asset and maintenance of the street lighting network are the responsibility of the electricity network provider, Essential Energy.

Council has commenced discussion with Essential Energy to upgrade street lighting luminaires to more efficient LED lighting which will provide for a more sustainable and greener solution to the existing luminaires. The upgrades are scheduled to occur towards the end of 2021 and budgeted to cost \$377,641.

The forecast operational budget for 2021/22 is \$118,720.

## Footpaths

Council maintains a 37km network of footpaths and shared paths. Minor maintenance repairs include; concrete grinding, minor slab replacements (generally less than 2 metres) and vegetation control. The objective of these maintenance activities is to remove trip and slip hazards, control vegetation encroachment and minimise edge drops within a pathway segment.

The whole footpath network is inspected annually for the identification of maintenance issues and to provide a condition rating for each segment of footpath. The CBD areas of Blayney and Millthorpe are assessed twice yearly. Maintenance issues are assessed and repaired on a risk management basis, in accordance with the Statewide Mutual Best Practice Guide. Maps of each village and town identifying strategic projects are presented in Council's long term Active Movement Strategy.

The forecast operational budget including depreciation is \$136,133. A capital budget totalling \$934,004 is divided into Renewals (\$79,885) and New/Upgrade works (\$854,119), including \$504,000 that Council applied for under Building Better Regions Round 5 for Stage 3 of the Belubula River Walk from Martin St – Charles St – Boardwalk to Island. This will provide an additional 405 metres of new shared pedestrian access within our town and villages.

Council funded new shared path installations to include:

- Stillingfleet and Queen Streets from Adelaide Street to Lee Hostel, including \$79,662 from the second round of the Australian Governments Local Roads and Community Infrastructure program.
- Carcoar Street from Crouch Street to the Public Hall in Neville

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Sewerage Services**

Blayney Shire Council has sewerage networks in both Blayney and Millthorpe with an operational budget of \$1,831,887. These systems currently service a population of approximately 4,000 people.

It is the Council's responsibility to ensure both human health and the environment are protected from wastewater produced through our sewerage system. The NSW Environmental Protection Authority (EPA) require Council to have a license to enable discharge of the sewage to the environment. However, the sewage must go through a treatment process and meet key criteria prior to discharge into the environment. The EPA Licence outlines the criteria the treatment process and the locations for discharge.

The Blayney Sewerage Treatment Plant (STP) is located on the south eastern outskirts of Blayney on Hobby Yards Road. The STP receives sewage from both Blayney and Millthorpe sewerage networks. On an average dry day the STP treats approximately 800 kilolitres.

The original STP was constructed in 1966 and included a Biological filter (trickling filter) with a capacity of 2100 equivalent persons (EP). The old system was replaced by an Intermittently Decanted Extended Aeration, activated sludge treatment plant in 1989, with a capacity to extend to 7000 EP. The STP fully treats all predicted inflows to comply with the EPA licence targets, and has excess capacity based on future design load.

The treated sewage is known as treated effluent, and subject to relevant approvals and treatment processes can be reused for a variety of purposes. Council, under an agreement with Newcrest supplied treated effluent to the old Blayney dewatering plant. In December of 2019 this agreement was ended by Newcrest and resulted in Council redeveloping the old wetlands to further treat the effluent before discharging to the Belubula River. Council is now preparing design and approvals to construct a recycled water treatment plant which will treat the effluent and provide recycled water for construction purposes and irrigation water to Napier and King George Ovals.

Each year, Council is required to submit an annual report to EPA on performance of the STP and sewer network, in achieving compliance with licence conditions. A fee is charged to property owners within the system area to enable Council to deliver this service to the community. Fees are identified in Council's Annual Fees & Charges.

In 2014, Council completed a Strategic Business Plan (SBP) for the sewerage services of the Shire. This plan helps to identify the level of service, management and financial planning to operate and maintain the sewerage network. The SBP identifies a 30 year Capital Works Program to renew ageing infrastructure. The SBP was programmed for review in 2018/19, however has been deferred to 2021/22.

The sewerage infrastructure capital works budget for 2021/22 is \$368,589. The major project for the year is relining sewer mains budgeted to cost \$215,000. Renewal works are expected to continue to include CCTV of our gravity network to identify suitable locations for pipe relining and manhole repairs.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Blayney Waste Facility**

There is one operational waste facility within the Shire, the Blayney Waste Facility, which is located at 4165 Mid-Western Highway, Blayney. The Blayney Waste Facility is open 7 days a week, excluding Christmas Day, New Year's Day, Good Friday and Easter Sunday. Opening hours are 9.00am - 5.00pm.

Fees and charges for both domestic and commercial waste collection, tipping fees and waste management levy are presented in the fees and charges sections later in this document. The operational management of Blayney Waste Facility is under contract to Hadlow Earthmoving until 30 June 2028.

In July 2018, a Waste Management Levy was introduced to all properties which more equitably shares the operational cost for Waste Management Services across the Blayney Shire to all ratepayers. The levy contributes towards costs of operating the Blayney Waste Facility, processing of materials, disposal of rubbish in public litter bins, Village recycling bins and the cost increase to process recyclable materials, being incurred not only at a local but global level.

The Waste Collection Service (WCS) comprises of a weekly waste collection service and a fortnightly recycling collection service to 2,951 premises (both domestic and commercial) throughout the Shire. An annual Bulky Waste collection is also provided to the properties that have the WCS. The WCS is provided to Blayney and all villages throughout the Shire and rural premises along the collection runs between each village and is currently contracted to JR Richards until April 2026.

Council must meet all environmental compliance standards and guidelines for all waste facilities and collection services which is licenced and regulated by the NSW Environmental Protection Authority (EPA).

Council is a voluntary member of NetWaste, formed as a voluntary regional waste group in 1995 to provide a collaborative approach to waste and resource management. NetWaste comprises 25 member councils. NetWaste oversees various regional waste related contracts including; landfill monitoring, timber and green waste mulching, e-waste collection, chemical collection, recyclables collection and steel metal collection on an as needs and project basis.

Waste Services operates on a full cost recovery basis from user charges to fund all operating and capital expenditure, in addition to provision for future landfill remediation expenses. The forecast total cost in 2021/22 for Waste Services is \$1,357,252 with an estimated projected income total of \$1,394,591. An externally restricted reserve is held to fund waste related activities, capital projects and landfill remediation, which has a current balance of \$1,170,948.

## **Animal Control**

Council operates an animal pound within the Shire and also maintains a stock impound facility. The Animal Control function is coordinated by Council's Ranger who undertakes a wide range of duties including animal control, daily operation and maintenance of the pound and regulation of companion animals and off-leash areas.

The forecast operational budget for 2021/22 is \$104,549.



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## Town Planning

Council's Planning & Development team are responsible for leading, planning, delivering and managing development control in the Blayney Shire. The overarching legislation for planning in NSW is the Environmental Planning and Assessment Act. In 2019, Council received, assessed and determined, 136 development applications with a combined value of \$17m.

The Planning & Development team are also responsible for strategic planning. Strategic Planning includes preparation of key strategic planning documents including; Planning Proposals, Blayney Cabonne & Orange Subregional Rural and Industrial Lands Strategy, Blayney Settlement Strategy, Local Strategic Planning Statement, Community Participation Plan, Development Control Plan.

The forecast operational budget for 2021/22 is \$220,339.



## Cemeteries

Council is responsible for the management of 7 cemeteries, with niche walls located for ashes in 6 sites. Council is also responsible for the maintenance, interments, record keeping and liaison with funeral directors in relation to these cemeteries.

Cemeteries are mown once a month, and increased depending on season and subject to funerals as required with a more flexible approach provided to meet residents and family needs.

Cemeteries cared for and maintained by Council include Blayney, Millthorpe, Carcoar, Lyndhurst, Hobbys Yards, Neville, and Newbridge. Council also maintains Shaw cemetery that is no longer in service. In 2021/22 Council will be progressing the development of a Management Plan for Cemeteries in the Blayney Shire.

The forecast operational budget for 2021/22 is a \$21,710.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Health & Food Control**

Council employs staff who specialise in environmental health activities to carry out a broad range of inspections from an educational and enforcement perspective.

Council has been a part of the NSW Food Regulation Partnership which was introduced in NSW in 2003. The Partnership defines the responsibilities of the New South Wales Food Authority and NSW Councils in relation to food safety issues.

Blayney Shire Council, as a Category B Council is required to conduct inspections of retail food businesses to ensure compliance with the Food Act 2003 and Food Safety Standards 3.2.2 and 3.2.3

The forecast operational budget for 2021/22 is \$4,491.

## **Priority Weeds**

Upper Macquarie County Council are responsible for weed control and management in the Blayney Shire. Upper Macquarie County Council is a single purpose local government authority, established by the under s.387 of the Local Government Act 1993, as the control authority for biosecurity weed threats (formerly known as noxious weeds) that also encompass the areas of Bathurst Regional, Lithgow City and Oberon Councils.

The County Council covers a region of approximately 13,500 square kilometres with a population of over 77,000 people in a very diverse area which includes productive agricultural lands, forests and large areas of national park.

Council pays an annual contribution for this function and the forecast operational budget for 2021/22 is \$95,987.

## **Contributions to Emergency Services**

Blayney Shire Council contributes to the Rural Fire Service (RFS) and the State Emergency Service (SES) for their role within the Local Government Area. This is as part of a partnership with various government agencies in relation to disaster planning and emergency response.

- The forecast 2021/22 annual contribution for RFS is \$443,650.
- The forecast 2021/22 annual contribution for SES is \$32,844.

Council has a Local Emergency Management Committee that is currently chaired by Council's Director Infrastructure Services, who also provides executive support to the Committee as the Local Emergency Management Officer (LEMO). The role of the LEMO is to advise, support and assist the Local Emergency Operations Controller, to monitor, control and coordinate emergency response operations as necessary.

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

## **Community Financial Assistance Program – S.356 Donations**

Blayney Shire Council has developed the Community Financial Assistance Program to assist the not-for-profit groups that offer a significant contribution to the social, economic and/or environmental well-being of the community. Under s.356 of the Local Government Act, Council may, in accordance with a resolution of Council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

Financial assistance to community organisations is provided in 2 categories:

- a) Recurrent Annual Donations. These are donations made to community organisations on an annual basis to assist financially with specified outgoings (such as public liability insurance), the waiver of council rates and charges, a school activity, or the holding of a regular community event or cultural activity.

The amount of these donations for each organisation or event is approved by Council in its annual budget contained in the Operational Plan, as listed later. The General Manager may approve other donations to an organisation or event under delegated authority, provided the donation is consistent with the guidelines, within budget and reported to Council via the next available Financial Assistance Committee meeting.

- b) One-off financial assistance. This assistance is provided for projects involving the construction, maintenance or repair of community facilities, purchase of equipment, or organising and conducting of local events and functions. In each case having demonstrated broad community benefit and support. Under this category community organisations are eligible to receive Council funding via a competitive submission process. Applications are called in February and July via a public notice published in the local newspaper and on Council's website.

Council has budgeted \$100,000 towards the Community Financial Assistance Program with funding supplemented from unexpended funds from previous years as required. The prior year unexpended funding component is anticipated to be approximately \$20,000. An amount of \$57,000 allocated per the following table of financial assistance for 2021/22 while \$43,000 is proposed for distribution in the 2 rounds to be offered in 2021/22.

### **COMMUNITY FINANCIAL ASSISTANCE PROGRAM - 2021/22**

The below legend relates to the types of assistance proposed.

<b>Legend</b>	
D= Waste Service Charges	S= Sewer Connection Charge
W= Waste Levy/Availability charge	S (50%)= 50% Sewer Connection Charge
R= Council Rates	I= Financial Assistance for Public Liability Insurance
E= Events support	O= Other

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>INSURANCE CONTRIBUTIONS</b>		
<b>Recipient</b>	<b>Type</b>	<b>Contributions</b>
Lyndhurst Soldiers Memorial Hall	I	1,040
Newbridge Progress Association	I	800
Millthorpe School of Arts	I	870
Blayney Shire Arts & Craft Inc.	I	640
Hobbys Yards Community Association	I	1,060
Carcoar Historical Society	I	290
Blayney Shire Community Mens Shed (50% contribution)	I	360
Millthorpe & District Historical Society	I	300
Barry Progress Association	I	670
		<b>\$6,030</b>
<b>SCHOOL AWARDS &amp; SPORTING RELATED ASSISTANCE</b>		
<b>Recipient</b>	<b>Type</b>	<b>Contributions</b>
Millthorpe Primary School	A	100
St Joseph's Primary School Blayney	A	100
Blayney Public School	A	100
Blayney High School	A	100
Carcoar Public School	A	100
Neville Public School	A	100
Lyndhurst Public School	A	100
Mandurama Public School	A	100
Sporting Related Financial Assistance	A	1,500
		<b>\$2,300</b>
<b>RATES AND CHARGES CONTRIBUTIONS</b>		
<b>Recipient</b>	<b>Type</b>	<b>Contributions</b>
Carcoar Dam Sailing Club Incorporated	RW	520
Carcoar Historical Society	RW	820
Hobbys Yards Hall	RW	655
Mandurama CWA	RW	590
Stringybark Craft Cottage/ Gladstone Hall	RW	660
Tallwood Hall	R	670
Blayney RSL	RSW	1,837
Millthorpe CWA	R/S	1,825
Carcoar School of Arts	RW	795
Lyndhurst Soldiers Hall	RW	660
Millthorpe & District Historical Society	RSW	4,740
Millthorpe School of Arts	RSW	2,175
Anglican Church Blayney	S (50%)W	360
Anglican Church Millthorpe	S (50%)W	420
Catholic Church Blayney	S (50%)W	360
Catholic Church Blayney	DW	156
Presbyterian Church Blayney	S (50%)W	420
Uniting Church Blayney	S (50%)W	420
Uniting Church Millthorpe	S (50%)W	420
Neville Hall Trust	DW	156
Mandurama Public Hall Reserve	DW	156
St Andrews Prebsyterian Church - Mandurama	W	36
St David's Prebsyterian Church - Moorilda	W	36

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Neville Prebsyterian Church - Neville	W	36
Carcoar P&H Society	O	36
Carcoar Reserve Trust (Carcoar Courthouse)	W	915
		<b>\$19,874</b>
<b>COMMUNITY EVENTS/CULTURAL ACTIVITIES</b>		
<b>Recipient</b>	<b>Type</b>	<b>Contributions</b>
Lifeline Central West	O	500
Bathurst Broadcasters (Blayney Sports Awards)	O	1,000
CWA - Central West Group - Public Speaking Competition	O	200
Blayney Shire Community Mens Shed (Licence rental)	O	510
Lyndhurst RSL - Anzac Day (Band)	E	650
Lyndhurst RSL - Remembrance Day (Band)	E	150
Textures of One Acquisitive Prize	E	1,000
Blayney Community Baptist Church (Carols at Carrington)	E	1,000
Newbridge Progress Association (Winter Solstice -Portaloo hire)	E	1,740
Carcoar Village Association (Australia Day Fair)	E	2,000
Carcoar Hospital Museum (Down to Earth Gardening Expo)	E	250
Carcoar P&H Association (Mowing & Waste Services - Show)	E	770
Blayney A&P Association (Waste Services)	E	460
Newbridge Swap Meet (Waiver of Council services)	E	270
Newbridge Winter Solstice (Waiver of Council services)	E	1,240
Neville Showground Trust (Mowing services - Show)	E	760
Neville Showground Trust (Mowing services – Horse sports event)	E	1,730
Millthorpe Markets (2 events - Waiver of Council fees)	E	2,000
MillFest (Waiver of Council fees)	E	950
Millthorpe Fire Festival (Waiver of Council fees)	E	870
Blayney RSL / Lyndhurst RSL (Traffic Management)	E	1,060
Bathurst Old Boys Rugby Union (Carcoar Sportsground)	E	457
Blayney Health Service - (Healthy Lifestyles (Community Centre)	E	1,960
St Joseph's Primary School - Grandparents Day (Community Centre)	E	176
Blayney Farmers Market (Community Centre hire)	E	880
Can Assist Annual Fundraiser (Community Centre hire)	E	280
Can Assist (Community Centre hire for meetings)	E	539
Blayney Shire Arts & Craft Inc. (Community Centre hire)	E	539
Probus Club of Blayney (Community Centre hire)	E	539
Lee Hostel (Community Centre hire)	E	539
Food of Orange District Inc. - Autumn Grazing (Community Centre)	E	652
Heritage Schools Art Show (Hire of Community Centre)	E	528
Blayney Woolcraft and Hobby Group (Community Centre hire)	E	980
Blayney Red Cross (Community Centre hire)	E	539
Blayney Local and Family History Group (Community Centre hire)	E	539
Blayney A&P Association (Community Centre hire)	E	539
		<b>\$28,796</b>
<b>TOTAL</b>		<b>\$57,000</b>

Council also has the following programs that offers assistance in the form of grants:

- Tourism Events Development Fund \$10,000
- Youth Week Grants Program \$ 5,000
- Heritage Assistance Fund \$12,000



---

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

---

## Framework – Community Strategic Plan (CSP)

### What is the Community Strategic Plan?

The Community Strategic Plan is a community document with priorities and aspirations for the future of the Shire covering a period of at least 10 years. Following workshops and extensive consultation with local residents and stakeholder groups in 2012, the first Community Strategic Plan entitled 'Blayney Shire 2025 - *All the Pieces Together*', was endorsed in March 2012.

The vision established for Blayney 2025 recognised our communities; the town, villages and settlements as supportive and welcoming to those who live here and also those who visit. With beautiful and productive landscape, a showcase of how agriculture, mining and industry can work together for the greatest good. An area where there is both space and time to make and live your dreams!

The review process for the Blayney Shire Community Strategic Plan 2018-2028 was delayed 12 months due to the merger proposal in 2016 and the postponed Council elections, until September 2017. Sourced from local level Town and Village Community Plans the collective aspirations and objectives are grouped into a number of overarching strategies categorised under the themes of:

1. Maintain and Improve Public Infrastructure and Services
2. Build the Capacity and Capability of Local Governance and Finance
3. Promote Blayney Shire to grow the Local and Visitor Economy
4. Enhance facilities and networks that supports Community, Sport, Heritage and Culture
5. Protect our Natural Environment

The Community Strategic Plan essentially addresses four key questions for the community:

- Where are we now?
- Where do we want to be in ten years' time?
- How will we get there?
- How will we know when we have arrived?

The Community Strategic Plan identifies the main priorities and aspirations of the community, providing a clear set of strategies to achieve this vision of the future. It is a document that is developed and has community ownership, endorsed by Council and must address civic leadership, social, environmental and economic issues.

It is important to note that while Council is the custodian of the Community Strategic Plan, it may not be responsible for the delivery of all activities the Plan identifies. To this end, the Community Strategic Plan identifies what role Council plays and how other partners such as State agencies, non-government organisations, business partners and community groups may be included.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

Projects which Council has a role in delivering are found in the Delivery Program, which are actioned through services/programs/activities detailed in the Operational Plan. At the end of each Council term a report is prepared by Council to the community which examines what progress has been made towards the achievement of outcomes identified in the Community Strategic Plan.

**Our Vision for Blayney Shire**

A busy, vibrant and thriving rural shire – a friendly and open place where people choose to live with a strong sense of community spirit and cohesiveness.

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.

Our families and homes will continue to be safe within our caring and inclusive communities.

Irrespective of ability we will all enjoy the outdoors and facilities, improving our health and lifestyle whilst participating in a range of sporting and recreational activities.

Growth will be achieved in a sustainable manner with industry, coexisting with the productive farming land, open space, protecting the environment and restoring as a feature our built and natural heritage.

As the quintessential rural shire with indigenous and European settlers influencing our architecture, agricultural and mining heritage we will celebrate our history, culture and rural lifestyle in style.

As a picturesque, conveniently located area of the beautiful central west of NSW we are a significant contributor to the visitor economy of the region; with a creative and artistic culture, food and wine, historic villages and four seasons.

Blayney Shire will be engaged, proactive and acknowledged for undertaking major projects and delivering valuable services, collaborating at a regional, state and national level.

**Values**

The people who live in Blayney Shire are friendly, hardworking, loyal and very community focused.

With a generosity of spirit and willingness to welcome visitors and new residents, the residents, business and industry will unite and rally together to assist families in need. We support diversity of interests, backgrounds and access to public amenities and services for all residents on an equitable and shared basis.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

We are resourceful; our innovative thinking and competitive spirit supported by the contribution of volunteers working together collaboratively and sharing resources has produced great outcomes.

We back ourselves and look forward positively and strategically with a can do attitude. We ask questions and expect transparency, balance, equity and accountability of our local, state and federal governments.

Most importantly we value honesty and respect for each other, our natural and built heritage and our valuable resources as we strive to achieve our future directions for our local villages and town within the shire and the whole region.

We will make informed decisions by consulting and engaging with stakeholders and consider the environment, social and economic impacts.

Any future development will be built for the long term and intergenerational benefit.



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

## **Blayney Shire Council – Future Directions**

Every 4 years following the ordinary election of Councillors, Council is required to develop or review and endorse a Community Strategic Plan (CSP) then prepare and adopt a Resourcing Strategy, a 4 year Delivery Program (DP) and annual Operational Plan (OP) by 30 June the following year.

The CSP is a community document with priorities and aspirations for the future of the Shire covering a period of at least 10 years. The Resourcing Strategy is the means by which Council implements the strategies established in the CSP which Council is responsible for delivering. The Resourcing Strategy includes a 4 year Workforce Management Plan, a 10 year Asset Management Plan and 10 year Long Term Financial Plan. The CSP is developed by the community, endorsed by Council and must address civic leadership, social, environmental and economic issues. A list of community projects, aspirations and objectives were grouped into an overarching strategy and listed in order of collective priority as determined by the community forums.

The strategies are categorised under the themes of:



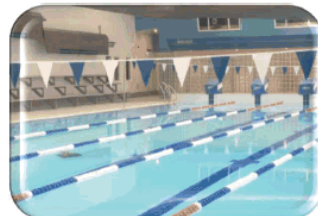
**Enhance facilities and networks that supports Community, Sport, Heritage and Culture**



**Build the Capacity and Capability of Local Governance and Finance**



**Maintain and Improve Public Infrastructure and Services**



**Promote Blayney Shire to grow the Local and Visitor Economy**



**Protect Our Natural Environment**



---

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

---

## Introduction – What is the Delivery Program?

The **Delivery Program 2021/22-2024/25** is one layer of the Integrated Planning and Reporting framework that all NSW Councils must develop to meet the requirements of the Local Government Amendment (Planning and Reporting) Act 2009. It outlines the work Council can do to achieve the Future Directions identified by the community in the Community Strategic Plan.

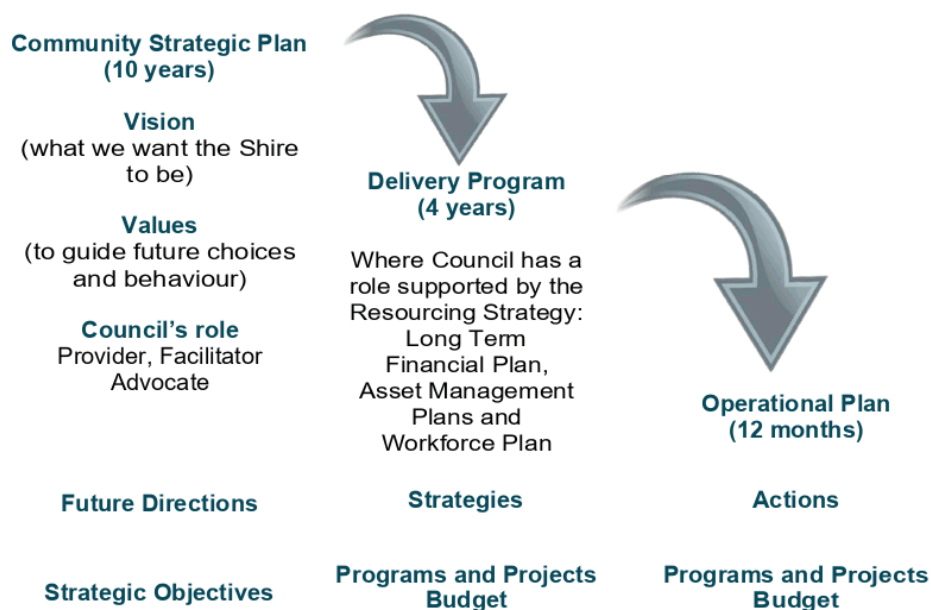
The three tiered planning process ensures that there are clear links between the long term goals of the community and the activities of Council. The Delivery Program is a vital tool for the ongoing planning of services and programs of the Blayney Shire community.

## Introduction – What is the Operational Plan?

The **Operational Plan 2021/22** completes the planning documents and details the activities to be undertaken and the financial requirements to deliver the commitments of the Community Strategic Plan and Delivery Program.

This three tiered process ensures that there are clear links between the long term goals of the community and the activities of Council.

The diagram below demonstrates their linkages:





**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

## Future Direction 1 – Maintain and Improve Public Infrastructure and Services

Delivery Program 2021/22-2024/25	Operational Plan 2021/22
<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
	Participation in the Central NSW Joint Organisation Transportation Strategic and Technical Advisory Groups
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
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
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
	Representations are made through the local State and Federal Government Agencies for assistance to obtain additional funding for significant projects
	Projects are identified and prioritised via Central NSW Joint Organisation
	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.
1.1.5 Plan for future transport and road infrastructure to service future needs	Develop plans for a Heavy Vehicle Traffic Relief Route north of Blayney to link the Mid-Western Highway to Orange Road
	Road networks and supporting facilities are analysed to identify opportunities for inclusion and development within the Transportation Asset Management Plan

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>Delivery Program 2021/22-2024/25</b>	<b>Operational Plan 2021/22</b>
	Projects are scoped and designed to a 'shovel ready' state for when funding opportunities arise
1.1.6 Investigate opportunities for storm water harvesting and reuse	Projects are scoped from storm water management plan(s) and funding applications submitted
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 Develop a WSUD policy in relation to development and Council works
1.1.8 Storm water Management Plans are prepared for Blayney, Millthorpe and Carcoar	Prepare a storm water strategic management plan to reduce impacts of storm water quality and quantity on the local environment
1.1.9 Maintain Council cemeteries in accordance with the community's needs and expectations	Maintain Cemetery records and provide online public access Maintain cemeteries to agreed Service Levels
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 Undertake an audit of school bus shelters to ensure they meet agreed Service Levels.
<b>1.2 Ensure provision of Sewerage Treatment is adequate for the growth of the Shire and promotes Residential Development</b>	
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 Investigate funding opportunities for a Business Case for Town Sewerage for Carcoar, Mandurama and Lyndhurst
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

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Delivery Program 2021/22-2024/25		Operational Plan 2021/22	
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	
		Accessibility compliance is considered prior to works commencing on all projects in accordance with Council's Disability Inclusion Action Plan	
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	
		Continue to lobby for retention and innovative ways to deliver transport and other essential services in the Shire	
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			
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	
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	

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Delivery Program 2021/22-2024/25	Operational Plan 2021/22
<b>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</b>	
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
<b>1.8 Full and equitable access and strong usage of Information and communication technologies across the Shire</b>	
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.
<b>1.9 Investment by the NSW Government to re-open both Millthorpe and Newbridge Railway Stations for On Request Services</b>	
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	Advocate on behalf of community and facilitate reinstatement of On Request Services.
	Advocate on behalf of Newbridge to NSW Transport to facilitate the reinstatement of On Request Services at Newbridge

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Future Direction 2 – Build the Capacity and Capability of Local Governance and Finance

Delivery Program 2021/22-2024/25	Operational Plan 2021/22
<b>2.1 Build on the strength of the individual Town Association &amp; Village Committees so that they are capable, self-sufficient communities involved in decision making about issues that affect their own community</b>	
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
	Provide ongoing financial support for the Community Development Coordinator roles and engagement with the Tourism, Town and Villages Committee
	Support the development and implementation of improvement projects for the local Halls, School of Arts and other Community facilities
	Continue to support local Community infrastructure projects via the Financial Assistance Program and Village Enhancement Plan allocations
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.
	Review risk assessments supporting Event Management Applications and provide feedback where required.
<b>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</b>	
2.2.1 Facilitate the development of new residential housing blocks and availability in Blayney and Villages	Implement recommendations of the Blayney Settlement Strategy
	Invest and develop available land to stimulate the release of housing blocks in Blayney to meet demand and facilitate investment growth



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>2.3 Our local planning instruments supports the agricultural, industry, business/tourism and residential growth demands in a sustainable manner</b>	
2.3.1 Ensure planning activities support long term sustainability of agricultural sector	Adopt a comprehensive Development Control Plan for the Shire
	Review the 2008 Blayney, Cabonne & Orange Sub Regional Rural and Industrial Strategy
<b>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</b>	
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
	Active participation in the Central NSW Joint Organisation
<b>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</b>	
2.5.1 Provide a framework for the efficient and effective administration of Council.	Implement collaboration with Central NSW Joint Organisation
	Review policies every 4 years following Council election. Introduce and amendment of policies as required.
	Provide training for Councillors and staff
	Delivery of Office of Local Government statutory compliance activities within required timeframes.

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

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 meet OLG Financial Performance Ratios
	Council's Financial Statements are prepared as per statutory requirements and unqualified
	Equitable distribution of rates and charges and responsible collection and rates and debtors
	Asset management strategy and plans that ensures intergenerational equity.
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
2.5.4 Undertake regulatory responsibilities for environmental health and animal control	Provide animal control services in accordance with agreed Service Levels
2.5.5 Review Risk Management Strategy of Council operations	Review and test the Business Continuity Plan
	Implement Statewide Risk Management Action Plans
	Regular meeting of Audit, Risk and Business Improvement Committee
	Ensure a Risk Management Panel considers all major projects prior to commencement
2.5.6 Continue to be an attractive employer that people want to work for	Implement Workforce Management Plan strategies
2.5.7 Administrative and technical services are undertaken to support the organisation	Fleet services are managed
	Payment of suppliers within trading terms
	Payroll services undertaken within statutory requirements and on a timely basis
	Management and ongoing development of I.T. Geographical Information and Communication services

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

2.5.8 Effective management of land under Council control	Management of leases and licences
	Development of Plans of Management for Crown Reserves
	Facilitate property sales and development
2.5.9 Customer services and information are delivered effectively and efficiently	Customer support services are provided from Council from all service points
	Manage public access for information (GIPA) and privacy
	Council's records are maintained and captured in accord with statutory requirements
<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 (SERM) Act	Provide executive support to the Local Emergency Management Committee.
	Support the operation of the SES.
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

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Future Direction 3 – Promote Blayney Shire to grow the Local and Visitor Economy

Delivery Program 2021/22-2024/25	Operational Plan 2021/22
<b>3.1 A viable and productive, sustainable agricultural sector with opportunities for niche production and access to markets</b>	
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
	Review the 2008 Blayney, Cabonne & Orange Sub Regional Rural and Industrial Strategy
	Participate in Central NSW Joint Organisation Planners Group, ensuring input into Department of Planning and Environment proposed policy changes
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
	Participate in Central NSW Water Utilities Alliance
	Support water pipeline projects with Central Tablelands Water
<b>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</b>	
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.
	Participate in the Energy and Mining Related Councils Association and Cadia Consultative Committee
	Lead Voluntary Planning Agreement negotiations with Regis Resources

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Delivery Program 2021/22-2024/25		Operational Plan 2021/22	
<b>3.3 A well-established, connected and prosperous tourism industry supported by local communities</b>			
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	
3.3.2 Implement Blayney 2020 Masterplan projects		Identify those projects that meet Council's objectives and develop Business Cases as opportunities arise	
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	
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	
<b>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</b>			
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	
		Support the initiatives of Central NSW Tourism.	
<b>3.5 Sustainable water, renewable energy options and transport sectors support future growth of business, industry and residents</b>			
3.5.1 Promote sustainable energy development and use within the Shire.		Provide information to public regarding sustainable energy practices	
		Investigate sustainable energy opportunities on Council land and infrastructure	
<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	



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>Delivery Program 2021/22-2024/25</b>	<b>Operational Plan 2021/22</b>
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
3.6.3 Investigate options for the utilisation of the Railway Station buildings at Newbridge, Carcoar and Blayney 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.
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
<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.
<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, BCO sub regional strategy and Blayney Settlement Strategy in preparation of the BLEP 2012 review
	Undertake the review of the BLEP 2012 in the time period specified in the amendments to the EPAA 1979

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Future Direction 4 – Enhance facilities and networks that support Community, Sport, Heritage and Culture

Delivery Program 2021/22-2024/25	Operational Plan 2021/22
<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 group
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
	Deliver Multipurpose Covered Arena project at Blayney Showground
	Prepare Business Case for King George Oval refurbishment project and seek funding opportunities
<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
<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 progress and activities across the Shire	Facilitate youth activities held in Shire during Youth Week
	Support the hosting of the WRAS regional Skate Boarding event in Millthorpe
4.3.2 Encourage participation and continue relationships with music organisations	Participate in programs and maintain Council's membership to Regional Music Programs

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>Delivery Program 2021/22-2024/25</b>	<b>Operational Plan 2021/22</b>
4.3.3 Develop partnerships with other arts organisations to help deliver arts and cultural activities	Actively support and promote the Arts OutWest Encourage the use of the Blayney Shire Community Centre as a facility for arts and culture
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 Undertake access and refurbishment works to current Library in conjunction with planning for Cultural Centre
<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 Investigate opportunities to develop shovel ready projects and implement the Blayney Sport and Recreation Masterplan to improve facilities at our major sporting precincts Undertake an audit and upgrade the children's play equipment in the Shire's parks and recreation grounds
<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
4.5.2 Advocate and support Integrated Care Management Plan and Disability Services	Support Blayney Shire Interagency and implement Disability Inclusion Action Plan

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Future Direction 5 – Protect Our Natural Environment

Delivery Program 2021/22-2024/25	Operational Plan 2021/22
<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 and support and participating with Local Land Services Landcare and as a constituent Council of Upper Macquarie County Council
	Continue with native planting and river health programs
<b>5.2 Biodiversity and cleaning up of the Belubula River waterways and tributaries within the Central NSW region water catchment</b>	
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
	Continue with the Belubula River Restoration Program at riverbank areas in Blayney and Carcoar to remove willow trees and other noxious species, plant natives and improve water quality and fish habitat
	Clean up the creeks in throughout the Shire including removal of willow trees, other noxious species and creating wildlife habitat
<b>5.3 Heritage and Indigenous significant sites in the natural and built environment are identified and protected</b>	
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 Advisory services are continued to be provided to owners of heritage items ensuring heritage is preserved whilst allowing development to occur
	Undertake review of the Heritage Conservation Areas within the Blayney Shire.

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>Delivery Program 2021/22-2024/25</b>	<b>Operational Plan 2021/22</b>
	Install interpretative signage within our Town and Villages at historically significant sites
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
	Continue to eradicate vermin and install vermin prevention measures.
<b>5.4 Sustainable land use practices across the Shire is improved and tree planting projects are supported</b>	
5.4.1 Promote sustainable development and protection of our natural resources.	Disseminate information to the community as it becomes available
	Facilitate the delivery of environment initiatives on Council owned and controlled land
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 BCO sub regional strategy and Blayney Settlement Strategy in preparation of the BLEP 2012 review
	Improve the look of the town and villages by ongoing tree planting program including on the highway, and cleaning up entrances
<b>5.5 Rural Fire Services, Weeds and Local Land Services protect and manage environmentally significant areas to maintain biodiversity of native vegetation</b>	
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
<b>5.6 Crown Lands are better managed to control weeds, pest species and bushfire</b>	



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

<b>Delivery Program 2021/22-2024/25</b>	<b>Operational Plan 2021/22</b>
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
<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.
	Encourage separation of products at the Blayney Waste Facility to reduce the amount of material deposited to landfill.
	Implement a new covering plan technique, to cap completed areas once they have been filled with waste.
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.
	Investigate installation of a CDS reverse vending machine for Blayney

---

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Resourcing Strategy

The Resourcing plans should be read in conjunction with the Delivery and Operational Plans.

As part of the Integrated Planning and Reporting Framework councils are also required to develop resourcing plans that support the achievement of activities and tasks within the Delivery and Operational Plan.

These plans include:

- **Long Term Financial Plan**

The Long Term Financial Plan is an important part of Council's strategic planning process. This is the point where long-term community aspirations and goals are tested against financial realities. It is also where Council and the community may decide what resources councils need to influence and work with other parties so that they might deliver on responsibilities.

- **Asset Management Plans**

The Asset Management Policy is a Council endorsed policy which sets the broad framework for undertaking asset management in a structured and coordinated way. It outlines why and how asset management will be undertaken. It provides a clear direction for asset management and defines key principles that underpin asset management for the council.

- **Workforce Management Plan**

An effective workforce strategy aims to provide Council with the people best able to inform its strategic direction, develop innovative approaches to complex issues and deliver appropriate services effectively and efficiently.

## Revenue Policy

Council is required to include in its Operational Plan Council's annual statement of revenue policy.

The Revenue Policy includes details of:

- Estimated income and expenditure (Income statement and capital expenditure)
- Ordinary rates and special rates
- Proposed fees and charges
- The council's proposed pricing methodology
- Proposed borrowings.

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Income Statement – 4 Years

INCOME STATEMENT - CONSOLIDATED	Projected Years			
	2021/22	2022/23	2023/24	2024/25
	\$'000	\$'000	\$'000	\$'000
<b>Income from Continuing Operations</b>				
<b>Revenue:</b>				
Rates & Annual Charges	11,817	12,355	12,693	13,046
User Charges & Fees	1,699	1,820	1,844	2,101
Other Revenues	276	246	269	256
Grants & Contributions provided for Operating Purposes	4,647	4,166	4,212	4,310
Grants & Contributions provided for Capital Purposes	8,162	1,065	2,165	973
Interest & Investment Revenue	175	224	243	247
<b>Other Income:</b>				
Net gains from the disposal of assets	-	25	27	50
Joint Ventures & Associated Entities	47	81	98	98
<b>Total Income from Continuing Operations</b>	<b>26,823</b>	<b>19,982</b>	<b>21,551</b>	<b>21,081</b>
<b>Expenses from Continuing Operations</b>				
Employee Benefits & On-Costs	6,722	6,870	7,105	7,292
Borrowing Costs	256	234	258	230
Materials & Contracts	2,448	2,850	2,934	3,167
Depreciation & Amortisation	6,684	6,817	6,880	6,979
Other Expenses	3,533	3,025	3,126	3,201
Net Losses from the Disposal of Assets	351	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>19,995</b>	<b>19,796</b>	<b>20,303</b>	<b>20,869</b>
<b>Operating Result from Continuing Operations</b>	<b>6,828</b>	<b>186</b>	<b>1,248</b>	<b>212</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>6,828</b>	<b>186</b>	<b>1,248</b>	<b>212</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(1,334)</b>	<b>(879)</b>	<b>(917)</b>	<b>(761)</b>

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

INCOME STATEMENT - GENERAL FUND	Projected Years			
	2021/22	2022/23	2023/24	2024/25
	\$'000	\$'000	\$'000	\$'000
<b>Income from Continuing Operations</b>				
<b>Revenue:</b>				
Rates & Annual Charges	10,381	10,847	11,110	11,384
User Charges & Fees	1,247	1,478	1,323	1,566
Other Revenues	272	242	265	252
Grants & Contributions provided for Operating Purposes	4,625	4,144	4,190	4,287
Grants & Contributions provided for Capital Purposes	8,109	1,011	2,110	916
Interest & Investment Revenue	123	171	189	192
<b>Other Income:</b>				
Net gains from the disposal of assets	-	25	27	50
Joint Ventures & Associated Entities	47	81	98	98
<b>Total Income from Continuing Operations</b>	<b>24,804</b>	<b>17,999</b>	<b>19,312</b>	<b>18,745</b>
<b>Expenses from Continuing Operations</b>				
Employee Benefits & On-Costs	6,428	6,566	6,792	6,969
Borrowing Costs	219	202	231	209
Materials & Contracts	1,708	2,118	2,108	2,310
Depreciation & Amortisation	6,090	6,217	6,274	6,367
Other Expenses	3,410	2,907	2,973	3,044
Net Losses from the Disposal of Assets	351	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>18,206</b>	<b>18,010</b>	<b>18,378</b>	<b>18,899</b>
<b>Operating Result from Continuing Operations</b>	<b>6,598</b>	<b>(11)</b>	<b>934</b>	<b>(154)</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>6,598</b>	<b>(11)</b>	<b>934</b>	<b>(154)</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(1,511)</b>	<b>(1,022)</b>	<b>(1,176)</b>	<b>(1,070)</b>

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

INCOME STATEMENT - SEWER FUND	Projected Years			
	2021/22	2022/23	2023/24	2024/25
	\$'000	\$'000	\$'000	\$'000
<b>Income from Continuing Operations</b>				
<b>Revenue:</b>				
Rates & Annual Charges	1,436	1,508	1,583	1,662
User Charges & Fees	452	342	521	535
Other Revenues	4	4	4	4
Grants & Contributions provided for Operating Purposes	22	22	22	23
Grants & Contributions provided for Capital Purposes	53	54	55	57
Interest & Investment Revenue	52	53	54	55
<b>Other Income:</b>				
Net gains from the disposal of assets	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>2,019</b>	<b>1,983</b>	<b>2,239</b>	<b>2,336</b>
<b>Expenses from Continuing Operations</b>				
Employee Benefits & On-Costs	295	304	313	323
Borrowing Costs	36	32	27	21
Materials & Contracts	741	732	826	857
Depreciation & Amortisation	594	600	606	612
Other Expenses	123	118	153	157
Net Losses from the Disposal of Assets	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>1,789</b>	<b>1,786</b>	<b>1,925</b>	<b>1,970</b>
<b>Operating Result from Continuing Operations</b>	<b>230</b>	<b>197</b>	<b>314</b>	<b>366</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>230</b>	<b>197</b>	<b>314</b>	<b>366</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>177</b>	<b>143</b>	<b>259</b>	<b>309</b>



2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Capital Expenditure Program – 4 Years

### Capital Expenditure Program 2021/22

Original Budget '2021/22		Project Funded By			
<i>Grant Funding is not Guaranteed</i>		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Buildings</b>					
<b>Council Buildings &amp; Public Halls</b>					
Blayney Community Centre - Minor Assets	5,800	5,800			
CWA/Meals on Wheels - Exterior Painting	5,000	5,000			
Blayney Library - Master Plan	6,000		6,000		
CentrePoint - Stage 2 Roofing Works	1,728,018		1,700,000	28,018	
Works Depot - Security Gate & Carpark Configuration	150,000	150,000			
Works Depot - Refurbishments	30,000	30,000			
Administration Building - Carpet Renewal	22,000	22,000			
<b>Parks, Recreation &amp; Sporting Grounds</b>					
King George Oval Change Rooms	1,046,594	103,594	750,000	193,000	
<b>Total Buildings</b>	<b>2,993,412</b>	<b>316,394</b>	<b>2,456,000</b>	<b>221,018</b>	<b>-</b>
<b>Other Structures</b>		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Public Cemeteries</b>					
Infrastructure Works	10,750	10,750			
<b>Parks, Recreation &amp; Sporting Grounds</b>					
Neville Multipurpose Court	150,000		150,000		
Village Enhancement Program	133,000				133,000
<b>Total Other Structures</b>	<b>293,750</b>	<b>10,750</b>	<b>150,000</b>	<b>-</b>	<b>133,000</b>
<b>Plant &amp; Equipment</b>		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Information Technology</b>					
Councillors - iPad Replacement/Accessories	16,000	16,000			
Lorawan	2,500	2,500			
Mobile Device Replacements	5,000	5,000			
Mobile Phone Replacements	5,145	5,145			
PC Replacement/Additions	55,000	55,000			
Network Switches	9,000	9,000			
<b>Fleet Replacement Program</b>					
Minor Plant & Tools Replacement	32,306	32,306			
Light Vehicle Replacements	454,920	407,642		47,278	
P35 - Watercart	290,000			290,000	
P36 - Watercart	290,000			290,000	
P129 - Rotavator	21,013			21,013	
Leica Viva GS15 Equipment	35,000				35,000
<b>Minor Plant &amp; Equipment</b>					
Minor Assets - Administration Office	3,380	3,380			
Minor Assets - CentrePoint	11,600	11,600			
Minor Assets - Blayney Library	18,445		18,445		
<b>Total Plant &amp; Equipment</b>	<b>1,249,309</b>	<b>547,573</b>	<b>18,445</b>	<b>648,291</b>	<b>35,000</b>

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Grant Funding is not Guaranteed		Original Budget '2021/22	Project Funded By			
Infrastructure			General	Grants & Contributions	Restriction/ Borrowings*	Other
Urban Stormwater						
Renewals	29,500		29,500			
Frape & Beaufort Street	500,000				500,000*	
Adelaide Street Blayney	35,000		35,000			
Shared Pathways & Footpaths						
Footpath Renewals	79,885		47,547	32,338		
Stillingfleet St - SP - Adelaide St - Osman St (AMP 14A)	79,662			79,662		
Stillingfleet SP & Queen St FP - Osman St - Lee Hostel, KGO (AMP 14B)	61,248		61,248			
Belubula River Walk - SP - Stage 3 - Martin St - Charles St - Boardwalk to Island (AMP 9C)	672,000		168,000	504,000		
Carcoar St / Crouch St - Public Hall - Park (AMP AD1)	41,209		41,209			
Road Rehabilitation Local Roads						
Carcoar Street	931,782		344,760	587,022		
Forest Reefs Road - Pre Construction Investigation	110,000				110,000	
Carbine Road	1,154,760			604,760	550,000	
Panuara Road Heavy Patching	1,920,750			1,920,750		
Heavy Patching Program	516,907		516,907			
Reseal Program	416,200		416,200			
Gravel Resheeting Program	380,950		380,950			
Road Rehabilitation Regional Roads						
Hobbys Yards Road	615,913		307,957	307,956		
Bridges & Culverts						
Culvert Renewal Program	500,000		500,000			
Culvert Replacement - Belubula Way over Icely Creek	367,460			367,460		
Gallymont Road, Mandurama - Gally Swamp Bridge	340,000			340,000		
Lucan Road, Lyndhurst - Limestone Creek Bridge	373,000			373,000		
Leabeater Street, Lyndhurst - Grubbenbun Creek Bridge	420,000			192,000	228,000	
Boondaroo Creek (2020 Storm Event)	500,000			500,000		
Total Infrastructure	10,046,226		2,849,278	5,808,948	1,388,000	-
Sewerage Infrastructure			General	Grants & Contributions	Restriction/ Borrowings*	Other
Network Assets						
Plant & Equipment Replacement	48,329				48,329	
Mower for Mini Excavator	16,500				16,500	
KGO Gravity Sewer	65,000				65,000	
Sludge Lagoon aerator & pump replacement	23,760				23,760	
Lining/Replacement of Sewer Mains	215,000				215,000	
Total Sewerage Infrastructure	368,589		-	-	368,589	-
Total Capital Expenditure	14,951,286		3,723,995	8,433,393	2,625,898	168,000

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

Capital Expenditure Program 2022/23

Grant Funding is not Guaranteed		Original Budget 2022/23	Project Funded By			
Buildings			General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Council Buildings &amp; Public Halls</b>						
Blayney Community Centre - Minor Assets	5,950	5,950				
Council Facilities - Energy Efficiency Enhancements	30,000	30,000				
Works Depot - Truck Wash	150,000	150,000				
Visitor Information Centre - Verandah Deck	50,000	50,000				
Blayney Community Centre - Exterior Painting	26,000	26,000				
Blayney Community Centre - Replace Carpet	35,000	35,000				
<b>Total Buildings</b>	<b>296,950</b>	<b>296,950</b>		-	-	-
Other Structures			General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Public Cemeteries</b>						
Infrastructure Works	11,000	11,000				
<b>Parks, Recreation &amp; Sporting Grounds</b>						
Village Enhancement Program	138,500					138,500
<b>Total Other Structures</b>	<b>149,500</b>	<b>11,000</b>		-	-	<b>138,500</b>
Plant & Equipment			General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Information Technology</b>						
Councillors - iPad Replacement/Accessories	2,500	2,500				
Lorawan	2,500	2,500				
Mobile Device Replacements	6,000	6,000				
Mobile Phone Replacements	5,294	5,294				
VMWare ESX Upgrades	4,000	4,000				
UPS Battery Back up	8,000	8,000				
Production Firewall	5,000	5,000				
Supply and Install of Storage Area Network (SAN)	45,000	45,000				
<b>Fleet Replacement Program</b>						
Minor Plant & Tools Replacement	33,114	33,114				
Light Vehicle Replacements	344,605	344,605				
P51 - Grader Cat 140MAWD	538,445				538,445	
P61 - Backhoe JCB 3CX-APC Elite	183,071				183,071	
LC001 - John Deere F1575 mower	59,767				59,767	
LC002 - John Deere F1575 mower	59,767				59,767	
P78 - John Deere F1585 mower	59,767				59,767	
P99 - Flail mower	21,538				21,538	
P168 - VMS message board	23,153				23,153	
<b>Minor Plant &amp; Equipment</b>						
Minor Assets - Administration Office	3,450	3,450				
Minor Assets - CentrePoint	11,900	11,900				
Minor Assets - Blayney Library	18,906			18,906		
Blayney Community Centre - Commercial Freezer	5,500	5,500				
<b>Total Plant &amp; Equipment</b>	<b>1,441,277</b>	<b>476,863</b>		<b>18,906</b>	<b>945,508</b>	-

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Grant Funding is not Guaranteed		Original Budget '2022/23	Project Funded By			
Infrastructure		General	Grants & Contributions	Restriction/ Borrowings*	Other	
<b>Urban Stormwater</b>						
Renewals	66,100	66,100				
Stabback & Unwin Street	605,751			605,751*		
<b>Shared Pathways &amp; Footpaths</b>						
Footpath Renewals	48,737	48,737				
Medway St - Kerb blister / Crossing - Somers Place - Highway (Blayney AMP 7)	8,279	8,279				
Belubula River Walk - SP - Stage 4 - Charles St - Heritage park (Blayney AMP 9B)	365,638		365,638			
Carcoar St - FP - Ogilvy St - Carcoar St Existing (Blayney AMP 15)	7,781	7,781				
Hawke St - FP - Stirling Pl - Ewin St (Blayney AMP 19)	27,789	27,789				
Coombing St - FP Eulamore St - Showground Entrance (Carcoar AMP 8)	15,562	15,562				
Heritage Park - SP Extension - Bird Viewing Platform - Lower Farm Ln (Blayney AMP 27)	14,821	14,821				
Crowson St - FP - Stage 2 - Stabback St - Pearce St (Millthorpe AMP 9B)	43,351	43,351				
<b>Road Rehabilitation Local Roads</b>						
Forest Reefs Road	1,298,040		600,958	697,082		
Heavy Patching Program	529,831	529,831				
Reseal Program	426,605	426,605				
Gravel Resheeting Program	391,867	391,867				
<b>Road Rehabilitation Regional Roads</b>						
Reseals & Heavy Patching	182,121		182,121			
<b>Bridges &amp; Culverts</b>						
Culvert Renewal Program	512,500	512,500				
Four Mile Creek Road - Swallow Creek Bridge	606,230			606,230		
<b>Total Infrastructure</b>	<b>5,151,003</b>	<b>2,093,223</b>	<b>1,148,717</b>	<b>1,909,063</b>	<b>-</b>	
<b>Sewerage Infrastructure</b>		<b>General</b>	<b>Grants &amp; Contributions</b>	<b>Restriction/ Borrowings*</b>	<b>Other</b>	
<b>Network Assets</b>						
Hardstand	32,340			32,340		
Telemetry Upgrade	78,000			78,000		
Potable water booster pump	5,128			5,128		
Lining/Replacement of Sewer Mains	75,000			75,000		
<b>Total Sewerage Infrastructure</b>	<b>190,468</b>	<b>-</b>	<b>-</b>	<b>190,468</b>	<b>-</b>	
<b>Total Capital Expenditure</b>	<b>7,229,198</b>	<b>2,878,036</b>	<b>1,167,623</b>	<b>3,045,039</b>	<b>138,500</b>	

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

Capital Expenditure Program 2023/24

Original Budget '2023/24		Project Funded By			
Grant Funding is not Guaranteed		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Buildings</b>					
<b>Council Buildings &amp; Public Halls</b>					
Blayney Community Centre - Minor Assets	6,100	6,100			
Council Administration Office - Internal Painting	10,000	10,000			
SES Office - Internal Painting	6,065	6,065			
Visitor Information Centre - External Painting	15,000	15,000			
Barry Hall - External Painting	15,000	15,000			
Blayney Library - Stage 2	1,500,000		1,500,000		
<b>Parks, Recreation &amp; Sporting Grounds</b>					
King George Oval - Amenities Painting	30,000	30,000			
<b>Total Buildings</b>	<b>1,582,165</b>	<b>82,165</b>	<b>1,500,000</b>	<b>-</b>	<b>-</b>
<b>Other Structures</b>		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Public Cemeteries</b>					
Infrastructure Works	11,250	11,250			
<b>Parks, Recreation &amp; Sporting Grounds</b>					
Village Enhancement Program	144,500				144,500
<b>Total Other Structures</b>	<b>155,750</b>	<b>11,250</b>	<b>-</b>	<b>-</b>	<b>144,500</b>
<b>Plant &amp; Equipment</b>		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Information Technology</b>					
Councillors - iPad Replacement/Accessories	2,500	2,500			
Lorawan	2,500	2,500			
Mobile Device Replacements	6,000	6,000			
Mobile Phone Replacements	5,606	5,606			
Server Replacement	35,000	35,000			
Corporate Management System Upgrade	350,000			350,000	
Asset Management System	70,000	70,000			
Aerial Imagery	18,395	18,395			
<b>Fleet Replacement Program</b>					
Minor Plant & Tools Replacement	33,942	33,942			
Light Vehicle Replacements	466,912	439,317		27,595	
P56 - Loader Hyundai HL740-9	264,915			264,915	
P38 - Volvo 12t Tipper	342,182			342,182	
P170 - Dog Trailer	99,343			99,343	
LC005 - Flail mower	36,426			36,426	
LC006 - Flail mower	36,426			36,426	
P98 - Slasher	16,557			16,557	
P149 - VMS message board	23,732			23,732	
<b>Minor Plant &amp; Equipment</b>					
Minor Assets - Administration Office	3,550	3,550			
Minor Assets - CentrePoint	12,200	12,200			
Minor Assets - Blayney Library	19,379		19,379		
Blayney Community Centre - Fridges	11,600	11,600			
<b>Total Plant &amp; Equipment</b>	<b>1,857,165</b>	<b>640,610</b>	<b>19,379</b>	<b>1,197,176</b>	<b>-</b>



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Original Budget '2023/24		Project Funded By			
Grant Funding is not Guaranteed					
Infrastructure		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Urban Stormwater</b>					
Renewals	67,750	67,750			
Stabback & Unwin Street	605,751			605,751*	
<b>Shared Pathways &amp; Footpaths</b>					
Footpath Renewals	49,955	49,955			
Coombing St - FP & Footbridge - Showground Entrance - Icely St (Carcoar AMP 2)	113,936	113,936			
Elliot St - FP - Victoria St - Pym St (Millthorpe AMP AD1)	48,992	48,992			
<b>Road Rehabilitation Local Roads</b>					
Mandurama Road	1,092,431	546,215	546,216		
Vittoria Road	695,816	695,816			
Heavy Patching Program	543,076	543,076			
Reseal Program	437,270	437,270			
Gravel Resheeting Program	403,099	403,099			
<b>Road Rehabilitation Regional Roads</b>					
Reseals & Heavy Patching	186,457		186,457		
<b>Bridges &amp; Culverts</b>					
Culvert Replacement - Matthews Road, Cowriga Creek	60,920	60,920			
<b>Total Infrastructure</b>	<b>4,305,453</b>	<b>2,967,029</b>	<b>732,673</b>	<b>605,751</b>	<b>-</b>
Sewerage Infrastructure		General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Network Assets</b>					
Replacement of pumps in SPS (incl Millthorpe)	34,847			34,847	
Odour control blower	19,120			19,120	
Decanter (rubber belows, wire rope, motor and gear box	30,000			30,000	
Lining/Replacement of Sewer Mains	225,000			225,000	
<b>Total Sewerage Infrastructure</b>	<b>308,967</b>	<b>-</b>	<b>-</b>	<b>308,967</b>	<b>-</b>
<b>Total Capital Expenditure</b>	<b>8,209,500</b>	<b>3,701,054</b>	<b>2,252,052</b>	<b>2,111,894</b>	<b>144,500</b>

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

Capital Expenditure Program 2024/25

Grant Funding is not Guaranteed		Original Budget '2024/25	Project Funded By			
Buildings			General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Council Buildings &amp; Public Halls</b>						
Blayney Community Centre - Minor Assets	6,250	6,250				
<b>Parks, Recreation &amp; Sporting Grounds</b>						
Capital Park - Amenities Painting	4,044	4,044				
Carrington Park BBQ Shelter	5,055	5,055				
Redmond Oval Kitchen - Painting	10,110	10,110				
<b>Total Buildings</b>	<b>25,459</b>	<b>25,459</b>		-	-	-
Other Structures			General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Public Cemeteries</b>						
Infrastructure Works	11,550	11,550				
<b>Parks, Recreation &amp; Sporting Grounds</b>						
Village Enhancement Program	151,000					151,000
<b>Total Other Structures</b>	<b>162,550</b>	<b>11,550</b>		-	-	<b>151,000</b>
Plant & Equipment			General	Grants & Contributions	Restriction/ Borrowings*	Other
<b>Information Technology</b>						
Councillors - iPad Replacement/Accessories	15,500	15,500				
Lorawan	2,500	2,500				
Mobile Device Replacements	7,000	7,000				
Mobile Phone Replacements	5,769	5,769				
PC Replacement/Additions	55,000	55,000				
Network Switches	10,000	10,000				
<b>Fleet Replacement Program</b>						
Minor Plant & Tools Replacement	34,790	34,790				
Light Vehicle Replacement	382,416	382,416				
P661 - Dynapac CA3500	164,054				164,054	
P662 - Dynapac CA3500	164,054				164,054	
P663 - Dynapac CA500PD	214,968				214,968	
P40 - Isuzu NH Rigid Haul Truck	90,513				90,513	
P601 - Hino 500 Series	131,243				131,243	
P602 - Hino 500 Series	131,243				131,243	
P603 - Hino 500 Series	131,243				131,243	
P77 - John Deere 6095MC	84,856				84,856	
P78 - John Deere 6095MC	84,856				84,856	
Kubota Ride-on Mower	28,285				28,285	
Kubota Ride-on Mower	28,285				28,285	
<b>Minor Plant &amp; Equipment</b>						
Minor Assets - Administration Office	3,650	3,650				
Minor Assets - CentrePoint	12,500	12,500				
Minor Assets - Blayney Library	19,863			19,863		
<b>Total Plant &amp; Equipment</b>	<b>1,802,588</b>	<b>529,125</b>		<b>19,863</b>	<b>1,253,600</b>	-

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

Grant Funding is not Guaranteed		Original Budget '2024/25	Project Funded By			
Infrastructure		General	Grants & Contributions	Restriction/ Borrowings*	Other	
<b>Urban Stormwater</b>						
Renewals	69,400	69,400				
<b>Shared Pathways &amp; Footpaths</b>						
Footpath Renewals	51,204	51,204				
Heritage Park (Adelaide St) - SP & Kerb Blisters - Stillingfleet St - Martha St (Blayney AMP 2)	35,035	35,035				
Orange Rd / Millthorpe Rd - SP - Binstead St - Nestle staff entrance (Blayney AMP 3)	270,604		270,604			
Charles St - FP - Adelaide St - Osman St (Blayney AMP 8)	49,049	49,049				
Mitchell St - FP - Napier St - Presidents Walk (Blayney AMP 6)	35,035	35,035				
Ewin St - FP - Existing - Palmer Street (Blayney AMP 18)	17,518	17,518				
Marsden St / Mt McDonald Rd - FP - Mt McDonald Rd (Existing) - Marsden St (School) (Lyndhurst AMP 3)	44,378	44,378				
Olive St - Silver St - Copper St (Mandurama AMP 7)	39,363		39,363			
<b>Kerb &amp; Gutter</b>						
Network Renewals	66,000	66,000				
<b>Road Rehabilitation Local Roads</b>						
Mandurama Road	1,119,742	559,871	559,871			
Long Swamp Road	713,212			713,212		
Heavy Patching Program	556,653	556,653				
Reseal Program	448,202	448,202				
Gravel Resheeting Program	414,654	414,654				
<b>Road Rehabilitation Regional Roads</b>						
Reseals & Heavy Patching	190,896		190,896			
<b>Bridges &amp; Culverts</b>						
Culvert Replacement - Gap Rd - Errowanbang Road Intersection	75,431	75,431				
<b>Total Infrastructure</b>	<b>4,196,376</b>	<b>2,422,430</b>	<b>1,060,734</b>	<b>713,212</b>	<b>-</b>	
<b>Sewerage Infrastructure</b>		<b>General</b>	<b>Grants &amp; Contributions</b>	<b>Restriction/ Borrowings*</b>	<b>Other</b>	
<b>Network Assets</b>						
Light Plant & Equipment Replacement	52,045			52,045		
Step Screen - Replacement	90,456			90,456		
Lining/Replacement of Sewer Mains	230,000			230,000		
<b>Total Sewerage Infrastructure</b>	<b>372,501</b>	<b>-</b>	<b>-</b>	<b>372,501</b>	<b>-</b>	
<b>Total Capital Expenditure</b>	<b>6,559,474</b>	<b>2,988,564</b>	<b>1,080,597</b>	<b>2,339,313</b>	<b>151,000</b>	

---

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

---

## How Council Raises its Revenue from Ratepayers

There are two types of revenue raised from ratepayers. The general approach adopted by Council in its revenue policy for each type of revenue is as follows:

### Fees and Charges

These are the fees for particular services provided where the use of the service is discretionary or the charge only applies to the individual ratepayers who use the service. In these cases Council's policy is:

- where possible, to set the charges to recover the full attributed cost of providing the service; or
- where not possible, and therefore the cost of the service is subsidised by all ratepayers, to clearly show the extent of the subsidy. Some subsidies are unavoidable because of regulatory caps on the fee that can be charged.

Council has embarked on a program aimed at thoroughly investigating the roles and functions undertaken by Council and how these functions are funded. This will include a detailed review of service levels and the setting of fees and charges.

### Rates

Rates are levied annually on each registered property owner in the Shire. Council's policy is to set rates at a level that will ensure Council's long term financial sustainability, taking into account:

- the services which the community expects Council to provide;
- the cost of maintaining and replacing assets;
- the expected level of income from grants;
- the servicing of a prudent level of borrowings, to preserve intergenerational equity; and
- the need to cover subsidies in the cost of providing services not fully recouped from fees and charges.

They are tempered by the community's ability to pay as ascertained through formal consultation.

### Allocation of rate burden between ratepayers

Council recognises that rates are a tax and should therefore:

- comply with the principles of taxation including equity, efficiency, simplicity and sustainability; and
- be applied for the overall public benefit of all ratepayers.

In considering the rating structure for the Shire, Council seeks to achieve a reasonable and equitable distribution of the rate burden across all categories of ratepayers. It does this by structuring the rate by:

- a) dividing rateable land into sub-categories having similar characteristics;
- b) dividing the ordinary rate into:
  - i. a base rate; and
  - ii. an ad valorem rate; and
- c) using special rates where appropriate for specific projects or well defined purposes.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

**Categories of rateable land**

Under the Local Government Act there are 4 permissible categories of rateable land: residential, farmland, business and mining.

Councils have discretion to divide these categories into sub-categories for the purpose of making the ordinary rates applicable to each of them. Residential sub-categories must be rural residential or based on centres of population and business sub-categories must be based on centres of activity.

**Ordinary rates**

Ordinary rates must be levied by Council each year. Each Council may structure its ordinary rate:

- entirely as an ad valorem rate (i.e. cents in the dollar on the Valuer-General's unimproved capital valuation), which may be subject to a minimum amount; or
- as a base amount plus an ad valorem amount, in which case the base amount for a category or sub-category cannot raise more than 50% of the rates for that category or sub-category.

Council has adopted a policy of using the second or two-part rating structure by levying a base amount plus an ad valorem amount, for the reasons explained below.

Ordinary Rates are applied to properties on the basis of independent valuations supplied to Council on all rateable properties within the Shire boundaries by Land and Property Information NSW. All of the valuations used in the 2021/22 rating period have a base date of 1 July 2019.

In accordance with s497 of the Local Government Act 1993 the structure of the Ordinary Rate comprises:

- i) a base amount; plus
- ii) an ad valorem component (i.e. a rate levied on the unimproved land value).

Each property is categorised into one of four rating categories. The property is then sub-categorised which determines the base amount and the ad valorem rate that is levied on that property.

**Base amounts**

The base amount, which is a component of the ordinary rate, is a set dollar amount for each sub-category. Council uses a base amount in recognition of the fact that there are basic services provided by Council and general administrative and overhead costs that benefit all properties regardless of rateable value, which in equity should be borne equally by all ratepayers. It also avoids the uneven distribution of the rate burden that would result from a wholly ad valorem rate structure. Base amounts tend to eliminate highs and lows in the total rate burden within each sub-category.

Base rates are used by Councils to reflect the costs of service provision and operational requirements of the organisation. In principle, the base rates should reflect the required costs that need to be met by a Council and its community before other works or



---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

services are provided. This includes costs associated with insurance, contributions to the NSW Rural Fire Service and Town Fire Brigades, libraries, museums, electricity and gas and some wages. In setting the base amount for each sub-category Council has sought to achieve a fair and equitable balance between the ratepayers in each sub-category and between sub-categories.

Under Local Government legislation Council is allowed to raise up to 50% of its rates income from base rates and the remainder from ad valorem rates based on the Valuer General's assessment of a property's Unimproved Capital Value (UCV). In past years Council has set its base rates well below the 50% mark. As the costs of living have increased and government subsidies to Council have reduced, the cost of common services of Council to operate have increased.

**Ad valorem rates**

Once the base amount is set, the balance of the ordinary rates is calculated as a percentage of the Valuer-General's valuation for each parcel of land. It is a principle of local government rating in NSW that the majority of the rate burden is imposed based on the value of rateable property, so this must remain the primary and predominant determinant of overall rates.

The current base date for all valuations in the Shire is 1 July 2019 and was effective from 1 July 2020.

**Special rate variations**

Special rate variations have been levied by Council for specific projects. They may be levied on all rateable land in the Shire or only part of it. Council currently has in effect for the 2021/22 Operational Plan the Mining Special Rate variation for funding roads, bridges, land acquisitions, community infrastructure works and community contributions. Council also has in place a Special Rate Variation for funding the program of infrastructure renewal for roads, bridges, footpaths and buildings within the Blayney Shire.

**Pensioner rates concessions**

In accordance with NSW State government policy, as embodied in s.575 of the Local Government Act 1993, Council allows eligible pensioners a concession of \$250 on their assessments for rates and domestic waste management charges. Some part of this is recouped from government, but a substantial part of this concession falls to be borne by Council or, effectively, non-concessional ratepayers. For the 2021/22 year pensioner concessions were allowed on 581 rate assessments. The rates yield in the tables above is gross revenue before allowing for these concessions.

**Hardship policy**

Ratepayers who are suffering genuine hardship in payment of their rates may apply to Council for special consideration. This may include agreement to a periodical payment arrangement or in some cases reduction or waiver of interest on overdue rates. Full details are set out in the Pensioner and Rates Hardship Policy (policy 5E) available on Council's website.

## 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

### Rates and Annual Charges

#### Rating Structure for the 2021/22 Rating Year

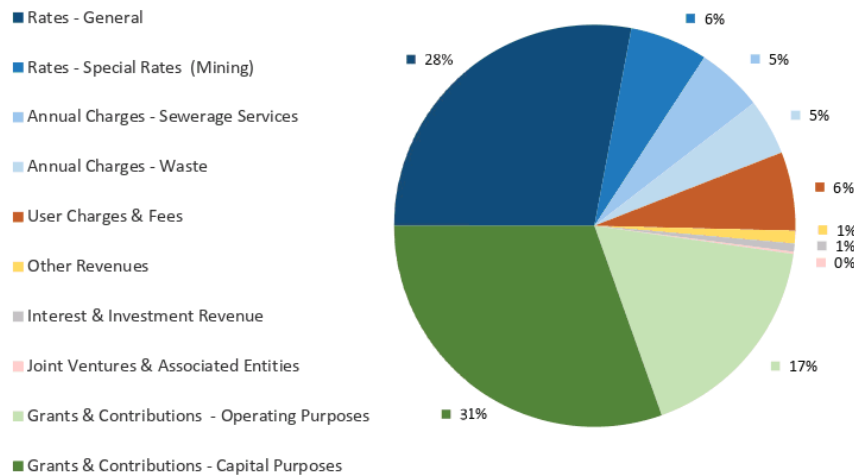
As an organisation, Council is committed to providing revenue-raising policies, which are simple, fair, uniform and more importantly acceptable to the wider community.

Council, at all times, strives to make more effective, efficient and economic use of all available resources by fostering a co-operative approach within the organisation specifically and the broader community generally.

The Local Government Act 1993 prescribes that Council may raise revenue in a number of different ways. These include rates, charges, fees, grants, borrowings and investments.

2021/22 Source of Funds	Amount (\$'000)
Rates - General	7,498
Rates - Special Rates (Mining)	1,675
Annual Charges - Sewerage Services	1,436
Annual Charges - Waste	1,207
User Charges & Fees	1,700
Other Revenues	276
Interest & Investment Revenue	174
Joint Ventures & Associated Entities	47
Grants & Contributions - Operating Purposes	4,648
Grants & Contributions - Capital Purposes	8,161
<b>Total Income from Continuing Operations</b>	<b>26,823</b>

### Income from Continuing Operations



#### 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

Included in this Revenue Policy is Council's pricing policy, proposed borrowings and a schedule of Fees and Charges. Following are the forms of charges that Council will be levying on properties in the 2021/22 Financial Year.

#### Rate structure 2021/22

Pursuant to s.405 of the Local Government Act, Council must have for inspection at its office a map<sup>4</sup> that shows the parts of its area to which each category, and sub-category, of the ordinary rate and each special rate included in the draft operational plan applied during a period of public exhibition.

Rating Structure for the 2021/2022 Rating Year							
Name of Category/Sub Category	No. of Assessments	Base Rate	Ad Valorem	Land Value	Total Yield	Average Rate	% Yield from Base Amount
<b>Residential</b>							
Ordinary Rate	1,173	\$345	0.00188540	\$219,856,042	\$819,202	\$698.38	49.40%
Blayney & Carcoar	1,365	\$345	0.00423202	\$120,794,540	\$982,130	\$719.51	47.95%
Millthorpe	329	\$345	0.00172446	\$71,881,560	\$237,462	\$721.77	47.80%
<b>Business</b>							
Ordinary Rate	91	\$445	0.00406360	\$14,370,430	\$98,891	\$1,086.71	40.95%
Business Blayney	168	\$445	0.00817252	\$16,841,400	\$212,397	\$1,264.27	35.20%
Business Millthorpe & Carcoar	57	\$445	0.00551905	\$8,693,600	\$73,345	\$1,286.76	34.58%
<b>Farmland</b>							
Ordinary Rate	736	\$560	0.00220200	\$842,387,970	\$2,267,098	\$3,080.30	18.18%
<b>Mining</b>							
Ordinary Rate	1	\$1,100	0.03840800	\$426,000	\$17,462	\$17,461.81	6.30%
Mining Gold		\$1,100	0.04000000				
Mining Gold / Copper Combined	1	\$1,100	0.04170870	\$110,000,000	\$4,589,057	\$4,589,057	0.02%
<b>Total Yield</b>				<b>\$1,405,251,542</b>	<b>\$9,297,043</b>		

<sup>4</sup> These maps are available for inspection at Council's Administration Office at 91 Adelaide Street, Blayney. They may also be accessed from Council website on:  
<https://maps.blayney.nsw.gov.au/intramaps90public/default.htm?project=BSCExternal&module=Rates> option under Rates in the Module Menu.

## 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

### Annual Charges Sewer Services for Blayney and Millthorpe

#### For Residential Properties

A uniform sewerage charge is applied to all residential customers in accordance with the Department of Environment, Climate Change and Water Best Practice sewer pricing guidelines.

Sewerage Charges have been set to meet the requirements of the State Government Best-Practice Management of Water and Sewerage guidelines that requires prices to be set based on long term strategic business planning and full cost recovery. The following wastewater (sewerage) service charges for 2021/22 are proposed:

Residential			
	Access Charge	No. of Properties	Total Yield
Connected	\$700	1,517	\$1,061,900
Vacant / Unmetered	\$360	114	\$41,040
Estimated Total Yield			\$1,102,940

#### For Non-residential Properties

A two-part tariff, being a Connection Charge and a Usage Charge will be applied. Non-Residential properties include multiple occupancies, such as non-strata flats and units, and those properties which are categorised as "Business" for rating purposes.

The **Connection Charge** is determined by multiplying the access charge applicable to the water service connection size, by the Sewerage Discharge Factor (SDF).

The **Usage Charge** is the estimated % of a customer's water consumption that is discharged into the sewer. It is determined by multiplying the number of kilolitres of water consumed, by the SDF, and then by the scheduled per kilolitre usage charge determined by Council.

Council issues sewer usage charges every three months in arrears, and are included on the rates instalment notice.

The SDF is a customer's estimated volume discharged into the sewerage system to the customer's total water consumption. For non-residential properties the SDF varies based on the usage requirements of a customer's enterprise.



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

**Proposed Non-Res Sewer Charges for 2021/22**

	Annual Charge (Prior to SDF Factor)	No. of Properties	Quarter Charge before SDF applied	Min. quarterly amount charged
20mm Water Service	\$584	161	\$146	\$175
25mm Water Service	\$896	21	\$224	\$175
32mm Water Service	\$1,460	18	\$365	\$175
40mm Water Service	\$2,288	11	\$572	\$175
50mm Water Service	\$3,568	24	\$892	\$175
80mm Water Service	\$9,112	1	\$2,278	
100mm Water Service	\$14,288	6	\$3,572	
150mm Water Service	\$32,148	2	\$8,037	
Vacant/Unmetered	\$360	49		
Usage Charge (per kl)	\$1.50			
<b>Estimated Total Yield</b>				<b>\$397,000</b>

**Future Sewerage Infrastructure Subsidy Charge**

Council has prepared a Sewerage Development Servicing Plan which informs Council of the Developer Charges to be applied to new development. The Developer Charges are levied under s.64 of the Local Government Act and contribute to funding Council's future expansion of the sewerage infrastructure as a result of the new development.

The Development Servicing Plan is prepared in accordance with the 2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater issued by the Minister for Lands and Water, pursuant to s.306(3) of the Water Management Act.

Council has elected to levy Developer Charges lower than the calculated Developer Charges for the 2 service areas, Blayney and Millthorpe. The Developer Charges have been set in consideration of financial, social and environmental factors to determine a Developer Charge which is balanced, fair and meets Council's objectives. The cross-subsidy, resulting from capping of Developer Charges, must be disclosed in Council's DSP, annual Operational Plan and Annual Report.

The amount determined per Typical Residential Bill (TRB) is disclosed below and will apply to all properties as follows:

<b>Future Sewerage Infrastructure Subsidy Charge</b>			
	Access Charge	No. of Properties	Total Yield
Connected - Residential	\$55	1,543	\$84,865
Connected - Business	\$55	206	\$13,310
Vacant (Unconnected)	\$55	168	\$9,240
<b>Estimated Total Yield</b>			<b>\$107,415</b>



**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

**Liquid Trade Waste Charges for 2021/22**

<b>Commercial (Non-Residential)</b>		
	<b>Annual Fee</b>	<b>No. of Properties</b>
Annual Trade Waste Fee	\$108	62
Annual Trade Waste Fee (Large Dischargers Category 3)	\$400	1
Liquid Trade Waste User Charges with Trade Waste Agreement (Category 1, Category 2/2s)	\$2.17	23
Liquid Trade Waste User Charges with No Trade Waste Agreement	\$21.05	12
Excess Mass Chargers for Category (3 Dischargers)	\$Per the table	
Water Testing Charges (if required)	\$280.00 per quarter	1
<b>Estimated Total Yield</b>		<b>\$64,750</b>

**Annual Charges - Waste Management**

Domestic Waste Management services are provided to the residents of Blayney, Millthorpe, Carcoar, Lyndhurst, Neville, Panuara, Newbridge, Hobbys Yards, Barry, Forest Reefs and specific rural areas. The service includes a weekly garbage collection service and a fortnightly recycling collection service.

Domestic Waste Management Charge and the Non-Domestic Waste Management Charge reflect the cost to provide this service.

A Waste Management Levy is applied to all properties in the Blayney Shire to create an equitable contribution by all residents towards the operation of the Blayney Waste Facility, in particular management and processing of recycling and green waste, which will incur a significant increase in costs.



2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

Charge Category and Description	Annual Charge	No. of Properties
<b>Waste Management Levy</b>	<b>2021/22</b>	<b>Proposed</b>
<b>Waste Management Levy</b> <i>This is waste management charge is applied to all properties funding waste disposal services for the Blayney Shire</i>	\$36	4,037
<b>Domestic Waste Management</b>		
<b>Domestic Waste Management Service Charge</b> <i>This is applied to properties that have a residence within the waste collection area.</i>	\$340	2,603
<b>Domestic Waste Management Availability Charge</b> <i>This charge is applied to properties within the waste collection area that do not have a service but it is available i.e. vacant land</i>	\$60	285
<b>Commercial (Non-Domestic) Waste Management</b>		
<b>Non-Domestic Waste Management Service Charge</b> <i>This is applied to properties for non-domestic properties within the waste collection area</i>	\$440	338
<b>Non-Domestic Waste Management Availability Charge</b> <i>This charge is applied to properties within the waste collection area that do not have a service but it is available i.e. vacant land</i>	\$60	91
<b>Non-Domestic Waste Service Management Charge for Charity and Not Profit Organisations</b> <i>This is applied to the above properties for non-domestic properties within the waste collection area</i>	\$120	10
<b>Extra Services</b>		
Additional Garbage Charge – per red bin	\$280	90
Additional Recycling Charge – per yellow bin	\$120	30
<b>Total Yield</b>		<b>\$1,231,632</b>

---

2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

## Proposed Borrowings

### Council Borrowings

Council determines borrowing requirements in conjunction with the review of its 10-year Long Term Financial Plan (LTFP). The borrowing of funds, if required, will be in accordance with Part 12 - Loans (sections 621,622,623 and 624) of the Local Government Act and the Minister of Local Government Borrowing Order.

The 2021/22 Operational Plan includes the following borrowings:

Stormwater Drainage	\$500,000
---------------------	-----------

## Pricing Policy

The delivery of goods and services within available resources provides the frame work behind the determination of Council pricing structure. The recovery of costs in the provision of goods and services is considered central to the efficient operation of the organisation. Adherence to Council's pricing obligations under the Local Government Act 1993, the Local Government Regulations and other legislation may dilute Council's attempt to recover costs in the provision of some goods and services. Council reserves the right to discount fees and charges below the cost of providing the product where it considers the benefits of this action represent the best interests of the community. Council has specifically identified that the use of the Community Centre and Sporting Facilities will be subsidised.

Council remains responsive to, but not bound by, the recommendations of other government authorities and other interested parties in relation to setting fees and charges. When determining costs Council recognises that the true costs include costs associated with the product such as administrative or supervisory costs. The true cost may also involve the recovery from current customers for future costs. Generally, Council endeavours to recover the cost of providing the goods and services, recognising its community service obligations and the ability to pay.

The delivery of goods and services within available resources provides the framework behind the determination of Council pricing structure. The recovery of costs in the provision of goods and services is considered central to the efficient operation of the organisation. Adherence to Council's pricing obligations under the Local Government Act 1993, the Local Government Regulations and other legislation may dilute Council's attempt to recover costs in the provision of some goods and services.

Council reserves the right to discount fees and charges below the cost of providing the product where it considers the benefits of this action represent the best interests of the community. Council has specifically identified that the use of the Community Centre and Sporting Facilities will be subsidised which is aligned to the priorities of the Community Strategic Future Direction 4: Enhance facilities and networks that support Community, Sport, Heritage and Culture.

---

**2021/22-2024/25 Delivery Program and 2021/22 Operational Plan**

---

Council remains responsive to, but not bound by, the recommendations of other government authorities and other interested parties in relation to setting fees and charges. When determining costs Council recognises that, the true costs include costs associated with the product such as administrative or supervisory costs. The true cost may also involve the recovery from current customers for future costs.

Generally, Council endeavours to recover the cost of providing the goods and services, recognising its community service obligations and the ability to pay.

In accordance with s.608 of the *Local Government Act 1993* and other applicable legislation, Council charges and recovers approved fees for any services it provides as contained within its schedule of fees and charges.

All of Council's fees and charges are reviewed on an annual basis prior to the finalisation of Council's Annual Operational Plan. From time to time, other state agencies may alter statutory fees and these will be automatically updated on the Council's website. Council is authorised pursuant to s.608 to charge and recover an approved fee for any service it provides other than a service provided on an annual basis for which it makes an annual charge under s.501.

In determining its fees under s.608, Council has taken into consideration the following factors as prescribed:

- The cost to Council of providing the service
- The price suggested for that service by an relevant industry body or in any schedule of charges published from time to time by the department
- The importance of the service to the community
- Any factors specified in the regulations

Also in accordance with s.404(5) of the *Local Government Act*, Council is not required to and does not provide any information in its Schedule of Fees of its pricing policy, which could confer a commercial advantage on a competition in respect to Council's business enterprises.





## 2021/22-2024/25 Delivery Program and 2021/22 Operational Plan

The Fees and Charges are provided as attachment to this document. The following are a summary of Council's pricing policy applied to its Fees and Charges:

Pricing Policy	Description
<b>Statutory</b>	This is the amount required to be charged by statute. Where this principle applies, Council has no discretionary power to alter the amount.
<b>User Pay</b>	The pricing for these services is set below the financial cost of providing the service. The fees received are expected to make a contribution towards the cost provision, with the balance being met from general revenues. The principles associated with this pricing category may include the following: <ul style="list-style-type: none"> <li>Expected benefit to the community as a whole;</li> <li>Benefit of service may be spread across a large number of users including unrelated third parties;</li> <li>Objective is to enable maximum access to the service, particularly keeping lower income users in mind.</li> </ul>
<b>Regulatory</b>	This is the amount determined by Council pursuant to powers under statute. Where this principle applies fee received covers up to amount legally recoverable.

### Goods and Services Tax

Goods and Services Tax (GST) of 10% is payable on several services provided by the Council. In general, GST will not be payable on regulated fees and charges, unless contestable. Fees and Charges regulated under the Local Government Act include planning and development fees, zoning, development application fees and dog registration fees. GST will be generally payable on non-regulated fees unless a specific exemption applies. This document identifies where GST is applicable or is not applicable.





# **2021/22 Schedule of Fees & Charges**



Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Administration	<b>Dishonoured Payments</b>			
Administration	- Fee for returned payments (each instance) in addition to bank charge.	User Pay	\$ 19.50	±
Administration	<b>Black &amp; White Photocopying</b>			
Administration	- A4 Copies (each)	User Pay	\$ 3.65	±
Administration	- A3 Copies (each)	User Pay	\$ 4.15	±
Administration	- A2 Copies (each)	User Pay	\$ 22.00	±
Administration	- A1 Copies (each)	User Pay	\$ 26.00	±
Administration	- Double Sided - Above fee PLUS 50%	User Pay		
Administration	<b>Colour Photocopying</b>			
Administration	- A4 Copies (each)	User Pay	\$ 3.65	±
Administration	- A3 Copies (each)	User Pay	\$ 4.15	±
Administration	- A2 Copies (each)	User Pay	\$ 34.00	±
Administration	- A1 Copies (each)	User Pay	\$ 55.00	±
Administration	- Double Sided - Above fee PLUS 50%	User Pay		
Administration	<b>GIS Search and Retrieve Information</b>			
Administration	- A4 Sheet	User Pay	\$ 66.00	±
Administration	- A3 Sheet	User Pay	\$ 78.50	±
Administration	- A2 Sheet	User Pay	\$ 106.50	±
Administration	- A1 Sheet	User Pay	\$ 149.00	±
Administration	- A0 Sheet	User Pay	\$ 165.50	±
Administration	<b>PA System Hire</b>			
Administration	- PA System (per day)	User Pay	\$ 123.00	±
Administration	- Security Deposit (Refundable)	User Pay	\$ 100.00	±
Administration	<b>Computer Projector Hire (Community Groups and Agencies Only)</b>			
Administration	- Projector (per day)	User Pay	\$ 197.00	±
Administration	- Security Deposit (Refundable)	User Pay	\$ 100.00	±
Administration	<b>Section 603 Certificates</b>			
Administration	- Certificate Fee	Statutory**	\$ 85.00	
Administration	- Additional Urgent Fee (within 48hrs)	User Pay	\$ 68.00	±
Administration	- Refund / Cancellation Fee	User Pay	\$ 31.00	±
Administration	- Duplicate Certificate Fee	User Pay	\$ 61.00	±
Administration	<b>Subpoena Charges</b>			
Administration	- Ordinary Hours (per hour)	User Pay	\$ 309.00	±
Administration	- Overtime Hours (per hour)	User Pay	\$ 414.00	±
Administration	- Urgency Fee (<5 working days notice)	User Pay	\$ 109.00	±
Administration	*This fee includes the supply of information under the Workplace Injury Management and Workers Compensation Act 1998*			
Administration	<b>Rate enquiry / Property enquiry / Valuation enquiry (fee per property)</b>			
Administration	- Written (per hour)	User Pay	\$ 116.00	±
Administration	- Per 15 mins	User Pay	\$ 74.00	±
Administration	<b>Staff Costs</b>			
Administration	- General Manager/Directors per hour	User Pay	\$ 320.00	±
Administration	- Managers per hour	User Pay	\$ 255.00	±
Administration	- Clerical/Admin Staff per hour	User Pay	\$ 190.00	±
Administration	- Works Staff per hour	User Pay	Full Cost + 30%	±
Administration	- Scanning and Emailing of Documents	User Pay	Full Cost + 30%	±
Administration	<b>Access to Information – Government Information (Public Access) Act</b>			
Administration	<b>Formal Application</b>			
Administration	- Processing Fee	Statutory**	\$ 30.00	
Administration	- Processing Charge (per hour)	Statutory**	\$ 30.00	
Administration	<b>Internal Review</b>			
Administration	- Processing Fee	Statutory**	\$ 40.00	
Administration	*Note: Applicants are entitled to a 50% reduction of processing charges on financial hardship grounds or if the information required is of special benefit to the public generally.			
Administration	<b>Business Paper Supply</b>			
Administration	- Supply of Business Paper per month (other than current month's Council meeting)	Regulatory	\$ 38.00	±
Administration	- Additional Postage & Handling Charge	Regulatory	\$ 30.00	±
Administration	<b>Corporate Plan Supply</b>			
Administration	- Supply of either Community Strategic Plan, Delivery Program or Operational Plan	Regulatory	\$ 60.00	±
Administration	<b>Rates</b>			
Administration	Hardship provisions apply per Council policy (s.566 Local Government Act)		\$ -	
Administration	- Copy of rates/instalment notice	User Pay	\$ 24.00	
Administration	- Processing fee - refund overpayment of rates	User Pay	\$ 34.00	
Administration	- Accrual of Interest on Overdue Rates and Charges	Statutory**	6%	
Administration	- Debt Recovery charges on Overdue Rates and Charges (s.712) including prior legal action, legal action and late stage intervention	User Pay	Full Cost	
Administration	<b>Sundry Debtors</b>			
Administration	- Debt Recovery charges on Sundry Debtors including late stage intervention and service fee.	User Pay	Full Cost	±
Engineering	<b>Application for Change of Street Number and Address</b>			
Engineering	- Application Fee	User Pay	\$ 424.00	±
Engineering	- Administration Fee (if approved)	User Pay	\$ 198.00	±

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Engineering	<b>Permanent Road Closure</b> <i>Applicant to pay all fees to external parties</i>			
Engineering	- Application for Closing of Public Road	Regulatory	\$ 344.00	±
Engineering	<b>Temporary Road Closure</b>			
Engineering	- Advertising fee for temporary closures for festivals etc.	Regulatory		
Engineering	<b>Driveway Access Levels</b>			
Engineering	- Inspection Fee	User Pay	\$ 150.00	±
Engineering	- Design Fee	User Pay	\$ 250.00	±
Engineering	- Rural Address Numbers	User Pay	\$ 32.00	±
Engineering	<b>Kerb and Gutter Security Deposit</b> •Where a concrete kerb and gutter or footpath exists outside a development site (per lineal metre). •Where remediation is to be undertaken by Council, works will be charged at the applicable Private Works rate. Private Works is <i>not exempt</i> . •Works charge under section 247 of the Roads Act may recover the cost of paving, kerb, gutter and footpath. Contribution is 50% and is GST exempt and not allocated to trust.			
Engineering	- Kerb and Gutter (per lineal metre)	User Pay	\$ 35.00	±
Engineering	- Minimum Charge	User Pay	\$ 507.00	±
Engineering	- Footpaths (per square metre)	User Pay	\$ 850.00	±
Engineering	- Minimum Charge	User Pay	\$ 507.00	±
Engineering	- Minimum Charge	User Pay	\$ 828.00	±
Engineering	<b>Inspections – Road Construction</b> <i>Charge for inspections in respect of road construction by private developers.</i>			
Engineering	- Inspection of Construction Site (per lineal metre)	User Pay	\$ 15.00	±
Engineering	<b>Bond – Civil Construction</b>			
Engineering	Bond for civil construction works to be included in Councils Asset Register, to be held per time frame specified in Development Application.	User Pay	5% of total Construction Cost OR \$520 per additional lot, whichever is >	
Engineering	<b>Street Signs</b>			
Engineering	- Provision and installation of each sign	User Pay	\$ 482.00	±
Engineering	<b>Street Trees</b>			
Engineering	- Provision and installation of street trees per lot	User Pay	\$ 256.00	±
Emergency Services & Fire Protection	<b>Receive Annual Fire Safety Statement</b>	User Pay	\$ 55.00	±
Emergency Services & Fire Protection	<b>Follow-up/Reminder Overdue Fire Safety Certificate</b>	User Pay	\$ 55.00	±
Animal Control	<b>Companion Animal Registration</b> <i>Fees set by legislation for lifetime of animal</i>			
Animal Control	- Dog - Desexed	Statutory**	\$ 60.00	
Animal Control	- Dog - Desexed (eligible pensioner)	Statutory**	\$ 26.00	
Animal Control	- Dog - Desexed (sold by pound)	Statutory**	\$ 30.00	
Animal Control	- Dog - Not Desexed	Statutory**	\$ 216.00	
Animal Control	- Dog - Not Desexed (recognised breeder)	Statutory**	\$ 60.00	
Animal Control	- Dog - working	Statutory**	\$ -	
Animal Control	- Dog - Assistance Animal	Statutory**	\$ -	
Animal Control	- Cat - Desexed or Not Desexed	Statutory**	\$ 50.00	
Animal Control	- Cat - Eligible pensioner	Statutory**	\$ 26.00	
Animal Control	- Cat - Desexed (sold by pound)	Statutory**	\$ 25.00	
Animal Control	- Cat - Not desexed (recognised breeder)	Statutory**	\$ 50.00	
Animal Control	<b>Annual Permit Fees</b>			
Animal Control	- Undesexed cat	Statutory**	\$ 97.00	
Animal Control	- Dog declared to be dangerous	Statutory**	\$ 212.00	
Animal Control	- Dog declared to be restricted breed or restricted by birth	Statutory**	\$ 212.00	
Animal Control	<b>Impounding of Dogs</b>			
Animal Control	- per dog for first impounding	User Pay	\$ 62.00	±
Animal Control	- for any subsequent impounding	User Pay	\$ 124.00	±
Animal Control	- Sustenance of Dogs whilst impounded (per day or part thereof)	User Pay	\$ 18.00	±
Animal Control	- Surrender Animal	User Pay	\$ 44.00	±
Animal Control	<b>Sale of Impounded Dogs</b>			
Animal Control	- Desexed Animal PLUS microchipping & registration	User Pay	\$ 22.00	±
Animal Control	- Non Desexed Animal PLUS microchipping & registration	User Pay	\$ 42.00	±
Animal Control	- Council Microchipping Fee	User Pay	\$ 29.00	±
Animal Control	<b>Cat Trap / Dog Trap</b>			
Animal Control	- Weekly Hire	User Pay	\$ 30.00	±
Animal Control	- Deposit (Refundable)	User Pay	\$ 105.00	±
Animal Control	- Trap Replacement – in the event that the trap is lost or needs to be replaced	User Pay	\$ 536.00	±
Animal Control	<b>Straying Livestock</b>			
Animal Control	- Per incident of impounding PLUS transport fee below	User Pay	\$ 190.00	±
Animal Control	- Per incident of impounding without transport	User Pay	\$ 74.00	±

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl.
Animal Control	<b>Livestock Impounding</b>			
Animal Control	- Horses & Cattle - Sustenance whilst impounded per head per day	User Pay	Full Cost + 30%	
Animal Control	- Sheep - Sustenance whilst impounded per head per day	User Pay	Full Cost + 30%	
Animal Control	- All Other Animals - Sustenance whilst impounded per head per day	User Pay	Full Cost + 30%	
Animal Control	- Veterinary Costs whilst impounded	User Pay	Full Cost + 30%	
Animal Control	- Loss or Damage caused by straying stock including repairs	User Pay	Full Cost + 30%	±
Animal Control	<b>Impounding Articles</b>			
Animal Control	- Per incident of impounding PLUS transport fee	User Pay	\$ 317.00	±
Animal Control	- Storage fee – per article per day	User Pay	\$ 30.00	±
Animal Control	- Notification / incident	User Pay	\$ 105.00	±
Animal Control	<b>Transport Fee</b>			
Animal Control	- Transport of any article or animal	User Pay	Full Cost + 30%	±
Animal Control	<b>Ranger / Staff Duties</b>			
Animal Control	- Per Hour (incl. vehicle cost)	User Pay	\$ 190.00	±
Environmental Health	<b>Health Act</b>			
Environmental Health	- Registration under the Public Health Act & Regulation		Nil	
Environmental Health	- Inspection of Barber/Hairdressers, Beauty Salon & Skin Penetration Premises	User Pay	\$ 135.00	
Environmental Health	- Inspection of Cooling Tower	User Pay	\$ 135.00	
Environmental Health	- Reinspection Fee	User Pay	\$ 70.00	
Environmental Health	<b>Food Act</b>			
Environmental Health	- Annual Administration Charge	Regulatory	\$ 178.00	
Environmental Health	- Inspection fee - Low Risk Food Premises	User Pay	\$ 86.00	
Environmental Health	- Inspection fee - Medium & High Risk Food Premises	User Pay	\$ 178.00	
Environmental Health	- Reinspection fee - high, medium and low risk food premises	User Pay	\$ 86.00	
Environmental Health	- Improvement Notice	Regulatory	\$ 330.00	
Environmental Health	<b>Events (markets, shows etc.)</b>			
Environmental Health	- Registration of a single individual food stall for 12 months (1 July - 30 June) operating at multiple events within Blayney Shire under the Local Government Act	User Pay	\$ 27.00	
Environmental Health	- Inspection of temporary food premises (whole event, multiple premises) maximum of 20 stalls	User Pay	\$ 54.00	
Environmental Health	- Inspection of temporary food premises (whole event, multiple premises) 21 or more stalls	User Pay	\$ 444.00	
Environmental Health	<b>Giving Effect to an Order</b>			
Environmental Health	- Administration Fee	User Pay	\$ 550.00	
Environmental Health	<b>Amusement Devices</b>			
Environmental Health	- Inspection fee - Major Ride	User Pay	\$ 38.00	
Environmental Health	- Inspection fee - Minor Ride	User Pay	\$ 26.00	
Environmental Health	- Additional Late Application Fee (Less than 72 hours notice)	User Pay	\$ 224.00	
Environmental Health	<b>Protection of Environment Operations Act 1997</b>			
Environmental Health	- Registration Inspection Fee - Underground Petroleum Storage System	User Pay	\$ 135.00	
Environmental Health	- Registration Reinspection Fee - Underground Petroleum Storage Systems	User Pay	\$ 68.00	
Local Government Act	<b>Activities Requiring Approval under S.68 Local Government Act</b>			
Local Government Act	Part A – Structures or places of public entertainment			
Local Government Act	- Install a manufactured home on an allotment (includes certificate of completion)	User Pay	\$ 900.00	
Local Government Act	Part B – Water supply, sewerage & stormwater drainage work			
Local Government Act	- General	User Pay	\$ 350.00	
Local Government Act	- Drainage works for new dwellings and dwelling alterations in a area serviced by sewer mains	User Pay	\$ 350.00	
Local Government Act	- Drainage works for new dwellings and dwelling alterations not in an area serviced by sewer mains including new geotech system	User Pay	\$ 575.00	

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl.
Local Government Act	- Drainage works for new dwellings and dwelling alterations not in an area serviced by sewer mains (no new geotech system required)	User Pay	\$ 350.00	
Local Government Act	- Drainage works for commercial and/or industrial development	User Pay	\$ 350.00	
Local Government Act	PLUS fee for additional drainage works charged per item i.e. closet, urinal, sanitary fitting, kitchen/laundry sink, shower	User Pay	\$ 30.00	
Local Government Act	Part C – Management of waste			
Local Government Act	- General	User Pay	\$ 290.00	
Local Government Act	Part D – Community Land	User Pay		
Local Government Act	- General	User Pay	\$ 290.00	
Local Government Act	Part E – Public Roads	User Pay		
Local Government Act	- General	User Pay	\$ 290.00	
Local Government Act	Part F – Other			
Local Government Act	- General	User Pay	\$ 290.00	
Local Government Act	- Approval to operate Caravan Park, camping ground or manufactured home estate (does not include State Govt. levy of \$2.70 per site)	User Pay	\$ 600.00	
Local Government Act	PLUS per site	User Pay		
Local Government Act	- Approval to operate primitive camping ground (does not include State Govt. Levy of \$2.70 per site)	User Pay	\$ 600.00	
Local Government Act	PLUS per site	User Pay	\$5.60 per site	
Local Government Act	- Manufactured Homes Estates	User Pay	\$ 600.00	
Local Government Act	PLUS per site	User Pay	\$5.60 per site	
Local Government Act	- Application for renewal of an approval or for annual inspection of Caravan Park, camping ground or manufactured home estate	User Pay	\$ 600.00	
Local Government Act	PLUS per site	User Pay	\$5.60 per site	
Local Government Act	<b>Permanent Structure within Footpaths - Local Government Act</b>			
Local Government Act	- Per square metre per annum	User Pay	\$ 105.00	
Local Government Act	<b>Local Government Act Section 68 Part F</b>			
Local Government Act	- Inspection - Caravan Parks	User Pay	\$ 180.00	±
Local Government Act	- Reinspection - Caravan park	User Pay	\$ 90.00	±
Local Government Act	<b>On Site Management System &amp; Approval to Operate</b>			
Local Government Act	- Inspection Fee	User Pay	\$ 180.00	
Local Government Act	- Reinspection fee	User Pay	\$ 90.00	
Local Government Act	- Issuing an approval to operate - Transfer of Ownership (upon inspection and approval or within 3 months <90 days> of inspection and approval for change of owner)	User Pay	\$ 60.00	
Development	<b>Hard copy lodgement and scanning fee</b>	User Pay	\$ 330.00	
Development	Hard copy consent (Administration, Printing and Postage)	User Pay	\$ 60.00	
Development	<b>Section 10.7 Planning Certificates (clause 259 reg)</b>			
Development	- Standard Certificate	Statutory**	\$ 53.00	
Development	- Certificate requiring additional information	Statutory**	\$ 80.00	
Development	- Additional Urgent Fee (within 48hrs)	User Pay	\$ 170.00	
Development	<b>Planning Proposal</b>			
Development	- Consistent with strategy	User Pay	\$ 7,500.00	
Development	- Inconsistent with strategy	User Pay	\$ 15,000.00	
Development	<b>General</b>			
Development	- Records Search of Building Records (per hour or part thereof)	User Pay	\$ 190.00	±
Development	- Written confirmation Development Consent has commenced	User Pay	\$ 520.00	±
Development	- Building Entitlement (Existing Holding Search)	User Pay	\$ 520.00	±
Development	<b>Planning Advice for a property for sale (or about to be sold)</b>	User Pay		
Development	- By owner prior to being placed on the market	User Pay	\$ -	
Development	- Minor Advice	User Pay	\$ 110.00	±
Development	- Major Advice	User Pay	\$ 520.00	±
Development	<b>Clause 4.6 variation</b>			
Development	- Less than 10%	User Pay	\$ 550.00	
Development	- Greater than 10%	User Pay	\$ 1,100.00	



Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Development	Application under Section 8.2 EPA Act			
Development	- Review of Council Decision	Regulatory	As prescribed in the EP&A Regulation (s.257)	
Development	Erection of a building or carrying out work (based on cost of development) (Cl.246B REG)			
Development	(a) Development up to \$5,000 estimated cost	Statutory**	\$ 100.00	
Development	(b) Development \$5,001 to \$50,000	Statutory**	\$170.00 + \$3.00 per \$1,000 (or part thereof) of the estimated cost	
Development	(c) Between \$50,001 to \$250,000	Statutory**	\$352.00 + \$3.64 per \$1,000 (or part thereof) over \$50,001	
Development	(d)**Between \$250,001 to \$500,000	Statutory**	\$1,160.00 + \$2.34 per \$1,000 (or part thereof) over \$250,001	
Development	(e)**Between \$500,001 to \$1,000,000	Statutory**	\$1,745.00 + \$1.64 per \$1,000 (or part thereof) over \$500,001	
Development	(f) **Between \$1,000,001 to \$10,000,000	Statutory**	\$2,615.00 + \$1.44 per \$1,000 (or part thereof) over \$1,000,001	
Development	(g) **Over \$10,000,000	Statutory**	\$15,875.00 + \$1.19 per \$1,000 (or part thereof) over \$10,000,001	
Development	** INCLUDES an additional DA fee imposed by the State Government of 0.064 cents in the dollar (or \$64.00 per \$100,000) on developments valued at over \$50,000 (for implementation of Planning NSW 'PLAN FIRST' scheme).			
Development	Dwelling House and not exceeding \$100,000 (Cl.247 REG)	Statutory**	\$ 455.00	
Development	Development not involving building work or subdivision (Cl.250 REG)	Statutory**	\$ 285.00	
Development	Referral to Heritage Advisor (outside monthly visit) Construction Certificate File Maintenance and Compliance Inspection Fees Apply	User Pay	\$ 300.00	±
Development	Subdivision of Land (EP & A Reg. 249)			
Development	(a)(i) Subdivision (opening of public road)	Statutory**	\$ 665.00	
Development	PLUS per additional lot	Statutory**	\$ 65.00	
Development	(ii) Subdivision (not involving opening of public road)	Statutory**	\$ 330.00	
Development	PLUS per additional lot	Statutory**	\$ 53.00	
Development	(b) Strata- State Significant	Statutory**	\$ 330.00	
Development	PLUS per additional lot	Statutory**	\$ 65.00	
Development	(c) Registration & Release fee	User Pay	\$ 151.00	
Development	(d) Subdivision and or strata certificate	User Pay	\$ 246.50	
Development	PLUS per lot numbered on the plan	User Pay	\$ 60.00	
Development	Designated Development (EP & A Reg. 251)	Statutory**	\$ 952.00	
Development	Integrated Development Referral fee (Per Agency) (EP & A Reg. 253(4))	Statutory**	\$ 331.00	
Development	Concurrence Fee (Additional) (EP & A Reg. 252A) (5)	Statutory**	\$ 331.00	
Development	Processing Fee (Integrated 353 (1)) B Concurrence (252A (1))	User Pay	\$ 145.00	
Development	Development requiring advertising or notification (EP & A Reg. 252)			
Development	(a) Designated Development	Statutory**	\$ 2,220.00	
Development	(b) Prohibited & Other Advertised Development	Statutory**	\$ 1,105.00	
Development	(c) Development Requiring Notice	Statutory**	\$ 1,105.00	
Development	(d) Community Participation Plan Notified Development	User Pay	\$ 180.00	
Development	(e) Community Participation Plan Advertised Development	User Pay	\$ 770.00	
Development	Section 4.55 Modification (EP & A Reg. 258) Application Fee			
Development	(a) Section 4.55(1) of the Act (Cl.258 EPA REG) - Minor	Statutory**	\$ 71.00	
Development	(b) Section 4.55(1A) of the Act (Cl.258(1A) EPA REG) - involving minimal environmental impact	Statutory**	Lesser of 50 % of the original fee OR \$645.00	
Development	(c) Section 4.55(2) or Section 4.56 of the Act (Cl.258(2) EPA REG) - Major:			
Development	(d) If original fee less than \$100.00	Statutory**	50% of original fee	
Development	(e) If original fee was \$100.00 or more and the DA does not involve the erection of a building, the carrying out of work, or demolition	Statutory**	50% of original fee	
Development	(f) If original fee was \$100.00 or more and the DA is for the erection of dwelling with a cost of \$100,000 or less	Statutory**	\$ 190.00	
Development	PLUS an additional amount if notice of the application is required to be given under Section 4.55(2) or 4.56 of the Act	Statutory**	\$ 665.00	

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Development	<b>Refund of Fees</b>			
Development	(a) DA fee after issue of consent	User Pay	Nil	
Development	(b) DA fee after lodgement, but prior to issue of consent	User Pay	Lesser of 50% or \$250.00	
Development	(c) Construction Certificate fee after issue of construction certificate	User Pay	Nil	
Development	(d) Construction Certificate fee after lodgement, but prior to issue of construction certificate	User Pay	Lesser of 50% or \$250	
Development	(e) Septic Tank/Sewer after Approval	User Pay	Nil	
Development	(f) Septic Tank/Sewer prior to Approval	User Pay	50%	
Development	(g) Compliance Certificate fees where inspections are not carried out	User Pay	100%	
Construction	<b>Long Service Leave Levy</b>			
Construction	Payable on all building / construction work valued at \$25,000.00 or more	Statutory**	0.35% of cost of works	
Construction	<b>Construction Certificates (includes engineering construction certificates)</b> <i>Note: The General Manager can authorise reduced fees for construction certificates and complying development on an individual basis where the value of development exceeds \$1,000,000</i>			
Construction	(a) Less than \$12,000	User Pay	\$ 125.00	±
Construction	(b) Between \$12,001 and \$100,000 PLUS \$5.00 per \$1,000 over \$12,000	User Pay	\$ 190.00	±
Construction	(c) Between \$100,001 and \$500,000 PLUS \$20.00 per \$5,000 over \$100,000	User Pay	\$ 620.00	±
Construction	(d) Between \$500,001 and \$1,000,000 PLUS \$15.00 per \$5,000 over \$500,000	User Pay	\$ 2,500.00	±
Construction	(e) Greater than \$1,000,000 PLUS \$75.00 per \$50,000 over \$1,000,000	User Pay	\$ 5,000.00	±
Construction	(f) Engineering Works (minimum charge)	User Pay	\$ 330.00	±
Construction	(g) Alternate Solution	User Pay	By Assessment	
Construction	(h) Construction Certificate Modification after approval - minor change minimum charge	User Pay	\$ 110.00	±
Construction	(i) Construction Certificate Modification after approval- major change	User Pay	\$500 or 50% of original fee whichever is the greater	±
Construction	<b>Complying Development Certificate</b>			
Construction	(a) Less than \$12,000	User Pay	\$ 370.00	±
Construction	(b) Between \$12,001 and \$50,000	User Pay	\$ 630.00	±
Construction	(c) Between \$50,001 and \$100,000	User Pay	\$ 1,250.00	±
Construction	(d) Between \$100,001 and \$500,000	User Pay	\$ 1,900.00	±
Construction	(e) Between \$500,001 and \$1,000,000	User Pay	\$ 3,100.00	±
Construction	(f) Greater than \$1,000,000	User Pay	By Assessment	
Construction	PLUS Compliance Certificate Fees			
Construction	(g) Modification after certificate issued - updated documents supplied (no reassessment)	User Pay	\$ -	±
Construction	(h) Modification after certificate issued - minor change	User Pay	\$ 110.00	±
Construction	(i) Modification after certificate issued - major change	User Pay	50% of original fee	±
Construction	<b>Construction Inspections</b>			
Construction	(a) Per Inspection - Council PCA	User Pay	\$ 190.00	±
Construction	(b) Package of 4 inspections	User Pay	\$ 630.00	±
Construction	(c) Re-Inspection	User Pay	\$ 190.00	±
Construction	(d) Per Inspection - Private PCA	User Pay	\$ 380.00	±
Construction	(e) Inspection of a building to be relocated	User Pay	By Assessment - hourly rate	±
Construction	<b>Accredited Certifiers</b>			
Construction	- Engagement of accredited certifiers from private sector or other councils to undertake Council Certification Functions	User Pay	Full Cost + 30%	
Construction	- Private Certifier Fee (EP & A Reg. 263)	Statutory**	\$ 36.00	
Construction	<b>Building Certificate 6.23 (EP &amp; A Reg. 260)</b>			
Construction	(a) Floor area of building or part < 200m <sup>2</sup>	Statutory**	\$ 250.00	
Construction	(b) Floor area of building > 200m <sup>2</sup> and < 2,000m <sup>2</sup>	Statutory**	\$ 250.00	
Construction	PLUS: If > 200m <sup>2</sup> (per m <sup>2</sup> )	Statutory**	\$ 0.50	
Construction	(c) Floor area > 2,000m <sup>2</sup>	Statutory**	\$ 1,165.00	
Construction	PLUS: If > 2,000m <sup>2</sup> (per m <sup>2</sup> )	Statutory**	\$ 0.75	
Construction	<b>Swimming Pools</b>			
Construction	- Registering Pool on Behalf of Owner	Statutory**	\$ 10.00	
Construction	- Initial Inspection Fee	Statutory**	\$ 150.00	
Construction	- Reinspection fee resulting from initial inspection	Statutory**	\$ 100.00	
Waste Management	<b>Residential and Small Business waste</b>			
Waste Management	- 20L Drum	User Pay	\$ 2.00	±
Waste Management	- Bag of Waste - per bag	User Pay	\$ 5.00	±
Waste Management	- 240L wheelie bin	User Pay	\$ 8.00	±
Waste Management	- Timber Waste (processed timber inc. builders timber and furniture (per m <sup>3</sup> ))	User Pay	\$ 20.00	±
Waste Management	- Timber Waste (processed timber inc. builders timber and furniture (per ½m <sup>3</sup> ))	User Pay	\$ 10.00	±

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Waste Management	- Timber Waste (processed timber inc. builders timber and furniture (per 250L/Kg)	User Pay	\$ 5.00	±
Waste Management	- Unsorted waste (per m³)	User Pay	\$ 60.00	±
Waste Management	- Sorted waste (per m³)	User Pay	\$ 30.00	±
Waste Management	- Bricks & Concrete (sorted no other waste)(per m³)	User Pay	\$ 30.00	±
Waste Management	- Resource Recovery Items (provided they are not contaminated; already separated; and do not go into landfill.)	User Pay	Nil	
Waste Management	- Residential Green Waste (organic material including grass clippings and branches etc.)	User Pay	Nil	
Waste Management	- Clean Fill	User Pay	Nil	
Waste Management	- Light and Heavy Steel	User Pay	Nil	
Waste Management	- Motor Vehicles	User Pay	Nil	
Waste Management	- Glass containers	User Pay	Nil	
Waste Management	- Aluminium Cans	User Pay	Nil	
Waste Management	- Plastic Bottles	User Pay	Nil	
Waste Management	- Cardboard and Paper	User Pay	Nil	
Waste Management	- E-Waste Items (all computer, ancillary computer items and televisions)	User Pay	Nil	
Waste Management	<b>Commercial Waste</b>			
Waste Management	- Commercial green/timber waste requiring mulching (per m³)	User Pay	\$ 30.00	±
Waste Management	- Commercial waste per tonne (weighbridge receipt provided)	User Pay	\$ 180.00	±
Waste Management	- Commercial waste (per m³)	User Pay	\$ 250.00	±
Waste Management	- Commercial construction & demolition waste (per m³)	User Pay	\$ 65.00	±
Waste Management	<b>Tyres (Residential)</b>			
Waste Management	- Car	User Pay	\$ 15.00	±
Waste Management	- Truck/small tractor	User Pay	\$ 30.00	±
Waste Management	- Tractor (large greater than 1m diameter)	User Pay	\$ 180.00	±
Waste Management	- Tyre components (cut up tyres per m³)	User Pay	\$ 90.00	±
Waste Management	<b>Lounges &amp; mattresses</b>			
Waste Management	- Single lounge or mattress	User Pay	\$ 10.00	±
Waste Management	- Double lounge or mattress	User Pay	\$ 15.00	±
Waste Management	<b>Animals</b>			
Waste Management	- Small carcasses (cats, dogs, sheep, goats)	User Pay	\$ 15.00	±
Waste Management	- Large carcasses (cattle and horses)	User Pay	\$ 70.00	±
Waste Management	<b>Asbestos (must be triple wrapped in black plastic and sealed)</b>			
Waste Management	- Minimal (no more than a wheel-barrow)	User Pay	\$ 50.00	±
Waste Management	- Within the local government area (per m³)	User Pay	\$ 400.00	±
Waste Management	<b>Waste generated from outside the Local Government Area</b>	User Pay	Subject to assessment	±
Waste Management	- Contaminated Material	User Pay	Subject to assessment	±
Cemeteries	<b>Monumental Works</b>			
Cemeteries	Supply of plaques / interments are performed by Funeral Directors. Council only provides for allocation of plots / niches & keeps records of reservations / interments.			
Cemeteries	<b>Cemetery Fees</b>			
Cemeteries	- Reservation Fee (Fee deducted from final plot fee)	User Pay	\$ 570.00	±
Cemeteries	- Monument Burial Plot Permit and Grave Fee	User Pay	\$ 2,900.00	±
Cemeteries	- Lawn Cemetery Burial Plot	User Pay	\$ 2,900.00	±
Cemeteries	- Re-Opening Fee	User Pay	\$ 700.00	±
Cemeteries	- Inspection Fee	User Pay	\$ 330.00	±
Cemeteries	- Interment of Child (under 16 years)	User Pay	\$ 1,450.00	±
Cemeteries	- Exhumation Administration Fees	User Pay	\$ 7,000.00	±
Cemeteries	- Niche Walls (Blayney, Carcoar, Hobbys Yards, Lyndhurst, Neville and Millthorpe)	User Pay	\$ 570.00	±
Cemeteries	- Internment of ashes into existing grave fee (max 4 per lot)	User Pay	\$ 570.00	±
Cemeteries	<b>Search Fees</b>			
Cemeteries	<i>Cemetery Information required for Family Trees, locating graves, etc.</i>			
Cemeteries	- Per hour	User Pay	\$ 213.00	±
Cemeteries	- Per 15 min (or part thereof)	User Pay	\$ 53.00	±

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Sewerage Services	<b>Treated Recycled Water</b>	User Pay	Subject to User Agreement	
Sewerage Services	<b>Liquid Trade Waste</b> <i>Council will issue Category 1 and 2/2S trade waste usage every three months in arrears.</i>			
Sewerage Services	- Application Fee	User Pay	\$ 253.00	±
Sewerage Services	- Application Fee (Large Dischargers - Category 3)	User Pay	\$ 425.50	±
Sewerage Services	- Annual Liquid Trade Waste Fee <i>invoiced in July each year</i>	User Pay	\$ 105.00	±
Sewerage Services	- Annual Liquid Trade Waste Fee (Large Dischargers - Category 3) <i>Invoiced in July each year</i>	User Pay	\$ 391.00	±
Sewerage Services	- Water testing charge per test/per quarter	User Pay	\$ 278.50	±
Sewerage Services	- Re-Inspection Fee	User Pay	\$ 94.50	±
Sewerage Services	- Trade Waste Usage Charges for Category 1 with Prescribed Pre-Treatment (per KL)	User Pay	Nil	
Sewerage Services	- Trade Waste Usage Charges for Category 1 without Prescribed Pre-Treatment (per KL)	User Pay	\$ 2.10	±
Sewerage Services	- Trade Waste Usage Charges for Category 2/2S with Prescribed Pre-Treatment (per KL)	User Pay	\$ 2.10	±
Sewerage Services	- Trade Waste Usage Charges for Category 2/2S without Prescribed Pre-Treatment (per KL)	User Pay	\$ 20.50	±
Sewerage Services	<b>Total mass charges as calculated using individual parameter charges (U):</b>			
Sewerage Services	- Aluminium	User Pay	\$ 0.90	
Sewerage Services	- Ammonia (as Nitrogen)	User Pay	\$ 2.95	
Sewerage Services	- Arsenic	User Pay	\$ 94.50	
Sewerage Services	- Barium	User Pay	\$ 47.50	
Sewerage Services	- Biochemical Oxygen Demand (BOD)	User Pay	\$ 0.95	
Sewerage Services	- Boron	User Pay	\$ 0.95	
Sewerage Services	- Bromine	User Pay	\$ 19.20	
Sewerage Services	- Cadmium	User Pay	\$ 438.00	
Sewerage Services	- Chloride	User Pay	Nil	
Sewerage Services	- Chlorinated Hydrocarbons	User Pay	\$ 47.50	
Sewerage Services	- Chlorinated phenolic	User Pay	\$ 1,891.00	
Sewerage Services	- Chlorine	User Pay	\$ 2.00	
Sewerage Services	- Chromium	User Pay	\$ 31.50	
Sewerage Services	- Cobalt	User Pay	\$ 19.50	
Sewerage Services	- Copper	User Pay	\$ 19.50	
Sewerage Services	- Cyanide	User Pay	\$ 95.00	
Sewerage Services	- Fluoride	User Pay	\$ 4.70	
Sewerage Services	- Formaldehyde	User Pay	\$ 2.00	
Sewerage Services	- Oil and Grease (Total O & G)	User Pay	\$ 1.70	
Sewerage Services	- Herbicides/defoliant	User Pay	\$ 946.00	
Sewerage Services	- Iron	User Pay	\$ 2.00	
Sewerage Services	- Lead	User Pay	\$ 47.50	
Sewerage Services	- Lithium	User Pay	\$ 9.50	
Sewerage Services	- Manganese	User Pay	\$ 9.50	
Sewerage Services	- Mercaptans	User Pay	\$ 95.00	
Sewerage Services	- Mercury	User Pay	\$ 3,151.50	
Sewerage Services	- Methylene Blue Active Substances	User Pay	\$ 0.95	
Sewerage Services	- Molybdenum	User Pay	\$ 0.95	
Sewerage Services	- Nickel	User Pay	\$ 31.50	
Sewerage Services	- Nitrogen (as TKN – Total Kjeldahl Nitrogen)	User Pay	\$ 0.50	
Sewerage Services	- Organ arsenic Compounds	User Pay	\$ 948.00	
Sewerage Services	- Pesticides General (excludes organochlorines and organophosphates)	User Pay	\$ 945.00	
Sewerage Services	- Petroleum Hydrocarbons (non-flammable)	User Pay	\$ 3.10	
Sewerage Services	- Phenolic Compounds (non-chlorinated)	User Pay	\$ 9.50	
Sewerage Services	- Phosphorous (Total Phosphorous)	User Pay	\$ 2.10	
Sewerage Services	- Polynuclear aromatic hydrocarbons	User Pay	\$ 19.70	
Sewerage Services	- Selenium	User Pay	\$ 67.00	
Sewerage Services	- Silver	User Pay	\$ 1.55	
Sewerage Services	- Sulphate (SO4)	User Pay	\$ 0.55	
Sewerage Services	- Sulphide	User Pay	\$ 2.10	
Sewerage Services	- Sulphite	User Pay	\$ 2.10	
Sewerage Services	- Suspended Solids (SS)	User Pay	\$ 1.05	
Sewerage Services	- Thiosulphate	User Pay	\$ 0.55	
Sewerage Services	- Tin	User Pay	\$ 9.50	
Sewerage Services	- Total Dissolved Solids (TDS)	User Pay	\$ 0.05	
Sewerage Services	- Uranium	User Pay	\$ 9.50	
Sewerage Services	- Zinc	User Pay	\$ 19.00	
Sewerage Services	<b>Liquid Trade Waste Excess Mass Charge (\$)</b> = $\frac{(S - D) \times Q \times U}{1000}$ Where: S = Concentration (mg/L) of substance in sample. D = Concentration (mg/L) of substance deemed to be present in domestic sewerage. Q = Volume (kl) of liquid trade waste discharged to the sewerage system. U = Unit prices (\$/kg) for disposal of substance to the sewerage system.			

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl.
Sewerage Services	<b>Non Compliance</b>			
Sewerage Services	Non compliance PH charge (K = pH coefficient)	User Pay	K = 0.5	
Sewerage Services	<b>Food Waste Disposal Charge</b>			
Sewerage Services	Where Blayney Shire Council has approved installation of a food waste disposal unit for an existing hospital, nursing home or other eligible facility. The following additional food waste disposal charge will be payable annually. <b>Food Waste Disposal Charge (\$)</b> = B x UF Where: B = Number of beds in hospital or nursing home. UF = Annual unit price (\$/bed) for a food waste disposal unit at a hospital or nursing home. Where: UF = \$21.00/bed			
Sewerage Services	<b>Treated Recycled Water</b>	User Pay	Subject to User Agreement	
Sewerage Services	<b>Supply of Drainage Diagram</b>			
Sewerage Services	- Domestic/Commercial Premises (Solicitor Enquiry Per Property)	User Pay	\$ 80.00	±
Sewerage Services	- Sewer Diagram (new)	User Pay	\$ 150.00	±
Sewerage Services	- Septic Tank (if required)	User Pay	\$ 150.00	±
Sewerage Services	- Amendment to Drainage Diagram	User Pay	\$ 150.00	±
Village Bore	<b>Village Bore Access</b>			
Village Bore	- Village bore user access charge - Paid upfront for 12 months (not pro-rata if key returned within 12 months)	User Pay	\$ 124.00	
Village Bore	- Village bore Key deposit – refundable on return of the key	User Pay	\$ 150.00	
Public Halls	<b>Community Centre Hire for Local entertainment, concerts, public meetings, trade exhibitions, school functions (other than dinners), religious services, etc. where NO door charge is made (does not incl. use of kitchen or bar).</b> <i>Hire of facility is subject to terms and conditions. Community Centre furniture is not available for external hire. Community Centre furniture is not available for external hire.</i>			
Public Halls	- Evening Hire (between 5.00pm & 1.00am)	User Pay	\$ 321.00	±
Public Halls	- Day Hire (between 9.00am & 5.00pm)	User Pay	\$ 176.00	±
Public Halls	- School & Sporting Presentations	User Pay	Nil	
Public Halls	<b>Community Centre Hire for balls, weddings, luncheons, dinners etc. where food and beverages are served (includes use of the kitchen, bar &amp; stage &amp; a maximum of 48 hours hire).</b> <i>Hire of facility is subject to terms and conditions. Community Centre furniture is not available for external hire. Community Centre furniture is not available for external hire.</i>			
Public Halls	- Hire	User Pay	\$ 652.00	±
Public Halls	- School Age Dances / Disco's	User Pay	\$ 176.00	±
Public Halls	<b>Community Centre Meeting Room Hire (per day)</b>			
Public Halls	- Meeting room (Chambers or Cadia Room)	User Pay	\$ 119.00	±
Public Halls	- Shire charitable organisations and Service Clubs (Chambers or Cadia Room)	User Pay	\$ 49.00	±
Public Halls	- Hire of both Cadia Room and Chambers	User Pay	\$ 168.00	±
Public Halls	- Blayney Shire charitable organisations and Service Clubs	User Pay	\$ 98.00	±
Public Halls	<b>Community Centre Meeting Room Hire (per annum)</b>			
Public Halls	- Meeting room (Chambers or Cadia Room) - School terms only	User Pay	\$ 1,960.00	±
Public Halls	- Shire charitable organisations and Service Clubs	User Pay	\$ 539.00	±
Public Halls	<b>Community Centre Hire of Other Areas (per day)</b>			
Public Halls	- Kitchen Hire	User Pay	\$ 104.00	±
Public Halls	- Bar Hire	User Pay	\$ 52.00	±
Public Halls	<b>Rehearsals &amp; Prior Entry</b>			
Public Halls	- Up to 4 hours	User Pay	\$ 42.00	±
Public Halls	- 4 to 8 hours	User Pay	\$ 52.00	±
Public Halls	<b>Cleaning</b>			
Public Halls	- Cleaning Cost chargeable if facility is not left in a clean state by the Hirer.	User Pay	\$ 456.00	±
Public Halls	<b>Security Deposit - Refundable</b>			
Public Halls	- Security Deposit (Excl. Shire Charitable Organisations/ Pensioner Groups/Schools)	User Pay	\$ 500.00	
Public Halls	- Security Deposit (Shire Charitable Organisations/ Pensioner Groups/Schools)	User Pay	\$ 100.00	
Public Libraries	<b>Blayney Library</b> <i>Fees as recommended by Central West Libraries</i>			
Public Libraries	- Photocopies B&W (per copy)	User Pay	\$ 0.20	±
Public Libraries	- Overdue Items - Videos, DVDs and CR ROMs per item per day	User Pay	\$ 1.00	
Public Libraries	- Overdue Items - Other library material per item per day	User Pay	\$ 1.00	
Public Libraries	- Lost Borrower Card	User Pay	\$ 2.00	±
Public Libraries	- Lost or damaged material – replacement cost and processing fee	User Pay	\$ 31.00	±
Public Libraries	- Inter Library Loans: Search fee	User Pay	\$ 6.50	±
Public Libraries	- Use of Library for tutoring (Session maximum of 2 hours)	User Pay	\$ 5.50	±



Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
CentrePoint	<b>Casual Admission Fees</b>			
CentrePoint	<b>Casual Swim</b>			
CentrePoint	- Adult	User Pay	\$ 6.50	±
CentrePoint	- Child	User Pay	\$ 4.50	±
CentrePoint	- Child (under 3 with a paying adult)	User Pay	No charge	
CentrePoint	- Family (Up to 2 adults and all children at one address)	User Pay	\$ 16.00	±
CentrePoint	<b>Gym &amp; Classes Casual Entry</b>			
CentrePoint	- Adult	User Pay	\$ 13.50	±
CentrePoint	- Concession (Student & Senior)	User Pay	\$ 10.00	±
CentrePoint	- Healthy Life for Life & Gentle Tai Chi	User Pay	\$ 7.00	±
CentrePoint	<b>Dry Courts Casual Entry</b>			
CentrePoint	- All Ages per person	User Pay	\$ 4.00	±
CentrePoint	<b>Gym Induction/Fitness Assessment</b>			
CentrePoint	Complimentary when signing up - includes one 30 minute induction	User Pay	\$ -	
CentrePoint	<b>Gym Program &amp; or PT (One Hour)</b>			
CentrePoint	- All Ages	User Pay	\$ 60.00	±
CentrePoint	<b>Group Training Rate - 60 Mins (max 4 clients)</b>			
CentrePoint	- 2 Client (per person)	User Pay	\$ 30.00	±
CentrePoint	- 3 Client (per person)	User Pay	\$ 25.00	±
CentrePoint	- 4 Client (per person)	User Pay	\$ 20.00	±
CentrePoint	<b>Crèche (per session)</b>			
CentrePoint	- Per Child	User Pay	\$ 4.00	±
CentrePoint	<b>Short Term Options (Valid to 30 June 2022)</b>			
CentrePoint	<b>Pool Access - Includes Aqua Aerobics</b>			
CentrePoint	- Adult - 10 Visit Pass	User Pay	\$ 63.00	±
CentrePoint	- Concession (Child, Student & Senior)	User Pay	\$ 43.00	±
CentrePoint	<b>Full Centre Access (Gym, Classes, Pool and Dry Courts)</b>			
CentrePoint	- Adult - 10 Visit Pass	User Pay	\$ 145.00	±
CentrePoint	- Concession (Child, Student & Senior)	User Pay	\$ 105.00	±
CentrePoint	- FIFO	User Pay	\$ 105.00	±
CentrePoint	<b>Gym &amp; Class Access</b>			
CentrePoint	- Adult - 10 Visit Pass	User Pay	\$ 105.00	±
CentrePoint	- Concession (Child, Student & Senior)	User Pay	\$ 85.00	±
CentrePoint	<b>Concession - Class only membership</b>			
CentrePoint	- Concession - 3 months	User Pay	\$ 130.00	±
CentrePoint	<b>Memberships</b>			
CentrePoint	<b>Aquatic Membership - Includes Aqua Aerobics</b>			
CentrePoint	- Concession (Child, Student & Senior) Upfront p.a	User Pay	\$ 520.00	±
CentrePoint	- Concession (Child, Student & Senior) FN Direct Debit	User Pay	\$ 20.00	±
CentrePoint	- Adult - Upfront	User Pay	\$ 624.00	±
CentrePoint	- Adult - FN Direct Debit	User Pay	\$ 24.00	±
CentrePoint	- Family (2 adults and 3 children) Upfront p.a	User Pay	\$ 1,300.00	±
CentrePoint	- Family (2 adults and 3 children) FN Direct Debit	User Pay	\$ 50.00	±
CentrePoint	<b>Fitness Membership (Gym and classes)</b>			
CentrePoint	- Concession (Child, Student & Senior) Upfront p.a	User Pay	\$ 572.00	±
CentrePoint	- Concession (Child, Student & Senior) Direct Debit	User Pay	\$ 22.00	±
CentrePoint	- Adult - Upfront p.a	User Pay	\$ 728.00	±
CentrePoint	- Adult - FN Direct Debit	User Pay	\$ 28.00	±
CentrePoint	- Family (2 adults and 3 children) Upfront p.a	User Pay	\$ 1,456.00	±
CentrePoint	- Family (2 adults and 3 children) FN Direct Debit	User Pay	\$ 56.00	±
CentrePoint	<b>CentrePoint Membership (Gym, Pool, Classes, Dry Courts)</b>			
CentrePoint	- Concession (Child, Student & Senior) Upfront p.a	User Pay	\$ 728.00	±
CentrePoint	- Concession (Child, Student & Senior) FN Direct Debit	User Pay	\$ 28.00	±
CentrePoint	- Adult - Upfront p.a	User Pay	\$ 1,040.00	±
CentrePoint	- Adult - FN Direct Debit	User Pay	\$ 40.00	±
CentrePoint	- Family (2 adults and 3 children) Upfront p.a	User Pay	\$ 1,820.00	±
CentrePoint	- Family (2 adults and 3 children) FN Direct Debit	User Pay	\$ 70.00	±
CentrePoint	<b>Joining Fee</b>			
CentrePoint	- Fitness & CentrePoint Memberships	User Pay	\$ 20.00	±
CentrePoint	<b>Fob fee &amp; replacement Fob</b>		\$ 10.00	±
CentrePoint	<b>Fitness Passport</b>			
CentrePoint	- Swim/Gym/Class per visit per holder	User Pay	TBC	±
CentrePoint	<b>Swimming Lessons</b>			
CentrePoint	<b>Swimming Lessons (includes entry fee for child)</b>			
CentrePoint	- Swimming Lessons - Per Child for 12 week block - Upfront	User Pay	\$ 192.00	
CentrePoint	- Swimming Lessons - Per Child for 12 week block - FN Direct Debit	User Pay	\$ 32.00	±
CentrePoint	<b>Swim Squad - School Term (12 weeks)</b>			
CentrePoint	- 1 Session per week - Upfront	User Pay	\$ 96.00	±
CentrePoint	- 1 Session per week - FN Direct Debit	User Pay	\$ 16.00	±
CentrePoint	- 2 Sessions per week - Upfront	User Pay	\$ 192.00	±
CentrePoint	- 2 Sessions per week - FN Direct Debit	User Pay	\$ 32.00	±
CentrePoint	<b>Private Lessons 1:1 (12 weeks)</b>			
CentrePoint	- Learn to swim per half hour - Upfront	User Pay	\$ 540.00	±
CentrePoint	- Learn to swim per half hour - FN Direct Debit	User Pay	\$ 90.00	±
CentrePoint	<b>Miscellaneous</b>			
CentrePoint	<b>Instructors</b>			
CentrePoint	- LTS Instructor per hour	User Pay	\$ 50.00	±

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl.
CentrePoint	Venue Hire			
CentrePoint	Scout Hall and Aerobic Room Venue Hire			
CentrePoint	- Per Hour	User Pay	\$ 30.00	±
CentrePoint	- Half Day (3-5hours)	User Pay	\$ 100.00	±
CentrePoint	- Full Day	User Pay	\$ 200.00	±
CentrePoint	Dry Courts Hire			
CentrePoint	- Per 1/2 Court per hour	User Pay	\$ 25.00	±
CentrePoint	- Per Court per hour	User Pay	\$ 50.00	±
CentrePoint	- Per Court per 1/2 day	User Pay	\$ 120.00	±
CentrePoint	- Per Court per full day	User Pay	\$ 200.00	±
CentrePoint	Lane Hire			
CentrePoint	- 1 Lane per hour	User Pay	\$20 + Pool Entry	±
CentrePoint	CentrePoint Birthday Parties <i>Minimum 15 Children per Booking</i>			
CentrePoint	- Catered per child	User Pay	\$ 22.00	±
CentrePoint	- Non catered per child	User Pay	\$ 16.00	±
CentrePoint	NSW Companion Card Entry			
CentrePoint	- Entry for person who shows NSW Companion Card	User Pay	No charge	
CentrePoint	NDIS Fees			
CentrePoint	- Services and prices as per NDIS support catalogue	User Pay	No charge	
CentrePoint	Definitions			
CentrePoint	Family: Members must reside at the same address, must be immediate family, children must be under 18 years of age	User Pay		
CentrePoint	Concession: Must hold and present a valid concession card	User Pay		
CentrePoint	Student: A full time high school, tertiary/uni or TAFE student. Valid student card must be presented.	User Pay		
Sporting Grounds	All Schools			
Sporting Grounds	- St Joseph's Primary School	User Pay	\$ 240.00	±
Sporting Grounds	- Heritage Schools Group	User Pay	\$ 240.00	±
Sporting Grounds	- Blayney High School	User Pay	\$ 900.50	±
Sporting Grounds	- Millthorpe Public School (Redmond Oval)	User Pay	\$ 481.50	±
Sporting Grounds	King George Oval Seasonal Hire			
Sporting Grounds	- Cricket	User Pay	\$ 672.00	±
Sporting Grounds	- Junior Rugby League	User Pay	\$ 1,601.00	±
Sporting Grounds	- Rugby League	User Pay	\$ 2,511.00	±
Sporting Grounds	- Rugby Union	User Pay	\$ 2,442.00	±
Sporting Grounds	- Little Athletics	User Pay	\$ 672.00	±
Sporting Grounds	Redmond Oval Seasonal Hire			
Sporting Grounds	- Senior Cricket	User Pay	\$ 651.00	±
Sporting Grounds	- Junior Cricket	User Pay	\$ 651.00	±
Sporting Grounds	- Junior Soccer	User Pay	\$ 906.00	±
Sporting Grounds	- Senior Soccer	User Pay	\$ 973.00	±
Sporting Grounds	- Millthorpe Junior Rugby Union (inc. Blayney based-Gala Day)	User Pay	\$ 598.00	±
Sporting Grounds	Dakers/Napier Oval Seasonal Hire <i>Per facility (Dakers Oval or Napier Oval)</i>			
Sporting Grounds	- Cricket	User Pay	\$ 457.00	±
Sporting Grounds	- Junior Soccer	User Pay	\$ 574.00	±
Sporting Grounds	- Senior Soccer	User Pay	\$ 574.00	±
Sporting Grounds	Stillingfleet Courts Seasonal Hire			
Sporting Grounds	- Blayney Netball Association	User Pay	\$ 960.00	±
Sporting Grounds	Blayney Shire Recreation Grounds <i>(Excludes Blayney and Millthorpe Grounds)</i>			
Sporting Grounds	- Annual Fee per Ground	User Pay	\$ 457.00	±
Sporting Grounds	Specific Event - Redmond Oval			
Sporting Grounds	- Millthorpe Markets Inc. cleaning of amenities, line marking etc.	User Pay	\$ 2,282.00	±
Sporting Grounds	Casual Hire (per day or part thereof) Redmond Oval			
Sporting Grounds	- Casual Hire (incl. Toilets/Change rooms/Canteen)	User Pay	\$ 602.00	±
Sporting Grounds	PLUS Cleaning Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Key Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Power & Lighting (as requested)	User Pay	\$ 206.00	±
Sporting Grounds	King George Oval Casual Hire (per day or part thereof )			
Sporting Grounds	- Casual Hire (incl. Toilets/Change rooms/Canteen)	User Pay	\$ 603.00	±
Sporting Grounds	PLUS Cleaning Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Key Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Power & Lighting (as requested)	User Pay	\$ 206.00	±
Sporting Grounds	Napier Oval Casual Hire (per day or part thereof)			
Sporting Grounds	- Casual Hire (incl. Toilets/Change rooms)	User Pay	\$ 559.00	±
Sporting Grounds	PLUS Cleaning Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Key Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Power & Lighting (as requested)	User Pay	\$ 206.00	±
Sporting Grounds	Dakers Oval Casual Hire (per day or part thereof)			
Sporting Grounds	- Casual Hire	User Pay	\$ 445.00	±
Sporting Grounds	PLUS Cleaning Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Key Deposit	User Pay	\$ 100.00	

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Sporting Grounds	<b>Blayney Shire Recreation Grounds Casual Hire (per day or part thereof)</b> <i>Excludes Blayney and Millthorpe Grounds</i>			
Sporting Grounds	- Casual Hire (inc Toilets)	User Pay	\$ 445.00	±
Sporting Grounds	PLUS Cleaning Deposit	User Pay	\$ 100.00	
Sporting Grounds	PLUS Key Deposit	User Pay	\$ 100.00	
Sporting Grounds	<b>All Recreational Facilities / Open Space e.g. Heritage Park</b>			
Sporting Grounds	- Booking Cancellation Fee (all facilities)	User Pay	\$ 100.00	±
Sporting Grounds	- Personal Training Facility Access Charge for all Parks, Gardens & Outdoor Facilities (excluding King George Oval & Redmond Oval)	User Pay	\$ 139.00	±
Sporting Grounds	PLUS Key Deposit	User Pay	\$ 100.00	
Sporting Grounds	- Not for profit Community Service events (at GM discretion)	User Pay	Contract Price	
Blayney Showground	<b>Blayney Showground Seasonal Hire (includes Pavilion)</b> <i>*Security Deposit is refundable as per Conditions of Hire.</i>			
Blayney Showground	- Blayney Junior Soccer (excluding equestrian facility)	User Pay	\$ 632.00	±
Blayney Showground	- Blayney Senior Soccer (excluding equestrian facility)	User Pay	\$ 983.00	±
Blayney Showground	- Seasonal Hire Fee: Junior groups (includes Gator & Rake Fee)	User Pay	\$ 1,025.00	±
Blayney Showground	- Seasonal Hire Fee: Senior Groups (includes Gator & Rake Fee)	User Pay	\$ 1,685.00	±
Blayney Showground	- Blayney Harness Racing Trainers	User Pay	\$ 269.00	±
Blayney Showground	- Individual/Group Horse Riders (per hour minimum 2 hours) for up to 5 Horse Riders	User Pay	\$ 100.00	±
Blayney Showground	PLUS Security Deposit (Keys/Cleaning or Damages)*	User Pay	\$ 600.00	
Blayney Showground	PLUS Additional Gator and Rake Fee	User Pay	\$ 400.00	±
Blayney Showground	- Additional Hire Days	User Pay	\$ 250.00	±
Blayney Showground	- Sand Levy (\$5 per rider/per event) paid in arrears every 6 months	User Pay	\$ 5.00	±
Blayney Showground	<b>Casual Hire (per day or part thereof)</b>			
Blayney Showground	<b>Central West Equestrian and Livestock Centre</b>			
Blayney Showground	- Livestock/Equestrian Sales and Shows	User Pay	\$ 2,277.00	±
Blayney Showground	- Individual Accredited Coaching Clinics	User Pay	\$ 260.00	±
Blayney Showground	- Individual/Group Horse Riders (Outdoor Arena's only)	User Pay	Contract Price	
Blayney Showground	- Surface Preparation (Watering and Raking Only)	User Pay	\$ 520.00	±
Blayney Showground	- Surface (Fill, Refill, Spreading and Removal)	User Pay	Contract Price	
Blayney Showground	- Hire of Gator (per hour)	User Pay	\$ 140.00	±
Blayney Showground	- Hire of Rake (per hour)	User Pay	\$ 30.00	±
Blayney Showground	- Lights	User Pay	\$ 40.00	±
Blayney Showground	- Pavilion Hire	User Pay	\$ 420.00	±
Blayney Showground	PLUS Security Deposit (Keys/Cleaning or Damages)*	User Pay	\$ 600.00	
Blayney Showground	<b>Special Events</b>			
Blayney Showground	- Blayney A & P Association Show	User Pay	\$ 1,870.00	±
Blayney Showground	- Blayney Harness Racing	User Pay	\$ 850.00	±
Blayney Showground	- Special Events hosted by Seasonal Hire User Groups (Regional)	User Pay	\$ 1,870.00	±
Blayney Showground	PLUS Security Deposit (Keys/Cleaning or Damages)	User Pay	\$ 600.00	
Blayney Showground	- Other Events (National, State and Regional)		Contract Price	
Blayney Showground	- Other Event (at GM Discretion)	User Pay	Contract Price	
Mining, Manufacturing & Construction	<b>Section 735A / 1212P Application</b>			
Mining, Manufacturing & Construction	- Outstanding Notices Certificate	Statutory**	\$ 120.00	

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Transport & Communication	<b>Contributions to Works – Council Programmed Works</b>			
Transport & Communication	- Kerb & Guttering (per lineal metre)	Regulatory	50% of cost	
Transport & Communication	- Foot paving (per square metre)	Regulatory	50% of cost	
Transport & Communication	Recovery of Costs from adjacent owners in accordance with S.217 of the Roads Act, 1993.			
Transport & Communication	<b>Road Opening Permit</b>			
Transport & Communication	- Minor works	User Pay	\$ 75.00	
Transport & Communication	- When Council is PCA and applied for in conjunction other approval (plus 1 inspection)	User Pay	\$ 75.00	
Transport & Communication	- When applied for when Council is not PCA or not in conjunction with other approval (plus 1 inspection)	User Pay	\$ 150.00	
Transport & Communication	- Per Inspection / Re Inspection	User Pay	\$ 120.00	±
Transport & Communication	<b>Restoration Charge - Minimum Charge 5m<sup>2</sup></b>			
Transport & Communication	- Concrete Road Pavements (per m <sup>2</sup> )	User Pay	\$ 429.00	
Transport & Communication	- Concrete Footpaths (per m <sup>2</sup> )	User Pay	\$ 172.00	
Transport & Communication	- Residential Driveways (per m <sup>2</sup> )	User Pay	\$ 232.00	
Transport & Communication	- Bitumen surface on all bases (per m <sup>2</sup> )	User Pay	\$ 189.50	
Transport & Communication	- Gravel Roads / Footpaths (per m <sup>2</sup> )	User Pay	\$ 122.00	
Transport & Communication	- Kerb & Gutter (per m)	User Pay	\$ 189.50	
Transport & Communication	- Turfed Footpaths (per m <sup>2</sup> )	User Pay	\$ 115.50	
Transport & Communication	- Block paved Footpaths (per m <sup>2</sup> )	User Pay	\$ 280.50	
Economic Affairs	<b>Visitor Information Centre Café (Per Lease Agreement)</b>	User Pay	Market Rental	±
Economic Affairs	<b>Private Works</b>			
Economic Affairs	- Direct Costs including labour on-costs + 30% surcharge	User Pay	Full Cost + 30%	±
Economic Affairs	<b>Gravel Sales</b>			
Economic Affairs	- Uncrushed material (All Quarries)			
Economic Affairs	- Ex Pit (per tonne)	User Pay	\$ 12.50	±
Economic Affairs	- 0-9km (per tonne)	User Pay	\$ 17.50	±
Economic Affairs	- 10-19km (per tonne)	User Pay	\$ 23.50	±
Economic Affairs	- 20-29km (per tonne)	User Pay	\$ 29.00	±
Economic Affairs	<b>Crushed material inc. Rubble (Whites and Cadia)</b>			
Economic Affairs	- Ex Pit (per tonne)	User Pay	\$ 25.00	±
Economic Affairs	- 0-9km (per tonne)	User Pay	\$ 30.00	±
Economic Affairs	- 10-19km (per tonne)	User Pay	\$ 35.00	±
Economic Affairs	- 20-29km (per tonne)	User Pay	\$ 41.50	±
Economic Affairs	<b>Wet Plant Hire Rates for Private Works (per hour during normal hours)</b>			
Economic Affairs	- Water Cart	User Pay	\$ 154.00	±
Economic Affairs	- Grader Cat 12 Series	User Pay	\$ 196.00	±
Economic Affairs	- Loader	User Pay	\$ 190.00	±
Economic Affairs	- Backhoe	User Pay	\$ 154.00	±
Economic Affairs	- Roller Dynapac	User Pay	\$ 148.50	±
Economic Affairs	- Roller Multi Tyred	User Pay	\$ 226.00	±
Economic Affairs	- Tractor/Mower/Slasher	User Pay	\$ 148.50	±
Economic Affairs	- Skid Steer Loader	User Pay	\$ 216.50	±
Economic Affairs	- Front Deck Mower	User Pay	\$ 122.00	±
Economic Affairs	- Street Sweeper	User Pay	\$ 154.00	±
Economic Affairs	- Sewer Jetta (2 x Works Operators)	User Pay	\$ 287.00	±
Economic Affairs	- Pipe CTV Crawler	User Pay	\$ 256.00	±
Economic Affairs	<b>Truck Hire Rates</b>			
Economic Affairs	- 12 Tonne Tipper	User Pay	\$ 162.00	±
Economic Affairs	- 30 Tonne Truck & Trailer	User Pay	\$ 204.00	±
Economic Affairs	- 2.7 Tonne Excavator	User Pay	\$ 114.00	±
Developer Contributions	<b>Section 7.11 Contributions</b>			
Developer Contributions	- Residential accommodation development resulting in additional dwelling or lot (per new dwelling or allotment)	User Pay	\$ 6,615.50	
Developer Contributions	<b>Heavy haulage developments</b>			
Developer Contributions	- Regional Sealed Road (per ESA per km)	User Pay	\$ 0.22	
Developer Contributions	- Local Sealed Road (per ESA per km)	User Pay	\$ 0.36	
Developer Contributions	- Local Gravel Road (per ESA per km)	User Pay	\$ 0.22	

Function/ Activity	Fee Name	Pricing Principle	Total Fee 2021/22	GST Incl
Developer Contributions	<b>Section 7.12 Levies</b>			
Developer Contributions	- Development that is not type A or B and where the proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000	User Pay	0.5% of that cost	
Developer Contributions	- Development that is not type A or B and where the proposed cost of carrying out the development is more than \$200,000	User Pay	1% of that cost	
Developer Contributions	<b>LGA Sect. 64 - Water Management Act 2000 - s305 - Contributions for water supply infrastructure</b>			
Developer Contributions	- Developer Charges for Millthorpe Sewerage Scheme (per new dwelling or lot)	User Pay	\$ 7,560.00	
Developer Contributions	- Developer Charges for Blayney Sewerage Scheme (per new dwelling or lot)	User Pay	\$ 4,536.00	
Developer Contributions	<b>Notes to Developer Contributions</b> 1. The development and implementation of a new Contribution Plan for Blayney Shire, under the provision of s.7.11 and s.7.12 of the Environmental Planning and Assessment Act 1979 was undertaken by Council in 2013. The Blayney Local Infrastructure Contribution Plan 2012 was adopted by Council on 12 September 2013. 2. Refer to development exclusions identified in clause 2.8 of Blayney Local Infrastructure Contributions Plan 2013. 3. ESA means Equivalent Standard Axle.			



## Planning Proposal

to amend

**Blayney Local Environmental Plan 2012**

as follows:



### PP1: Blayney & Surrounds

- PP1A: Dual Occupancy Subdivision in Zone R1 General Residential (Blayney only)
- PP1B: Minimum Lot Size for Zone R5 Large Lot Residential (Browns Creek Road)

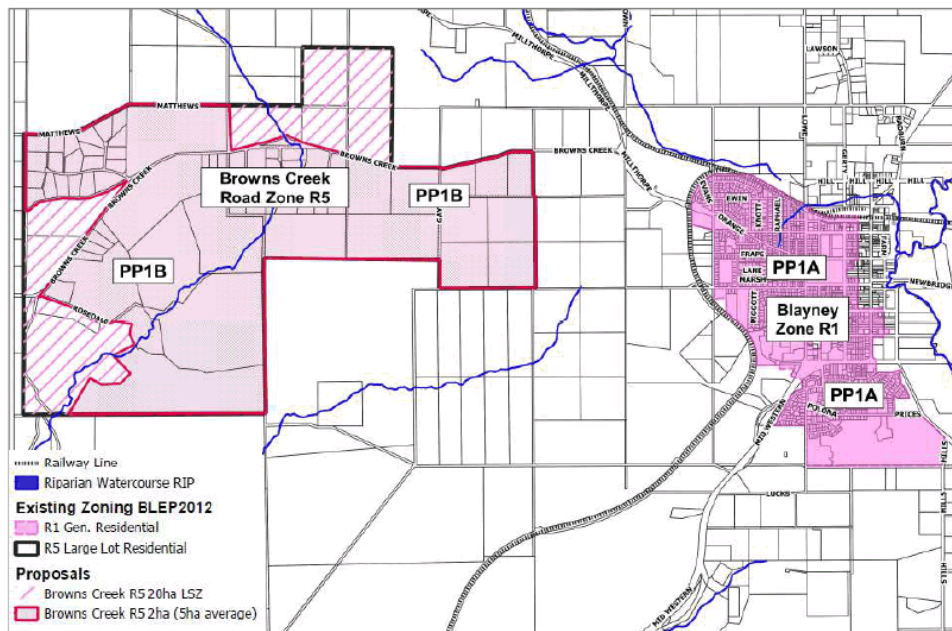


Figure 1: Map showing location of Sites at Blayney & Browns Creek Road covered by Planning Proposal PP1.

Prepared on behalf of Blayney Council for  
Submission to the NSW Department of Planning, Industry & Environment

10 May 2021

Version: D (for Council Approval)

Version D - 10 May 2021  
(For Council Approval)

**iPLAN PROJECTS**  
Planning & Development Solutions

Page | 1

## Figures

Figure 1: Map showing location of Sites at Blayney & Browns Creek Road covered by Planning Proposal PP1.....	1
Figure 2: Table showing key recommendations for Blayney PP1 in Settlement Strategy (Section 4.3.1).....	5
Figure 3: Existing approved subdivisions in Browns Creek Rd (Settlement Strategy Figure.20). ....	6
Figure 4: Excerpt of Browns Creek Settlement Summary (recommendations) from Settlement Strategy 2020.....	6
Figure 5: Excerpt of existing Land Zoning Map (LZN_004A) from BLEP2012. ....	7
Figure 6: Excerpt of existing Lot Size Map (LSZ_004A) from BLEP2012. ....	7
Figure 7: Map of Planning Proposal PP1A Affected Area (Zone R1 General Residential BLEP2012). ....	8
Figure 8: Key constraints from BLEP2012 for Town of Blayney / Zone R1 / Site PP1A.....	11
Figure 9: Excerpt from Land Zoning Map (BLEP2012/ Planning Portal).....	13
Figure 10: Excerpt from Lot Size Map (BLEP2012/ Planning Portal). ....	13
Figure 11: Site PP1B is the majority of the Zone R5 area near Browns Creek Rd (shown with a 2ha MLS /average 5ha)...14	
Figure 12: Key constraints for Browns Creek Zone R5 / Site PP1B. ....	19

## Document Control

Version / Date	Document	Provided To
A – 9 April 2021	Full Draft for Review	Mark Dicker – Blayney Council
B – 4 May 2021	For Council Approval	Mark Dicker – Blayney Council
C – 5 May 2021	For Council Approval (minor amendment)	Mark Dicker – Blayney Council
D – 10 May 2021	For Council Approval (minor amendment)	Mark Dicker – Blayney Council

## Table of Contents

<b>1</b>	<b>OVERVIEW .....</b>	<b>4</b>
1.1	Overview of Key Amendments .....	4
1.2	Process Overview .....	4
<b>2</b>	<b>PLANNING PROPOSAL – SITE &amp; JUSTIFICATION OVERVIEW .....</b>	<b>5</b>
2.1	PP1 Overview – Blayney Settlement Strategy 2020 .....	5
2.2	PP1A: Dual Occupancy Subdivision in Zone R1 General Residential (Blayney) .....	7
2.2.1	Location & Description .....	7
2.2.2	Existing Zoning & Lot Size .....	7
2.2.3	Proposed Amendment(s) .....	8
2.2.4	Possible Method(s) .....	9
2.2.5	Site Analysis & Other Relevant BLEP2012 Controls .....	11
2.3	PP1B: Minimum Lot Size for Zone R5 Large Lot Residential (Browns Creek Rd) .....	13
2.3.1	Location & Description .....	13
2.3.2	Existing Zoning & Lot Size .....	13
2.3.3	Proposed Amendment .....	14
2.3.4	Possible Method(s) .....	16
2.3.5	Site Analysis & Other Relevant BLEP2012 Controls .....	18
<b>3</b>	<b>PLANNING PROPOSAL – STATUTORY REVIEW .....</b>	<b>20</b>
3.1	Part 1: Objectives or Intended Outcomes .....	20
3.2	Part 2: Explanation of Provisions .....	20
3.3	Part 3: Justification of Proposed LEP Amendments .....	20
3.3.1	Section A – Need for the Planning Proposal .....	21
3.3.2	Section B – Relationship to Strategic Planning Framework .....	21
3.3.3	Section C – Environmental, Social and Economic Impact .....	28
3.3.4	Section D – State and Commonwealth Interests .....	29
3.4	Part 4: Mapping .....	29
3.5	Part 5: Community Consultation .....	29
3.6	Part 6: Project Timeline .....	30

## 1 OVERVIEW

### 1.1 Overview of Key Amendments

This Planning Proposal seeks to amend *Blayney Local Environmental Plan 2012* ('BLEP2012') relating to areas of the Town of Blayney and the Zone R5 Large Lot Residential area near Browns Creek Road as follows:

1. **PP1A: Dual Occupancy Subdivision in Zone R1 General Residential (Town of Blayney only);**
2. **PP1B: Minimum Lot Size for Zone R5 Large Lot Residential (Browns Creek Road area only).**

The Planning Proposal justification is broken down into these two (2) components but the statutory review/guidelines are addressed for them collectively at the end of this Report to comply with the Guideline.

### 1.2 Process Overview

The Planning Proposal has been prepared in accordance with *Divisions 3.4 – Environmental Planning Instruments (LEPs) of the Environmental Planning and Assessment Act 1979* ('EP&A Act') and the NSW Government Guideline (Dec 2018) '*A guide to preparing planning proposals*' ('Guideline').

Section 1.3 of the Guideline states that a Planning Proposal should provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process including identifying relevant environmental, social, economic and other site-specific considerations.

However, it is not a development application, so it is NOT required to consider specific detailed matters that should form part of a development application. Only sufficient detail is required to determine the merit of the Proposal and support a Gateway Determination from the NSW Government.

The Gateway Determination may provide details of further studies/consultation required by Council to enable the public exhibition and finalisation of the LEP amendments but we believe that the site review in this Planning Proposal should be sufficient to at least achieve a Gateway Determination.

A Gateway Determination under the EP&A Act is requested from the NSW Department of Planning, Industry & Environment ('DPIE') to allow this planning proposal to be placed on public exhibition.

The regional office of DPIE has delegations to make Gateway Determinations unless the proposal is not supported or is contentious because it is not consistent with strategic planning for the area (in which case, the Executive may consider the application). Planning Circular PS 18-013 (14 December 2018) updates delegation of plan making decisions under the EP&A Act (and replaces PS16-005 & PS12-006).

Section 3.34(2)(g) of the EP&A Act provides that if the planning proposal authority is a council, the Gateway Determination may authorise the council to make the proposed instrument and set out any conditions the council is required to comply with before the instrument is made and, as a result, the council becomes the local plan-making authority.

Blayney Council requests that this matter is delegated to Council to become the plan making authority as the Proposal is broadly consistent with the adopted *Blayney Settlement Strategy 2020* recommendations.

Please see this Report **Section 3.6 - Part 6: Project Timeline** of this Report for an indicative timetable of steps to achieve the outcomes in this Proposal.

## 2 PLANNING PROPOSAL – SITE & JUSTIFICATION OVERVIEW

As there are several components to this Planning Proposal, the key objectives, amendments, justification and review occurs in this Section of the Report for each component.

### 2.1 PP1 Overview – Blayney Settlement Strategy 2020

The key support/justification for the amendments in this Proposal come from the adopted Elton Consulting (February 2021) *Blayney Settlement Strategy 2020* ('Settlement Strategy'), particularly the recommendations for the Town of Blayney and the Browns Creek Zone R5 Large Lot Residential area. This was adopted in February 2021 by Council. Some key recommendations are shown in the Table of key recommendations (below) and on the *Blayney Town Structure Plan* and *Browns Creek Settlement Summary* (see Figure next page) in Section 4.3.1 of the *Settlement Strategy* that cover the two (2) components of this Planning Proposal.

**Settlement Strategy – Section 4.3.1 Blayney** – Key recommendations on page 100 (excerpts) as follows:

**PP1A: Dual Occupancy Subdivision in Zone R1 General Residential (Blayney only)**

- » 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.

**Settlement Strategy Figure.13/Table.16** – Analysis:

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.

**Key opportunity**  
Capitalise on strong grid and laneway arrangements to promote diverse new housing  
Include clauses in the LEP to enable dual occupancy attached and detached at various land sizes to promote housing diversity while maintaining Council control of outcomes

**Key opportunity**  
Promote opportunities in the community for alternative housing typologies such as dual occupancies and secondary dwellings suitable for an ageing population and diversifying income, particularly catering to the mining workforce

**PP1B: Minimum Lot Size for Zone R5 Large Lot Residential (Browns Creek Road)**

- » 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.

**Settlement Strategy – Section 3.5.1 Blayney Large Lot Residential Area** – Analysis on pages 80 & 81 as follows:

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 2: Table showing key recommendations for Blayney PP1 in Settlement Strategy (Section 4.3.1).



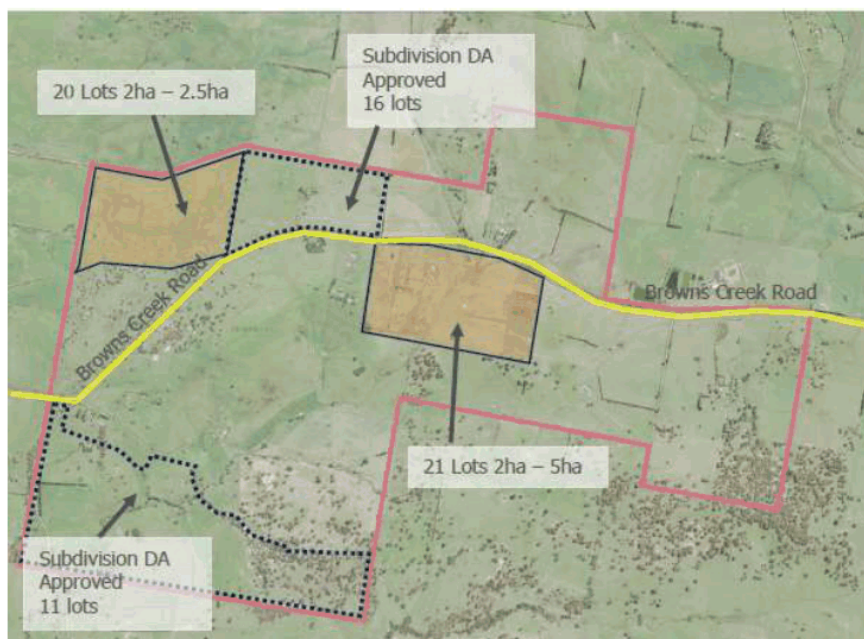


Figure 3: Existing approved subdivisions in Browns Creek Rd (Settlement Strategy Figure.20).

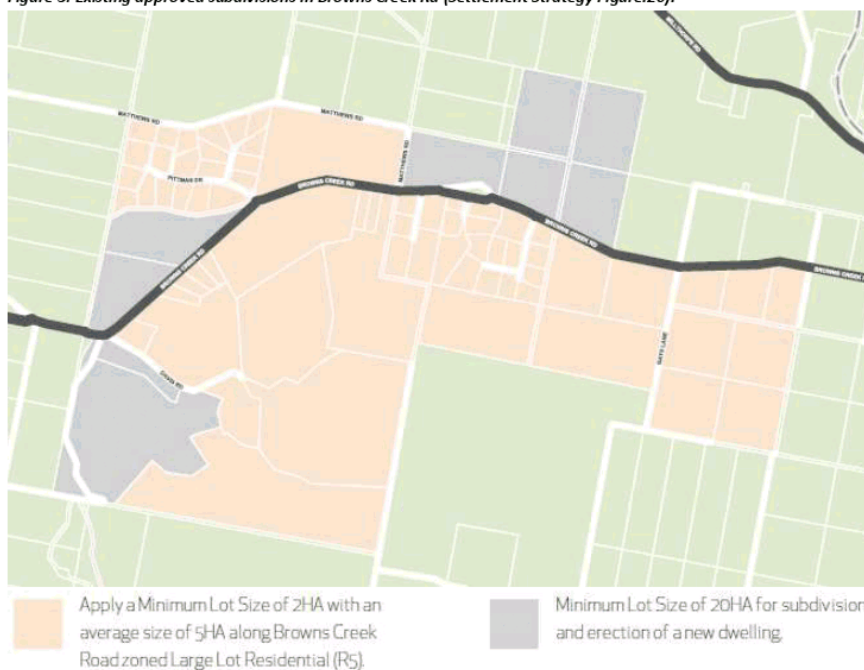


Figure 4: Excerpt of Browns Creek Settlement Summary (recommendations) from Settlement Strategy 2020.

2.2 PP1A: Dual Occupancy Subdivision in Zone R1 General Residential (Blayney)

2.2.1 Location & Description

This part of the Planning Proposal ('PP1A') applies to the **Zone R1 General Residential** area in the **Town of Blayney** only (see Figures below) ('Site PP1A').

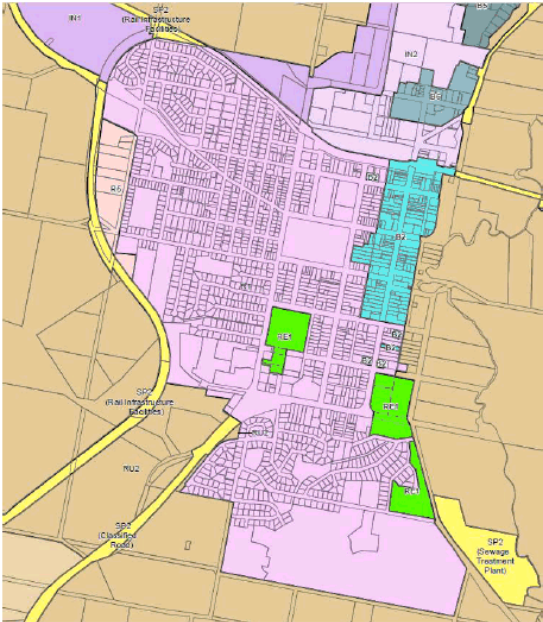
2.2.2 Existing Zoning & Lot Size

As shown by the Figure opposite, under BLEP2012 the existing zone of Site PP1A is **Zone R1 General Residential** ('Zone R1') (pink area south and east of the railway lines).

In BLEP2012 Blayney adopted 'complex zoning' that separated zones for business, industrial and residential areas to minimise land use conflict so this is the primary residential area for Blayney.

Figure 5: Excerpt of existing Land Zoning Map (LZN\_004A) from BLEP2012.

Zone	
B2	Local Centre
B5	Business Development
B6	Enterprise Corridor
E3	Environmental Management
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R5	Large Lot Residential
RE1	Public Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU5	Village
SP2	Infrastructure

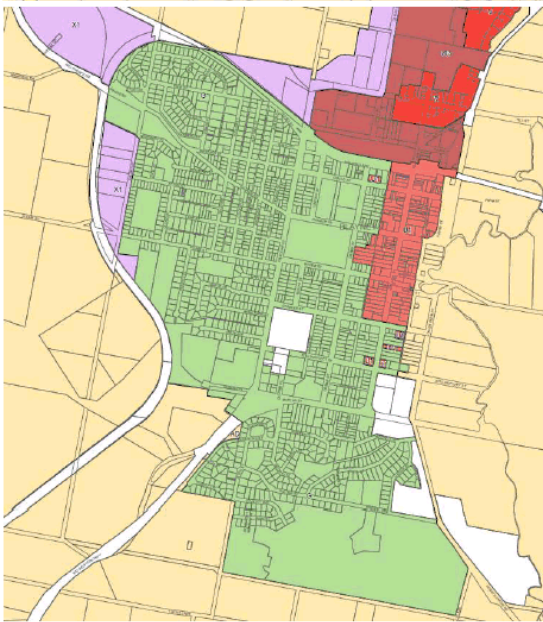


As shown by the Figure opposite, under BLEP2012 the PP1A/ Zone R1 area has a Minimum Lot Size ('MLS') for Torrens Title Subdivision of 450m<sup>2</sup> (green area).

Figure 6: Excerpt of existing Lot Size Map (LSZ\_004A) from BLEP2012.

Minimum Lot Size (sq m)

G	450
U1	1000
U2	1600
V	2000
W1	3000
W2	3500
W3	4000
X1	6000



2.2.3 Proposed Amendment(s)

2.2.3.1 Objective(s)

The Objective of this component of the Proposal is to allow for the Torrens Title subdivision of dual occupancies (both attached and detached) below the Minimum Lot Size of 450m<sup>2</sup> in Zone R1 General Residential for the Town of Blayney (only) to encourage a wider diversity of housing types and infill development for more efficient use of land and infrastructure.

2.2.3.2 Preferred Approach

Please see Section 2.2.4 - Possible Method(s) below for alternative approaches.

The preferred approach of this component of the Proposal is to introduce a new Clause to BLEP2012 (most likely in Part 4 Principal Development Standards) that will provide an exception to the Minimum Lot Size (MLS) set out in Clause 4.1 and associated Lot Size Map (LSZ\_004B) for dual occupancies.

This would be limited in application to Zone R1 General Residential in the Town of Blayney (only) and allow subdivision down to 300m<sup>2</sup> (whether attached or detached).

This does not require any change to the existing Lot Size Map (LSZ) for Blayney (LSZ\_004B) with subdivision of all other land uses in Zone R1 General Residential areas retaining a Minimum Lot Size (MLS) of 450m<sup>2</sup>.

2.2.3.3 Map(s)

At this time, the Proposal applies to ALL of Zone R1 General Residential in the Town of Blayney as shown in pink on the Figure below. If this location is defined in the new clause then it may not need new mapping in BLEP2012 (subject to review by DPIE and Parliamentary Counsel).

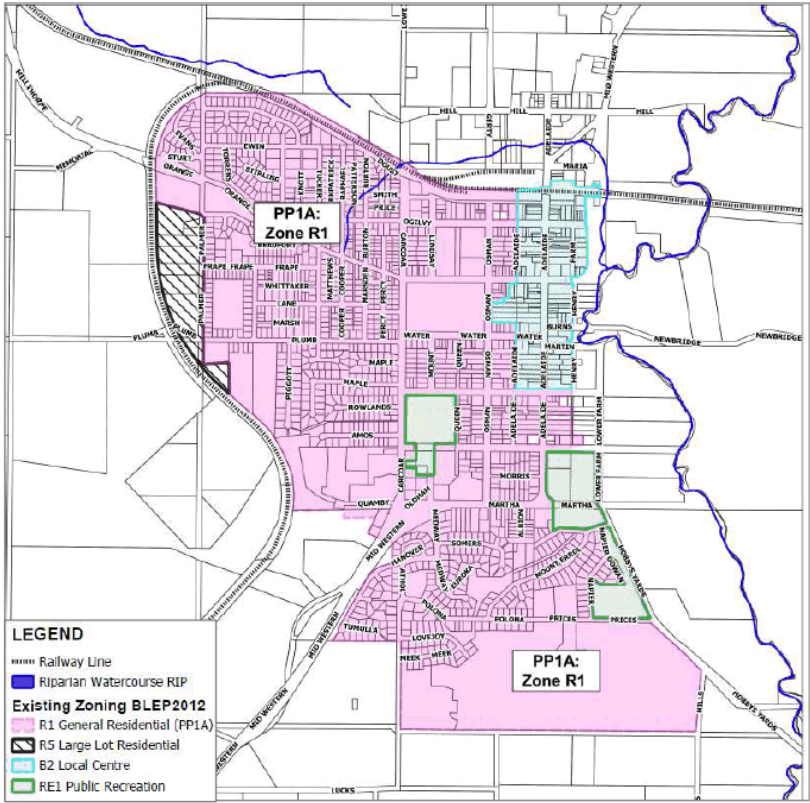


Figure 7: Map of Planning Proposal PP1A Affected Area (Zone R1 General Residential BLEP2012).



#### 2.2.3.4 Justification(s)

The key justification(s) for the Amendment(s) are summarised as follows:

##### a) Settlement Strategy

The desired outcome of Proposal PP1A was recommended in the adopted **Settlement Strategy 2020** for the Zone R1 General Residential areas of the Town of Blayney (only).

##### b) Housing Diversity / Affordability / Availability

As detailed in this Report *Section 2.1 – PP1 Overview – Blayney Settlement Strategy 2020*, the aim in the Settlement Strategy for this Proposal was to unlock more opportunity in the existing urban area for a diversity of housing that could potentially improve housing affordability and provide alternative housing typologies suitable for an ageing population, range of incomes, and the needs of temporary workforces. This is one method to address:

- The limited supply of housing in the Town of Blayney;
- The likely growing demand generated by an ageing population;
- The need for more affordable housing; and
- Demand generated by new large employment projects with temporary and transient workforces.

##### c) Lot Suitability / Land & Infrastructure Efficiency

The Town of Blayney has some under-utilised land, partly as a result of fairly deep blocks/lots and/or under-utilised lane-ways/rear vacant portions. Therefore, some urban land in Blayney is not used efficiently potentially resulting in unnecessary urban expansion for growth that requires new infrastructure and utilities. Infill development is more efficient use of existing infrastructure where impacts can be addressed (see below).

Consolidation of under-utilised or vacant lots into larger parcels for multi-dwelling housing or other forms of medium density development is harder to achieve. Whilst the majority of lots are >900m<sup>2</sup> and potentially capable of subdivision under the MLS of 450m<sup>2</sup>, the reduction in MLS for dual occupancies opens up subdivision potential for lots greater than 600m<sup>2</sup> in Zone R1 General Residential in Blayney.

##### d) Impacts of Additional Density

It is appreciated that with increases in density there are potential impacts on local character, residential amenity, open space and landscape (including retention of significant trees and deep soil zones), stormwater and amounts of hardstand areas, traffic generation and safe access/egress, and capacity of existing utilities.

Dual occupancies are generally at the lower end of medium density housing in terms of impacts. Regardless, impacts can be appropriately addressed at the Development Application stage and there are suitable controls in BLEP2012 and *Blayney Development Control Plan 2018* (DCP).

#### 2.2.4 Possible Method(s)

There are different possible method(s) for achieving the objective(s) of this component of the Proposal. It could involve either changes to BLEP2012 clause wording, changes to mapping or both.

##### 2.2.4.1 Dual Occupancy Subdivision - Other Local Environmental Plans

*Mid-Western Regional LEP 2012* provides an example of where the objective in this Proposal has been achieved by introducing a new standard instrument Clause 4.1B to provide an exception to the Minimum Lot Size (MLS) for subdivision if a lot meets the specific criteria as set out below (Note: Blayney only wishes to apply this to dual occupancies at this time).

###### 4.1B Exceptions to minimum lot sizes for certain residential development

- (1) This clause applies to the following land—
  - (a) land within **Zone R1 General Residential**,
  - (b) land within Zone R3 Medium Density Residential,
  - (c) land in Rylstone or Kandos that is within Zone RU5 Village.
- (2) Despite any other provision of this Plan, development consent may be granted to the subdivision of land to which this clause applies if—
  - (a) multi dwelling housing or a **dual occupancy** is lawfully erected on the land, and
  - (b) the area of each resulting lot will not be less than—

- (i) **300 square metres for a dual occupancy (attached)** or multi dwelling housing, or
- (ii) **400 square metres for a dual occupancy (detached)**, and
- (c) only one dwelling will be located on each lot resulting from the subdivision.
- (3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following—
  - (a) the subdivision of land into 2 or more lots,
  - (b) the erection of a **dual occupancy (attached)**, **dual occupancy (detached)** or multi dwelling housing on each lot resulting from the subdivision, if the size of each lot is equal to or greater than—
    - (i) 300 square metres for a dual occupancy (attached) or multi dwelling housing, or
    - (ii) 400 square metres for a dual occupancy (detached).

*Bathurst Regional LEP 2014* provides an alternative mechanism that involves a combination of a new Clause 4.1B and associated [Minimum Lot Size – Dual Occupancy Map](#) that sets a different Minimum Lot Size (MLS) for subdivision as set out below (Note: Blayney only wishes to apply this to dual occupancies at this time).

- 4.1B Minimum lot sizes for dual occupancies, manor houses, multi dwelling housing and residential flat buildings**
- (1) The objectives of this clause are as follows—
    - (a) to achieve planned residential density,
    - (b) to ensure that the area and dimensions of a lot are able to accommodate development that is consistent with the objectives and development controls for **dual occupancies**, multi dwelling houses or residential flat buildings,
    - (c) to minimise any likely adverse impact of such development on the amenity of adjoining neighbourhoods.
  - (2) Development consent must not be granted to development for the purposes of a **dual occupancy** on a lot unless the lot is at least the minimum lot size shown on the [Minimum Lot Size—Dual Occupancy Map](#) for that lot.
  - (3) Development consent must not be granted to development for the purposes of manor houses, multi dwelling houses or residential flat buildings on a lot unless the lot is at least the minimum lot size shown on the [Minimum Lot Size—Manor Houses, Multi Dwelling Housing and Residential Flat Buildings Map](#) for that lot.
  - (4) Despite any other provision of this Plan, development consent may be granted for the subdivision of a **dual occupancy**, multi dwelling housing or a residential flat building development into lots of any size to enable the resulting individual dwellings on those lots to have separate titles.

#### 2.2.4.2 Draft BLEP2012 New Clause

Based on these two (2) options, Council's current preference is to adapt and simplify the *Mid-Western Regional LEP 2012 Clause 4.1B* approach. This allows the specification of a Minimum Lot Size (MLS) for dual occupancies but does not require additional mapping (like *Bathurst Regional LEP 2014*).

The reason is that the amendment only applies to the Zone R1 area in the Town of Blayney and there are not different lot sizes in different areas or for different land/residential uses that would be best illustrated by a map rather than text.

However, DPIE may specify that a map defining Site PP1A (Zone R1 General Residential in the Town of Blayney) is provided if subclause (1) below is at all unclear. Draft indicative wording for the amendment is set out below.

**(NOTE: The Clause wording MAY CHANGE and is subject to consideration by DPIE and Parliamentary Counsel):**

- 4.1B Exceptions to minimum lot sizes for dual occupancies in the Town of Blayney**
- (1) This clause applies to **land within Zone R1 General Residential in the Town of Blayney only**.
  - (2) Despite any other provision of this Plan, development consent may be granted to the subdivision of land to which this clause applies if it is—
    - (a) a **dual occupancy** that is lawfully **commenced or** erected on the land, and
    - (b) the area of each resulting lot will not be less than 300 square metres, and
    - (c) only one dwelling will be located on each lot resulting from the subdivision.
- a) **Minimum Lot Size:** The Settlement Strategy in Table.16 (p.73) suggests that dual occupancy (attached) can occur on a lot size of 600m<sup>2</sup> (each dwelling on a lot of 300m<sup>2</sup>) and dual occupancy (detached) on a lot of 800m<sup>2</sup> (each dwelling on a lot of 400m<sup>2</sup>). This Proposal makes a minor amendment but providing a single minimum lot size of 300m<sup>2</sup> for any dual occupancy. This is a suitable reduction from the current MLS of 450m<sup>2</sup> to incentivise dual occupancy development and allows subdivision on lots of 600-900m<sup>2</sup>.



- b) **Clause 4.6 Variation:** The introduction of a new MLS for affected dual occupancies is a new development standard in BLEP2012. As such, it would be subject to *Clause 4.6 – Exceptions to development standards* in BLEP2012 and Applicants may seek to apply for a variation. Council may be willing to consider variations of up to 10% (Minimum Lot Size of 270m<sup>2</sup>). This does NOT require any variation to the wording of Clause 4.6.
- c) **Combined Subdivision & Dual Occupancy:** It is not the intent of Council to require that a subdivision application is lodged at the same time as the application for a dual occupancy i.e., a subdivision application can be separately lodged (at a later time). Therefore, subclause (3) in the Mid-Western Regional LEP approach is not required. However, it is suggested that during the application process, Applicants should consider the potential for future subdivision to improve the chances of approval and minimise any costs from alterations/ relocation of buildings, utilities, landscape or infrastructure to achieve suitable outcomes.

2.2.5 Site Analysis & Other Relevant BLEP2012 Controls

This Section provides a brief review of some of the key relevant controls in BLEP2012 and site constraints/ opportunities for the PP1A Site/ Zone R1 General Residential area that may influence the outcomes in this Planning Proposal (see Figure and Table below).

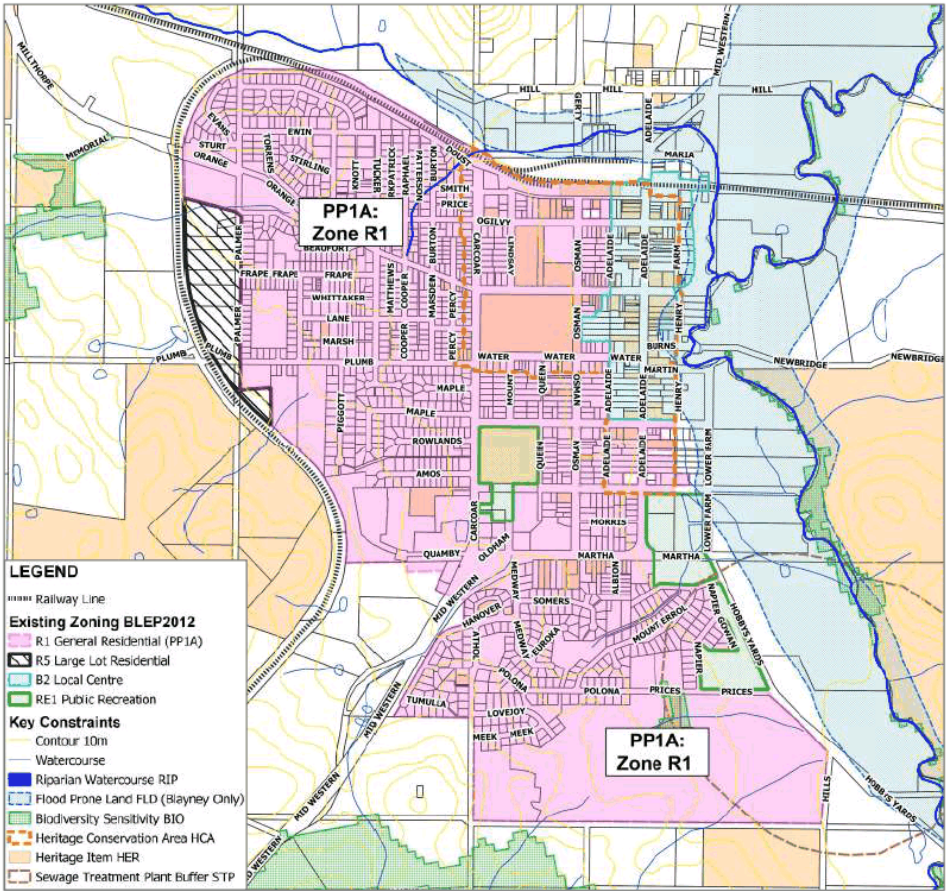


Figure 8: Key constraints from BLEP2012 for Town of Blayney / Zone R1 / Site PP1A.

BLEP2012 Clause / Constraint	Comment
<b>2.1 - Land Use Zones / Land Use Table</b>	See discussion above. No need to change land use zone in this Proposal.
<b>4.1 – Minimum Subdivision Lot Size</b>	See discussion above. No need to change Clause 4.1A or the relevant Lot Size Map (LSZ_004B) in this Proposal as amended by new clause.
<b>5.1 – Relevant Acquisition Authority</b>	No change to Land Acquisition mapping/outcomes required. At the date of this report there was no land mapped in BLEP2012.
<b>5.10 – Heritage Conservation</b>	No change to Heritage mapping for Town of Blayney or Clause 5.10 required. However, it must be recognised that Zone R1 overlaps with both the Blayney Heritage Conservation Area (HCA) and listed heritage items. Therefore, as part of the assessment of any subdivision or dual occupancy development – there may need to be a heritage impact assessment to determine impacts on heritage or culture in accordance with BLEP2012/ the DCP.
<b>6.1 Flood Planning</b>	No change to Flood Map(s) for Town of Blayney or Clause 6.1. The Flood Planning Area currently sits outside of Zone R1 / Site PP1A (except for 1 slightly affected lot near the CBD). Flooding can be considered as part of the assessment of any subdivision or dual occupancy development in accordance with BLEP2012/ the DCP.
<b>6.2 Stormwater Management</b>	Proposal has potential to increase housing densities in urban area. Clause 6.2 and the DCP need to be addressed by all applications (where relevant).
<b>6.3 Terrestrial Biodiversity</b>	There is only a small area of mapped Terrestrial Biodiversity on the Highlands Estate (South Blayney) Zone R1 area and the rest is not currently constrained by this clause. However, significant tree removal should be avoided or minimised and considered as part of any development application (where relevant).
<b>6.4 Groundwater Vulnerability</b>	Groundwater vulnerability only impacts a small part of the eastern area of Zone R1 / PP1A near the Belubula River but is not a major constraint as dual occupancies in Zone R1 will be required to be connected to reticulated sewer and water and are not high impact on groundwater systems with appropriate controls.
<b>6.5 Drinking Water Catchments</b>	No drinking water catchment is mapped in close proximity to Blayney so this clause is not applicable.
<b>6.6 Riparian Land &amp; Watercourses</b>	The Belubula River is outside Zone R1 / Site PP1A and there is only one small watercourse in the north of Zone R1 / Site PP1A and this has limited riparian characteristics at this time. However, there are watercourses in the town that connect. Impacts can be suitably addressed during any development application.
<b>6.7 Development within a Designated Buffer Area</b>	The Sewage Treatment Plant Buffer (STB) for the Blayney Sewage Treatment Plan (STP) affects the south-eastern section of Zone R1 / Site PP1A. Any potential increase in density in this area would need to address this clause as part of any development application.

The Proposal is seeking to increase dwelling density and housing choice in the existing urban area of the Town of Blayney. Development in urban areas generally is less likely to have environmental impacts compared to development of greenfield or rural lands. Most of the impacts are site-specific and can be addressed at the time of any development application for subdivision or dual occupancies.

Zone R1 / Site PP1A is outside the area of existing extractive industries in or around Blayney (see quarry to north-west) and any associated buffer with that quarry at this time.

Whilst the Town of Blayney is within an area with Medium Asbestos Potential on the Naturally Occurring Asbestos in NSW Map (<https://trade.maps.arcgis.com/>), the increase in housing density in an existing urban area is unlikely to increase the risk of exposing Asbestos and housing may have a reduced need for cut and fill.

Based on the above brief review there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination.

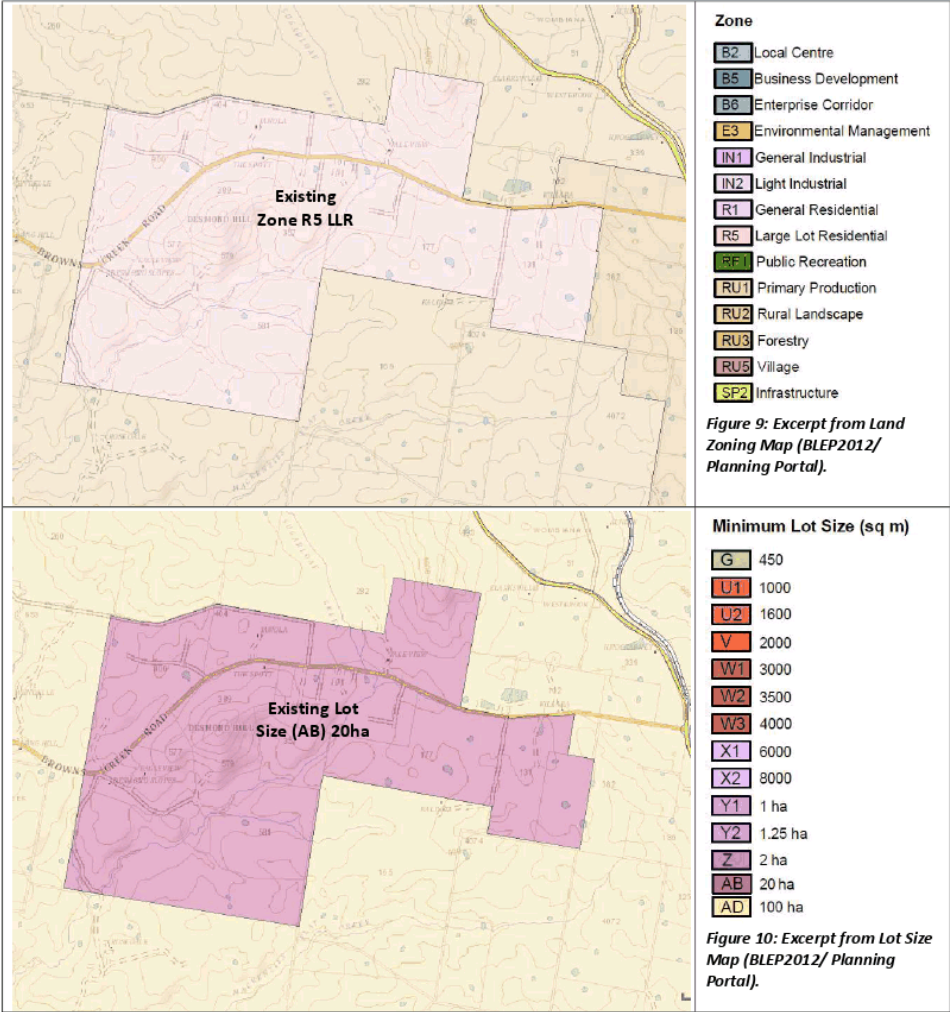
2.3 PP1B: Minimum Lot Size for Zone R5 Large Lot Residential (Browns Creek Rd)

2.3.1 Location & Description

This Proposal applies to the majority of the Zone R5 Large Lot Residential land along Browns Creek Road, west of the Town of Blayney shown on Figure 11 – Map(s). The area is currently shown on Lot Size Map LSZ\_004/004B as (AB) 20ha but in the Settlement Strategy is proposed to have a reduced minimum lot size of 2ha with an average of 5ha ('Site PP1B').

2.3.2 Existing Zoning & Lot Size

The following are excerpts from the NSW Planning Portal showing the BLEP2012 Land Zoning Map (LZN\_004/004B) and Lot Size Map (LSZ\_004/004B) from 2021 for the PP1B and wider Zone R5 Large Lot Residential (LLR) area:





2.3.3 Proposed Amendment

2.3.3.1 Objective(s)

The Objective of this component of the Proposal is to ensure that land within Zone R5 Large Lot Residential along Browns Creek Road has a suitable lot size that permits some additional subdivision / development but adopts larger minimum or average lots sizes on significantly constrained or environmentally sensitive land that includes, but is not limited to, steeper land and potential land use conflicts with the existing mineral potential area/ ANL facility.

2.3.3.2 Preferred Approach

Please see Section 2.4.4 - Possible Method(s) below for alternative approaches.

The preferred approach of this component of the Proposal is to amend the Lot Size Map LSZ\_004/004B so that Site PP1B is decreased from a Minimum Lot Size (MLS) of (AB) 20ha to a new Lot Size of 5ha (with potential to decrease this to 2ha if there is compliance with particular requirements). In addition, any subdivision must have an average lot size of 5ha (with any larger lots created after this clause is introduced not capable of further subdivision). It does NOT change the zoning or any other BLEP2012 Maps or Clause wording. The remainder of the Browns Creek Rd Zone R5 area will retain a MLS of (AB) 20ha (unchanged) (shown on Figure below as 'Existing Zone R5 / 20ha Lot Size').

2.3.3.3 Map(s)

Site PP1B is the majority of the existing Zone R5 Large Lot Residential area near Browns Creek Road (west of the Town of Blayney) that is marked on the Figure below as 'Existing Zone R5 / Proposed 2ha MLS (5ha Average)' (MLS is Minimum Lot Size). The remainder of the Zone R5 area will retain its existing Lot Size of 20ha (unchanged) (marked as 'Existing Zone R5 / 20ha Lot Size').

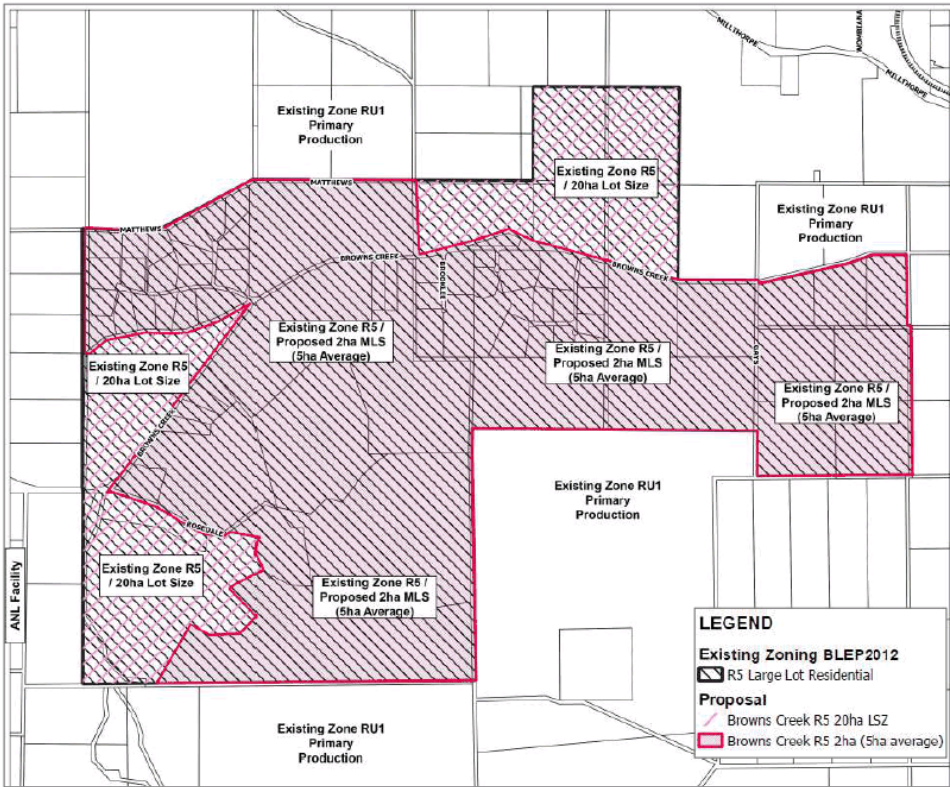


Figure 11: Site PP1B is the majority of the Zone R5 area near Browns Creek Rd (shown with a 2ha MLS /average 5ha).

#### 2.3.3.4 Justification(s)

The key justification(s) and background for the Amendment(s) are summarised as follows:

##### a) 2008 Subregional Strategy

The GHD (2008) *Sub-Regional Rural and Industrial Land Use Strategy* (2008 Subregional Strategy) reviewed supply of large lot residential land in Blayney LGA and found an over-supply in some areas along with low take-up of land along Browns Creek Rd. It also identified a number of constraints to development of Browns Creek Rd Zone R5 area (Strategy Area SA10). As a result, it was recommended (at the time) that the area be rezoned back to rural use to prevent any additional large lot residential subdivision and land use conflict with agriculture.

##### b) BLEP2012

At the time of preparing BLEP2012, the recommendations of the 2008 Subregional Strategy were partly incorporated with the Minimum Lot Size (MLS) for subdivision for Site PP1B increased to 100ha to avoid any further subdivision but permitting development of existing lots. This was not supported by the Councillors at the June 2012 meeting and the areas were subsequently deferred from BLEP2012 at its commencement and remained in *Blayney Local Environmental Plan 1998* (BLEP1998) as Zone 1(c) with a 2ha lot size.

In 2016, iPLAN PROJECTS on behalf of Council prepared a Planning Proposal to incorporate the deferred areas including Site PP1B into BLEP2012 but with a compromise on MLS. This increased the MLS for subdivision from 2ha up to 20ha for the entire Zone R5 area to align with a reduced development potential from the 2008 Subregional Strategy whilst still allowing some additional development. This was incorporated into BLEP2012 in Amendment No.8 and BLEP1998 was repealed.

##### c) 2020 Subregional Strategy (Draft)

The Elton Consulting (10 February 2020) *Subregional Rural and Industrial Lands Strategy (2019 to 2036) – DRAFT* ('2020 Subregional Strategy') was publicly exhibited by Blayney Shire Council in 2020 but as its exhibition by Orange City Council was delayed – it is yet to be adopted. It will replace the 2008 Subregional Strategy (above). This Strategy predominantly provides recommendations for rural and industrial lands across the LGA. The key relevance of the 2020 Subregional Strategy is the protection of productive agricultural land and this is also addressed in the *Blayney Settlement Strategy 2020* review and the CWORP review above.

##### d) Settlement Strategy

The 2020 Settlement Strategy now covers all large lot residential lands in Blayney LGA and replaces the 2008 Subregional Strategy for this land use. Site PP1B was recognised in the adopted Settlement Strategy 2020 as requiring a decrease in the Minimum Lot Size (MLS) for subdivision of the Zone R5 Large Lot Residential area along Browns Creek Road (See Section 2.1 – PP1 Overview – *Blayney Settlement Strategy 2020*) but maintaining the 20ha lots sizes on constrained land. The inclusion in the Strategy provides the strategic support for this component (PP1B) of the Planning Proposal.

##### e) Supply/Demand

As Figure.3 above shows, there have been a number of Development Approvals for further subdivision in Browns Creek Road Zone R5 since the 2008 Subregional Strategy. This necessitates a 're-think' about down-zoning recommended in the 2008 Subregional Strategy as it would have less effect of protecting agricultural land (now much of the land has subdivision approval or is developed) and suggests that demand has increased in this area (contrary to the original findings).

As a result, Council would prefer to retain the existing Zone R5 area and reduce the Minimum Lot Size to 2ha with an average of 5ha to encourage further development and housing availability. Settlement Strategy 2020 - Section 3.5.1 (analysis on pages 80 & 81) states that under the current 20ha MLS there is only potential for another four (4) lots but if the Proposal is implemented (Lot size of 2ha with average of 5ha) this could yield up to 84 additional lots. The Strategy also highlighted this would promote increased efficiency of subdivision with improved road linkages between developments.

##### f) Constraints

The 20ha MLS should continue to apply to land identified north of Browns Creek Rd still in large holdings and on the western edge adjacent to the mineral potential area and existing ANL operations/facility to provide a buffer and manage land use conflict. The controls for this land do not change.

For Site PP1B, the intent is that rather than subdividing all land to ~2ha lots that there will be a variety of lot sizes with an AVERAGE of 5ha. This will result in some significantly larger lots AND these are more likely to be located towards the fringe of the Zone R5 area and provide a buffer to adjoining agricultural or mineral potential areas. Therefore, the aim is to adopt lot sizes that respond to the higher site constraints of the Browns Creek Rd Zone R5 / Site PP1B.



### 2.3.4 Possible Method(s)

There are different possible method(s) for achieving the objective(s) of this component of the Proposal. It could involve either changes to BLEP2012 clause wording, changes to mapping or both.

#### 2.3.4.1 Lot Size Map(s)

The easiest way to amend a minimum lot size for subdivision is to change the Lot Size Map(s) in BLEP2012. There are two (2) key amendments proposed to the Lot Size Map(s) for Site PP1B (LSZ\_004/004B), as follows:

- a) **Minimum Lot Size:** Site PP1B would be changed on the map(s) to REDUCE the Lot Size from 20ha to 5ha. The remainder of the Zone R5 area of Browns Creek Rd outside Site PP1B would retain the existing 20ha Minimum Lot Size due to higher constraints (unchanged). By putting the 5ha Lot Size on the Lot Size Map(s) it avoids potential confusion from people only reading the 2ha lot size on the map and missing any restriction requiring an average of 5ha across the subdivision. It also means that if people do not meet the new averaging clause then the MLS is 5ha.
- b) **Average Lot Size:** Site PP1B (5ha lot size) would have a NEW boundary around the perimeter and a notation that it was in 'Area A' (where A is a suitable reference to the proposed new clause below). This would highlight that although the MLS is shown as 5ha on the map(s), an Applicant should consider the clause referenced in the legend on the Lot Size Map(s) to see that there is an opportunity to subdivide down to 2ha if the requirements of that clause are met (see draft clause below).

The method results in site-specific outcomes whilst creating a transparent connection between the land use controls and the intended development outcomes (easily visible on the map(s)). The amended maps link directly to existing Clause 4.1 of BLEP2012.

#### 2.3.4.2 Lot Size Reductions/Averaging - Other Local Environmental Plans

*Oberon LEP 2013* provides an example of where the objective in this Proposal for lot size reductions/averaging has been achieved by introducing a new standard instrument Clause 4.1A in relation to Titania Estate, Oberon, as follows.

##### 4.1A Lot averaging subdivision in Titania Estate, Oberon

- (1) The objective of this clause is to ensure that lot sizes and subdivision patterns for residential accommodation conserve and provide protection for the environmental values of the land by encouraging buildings to be appropriately sited.
- (2) Despite clause 4.1, development consent may be granted to the subdivision of land identified as "Area B" on the [Lot Size Map](#) if—
  - (a) the consent authority is satisfied that the land to be subdivided is proposed to be used for the purpose of residential accommodation, and
  - (b) the area of each lot resulting from the subdivision will not be less than 2 hectares, and
  - (c) the average size of all lots resulting from the subdivision will not be less than the minimum size shown on the [Lot Size Map](#) in relation to that land, and
  - (d) the consent authority is satisfied that the development retains, and is complementary to, the environmental attributes of the land and its surrounds.
- (3) Despite clause 4.1, development consent may be granted to the subdivision of land identified as "Area C" on the [Lot Size Map](#) if—
  - (a) the consent authority is satisfied that the land to be subdivided is proposed to be used for the purpose of residential accommodation, and
  - (b) the area of each lot resulting from the subdivision will not be less than 1 hectare, and
  - (c) the average size of all lots resulting from the subdivision will not be less than 2 hectares, and
  - (d) the consent authority is satisfied that the development retains, and is complementary to, the environmental attributes of the land and its surrounds, and
  - (e) the consent authority is satisfied that the layout and design of all lots resulting from the subdivision is appropriate with regard to the hydrological constraints of the site.

### 2.3.4.3 Draft BLEP2012 New Clause

#### Clause Wording

Based on the above option, Council's current preference is to utilise a clause similar to Oberon LEP 2013 Clause 4.1A with draft indicative wording set out below.

(NOTE: The Clause wording/numbering MAY CHANGE and is subject to consideration by DPIE and Parliamentary Counsel):

#### 4.1C Lot averaging subdivision in Zone R5 Large Lot Residential near Browns Creek Road

- (1) The objective of this clause is to ensure that lot sizes and subdivision patterns in Zone R5 Large Lot Residential near Browns Creek Road respond to the constraints of the land and promote a mix of lot sizes and efficient use of land.
- (2) Despite clause 4.1, development consent may be granted to the subdivision of land identified as "Area A" on the Lot Size Map if—
  - (a) the consent authority is satisfied that the land to be subdivided is proposed to be used for the purpose of a dwelling or dual occupancy, and
  - (b) the area of each lot resulting from the subdivision will not be less than 2 hectares, and
  - (c) the average size of all lots resulting from the subdivision will not be less than the minimum size shown on the Lot Size Map in relation to that land, and
  - (d) the consent authority is satisfied that the development addresses the constraints on the land that may include, but are not limited to - site slope, the environmental attributes of the land and its surrounds, and potential land use conflicts with nearby mineral potential land, extractive industries or agriculture.
- (3) Once this clause has been used to approve a subdivision that creates a lot below the minimum lot size shown on the Lot Size Map(s), this clause cannot be used again to further subdivide any approved lot in that subdivision below the lot size shown on the Lot Size Map(s).

This means that the Lot Size Map(s) will show a lot size of 5ha for Site PP1B and this is the Minimum Lot Size (MLS) for Torrens Title Subdivision. However, if an Applicant can demonstrate compliance with proposed Clause 4.1C above (however it is numbered) then they can subdivide down to 2ha with an AVERAGE of 5ha.

#### Lot Size on Map or Clause

As stated above, by putting the **5ha Lot Size** on the Lot Size Map(s) it avoids potential confusion from people only reading the 2ha lot size on the map and missing any restriction requiring an average of 5ha across the subdivision. It appears that most Standard Instrument Clauses providing a reduced requirement / increased yield (e.g., FSR bonuses) are mapped and written in this way to minimise confusion.

#### Limited Use of Clause

In addition, subclause (3) is worded so the new clause cannot be used multiple times to continue to subdivide larger or remnant parcels above the MLS of 5ha down to 2ha, even if an average of 5ha is achieved for the remnant parcel. This aims to avoid multiple applications to avoid or undercut the MLS 5ha average for the entire site and promotes subdivision that has been designed to address site constraints and opportunities.

#### Clause 4.6 Variations

The introduction of a reduced MLS of 2ha for Site PP1B is a new development standard in BLEP2012. As such, it would be subject to Clause 4.6 – Exceptions to development standards in BLEP2012. However, under Clause 4.6(6) development consent must NOT be granted for subdivision of land in, amongst other zones, Zone R5 Large Lot Residential, if:

- a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
- b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Council may accept a variation in line with this provision. It does NOT require any variation to the wording of Clause 4.6.

### 2.3.5 Site Analysis & Other Relevant BLEP2012 Controls

This Section provides a brief review of some of the key relevant controls in BLEP2012 and site constraints/ opportunities for the PP1B Site/ Zone R5 Large Lot Residential area that may influence the outcomes in this Planning Proposal (see Figure and Table below).

BLEP2012 Clause / Constraint	Comment
<b>2.1 - Land Use Zones / Land Use Table</b>	This Proposal does not seek to change the Land Use Table or Land Zoning Map for the Site. All of Site PP1B remains in Zone R5 Large Lot Residential.
<b>4.1 – Minimum Subdivision Lot Size</b>	This Proposal DOES seek to change the Lot Size Map (LSZ_004/004B) for the Site so that Site PP1B is changed on the map from 20ha to 5ha (with the potential under the new clause to go to 2ha if the conditions are met). This seeks to respond to the higher site constraints in and around the Browns Creek Rd Zone R5 / Site PP1B.
<b>4.2A – Erection of dwelling houses or dual occupancies on land in certain rural zones</b>	
<b>5.1 – Relevant Acquisition Authority</b>	No change to Land Acquisition mapping/outcomes required. At the date of this report there was no land mapped in BLEP2012.
<b>5.10 – Heritage Conservation</b>	Site PP1B has no listed heritage items and no heritage conservation areas though it is adjacent to listed heritage items to the west in Zone RU1. Decreasing the Lot Size for Site PP1B will increase subdivision and dwelling potential but as the lot size is large, any associated development/dwelling(s) are unlikely to significantly impact on nearby heritage items outside the Zone R5 area. However, heritage may still need to be addressed by relevant future development applications. Heritage impacts are unlikely to be so significant as to preclude the reduced lot size in this Proposal because the area originally had a 2ha MLS in BLEP1998.
<b>6.1 Flood Planning</b>	There is currently no Flood Planning Map for the Browns Creek Road Zone R5 / Site PP1B but this clause still applies where land is below the Flood Planning Level. There are significant watercourses through Site PP1B and some potential for localised flooding. The Proposal may increase dwelling density and associated flood impacts so flooding still needs to be addressed by all future development applications (where relevant). However, it is not so significant as to preclude the reduced lot size because the area originally had a 2ha MLS in BLEP1998.
<b>6.2 Stormwater Management</b>	The Proposal increases potential dwelling density and associated stormwater impacts but with a minimum of 2ha and average of 5ha lot size the amount of hardstand and impacts on natural stormwater drainage are likely to be manageable. Stormwater may still need to be addressed by future development applications (where relevant).
<b>6.3 Terrestrial Biodiversity</b>	The mapped Terrestrial Biodiversity in Site PP1B is shown below. It is not a major constraint but it is one of the factors that may require larger lot sizes. This can be accommodated in any lot averaging to 5ha and addressed by all future development applications (where relevant).
<b>6.4 Groundwater Vulnerability</b>	Groundwater vulnerability is not mapped within Site PP1B so this clause is not applicable.
<b>6.5 Drinking Water Catchments</b>	The drinking water catchment is not mapped within Site PP1B so this clause is not applicable.
<b>6.6 Riparian Land &amp; Watercourses</b>	There are riparian watercourses mapped within Site PP1B so this clause will need to be addressed by relevant applications, though a 2ha MLS with 5ha average lot size should allow sufficient room (with good subdivision design) to encourage dwellings to locate with good setbacks to existing riparian watercourses.
<b>6.7 Development within a Designated Buffer Area</b>	There are no designated buffer areas in or near Site PP1B so this clause is not applicable.

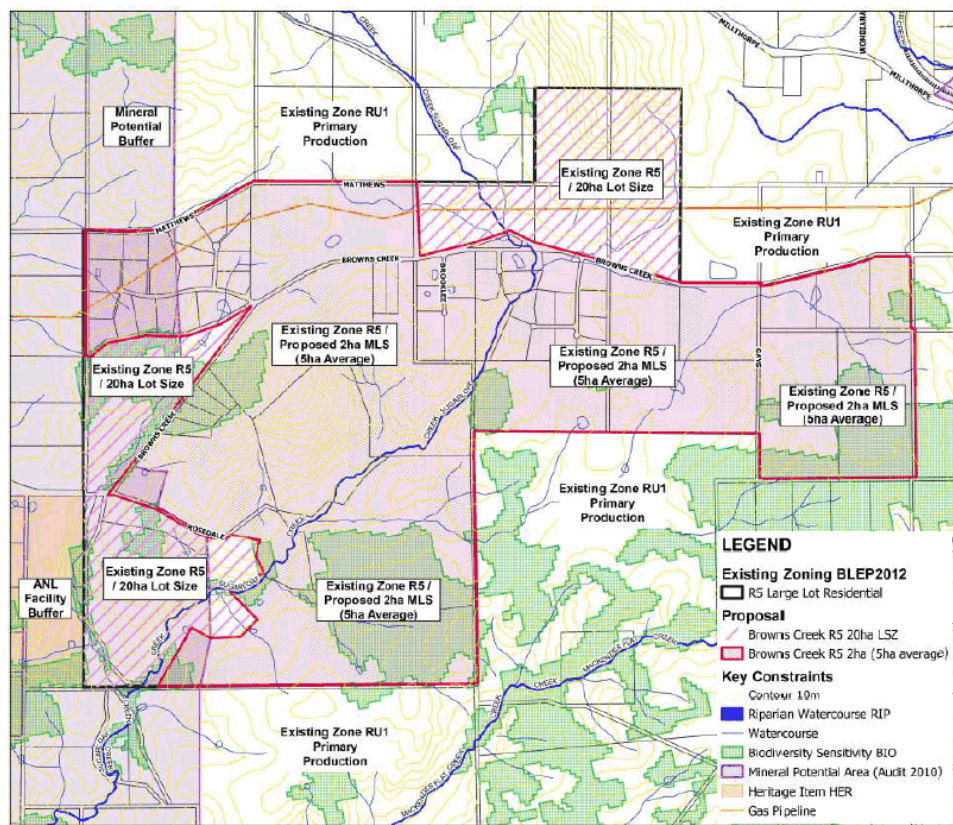


Figure 12: Key constraints for Browns Creek Zone R5 / Site PP1B.

The Proposal seeks to address potential land use conflicts with adjacent or overlapping mineral potential areas, extractive industry, or surrounding agriculture by retaining a 20ha MLS for some lots and requiring a lot average of 5ha that is likely to facilitate larger lots towards the perimeter of the Zone R5 area. This will reduce potential land use conflict from the reduction to 2ha MLS (noting that this was the original MLS in BLEP1998).

Whilst Site PP1B is within an area with Medium Asbestos Potential on the Naturally Occurring Asbestos in NSW Map (<https://trade.maps.arcgis.com/>), the increase in permissible subdivision and dwelling density is not expected to cause significant conflict on larger lots and will be suitably conditioned.

There is not currently any mapped bushfire prone land in or around Site PP1B. Whilst this may change, the risks are not sufficient to prevent some additional subdivision.

It is noted that the APA NSW Gas Pipeline runs through Site PP1B north of Browns Creek Road. Development Applications in proximity to this pipeline may need to be referred to the gas authority to ensure that the pipeline is protected and access is maintained. This is another reason for reducing yield/increasing lot size north of Browns Creek Road to 20ha for part of the area.

This Proposal has not conducted a detailed review of Aboriginal Heritage. However, an AHIMS Basic Search for Site PP1B only identifies one (1) known Aboriginal site in the greater area extending west of Blayney out to Browns Creek. Development along watercourses and ridgelines is likely to be limited by the planning controls. We suggest this is not a significant constraint to ongoing large lot residential development facilitated by this Proposal.

Based on the above brief review there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination.



### 3 PLANNING PROPOSAL – STATUTORY REVIEW

The guidelines require the Planning Proposal to address six (6) parts, including:

- Part 1 - A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 - An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies;
- Part 5 - Details of the community consultation that is to be undertaken on the planning proposal. Part 5 would be confirmed following a gateway determination by the Department of Planning, Industry & Environment (DPIE); and,
- Part 6 – Project Timeline to detail the anticipated timeline for the plan making process.

#### 3.1 Part 1: Objectives or Intended Outcomes

**Part 1** of the planning proposal should be a short, concise statement setting out the objectives or intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved. It should be written in such a way that it can be easily understood by the general community.

See the **Objective(s)** in Sections 2.2.3.1 & 2.3.3.1 of this Report for each component of this Planning Proposal.

#### 3.2 Part 2: Explanation of Provisions

**Part 2** of the planning proposal provides a more detailed statement of how the objectives or intended outcomes are to be achieved by means of amending an existing local environmental plan.

See the **Preferred Approach** in Sections 2.2.3.2 & 2.3.3.2 of this Report for each component of this Planning Proposal.

#### 3.3 Part 3: Justification of Proposed LEP Amendments

**Part 3** of the planning proposal provides a justification that sets out the case for the making of the proposed LEP. The overarching principles that guide the preparation of planning proposals are:

- The level of justification should be proportionate to the impact the planning proposal will have;
- It is not necessary to address the question if it is not considered relevant to the planning proposal (as long as a reason is provided why it is not relevant);
- The level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the instrument can be finalised and the time-frame proposed.

As a minimum a planning proposal must identify any environmental, social and economic impacts associated with the proposal. Generally detailed technical studies are not required prior to the Gateway determination.

In accordance with the Department of Planning's 'Guide to Preparing Planning Proposals', this section provides a response to the following issues:

- Section A: Need for the planning proposal
- Section B: Relationship to strategic planning framework
- Section C: Environmental, social and economic impact
- Section D: State and Commonwealth interests.

See the **Justification(s)** in Sections 2.2.3.4 & 2.3.3.4 of this Report for each component of this Planning Proposal.



### 3.3.1 Section A – Need for the Planning Proposal

#### 1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

This Proposal is based on the recommendations of the Elton Consulting (2020) *Blayney Settlement Strategy* ('Settlement Strategy') as detailed in *Section 2.1 PP1 Overview – Blayney Settlement Strategy 2020*. This has had public consultation and being approved by Blayney Shire Council.

#### 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal and the proposed amendments to BLEP2012 are the best way of achieving the objectives of each component of this Proposal. The preferred methods recommended in this Proposal have been considered in the **Possible Methods(s)** Sections 2.2.4 & 2.3.4 of this Report.

The proposed amendments are not of a scale to be considered 'State or Regionally Significant' such that amendments to a State Environmental Planning Policy ('SEPP') would be appropriate to sit above and amend BLEP2012.

### 3.3.2 Section B – Relationship to Strategic Planning Framework

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

#### Central West and Orana Regional Plan 2036 (June 2017)

Regional plans have been prepared for all parts of NSW including the *Central West and Orana Regional Plan 2036* (June 2017 – *CWORP*) noting there is no District Plan in the Central West & Orana Region. The *CWORP* includes directions, planning priorities and specific actions for a range of different matters relevant to Blayney LGA (ONLY THE RELEVANT PRIORITIES, DIRECTIONS & ACTIONS ARE SHOWN), as follows:

DIRECTION	Actions	RESPONSE
<b>Goal 1: The most diverse regional economy in NSW</b>		
<b>Direction 1:</b> Protect the region's diverse and productive agricultural land.	1.2 Protect important agricultural land from land use conflict and fragmentation, and manage the interface between important agricultural lands and other land uses.	<b>PP1A</b> – This is an existing Zone R1 General Residential area in the urban area of Blayney. There is limited interface with agriculture and limited impact from additional dual occupancy development that can be managed through the DA process.  <b>PP1B</b> – This is an existing Zone R5 Large Lot Residential area that had a historical MLS of 2ha in BLEP1998. Its interface with agriculture remains unchanged. However, the reduction in lot size will increase subdivision/dwelling yield. In response, larger 20ha lot sizes combined with a minimum average lot size of 5ha will likely result in larger lots towards the perimeter that will act as a buffer to surrounding agricultural lands and decrease potential conflicts with surrounding agriculture.
<b>Direction 8:</b> Sustainably manage mineral resources.	8.1 Consult with the Division of Resources & Geosciences when assessing applications for land use changes strategic land use planning, rezoning and planning proposals) and new development or expansions.  8.2 Protect areas with potential mineral and energy resources extraction through local land use	<b>PP1A</b> – This is an existing Zone R1 General Residential area in the urban area of Blayney. It is outside any mapped mineral potential or existing extractive industry area and its buffers with limited impact from additional dual occupancy development that can be managed through the DA process.  <b>PP1B</b> – This is an existing Zone R5 Large Lot Residential area that had a historical MLS of 2ha in BLEP1998. Its interface with the mineral potential area to the west remains unchanged. However, the reduction in lot size will increase subdivision/dwelling yield. In response, larger 20ha lot

Planning Proposal PP1 – Blayney & Browns Creek Road

DIRECTION	Actions	RESPONSE
	strategies and local environmental plans. 8.3 Protect infrastructure that facilitates mining from development that could affect current or future extraction.	sizes combined with a minimum average lot size of 5ha will likely result in larger lots towards the perimeter that will act as a buffer to surrounding mineral potential lands (and the ANL facility/operations) and decrease potential conflicts. Resources & Geosciences should be consulted on this application.
<b>Direction 12:</b> Plan for greater land use compatibility.	12.2 Identify and protect important agricultural land in local plans. 12.3 Create local strategies to limit urban & rural housing development in agricultural & extractive resource areas, industrial areas, & transport corridors. 12.4 Amend planning controls to deliver greater certainty of land use.	Land use conflicts are addressed in relation to Goal 1 - Directions 1 & 8 above and Goal 3 Direction 19 below. The <i>Settlement Strategy</i> (2020) is an approved land use strategy that balances competing needs for additional housing with agriculture, mineral resources and transport corridors. This Planning Proposal implements the recommendations of that Strategy and uses methods that give a reasonable level of certainty of development outcomes and their likely impacts.
<b>Goal 2: A stronger, healthier environment and diverse heritage</b>		
<b>Direction 13:</b> Protect & manage env. assets <b>Direction 14:</b> Manage & conserve water resources for the env. <b>Direction 15:</b> Increase resilience to natural hazards & climate change <b>Direction 16:</b> Respect & protect Aboriginal heritage assets <b>Direction 17:</b> Conserve & adaptively re-use heritage assets	13.1 Protect high environmental value assets through local environmental plans. 13.2 Minimise potential impacts arising from development in areas of high environmental value, and consider offsets or other mitigation mechanisms for unavoidable impacts. 14.2 Locate, design, construct & manage new developments to minimise impacts on water catchments, including downstream areas & groundwater resources. 15.1 Locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; & designated waterways. 15.8 Manage the risks of disturbance in areas affected by naturally occurring asbestos by increasing public awareness and providing mapping to Councils. 16.1 Protect, manage and respect Aboriginal objects and places in accordance with legislative requirements. 17.2 Prepare, review & update heritage studies in consultation with the wider community to recognise & conserve heritage assets & items, & include appropriate local planning controls.	None of the proposed areas for new development are located in areas with mapped high risk of bushfire or flooding, where biodiversity values can't be protected, or on known Aboriginal heritage or cultural sites. Naturally occurring asbestos has been addressed for each Site area above. <b>PP1A</b> – This is an existing Zone R1 General Residential area in the urban area of Blayney where there are limited environmental values needing protection. The impacts from increased density from dual occupancies can be managed during the DA process. <b>PP1B</b> – This is an existing Zone R5 Large Lot Residential area that had a historical MLS of 2ha in BLEP1998 that was subsequently increased when included in BLEP2012. Whilst, the reduction in lot size will increase subdivision/dwelling yield, an environmental site analysis has been conducted above and demonstrates that environmental issues can be appropriately managed during the DA process, especially since the minimum lot size is 20ha or 2ha with an average of 5ha - resulting in limited additional development potential.

DIRECTION	Actions	RESPONSE
<b>Goal 3: Quality freight, transport and infrastructure networks</b>		
Direction 19: Enhance road and rail freight links.	19.5 Identify existing and proposed freight and transport corridors in local land use strategies to minimise the encroachment of incompatible land uses.	<p><b>PP1A</b> – This is an existing Zone R1 General Residential area in the urban area of Blayney where there are existing interfaces with rail lines and the key roads like the Mid-Western Highway and Millthorpe Rd. Additional dual occupancies on suitable lots are unlikely to compromise these key transport corridors and the impacts from increased density from dual occupancies can be managed during the DA process.</p> <p><b>PP1B</b> – There are no key rail or road infrastructure corridors affected by PP1B. Additional subdivision along Browns Creek Rd or other local roads will need to address Council requirements for safe and legal access during the DA process.</p>
Direction 21: Coordinate utility infrastructure investment.	21.3 Monitor development and ensure that infrastructure is responsive to investment opportunities.	<p><b>PP1A</b> – This is an existing Zone R1 General Residential area in the urban area of Blayney where there are existing utilities. PP1A is aimed at improved efficiency in leveraging these utilities for growth but some may need to be upgraded. The impacts from increased density from dual occupancies can be managed during the DA process.</p> <p><b>PP1B</b> – The increase in density/yield in PP1B may require extension/capacity upgrades in road, electricity &amp; telecommunications (at developer cost) but this area originally had a MLS of 2ha so this is not an increase on the original yield. Most water and effluent are managed on-site in Zone R5. Impacts on utilities/infrastructure are limited.</p>
<b>Goal 4: Dynamic, vibrant and healthy communities.</b>		
Direction 23: Build the resilience of towns and villages.	23.2 Work with councils to better understand the drivers of population change and implications for local communities.	<p>The two (2) components of this Proposal seek to provide a diversity of housing types / housing choice in Blayney &amp; Surrounds that includes promoting dual occupancies in Zone R1 General Residential (PP1A); and some additional large lot residential subdivision/dwelling potential in the existing Zone R5 Large Lot Residential area along Browns Creek Rd (PP1B). This is consistent with the demand for additional housing supply in or near Blayney.</p> <p>It continues to locate higher densities (smaller lot sizes) closer to the town centre and services/employment with larger lot sizes along Browns Creek Road aligned with site constraints and seeking to minimise land use conflicts.</p>
Direction 25: Increase housing diversity & choice.	<p>25.2 Increase housing choice in regional cities &amp; strategic centres at locations near or accessible to services &amp; jobs.</p> <p>25.3 Align infrastructure planning with new land release areas to provide adequate &amp; timely infrastructure.</p> <p>25.4 Locate higher density development close to town centres to capitalise on existing infrastructure &amp; increase housing choice.</p>	
Direction 28: Manage rural residential development.	<p>28.1 Locate new rural residential areas:</p> <ul style="list-style-type: none"> <li>• close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and</li> </ul>	
		<p><b>PP1B</b> – This is NOT a new large lot residential area but increased yield potential in an existing Zone R5 area (that originally had a smaller MLS of 2ha in BLEP1998) that has reasonable proximity to Blayney.</p> <p>Council has elected to maximise the yield in this area because the land has already had significant subdivision &amp; there is a need for new housing rather than look at new LLR release areas where agricultural conflict may increase.</p>

Planning Proposal PP1 – Blayney & Browns Creek Road

DIRECTION	Actions	RESPONSE
	waste services, and social and community infrastructure; <ul style="list-style-type: none"> <li>• to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and</li> <li>• to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards.</li> </ul>	Land use conflicts and environmental and heritage issues are addressed in the Goals above.
<b>Local Government Narratives – Blayney</b>		
<p>Blayney Local Government Area directly benefits from its proximity to Orange and Bathurst. Residential land releases at Millthorpe and Blayney will meet the needs of a growing population who want to work locally, or in Bathurst or Orange.</p> <ul style="list-style-type: none"> <li>• Leverage Blayney's strategic advantages including its proximity to Bathurst, Orange, Cowra, Canberra and Sydney; the existence of major utility services; and access to transport, warehousing and freight facilities.</li> <li>• Leverage opportunities from the Local Government Area's rural character to support diverse industries such as tourism.</li> </ul>		<p>The Proposal seeks to address the recommendations of the Settlement Strategy to manage (predominantly residential) growth in and around Blayney and Browns Creek Rd. It provides a range of housing diversity/choice in good proximity to existing infrastructure &amp; services supporting the services and employment in Blayney.</p> <p>The Proposal aims to increase dwelling yield in EXISTING zoned residential areas to allow for growth whilst minimising land use conflicts (compared to identifying new release areas).</p> <p>This is consistent with growing the Town of Blayney and leveraging its opportunities whilst minimising impacts on the natural environment and heritage.</p>

**4. Will the planning proposal give effect to a council's endorsed local strategic planning statement or another endorsed local strategy or strategic plan?**

Yes, the Planning Proposal will give effect to Council's endorsed LSPS and Settlement Strategy and is consistent with the other adopted land use strategies of the LGA, as follows:

**Local Strategic Planning Statement (LSPS)**

Council have prepared a *Local Strategic Planning Statement* (July 2020) (LSPS) to guide future land use decisions in the area. The LSPS does not specifically refer to the Subject Sites OR suggest the outcomes in this Planning Proposal but this Proposal is consistent with the key relevant Planning Priorities identified in that Statement (ONLY THE RELEVANT PRIORITIES, DIRECTIONS & ACTIONS ARE SHOWN), as follows:

DIRECTION	ACTIONS	RESPONSE
<b>1: Leverage the central &amp; strategic location of the Blayney Shire to encourage growth &amp; economic opportunities</b>		
Reinforce the town of Blayney as the primary retail / business & commercial centre of the Shire.	Guide local and strategic planning to encourage new industries and businesses, and manage the interface with other land uses.	PP1A aims to recognise that some medium density housing growth could be supported in the primary centre of Blayney without conflicting with business land uses. PP1B reinforces Blayney with adjacent large lot residential development to provide housing choice/diversity in an existing zoned area.

DIRECTION	ACTIONS	RESPONSE
<b>2: Support sustainable growth in the mining &amp; agribusiness Sectors within Blayney Shire.</b>		
Protect agricultural land use resources whenever possible, by discouraging land uses unrelated to agriculture from locating on agricultural land and minimising the ad hoc fragmentation of rural land.	Continue to work with Government agencies and other stakeholders to promote Blayney Shire as a productive and viable agricultural and mining local government area.	Potential conflict with agriculture and mineral potential / extractive industry is addressed in detail in response to CWORP Goals 1, 3 & 4 above.
<b>3: Support sustainable growth in the transport, manufacturing &amp; logistics sectors within Blayney Shire.</b>		
Maximise freight and logistics access to the Main Western Line and where possible promote lower residential densities and increased setbacks to the rail line.	Continue to leverage and support the Blayney Demondrille Line and upgrades to Mid-Western Highway and Millthorpe Road to improve access within Blayney Shire and the region.	Whilst PP1A could increase residential densities near the rail line, there is limited interface with the active Main Western Rail Line and the Demondrille Line is not currently active. Council can assess impacts during the DA process. PP1B is not located near any rail line or main freight route. See more detail in response to CWORP Goal 3.
<b>4: Provide diverse housing choices &amp; opportunities to meet changing demographic &amp; population needs.</b>		
Recognise the current demand for dwelling lots with a more rural or landscape character and enhance those settlements with the ability to provide for this type of development.  Focus large-scale urban residential development in the town of Blayney and Millthorpe where there are higher levels of service, infrastructure and facilities to support growth.	Implement the recommendations within the review of the Draft Blayney Settlement Strategy 2019.  Guide local and strategic planning to create diverse housing choices and opportunities within Blayney Shire.	PP1B is consistent with and implements the recommendations of the adopted <i>Blayney Settlement Strategy 2020</i> , part of which is to increase large lot dwelling yield in an existing Zone R5 area along Browns Creek Rd and also to focus increased housing density and diversity (including dual occupancies) in the Zone R1 area of the Town of Blayney where there are existing services, transport, and employment. See more detail in response to CWORP Goal 4.
<b>6: Protect &amp; conserve the natural environment &amp; heritage qualities while adapting to the impacts of hazards &amp; climate change.</b>		
Protect key heritage assets, heritage streetscapes and town and village entrances by identifying the desired character and ensuring development is sensitive to character in Blayney, Millthorpe, Carcoar and Newbridge.	Continue to work with Government agencies and other stakeholders to give the community skills and knowledge to deal with climate change and hazards and cultural heritage.	PP1A increases housing density in areas with heritage items and conservation areas and near gateways to Blayney but these are best addressed on a site-by-site basis through the DA process.  PP1B does not have any major impacts on heritage or key gateways.  See more detail in response to CWORP Goal 2.

### **Blayney Settlement Strategy (2020)**

This Proposal seeks to directly implement the recommendations of the Settlement Strategy as set out in this Report – Section 2.1 – PP1 Overview – *Blayney Settlement Strategy 2020*.

### **Sub-Regional Rural and Industrial Land Use Strategy (2008)**

The *Sub-Regional Rural and Industrial Land Use Strategy* (2008) ('2008 Subregional Strategy') covered Councils of Blayney, Cabonne and Orange and was primarily about rural and industrial land use outcomes that are largely unaffected by this Proposal.



Whilst it originally included stand-alone large lot residential recommendations these have now been incorporated into the *Blayney Settlement Strategy 2020* (addressed above). The key relevance of the 2008 Subregional Strategy is the protection of productive agricultural land and this is also addressed above.

### **DRAFT Subregional Rural and Industrial Lands Strategy (2019 to 2036)**

The Elton Consulting (10 February 2020) *Subregional Rural and Industrial Lands Strategy (2019 to 2036) – DRAFT* ('2020 Subregional Strategy') was publicly exhibited by Blayney Shire Council in 2020 but as its exhibition by Orange City Council was delayed – it is yet to be adopted. It will replace the 2008 Subregional Strategy (above).

As stated above, this Strategy predominantly provides recommendations for rural and industrial lands across the LGA (not including Zone R5 Large Lot Residential or Site PP1B). The key relevance of the 2020 Subregional Strategy is the protection of productive agricultural land and this is also addressed in the *Blayney Settlement Strategy 2020* review and the CWORP review above.

### **Community Strategic Plan 2018-2028**

The Proposal is also consistent with the Blayney Community Strategic Plan and the Integrated Planning and Reporting documentation including the Future Directions set out below (and addressed in the CWORP review above) though it does not have any specific directions/actions relevant to the specific outcomes in this Proposal:

- *Direction 1: Maintain and Improve Public Infrastructure & Services;*
- *Direction 2: Build the Capacity & Capability of Local Governance & Finance;*
- *Direction 3: Promote Blayney Shire to grow the Local & Visitor Economy;*
- *Direction 4: Enhance facilities & network that supports Community, Sport, Heritage & Culture;*
- *Direction 5: Protect our Natural Environment.*

#### **5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

A State Environmental Planning Policy (SEPP) is a planning document that deals with matters of significance for environmental planning for the State. An analysis of the applicable State Environmental Planning Policies (SEPP) is included in the table below. It is noted that the proposal is broadly consistent with any applicable SEPP's and that it does not change the land use zone or permissible uses under BLEP2012 or other SEPPs that would normally be encouraged in the relevant land use zone(s) in this Proposal.

##### **State Environmental Planning Policy (BASIX) 2004**

This SEPP is concerned with appropriate water and energy consumption and sustainable residential development. The Proposal does not affect the application of BASIX to the dwellings.

##### **State Environmental Planning Policy (Infrastructure) 2007**

This SEPP is concerned with appropriate opportunities for infrastructure development throughout the State and protecting that infrastructure from incompatible development. This is addressed in relation to CWORP Goal 3 above.

##### **State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007**

Site PP1A is near but does not overlap with an existing extractive industry buffer so it is unlikely to affect this resource. PP1B has considered the overlapping mineral resource potential area and adjusted the minimum lot size to minimise conflict, noting that this additional yield is in an existing Zone R5 area that historically had a 2ha MLS in BLEP1998. This is addressed in relation to CWORP Goal 1 above.

##### **State Environmental Planning Policy No 55 – Remediation of Land**

This SEPP seeks to promote remediation of contaminated land and reduce the risk of harm to human health – to be considered when rezoning land or consenting to development on land. Clause 6 and Clause 7 state that contaminated land be remediated when rezoning or when determining a development application. This Proposal amends controls in existing urban or large lot residential areas. There is no evidence any additional yield/ dwelling growth is occurring in contaminated areas, but this is best addressed at the Development Application stage.

##### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The Vegetation SEPP is concerned with protecting the biodiversity values and amenity of significant vegetation in non-rural areas (that includes Zone R5 Large Lot Residential). This Proposal seeks to minimise development in areas with significant existing vegetation or potential sensitive biodiversity. There is little significant mapped vegetation in

PP1A (Blayney urban area) and Site PP1B has adopted a lot size that seeks to minimise impacts on vegetation. This can be addressed further at the Development Application stage.

**State Environmental Planning Policies (Koala Habitat Protection) 2020 & 2021**

The Koala SEPP 2020 applies to Zone RU1/RU2/RU3 land in Blayney. For the remainder of the zones, the Koala SEPP 2021 may apply. Both SEPPs aim to encourage the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Blayney LGA is identified in SEPP 2021 as containing koala habitat (Koala Management Area – Central & Southern Tablelands). As explained above, this Proposal only results in a minor increase in dwelling opportunity in and around Millthorpe and this is offset in part by reductions in opportunity in other Proposal areas. It is likely that there will be low or no impact on koalas or koala habitat but this can be appropriately addressed at the Development Application stage.

**6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The relevant Section 9.1 Directions are addressed below and we suggest the Proposal is consistent with the Ministerial Directions (latest September 2020) as follows:

Section 9.1 Directions		Applicable to Planning Proposal	Date
<b>1. Employment and Resources</b>			
1.1	Business and Industrial Zones	No. Not affected by Proposal.	01/05/17
1.2	Rural Zones	Yes. Potential interface impacts on agriculture by PP1B are addressed in more detail above but are generally minimal.	14/04/16
1.3	Mining, Petroleum Production and Extractive Industries	Yes. Potential impacts on mineral potential, particularly for Area PP1B are addressed by retaining larger minimum lot size at western boundary (also addressed above).	01/07/09
1.4	Oyster Aquaculture	No.	01/07/09
1.5	Rural Lands	Yes. See 1.2 Rural Zones above.	28/02/19
<b>2. Environment and Heritage</b>			
2.1	Environment Protection Zones	Yes. Mapped environmentally sensitive areas such as groundwater and biodiversity have been addressed for each Site above and the protections are not weakened by this Proposal.	14/04/16
2.2	Coastal Management	No.	03/04/18
2.3	Heritage Conservation	Yes. PP1A increases density on or near heritage items and conservation areas but can be managed during the development application process.	01/07/09
2.4	Recreation Vehicle Areas	No.	14/04/16
2.5	E2 / E3 Zones & Environmental Overlays Far North Coast	No.	02/03/16
2.6	Remediation of Contaminated Land	Unknown but addressed in relation to <i>SEPP No.55 - Remediation of Land</i> above.	17/04/20
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1	Residential Zones	Yes. There are increases in potential yield and permissibility in both urban (Zone R1) and large lot (Zone R5) EXISTING residential zones that align with environmental & infrastructure limitations.	14/04/16
3.2	Caravan Parks and Manufactured Home Estates	Yes. There is no impact on the ability of Zone R1 General Residential to support caravan parks & MHEs by this Proposal.	14/04/16
3.3	Home Occupations	No change.	01/07/09

Planning Proposal PP1 – Blayney & Browns Creek Road

3.4	Integrating Land Use and Transport	Yes. The proposal is consistent with increasing residential densities on existing urban residential land in close proximity to Blayney's town centre.	14/04/16
3.5	Development Near Licensed Aerodromes	No.	01/07/09
3.6	Shooting Ranges	No. There are no known rifle ranges in or near any of the Proposal Sites.	16/02/11
3.7	Reduction in non-hosted short term rental accommodation period	No. Byron Shire Council only.	15/02/19
<b>4. Hazard &amp; Risk</b>			
4.1	Acid Sulfate Soils	No. Land not mapped as acid sulfate prone land.	01/07/09
4.2	Mine Subsidence and Unstable Soil	No. Land not within a mine subsidence district or unstable land.	14/04/16
4.3	Flood Prone Land	Yes. Site PP1A & PP1B are NOT mapped as flood prone land but flood potential along existing watercourses can be taken into account in determining areas for dwelling growth and is not a major constraint.	01/07/09
4.4	Planning for Bushfire Protection	No. Land identified for growth is not currently mapped as having any bushfire potential (though this may change in the future).	19/02/20
<b>5. Regional Planning</b>			
5.10	Implementation of Regional Plans	Yes. The <i>Central West &amp; Orana Regional Plan</i> is addressed in more detail in <i>Question 3</i> of this section above. The Proposal is consistent with the Regional Plan.	14/04/16
5.11	Development of Aboriginal Land Council Land	No. Applies to Central Coast only.	06/02/19
<b>6. Local Plan Making</b>			
6.1	Approval & Referral Requirements	No change in referrals proposed.	01/07/09
6.2	Reserving Land for Public Purposes	No land reserved for public purpose affected.	01/07/09
6.3	Site Specific Provisions	No restrictive site-specific planning controls proposed.	01/07/09
<b>7. Metropolitan Planning – NOT APPLICABLE (Sydney only)</b>			

### 3.3.3 Section C – Environmental, Social and Economic Impact

**7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

Proposal PP1A & PP1B are within EXISTING urban and large lot residential areas. PP1A merely facilitates additional subdivision potential for dual occupancies that are already permissible. PP1B decreases lot size to increase yield but not to the same level as historically existed in BLEP1998. Therefore, whilst the Proposal is intended to increase development density, lot size has sought to take into account known environmental constraints to those impacts can be minimised and addressed through the DA process. Therefore, it is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal and/or it can be addressed through the DA process.

**8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

This Proposal highlights some of the site constraints for each of the Proposal areas but demonstrates they do not preclude the Proposal from proceeding and overall, the Proposal seeks to reduce environmental impacts by concentrating development in existing residential zoned areas that are already significantly developed. Any future development application for Proposal areas is required to address the likely environmental effects in more detail.

**9. Has the planning proposal adequately addressed any social and economic effects?**

The primary role of the proposal is to increase housing availability, choice and diversity in or in reasonable proximity to the primary centre of Blayney – consistent with the adopted land use strategies, that addresses the growing demand in this area. The Proposal seeks to provide a balanced approach to growth that considers appropriate lot sizes in suitable locations. Improved housing choice will provide improved social and economic benefits and offsets some perceived impacts from higher densities.

**3.3.4 Section D – State and Commonwealth Interests**

**10. Is there adequate public infrastructure for the planning proposal?**

Infrastructure is addressed in more detail in relation to CWORP Goal 3 above. In summary, PP1A and PP1B are located in existing zoned residential areas where the intended densities were originally considered and infrastructure is likely to be sufficient or capable of upgrade (often at the developer's expense). Compared to creating new urban release areas this is an improved use of existing infrastructure. There would appear to be adequate public infrastructure for the proposed densities.

**11. What are the views of state and commonwealth public authorities consulted in accordance with the gateway determination?**

The Proposal mostly makes changes that are of local significance only and do not relate significantly to State infrastructure, heritage, environmental significance or other state or commonwealth issues.

We have based some of the justification on regular advice from key NSW Government agencies responsible for protection of the natural environment, water and planning to support this Proposal but not consulted directly with these agencies.

The Gateway Determination can set out any further agencies that require consultation (see also Consultation opportunities in this Report **Section 3.6 - Part 5: Community Consultation** below).

**3.4 Part 4: Mapping**

See the **Map(s)** in Sections 2.2.3.3 & 2.3.3.3 of this Report for each component of this Planning Proposal. This can be compared to the **Existing Zoning and Lot Size** in Sections 2.2.2 & 2.3.2 of this Report.

Standard Instrument format mapping can be prepared once a Gateway Determination has been issued. It may not be required for the public exhibition period unless it is conditioned by the Gateway Determination.

**3.5 Part 5: Community Consultation**

The planning proposal community consultation is to be undertaken in accordance with the requirements set out in 'A guide to preparing planning proposals' (2018) and any requirements set out in the Gateway Determination. It is important to note that the amendments in this Proposal were some of the key recommendations of the Settlement Strategy that was publicly exhibited in 2020 and adopted in February 2021. Therefore, the changes have been recently notified to affected land owners and the community during that process.

The Planning Proposal would be notified for a minimum period of 28 days. The notification period is expected to be outside the Christmas / New Year period (see timeline below). The notification would be placed on Council's website and advertised in the Blayney Chronicle and possibly also on Council's Facebook site.

The notification would:

Planning Proposal PP1 – Blayney & Browns Creek Road

- Reference this report that includes a description of the objectives or intended outcomes of the planning proposal and the land affected by the planning proposal;
- Advise when and where the planning proposal can be inspected;
- Give the name and address of the Council for the receipt of submissions; and
- Indicate the last date for public submissions.

During the exhibition period, the following material will be made available for inspection at Council's offices in Blayney:

- The Planning Proposal, in the form approved for community consultation by the Director General of Planning;
- The Gateway Determination and any associated conditions or requirements.

Additional consultation is also expected with key government agencies and stakeholders during the public exhibition period – possibly through a letter or notification including, but not limited to:

- Department of Planning, Industry & Environment ('DPIE') including offices associated with the environment & heritage
- Department of Premier & Cabinet
- Department of Primary Industries
- Department of Regional NSW
  - Resources & Geoscience
  - Local Land Services
- Central Tablelands Water ('CTW') (water infrastructure).

### 3.6 Part 6: Project Timeline

The following provides an anticipated / estimated project timeline for completion (subject to Gateway / Council requirements and extent of submissions/amendments). It demonstrates that from the date of the Gateway Determination it is expected the amendments can be made / commence in less than 12 months:

Table 1 - Project Timeline Task	Anticipated timeframe
Planning Proposal to Council for approval to send to DPIE	May 2021
Forward Proposal to DPIE	
Commencement date (Gateway determination)	June 2021
Timeframe for the completion of required technical information	June 2021 (unlikely to be required)
Government agency consultation (pre and post exhibition as required by Gateway determination)	June-July 2021
Commencement and completion for public exhibition period	July-July 2021
Dates for public hearing (if required)	August 2021
Consideration of submissions	August 2021
Consideration of a proposal post exhibition	August 2021
Date of submission to the Department to finalise LEP	September 2021
Anticipated date RPA will make the plan (if delegated)	November 2021
Anticipated date RPA will forward to the Department for notification	December 2021
Potential for amendments to commence	Early 2022



## Planning Proposal

to amend

**Blayney Local Environmental Plan 2012**

as follows:



### PP2: Millthorpe & Surrounds

- PP2A: Urban Zoning – Mixed Use (Village) Zone & Residential Zone
- PP2B: Dwelling Permissibility – within 500m of the Proposed Mixed-Use (Village) Zone
- PP2C: North Millthorpe Large Lot Residential Area - Increased Lot Size
- PP2D: 78 Clover Ridge Rd – Large Lot Residential Zoning & Lot Size

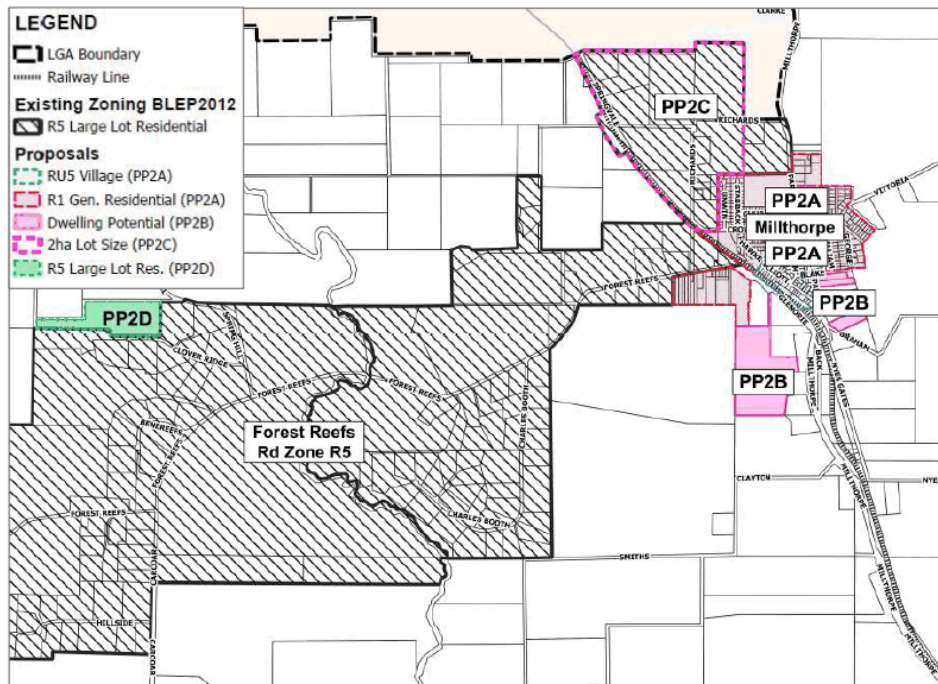


Figure 1: Map showing location of Sites covered by Planning Proposal PP2.

Prepared on behalf of Blayney Council for  
Submission to the NSW Department of Planning, Industry & Environment

10 May 2021

Version: D (For Council Approval)

Version D - 10 May 2021  
(For Council Approval)

**iPLAN PROJECTS**  
Planning & Development Solutions

Page | 1

## Figures

Figure 1: Map showing location of Sites covered by Planning Proposal PP2. ....	1
Figure 2: Table showing key recommendations for Millthorpe PP2 in Settlement Strategy Section 4.3.2 p.103. ....	5
Figure 3: Excerpt of Millthorpe Town Structure Plan (recommendations) from Settlement Strategy 2020. ....	6
Figure 4: Excerpt of existing Land Zoning Map (LZN_004A) from BLEP2012. ....	7
Figure 5: Excerpt of existing Lot Size Map (LSZ_004A) from BLEP2012. ....	7
Figure 6: Map showing Proposed Amendment to Land Use Zone for Millthorpe. ....	8
Figure 7: Map showing Dwelling Opportunity in Zone RU1 (pink fill) with other criteria/constraints (with aerial photo). ....	14
Figure 8: Map showing Dwelling Opportunity in Zone RU1 (pink fill) with other criteria/constraints (no aerial photo). ....	15
Figure 9: Simplified map showing lots with Dwelling Opportunity (pink outline/fill) – lots together are to be consolidated. ....	15
Figure 10: Diagram showing proposed new lot arrangement (Peter Basha Planning & Development 2020). ....	17
Figure 11: Excerpt from Land Zoning Map LZN_004A for North Millthorpe (BLEP2012) with Site PP2C shown (red dotted line). ....	21
Figure 12: Excerpt from Lot Size Map LSZ_004A for North Millthorpe (BLEP2012) with Site PP2C shown (red dotted line). ....	21
Figure 13: Map of Site PP2C (pink dotted line) and proposed Lot Size amendment(s). ....	22
Figure 14: Map showing location of Site PP2D in relation to Forest Reefs Rd and Millthorpe (Source: NSW Six Maps). ....	25
Figure 15: Map overlaid with Land Zoning (BLEP2012) showing Site PP2D on boundary between existing Large Lot Residential & Rural Zones (NSW Planning Portal). ....	25
Figure 16: 2019 aerial photo for Site PP2D showing Proposed Zoning and Site constraints including Biodiversity overlay (BLEP2012). ....	26

## Document Control

Version / Date	Document	Provided To
A – 6 April 2021	Draft Amendments for Internal Review	Mark Dicker – Blayney Council
B – 9 April 2021	Full Draft for Review	Mark Dicker – Blayney Council
C – 5 May 2021	For Council Approval	Mark Dicker – Blayney Council
D – 10 May 2021	For Council Approval	Mark Dicker – Blayney Council

## Table of Contents

<b>1</b>	<b>OVERVIEW .....</b>	<b>4</b>
1.1	Overview of Key Amendments .....	4
1.2	Process Overview .....	4
<b>2</b>	<b>PLANNING PROPOSAL – SITE &amp; JUSTIFICATION OVERVIEW .....</b>	<b>5</b>
2.1	PP2 Overview – Blayney Settlement Strategy 2020 .....	5
2.2	PP2A: Urban Zoning – Mixed Use (Village) Zone & Residential Zone .....	7
2.2.1	Location & Description .....	7
2.2.2	Existing Zoning & Lot Size .....	7
2.2.3	Proposed Amendment(s) .....	8
2.2.4	Possible Method(s) .....	9
2.2.5	Site Analysis & Other Relevant BLEP2012 Controls .....	11
2.3	PP2B: Dwelling Permissibility – within 500m of Proposed Mixed-Use Zone .....	13
2.3.1	Location & Description .....	13
2.3.2	Existing Zoning & Lot Size .....	13
2.3.3	Proposed Amendment(s) .....	13
2.3.4	Possible Method(s) .....	17
2.3.5	Site Analysis & Other Relevant BLEP2012 Controls .....	19
2.4	PP2C: North Millthorpe Large Lot Residential Area - Increased Lot Size .....	21
2.4.1	Location & Description .....	21
2.4.2	Existing Zoning & Lot Size .....	21
2.4.3	Proposed Amendment .....	22
2.4.4	Possible Method(s) .....	24
2.4.5	Site Analysis & Other Relevant BLEP2012 Controls .....	24
2.5	PP2D: 78 Clover Ridge Rd – Large Lot Residential Zoning & Lot Size .....	25
2.5.1	Location & Description .....	25
2.5.2	Existing Zoning & Lot Size .....	25
2.5.3	Proposed Amendment(s) .....	26
2.5.4	Possible Method(s) .....	27
2.5.5	Site Analysis & Other Relevant BLEP2012 Controls .....	28
<b>3</b>	<b>PLANNING PROPOSAL – STATUTORY REVIEW .....</b>	<b>29</b>
3.1	Part 1: Objectives or Intended Outcomes .....	29
3.2	Part 2: Explanation of Provisions .....	29
3.3	Part 3: Justification of Proposed LEP Amendments .....	29
3.3.1	Section A – Need for the Planning Proposal .....	30
3.3.2	Section B – Relationship to Strategic Planning Framework .....	30
3.3.3	Section C – Environmental, Social and Economic Impact .....	39
3.3.4	Section D – State and Commonwealth Interests .....	39
3.4	Part 4: Mapping .....	40
3.5	Part 5: Community Consultation .....	40
3.6	Part 6: Project Timeline .....	41

## 1 OVERVIEW

### 1.1 Overview of Key Amendments

This Planning Proposal seeks to amend *Blayney Local Environmental Plan 2012* ('BLEP2012') relating to areas of the Town of Millthorpe and surrounding Zone R5 Large Lot Residential areas as follows:

1. PP2A: Urban Zoning – Mixed Use (Village) Zone & Residential Zone;
2. PP2B: Dwelling Permissibility – within 500m of the proposed Mixed-Use (Village) Zone;
3. PP2C: North Millthorpe Large Lot Residential Area - Increased Lot Size;
4. PP2D: 78 Clover Ridge Rd – Large Lot Residential Zoning & Lot Size.

The Planning Proposal justification is broken down into these four (4) components but the statutory review/guidelines are addressed for them all collectively at the end of this Report to comply with the Guideline.

### 1.2 Process Overview

The Planning Proposal has been prepared in accordance with *Divisions 3.4 – Environmental Planning Instruments (LEPs)* of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and the NSW Government Guideline (Dec 2018) '*A guide to preparing planning proposals*' ('Guideline').

Section 1.3 of the Guideline states that a Planning Proposal should provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process including identifying relevant environmental, social, economic and other site-specific considerations.

However, it is not a development application, so it is NOT required to consider specific detailed matters that should form part of a development application. Only sufficient detail is required to determine the merit of the Proposal and support a Gateway Determination from the NSW Government.

The Gateway Determination may provide details of further studies/consultation required by Council to enable the public exhibition and finalisation of the LEP amendments but we believe that the site review in this Planning Proposal should be sufficient to at least achieve a Gateway Determination.

A Gateway Determination under the EP&A Act is requested from the NSW Department of Planning, Industry & Environment ('DPIE') to allow this planning proposal to be placed on public exhibition.

The regional office of DPIE has delegations to make Gateway Determinations unless the proposal is not supported or is contentious because it is not consistent with strategic planning for the area (in which case, the Executive may consider the application). Planning Circular PS 18-013 (14 December 2018) updates delegation of plan making decisions under the EP&A Act (and replaces PS16-005 & PS12-006).

Section 3.34(2)(g) of the EP&A Act provides that if the planning proposal authority is a council, the Gateway Determination may authorise the council to make the proposed instrument and set out any conditions the council is required to comply with before the instrument is made and, as a result, the council becomes the local plan-making authority.

Blayney Council requests that this matter is delegated to Council to become the plan making authority as the Proposal is consistent with the adopted *Blayney Settlement Strategy 2020* recommendations.

Please see this Report **Section 3.6 - Part 6: Project Timeline** of this Report for an indicative timetable of steps to achieve the outcomes in this Proposal.

## 2 PLANNING PROPOSAL – SITE & JUSTIFICATION OVERVIEW

As there are several components to this Planning Proposal, the key objectives, amendments, justification and review occurs in this Section of the Report for each component.

### 2.1 PP2 Overview – Blayney Settlement Strategy 2020

The key support/justification for the amendments in this Proposal come from the adopted Elton Consulting (February 2021) *Blayney Settlement Strategy 2020* ('Settlement Strategy'), particularly the recommendations for Millthorpe & Surrounds. This was adopted in February 2021 by Council.

Some key recommendations are shown in the Table of key recommendations (below) and on the *Millthorpe Town Structure Plan* in Section 4.3.2 of the *Settlement Strategy* (next page) that cover the four (4) components of this Planning Proposal.

<b>Settlement Strategy – Section 4.3.2 Millthorpe</b> – Key recommendations on page 103 (excerpts) as follows:
<b>PP2A: Urban Zoning – Village Zone &amp; Residential Zone</b>
» 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.
<b>PP2B: Dwelling Permissibility – within 500m of the Proposed Mixed-Use (Village) Zone</b>
» 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).
<b>PP2C: North Millthorpe Large Lot Residential Area - Increased Lot Size</b>
» 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.
<b>PP2D: 78 Clover Ridge Rd – Large Lot Residential Zoning &amp; Lot Size</b>
» 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.

Figure 2: Table showing key recommendations for Millthorpe PP2 in Settlement Strategy Section 4.3.2 p.103.



Planning Proposal PP2 – Millthorpe & Surrounds

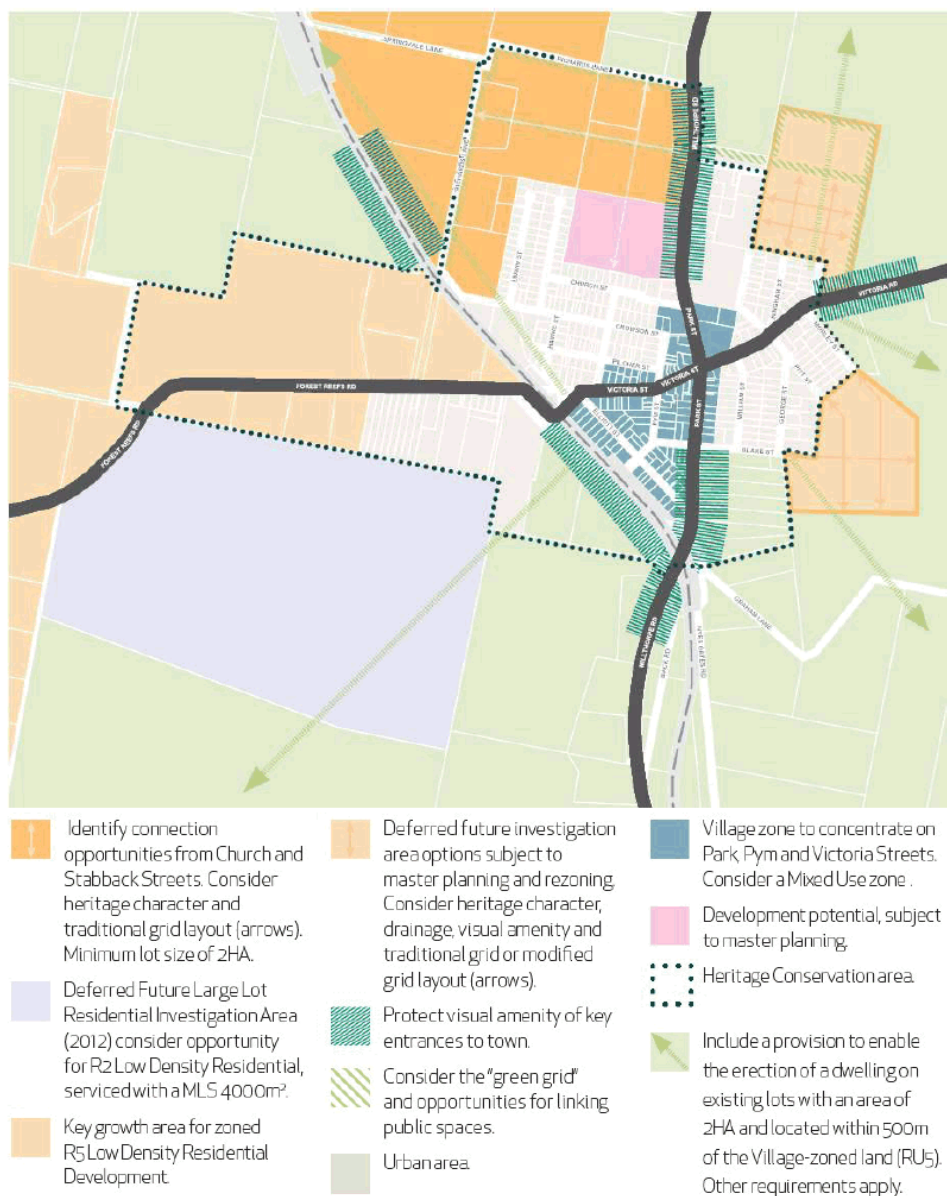


Figure 3: Excerpt of Millthorpe Town Structure Plan (recommendations) from Settlement Strategy 2020.

2.2 PP2A: Urban Zoning – Mixed Use (Village) Zone & Residential Zone

2.2.1 Location & Description

This part of the Planning Proposal ('PP2A') applies to the Town of Millthorpe located in the north of Blayney Local Government Area ('LGA'), particularly the area under BLEP2012 at the date of this Report that is within Zone RU5 Village (see Figure below) ('Site PP2A').

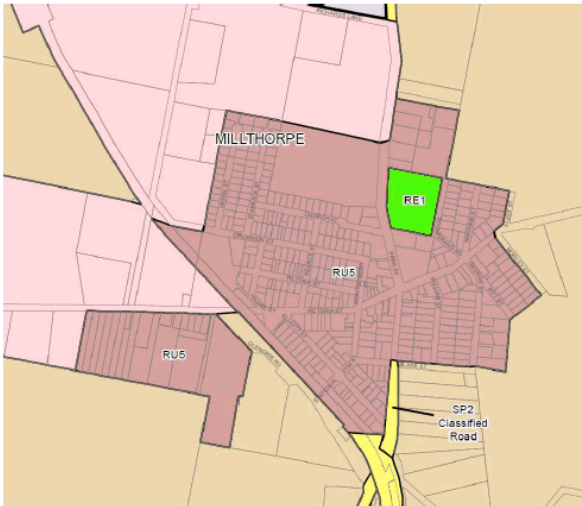
2.2.2 Existing Zoning & Lot Size

As shown by the Figure opposite, under BLEP2012 the existing zone of Site PP2A is **Zone RU5 Village** ('Village Zone'). This is the primary urban area of Millthorpe on both sides of the rail line.

A Village Zone has historically been applied to smaller settlements as it is more flexible in permitting a range of uses including commercial, light industrial and residential uses.

**Figure 4:**  
Excerpt of existing Land Zoning Map (LZN\_004A) from BLEP2012.

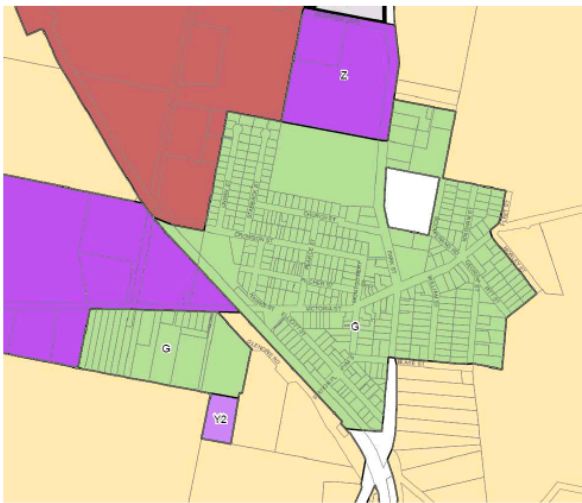
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure



As shown by the Figure opposite, under BLEP2012 the PP2A/ Zone RU5 Village area has a Minimum Lot Size ('MLS') for Torrens Title Subdivision of (G) 450m<sup>2</sup>. Adjacent large lot residential areas have an increased MLS of 4,000m<sup>2</sup> (W3) – 1.25ha (Y2) – 2ha (Z).

**Figure 5:** Excerpt of existing Lot Size Map (LSZ\_004A) from BLEP2012.

- G 450
- W3 4000
- Y2 1.25 ha
- Z 2 ha
- AD 100 ha



2.2.3 Proposed Amendment(s)

2.2.3.1 Objective(s)

The Objective of this component of the Proposal is to provide a suitable land use zoning for the urban area of Millthorpe that restricts commercial and light industrial development to the core of the village and prioritises residential zoning and land uses outside this core within the original Zone RU5 Village area.

2.2.3.2 Preferred Approach

Please see Section 2.2.4 - Possible Method(s) below for alternative approaches.  
The preferred approach of this component of the Proposal is to change the Land Use Zone for Site PP2A on Land Zoning Map LZN\_004A as follows:

- a) Reduce the existing Zone RU5 Village area (or another suitable mixed-use zone) to a core area around the commercial 'core' of Millthorpe; and
- b) Replace the remaining area within the existing Zone RU5 Village with an urban residential zone (preferably Zone R1 General Residential).

This does not require any change to the existing Lot Size Map (LSZ) for Millthorpe with the amended Mixed-Use Zone (or Zone RU5 Village) and new urban residential area (or Zone R1 General Residential) retaining a Minimum Lot Size (MLS) of 450m².

2.2.3.3 Map(s)

The Figure below shows the existing and proposed new Land Use Zone locations.

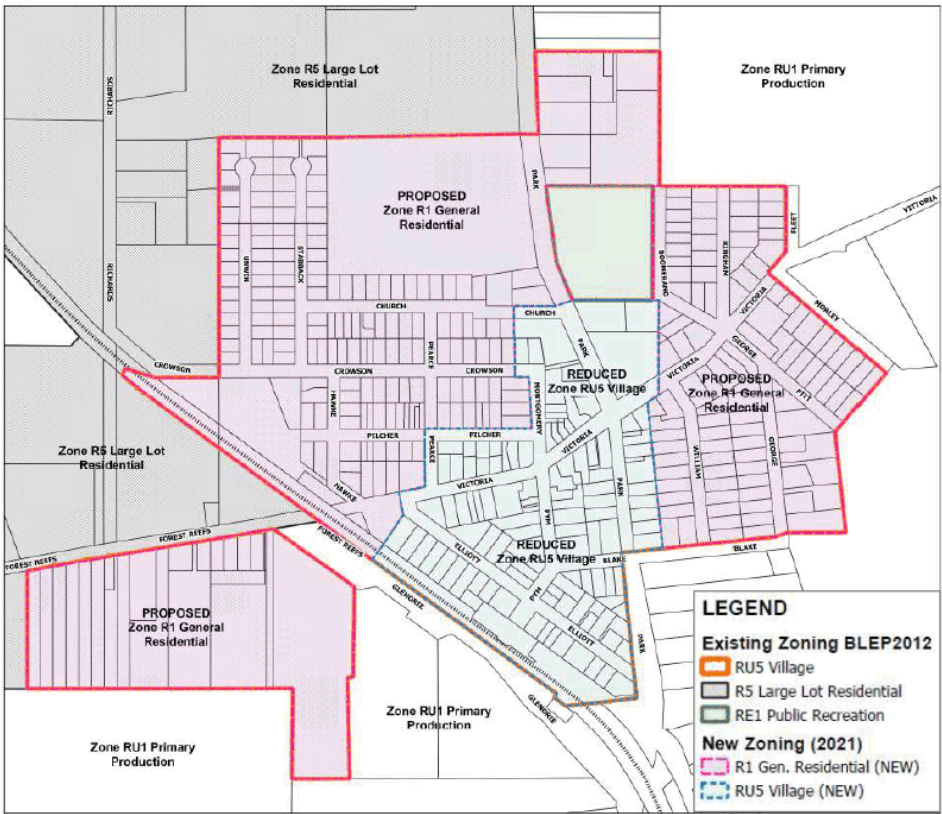


Figure 6: Map showing Proposed Amendment to Land Use Zone for Millthorpe.



#### 2.2.3.4 Justification(s)

The key justification(s) for the Amendment(s) are summarised as follows:

##### a) Settlement Strategy

Site PP2A was recognised in the adopted **Settlement Strategy 2020** as needing a potential change in zoning to contract the area where commercial and mixed-use development is permissible to the core 'business' or mixed-use area in the centre of town (See *Section 2.1 – PP2 Overview – Blayney Settlement Strategy 2020*). The inclusion in the Strategy provides the strategic support for this component (PP2A) of the Planning Proposal.

##### b) Growth & Land Use Conflict

The Strategy recognises that Millthorpe is growing (albeit limited by land supply) and that the existing Village Zone may provide too much flexibility in land uses that could increase potential land use conflicts in the urban area.

The primary concern is that Zone RU5 Village permits a range of light industry and larger businesses that may detract from the residential amenity and heritage conservation principles of the town.

The Strategy provides additional background on this recommendation at p.87 stating:

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.

Whilst the Strategy specifically mentions Zone B4 Mixed Use as a future core business zone, the emphasis is prohibiting general and heavy industry in Millthorpe as this is better suited to the Town of Blayney industrial area.

The Strategy prioritises residential growth over commercial/industrial growth outside of the core mixed-use area and protects the residential areas from encroachment of higher impact businesses (whilst still permitting home businesses and industries).

##### c) Main Streets

The consolidation of the mixed-use zone along the main streets has the added benefit of focussing commercial uses in the core that should assist with activation of key main streets for pedestrian activity, accessibility and the historic character of the town. If businesses are permitted with consent throughout the existing Village Zone then this could weaken the retail strength of the main streets and possibly increase retail/commercial vacancy, detracting from the activity and safety of the main street.

##### d) Business Impacts

There are limited businesses that exist outside the proposed mixed-use zone. We have not reviewed all businesses but several of these appear to be 'bed and breakfasts' and would fit within the permitted use of 'tourist and visitor accommodation' in proposed Zone R1 General Residential – so they are unaffected by the change.

Any existing approved businesses would have 'existing use rights' that would enable them to continue operating and provide limited alterations and additions for some growth. However, the intent is that if businesses outside the mixed-use zone need to grow significantly or fall outside the permissible land use definitions then they should relocate to business or industrial zones where their impacts will be reduced.

This may limit commercial growth in Millthorpe. However, its proximity to Blayney and Orange combined with the heritage conservation area already limits efficient and cost-effective commercial growth beyond local businesses.

#### 2.2.4 Possible Method(s)

One means to achieve this is to simply change the Land Zoning Map for Millthorpe as noted above. This is the easiest way to align with the objective as it changes the permissible uses in each area in accordance with the objective. The method results in a site-specific outcome that creates a transparent connection between the land use controls and the intended development outcomes.

An alternative method could be to use BLEP2012 *Clause 2.5 / Schedule 1 Additional permitted use(s)*. However, this is usually suitable for a limited number of specific lots where the addition of a limited number of specific land use

outcomes is appropriate. In this case, the aim is to restrict uses across the residential areas. It includes too many lots to list so this is not an appropriate tool.

The Settlement Strategy suggests that the mixed-use zone for Millthorpe could be Zone B4 Mixed Use. In the Planning Circulars for the Standard Instrument LEP, this zone was intended to be used 'where a wide range of land uses are to be encouraged, including commercial, residential, tourist and visitor and community uses. The residential development component in this zone can form an important element in revitalising and sustaining the area, and increasing housing diversity close to Commercial Cores and major transport routes'.

However, it is important to note that *Zone B4 Mixed Use* is not currently used in BLEP2012 so it would require its addition to the Land Use Tables for this one specific area and may have other 'flow-on' effects for other clauses that need to be considered. There are also not enough significant differences in permissible/prohibited uses between *Zone B4 Mixed-Use* and the existing *Zone RU5 Village* to warrant the introduction of a new zone at this time.

The existing *Zone B5 Business Development* & *Zone B6 Enterprise Corridor* are currently used in the Town of Blayney but do not permit 'residential accommodation' including dwellings so they are NOT suitable as mixed-use zones in Millthorpe where residential uses are encouraged throughout the urban area.

For these reasons, it is recommended that Millthorpe retain use of ***Zone RU5 Village*** for its core mixed-use area (instead of introducing a new *Zone B4 Mixed Use*) and that Council relies on the Zone RU5 objectives, heritage overlays and other controls to manage any inconsistent or higher-impact development in this area.

The following table compares Proposed (potential) Land Use Zones in terms of their objectives and permissible land uses.

<b>Zone RU5 Village (BLEP2012)</b>	<b>Zone R1 General Residential (BLEP2012)</b>	<b>Discussion</b>
<b>Objectives</b> <ul style="list-style-type: none"> <li>To provide for a range of land uses, services and facilities that are associated with a rural village.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To encourage and provide opportunities for population and local employment growth commensurate with available services.</li> <li>To minimise the impact of non-residential uses and ensure those uses are in character and compatible with the surrounding residential development.</li> </ul>	<b>Objectives</b> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> <li>To provide for a variety of housing types and densities.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	Objectives of Zone RU5 consistent with mixed-use area (Zone B4 not required). Objectives of Zone R1 consistent with the needs of the residential areas. Zone RU5 has objectives to minimise land use conflict that align with objectives for Millthorpe.
<b>Permitted without consent</b> Environmental protection works; Home occupations	<b>Permitted without consent</b> Environmental protection works; Home occupations	RU5/R1 same.
<b>Permitted with consent</b> Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4	<b>Permitted with consent</b> Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Dwelling houses; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Home occupations (sex services); Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor);	Aligns with Strategy.  Zone RU5 permits most commercial uses, whereas R1 does not.  Zone RU5 permits light industries whereas R1 prohibits all industries.



Zone RU5 Village (BLEP2012)	Zone R1 General Residential (BLEP2012)	Discussion
	Residential accommodation; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Water supply systems	
<b>Prohibited</b> Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Helipads; Industries; Jetties; Marinas; Mooring pens; Moorings; Plant nurseries; Pond-based aquaculture Recreation facilities (major); Roadside stalls; Rural industries; Rural workers' dwellings; Sex services premises; Water recreation structures; Wharf or boating facilities	<b>Prohibited</b> Biosolids treatment facilities; Farm stay accommodation; Rural workers' dwellings; Sewage treatment plants; Water recycling facilities; Water treatment facilities; Any other development not specified in item 2 or 3	Zone RU5 permits innominate uses whereas R1 is more restrictive (it is a 'closed' zone').

#### 2.2.5 Site Analysis & Other Relevant BLEP2012 Controls

This Section provides a brief review of some of the key relevant controls in BLEP2012 and site constraints/ opportunities for the Site/Affected Area that may influence the outcomes in this Planning Proposal and the suitability of the Site.

BLEP2012 Clause / Constraint	Comment
<b>2.1 - Land Use Zones / Land Use Table</b>	See discussion above. Key change in this Proposal.
<b>4.1 – Minimum Subdivision Lot Size</b>	See discussion above. No need to change in this Proposal.
<b>5.1 – Relevant Acquisition Authority</b>	No change to Land Acquisition mapping/outcomes required. At the date of this report there was no land mapped in BLEP2012.
<b>5.10 – Heritage Conservation</b>	No change to Heritage mapping/outcomes required. However, overlap of proposed Mixed-Use core of village with heritage conservation area and key heritage items means some reliance on heritage controls to prevent any inconsistent / unsympathetic uses if Zone RU5 Village applied.
<b>6.1 Flood Planning</b>	Millthorpe does not currently have a Flood Map as a Flood Study has not been conducted in this area but this clause still applies where land is below the Flood Planning Level. Proposal unlikely to increase densities or flood impacts beyond what is permissible under existing planning controls. Flooding still needs to be addressed by all applications (where relevant).
<b>6.2 Stormwater Management</b>	Proposal unlikely to increase densities or stormwater impacts beyond what is permissible under existing planning controls. Stormwater still need to be addressed by all applications (where relevant).
<b>6.3 Terrestrial Biodiversity</b>	There is no mapped Terrestrial Biodiversity in the existing Zone RU5 Village area so this clause is not applicable.

BLEP2012 Clause / Constraint	Comment
<b>6.4 Groundwater Vulnerability</b>	Groundwater vulnerability only impacts a small part of the western area of the existing Zone RU5 Village Zone. Amendment is unlikely to increase impact as urban area has reticulated water and sewer and less reliance on bore water. Prohibiting industrial uses in the residential area could decrease potential impacts.
<b>6.5 Drinking Water Catchments</b>	The drinking water catchment is mapped outside the existing Zone RU5 Village area so this clause is not applicable.
<b>6.6 Riparian Land &amp; Watercourses</b>	There are no riparian watercourses mapped in the existing Zone RU5 Village area of Millthorpe so this clause is not applicable though there are watercourses in the town that connect. Impacts can be suitably addressed during any dwelling application.
<b>6.7 Development within a Designated Buffer Area</b>	There are no designated buffer areas in or near Millthorpe so this clause is not applicable.

The Proposal is seeking to reduce the range of permissible uses in the 'outer' predominantly residential area of the existing Village Zone. If light industry and most new businesses are prohibited then it may improve environmental outcomes as these uses usually have larger areas of hardstand, more significant cut and fill, and more traffic generation.

Whilst Millthorpe is within an area with Medium (and some limited High) Asbestos Potential on the Naturally Occurring Asbestos in NSW Map (<https://trade.maps.arcgis.com/>), the change in permissible uses is unlikely to increase the risk of exposing Asbestos and housing may have a reduced need for cut and fill.

As this is an existing urban area, the change of urban zone is unlikely to significantly effect most other environmental or heritage impacts and/or these can be addressed through the development application process.

Based on the above brief review there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination.

## 2.3 PP2B: Dwelling Permissibility – within 500m of Proposed Mixed-Use Zone

### 2.3.1 Location & Description

This part of the Planning Proposal ('PP2B') applies to lots (without a dwelling) within Zone RU1 Primary Production within roughly 500m of the **proposed** Zone RU5 Village Zone/mixed-use area (as amended in this Planning Proposal) in the Town of Millthorpe (only - at this stage) that meets certain criteria set out below ('Site PP2B').

### 2.3.2 Existing Zoning & Lot Size

The land within Site PP2B has the following key land use controls in BLEP2012:

- a) Zone RU1 Primary Production (Land Zoning Map);
- b) Minimum Lot Size of 100ha (Lot Size Map).

Under BLEP2012 *Clause 4.2A – Erection of dwelling houses or dual occupancies on land in certain rural zones* – subclause (3) - Development consent **must not be granted** for the erection of a **dwelling house** or **dual occupancy** in Zone RU1 (including Site PP2B) or Zone RU2, and on which no dwelling house or dual occupancy has been erected, unless the land—

(a) is a lot that is at least the minimum lot size shown on the [Lot Size Map](#) in relation to that land (i.e., 100ha).

There are other exceptions under subclause (3)(b) to (f) but these are very restricted. Existing holdings no longer exist under BLEP2012.

This means there can be existing small lots (<100ha) without a dwelling in close proximity to a settlement that cannot apply for a dwelling at this time because they do not achieve the minimum lot size in Clause 4.2A(a).

### 2.3.3 Proposed Amendment(s)

#### 2.3.3.1 Objective(s)

The Objective of this component of the Proposal is to permit a development application for a dwelling house (or dual occupancy) on a lot or holding:

- a) In Zone RU1 Primary Production (rural land);
- b) Without an existing dwelling house;
- c) Where all or part of a lot is within 500m of the proposed Zone RU5 Village area (Site PP2A);
- d) That is not significantly affected by any environmental or other constraints (see detailed restrictions below); and
- e) That has legal access to a public road; and,

as such, has been mapped as having 'dwelling opportunity' on the new 'Dwelling Opportunity Map(s)' to be incorporated into BLEP2012.

It is important to note that the identification of a lot as having 'dwelling opportunity' does not 'entitle' that land owner to a dwelling approval as any application will still need to address the requirements of the relevant planning controls and is subject to a merit assessment. Therefore, it does not avoid the need to address any site-specific constraints or requirements in accordance with the relevant planning controls.

This 'dwelling opportunity' only remains valid from the Date of Commencement of this Amendment to BLEP2012 to five (5) years after that date.

#### 2.3.3.2 Preferred Approach

Please see *Section 2.3.4 - Possible Method(s)* below for alternative approaches. There are two significant ways to achieve the above objective:

- a) Map the specific lots that could achieve the criteria to support a dwelling so it is clear to those land-owners and neighbours where that potential is located;
- b) Draft a clause that sets out the criteria and requires an Applicant to address it providing more flexibility for landowners but less certainty for the community and neighbouring lots.

Council's preference is to map the specific lots based on the criteria above and analysis below and amend *Clause 4.2A of BLEP2012* to provide an exception to the Lot Size requirement for the mapped lots.

The high-level criteria are set out in *Section 2.3.3.1 – Objective(s)* above. The more detailed criteria are the environmental or other constraints that may prevent a Site from being suitable for consideration for a dwelling and include, but are not limited to (focussed on key issues for Millthorpe & surrounds):

Planning Proposal PP2 – Millthorpe & Surrounds

- a) Does not currently contain a dwelling;
- b) The majority of the lot is unlikely to be affected by heritage and natural hazards such as flooding or bushfire and there are suitable dwelling envelopes setback from any key watercourses and sensitive biodiversity;
- c) Likely to have the ability to create a safe and legal point of access to a public road (not a Crown Road) and preferably not a Classified Road;
- d) Is not identified in the *Settlement Strategy 2020* for future rezoning for additional urban or large lot residential growth;
- e) There is likely to be a suitable dwelling envelope / dwelling location that would not compromise the overall vista and/or create a detrimental visual amenity impact;
- f) There is likely to be a suitable dwelling envelope / dwelling location to enable a dwelling that would not create any significant land use conflict on an adjoining or nearby property.

### 2.3.3.3 Map(s)

As a result of the criteria/site constraints only three (3) lots/holdings have been identified around Millthorpe with Dwelling Opportunity in Zone RU1 that would be affected by this Proposal. The following are map(s) showing the lots with **Dwelling Opportunity** (pink fill) including site constraints/criteria.

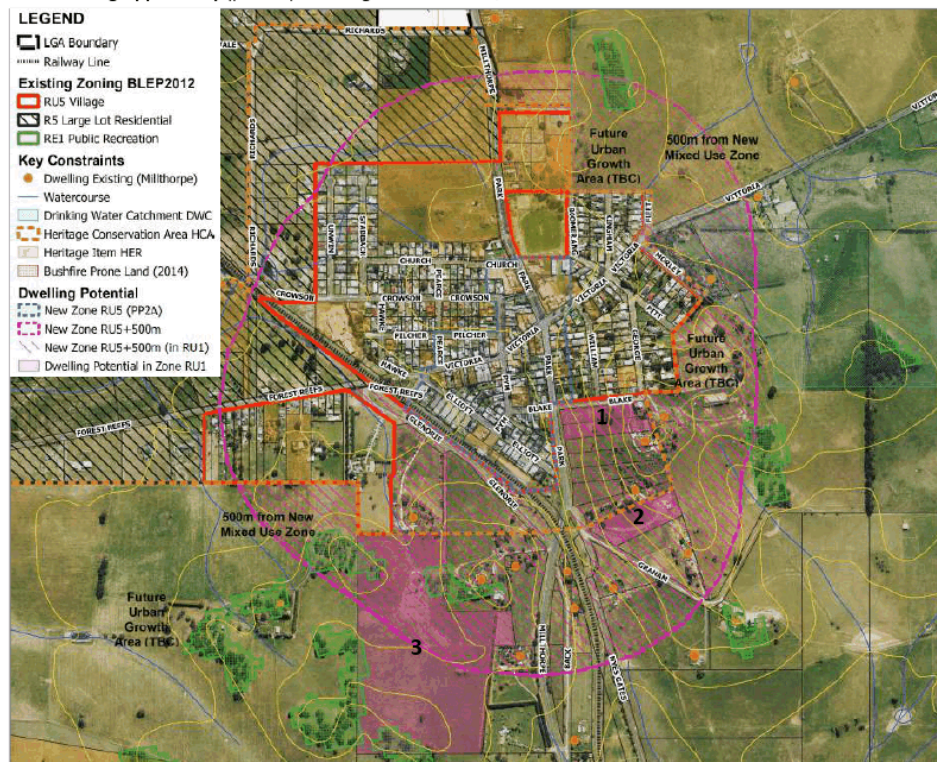


Figure 7: Map showing Dwelling Opportunity in Zone RU1 (pink fill) with other criteria/constraints (with aerial photo).



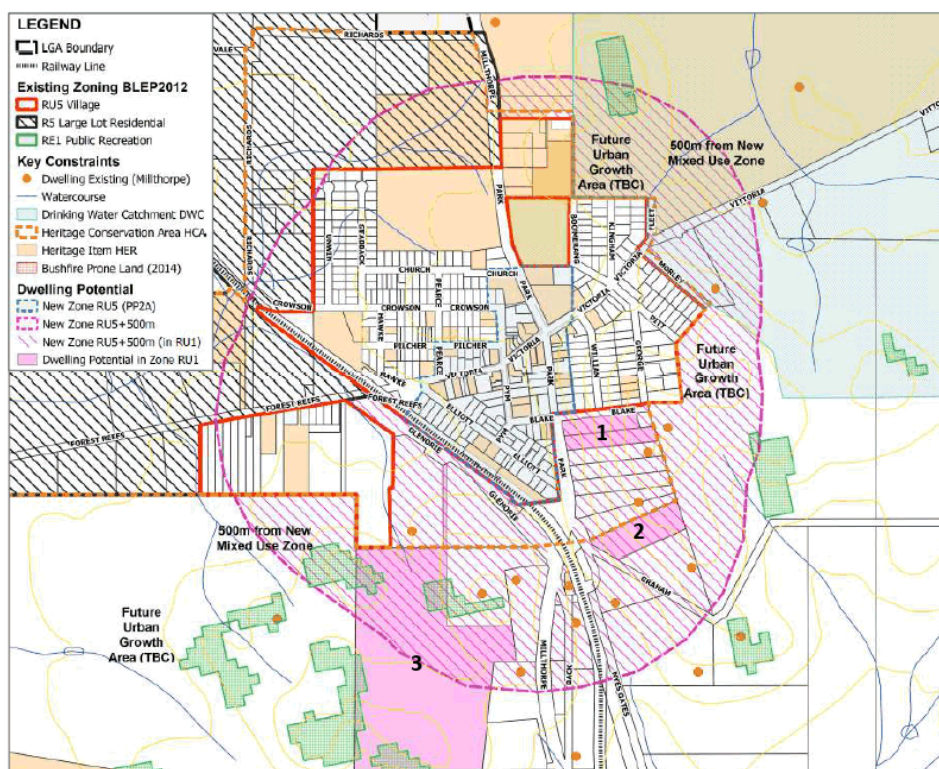


Figure 8: Map showing Dwelling Opportunity in Zone RU1 (pink fill) with other criteria/constraints (no aerial photo).

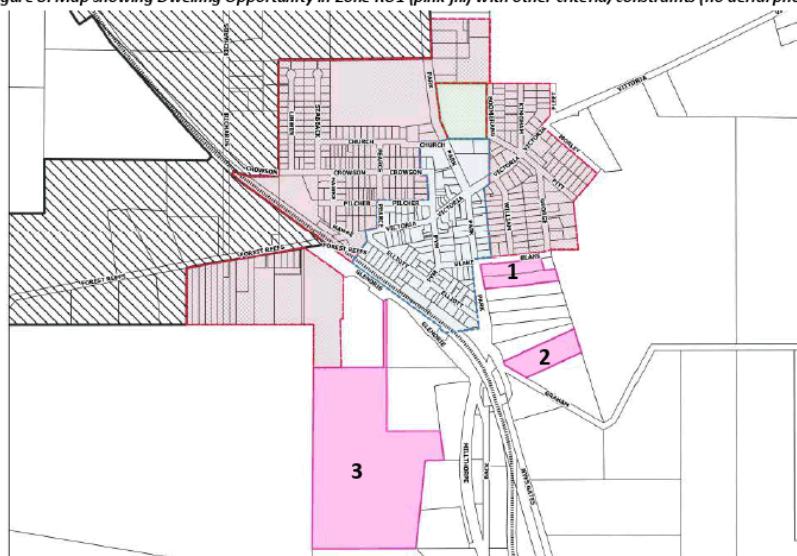


Figure 9: Simplified map showing lots with Dwelling Opportunity (pink outline/fill) – lots together are to be consolidated.



A brief summary of some additional constraints for each lot/holding is as follows (noting the Numbers on each lot/holding):

1. **Lots 46 (6 Park St) & 47 (20 Blake St) DP263360** – the two (2) lots to be amalgamated to achieve a lot > 1.5-2ha with any future dwelling to have access to Blake St (and provide suitable access to adjacent dwelling on 2 Park St) with dwelling sited to minimise visual impact on heritage conservation area and views from Proposed Village Zone.
2. **Lot 40 DP263360 (9 Nyes Gates Rd)** – ~1.84ha with an existing shed - with dwelling sited to minimise visual impact on heritage conservation area and views from Proposed Village Zone.
3. **Part Lot 247 DP1011136 (1187 Milkthorpe Rd)** – with requirement that boundary adjustment relocates existing dwelling onto existing Lot 101 DP717311 (fronting Glenorie Rd) and any new dwelling is located outside the heritage conservation area with an access handle (not right of way) to Glenorie Rd.

#### 2.3.3.4 Justification(s)

The key justification(s) for the Amendment(s) are summarised as follows:

##### a) Settlement Strategy

The area within 500m of the proposed Village Zone (Site PP2A) in Zone RU1 Primary Production was recognised in the adopted **Settlement Strategy 2020** as having potential for some limited dwelling permissibility subject to the criteria set out in this Proposal (See *Section 2.1 – PP2 Overview – Blayney Settlement Strategy 2020*). The inclusion in the Strategy provides the strategic support for this component (PP2B) of the Planning Proposal.

##### b) Limited Dwelling Growth

The amendment would allow for some limited dwelling growth to meet residential demand in close proximity to Millthorpe without having to expand the urban or large lot residential zoning. It is noted that there are a number of constraints to growth in and around the existing urban and large lot residential areas so this provides some additional flexibility. However, this growth would be limited so it is unlikely to significantly impact on growth in existing zoned areas.

##### c) Minimum Lot Size – Environmental Impact

The requirement for a minimum of 1.5ha of land (whether an existing lot or by consolidation with adjacent land) would ensure sufficient lot area to likely accommodate any dwelling and their associated on-site effluent management areas (subject to a geo-technical study). This will minimise conflict between on-site effluent management, bores on the land or adjacent land, and groundwater and surface water systems.

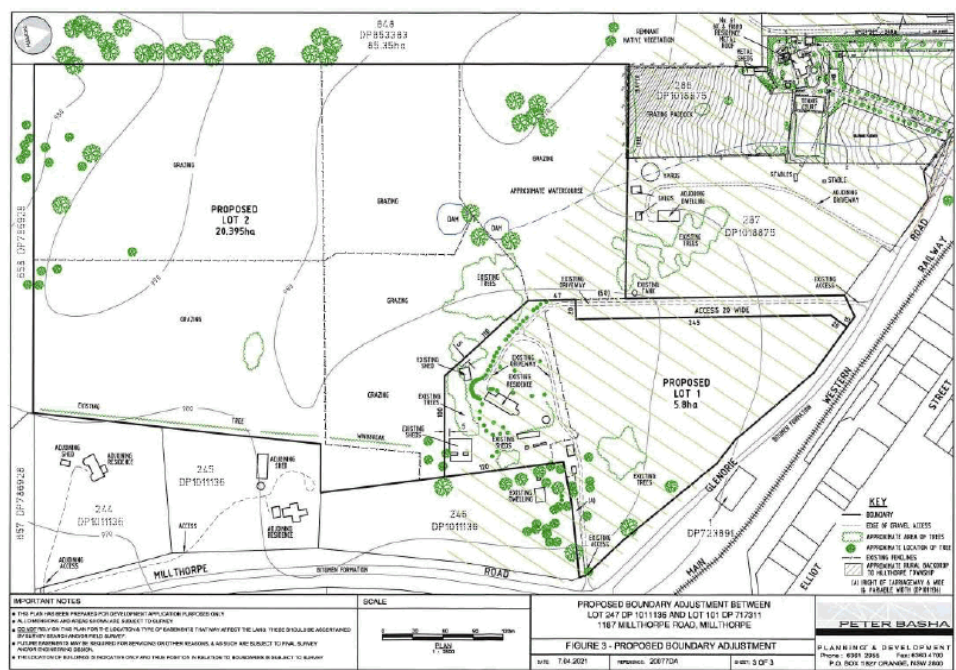
##### d) Agricultural Impact

The criteria to achieve a 'Dwelling Opportunity' is relatively strict and results in only 3 lots/holdings having the opportunity to apply for approval for a dwelling. This number of additional dwelling/lots is unlikely to have a significant impact on the 'Right to Farm' and land use conflict with surrounding agriculture. All of these lots are located close to the urban area where there are existing dwellings on most surrounding lots and are generally of a size/holding that is unsuitable for any viable agriculture on their own.

##### e) Dwelling Opportunity Lot '3'

The Lot marked '3' on the Figure above is Lot 247 DP1011136 known as 1187 Millthorpe Rd. It already has an existing dwelling in the north-east sector. The owner also owns the adjacent Lot 101 DP717311 with frontage to Glenorie Road. The owner has lodged a development application to seek a boundary adjustment to shift the existing dwelling on Lot 247 (Proposed Lot 2) into Lot 101 (Proposed Lot 1 in Figure below). As a result, the remainder of Lot 247 (Proposed Lot 2) would be vacant and would meet the criteria in this Proposal for a dwelling opportunity.

The benefits to the community are that it would avoid pressure for an additional dwelling on Lot 101 in the heritage conservation area and rural backdrop to the heritage listed railway station and it creates an access point for Lot 247 (Proposed Lot 2) from Glenorie Road (away from Millthorpe Rd).



2.3.4 Possible Method(s)

There are different possible method(s) for achieving the objective(s) of this component of the Proposal. It could involve either changes to BLEP2012 clause wording, changes to mapping or both.

2.3.4.1 Example - Mid-Western Regional LEP 2012

The *Mid-Western Regional LEP 2012* provides an example of where the objective in this Proposal has been achieved by amending standard instrument Clause 4.2A (that is also present in BLEP2012) to provide an exception to the lot size requirement if a lot meets the specific criteria as set out below.

<b>4.2A Erection of dwelling houses and dual occupancies on land in certain zones</b>
(3) Development consent must not be granted for the erection of a dwelling house or dual occupancy on land in a zone to which this clause applies, and on which <b>no dwelling house or dual occupancy has been erected</b> , unless the land—
(a) is a lot that is at least the minimum lot size shown on the <b>Lot Size Map</b> in relation to that land, or
(b) is a lot or holding that existed before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or
(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
(d) is an existing holding that is not within Zone R5 Large Lot Residential, or
(e) would have been a lot or a holding referred to in paragraphs (a)–(d) had it not been affected by—
(i) a minor realignment of its boundaries that did not create an additional lot, or
(ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
(f) <b>is, in the case of land within 500 metres of land within Zone RU5 Village, a lot that has an area of at least 5 hectares, that has a sealed road frontage and that is connected to the sealed road network, or</b>

- (g) is a holding within Zone R5 Large Lot Residential that has an area of at least 5 hectares, that has all weather access, including all weather vehicular access, to which adequate services provided by public utility undertakings are available and that is suitable for the on-site disposal of domestic wastewater, or
- (h) is a former holding, or
- (i) is a former rural lot that has an area of at least 40 hectares.

#### 2.3.4.2 Draft BLEP2012 Clause 4.2A Amendment

Another means to achieve the objective and the preferred approach of Council is to amend *BLEP2012 – Clause 4.2A – Erection of dwelling houses or dual occupancies on land in certain rural zones* with indicative wording (amendments in red/strikeout) AND associated mapping as follows. This provides greater certainty with the number of potential dwelling sites to improve the transparency and application of the amended control. However, it also places a time-limit on the use of the control so that if not taken-up then the original lot size requirement will be reinstated.

Draft indicative wording for the amendment to existing *Clause 4.2A* in BLEP2012 is set out below with strikeout for deletions and **red text** added.

(NOTE: The Clause wording MAY CHANGE and is subject to consideration by DPIE and Parliamentary Counsel):

#### 4.2A Erection of dwelling houses or dual occupancies on land in certain rural zones

- (1) The objectives of this clause are as follows—
  - (a) to minimise unplanned rural residential development,
  - (b) to enable the replacement of lawfully erected dwelling houses or dual occupancies in rural and environmental protection zones.
- (2) This clause applies to land in the following zones—
  - (a) Zone RU1 Primary Production,
  - (b) Zone RU2 Rural Landscape.
- (3) Development consent must not be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—
  - (a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
  - (b) is a lot created under this Plan (other than under clause 4.2 (3)), or
  - (c) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
  - (d) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
  - ~~(e) is an existing holding, or~~
  - (f) would have been a lot or a holding referred to in paragraph (a), (b), (c), or (d) or (e) had it not been affected by—**
    - (i) a minor realignment of its boundaries that did not create an additional lot, or
    - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, **or**
  - (f) is a lot or holding, identified or outlined as having 'dwelling opportunity' on the Dwelling Opportunity Map(s) and has a minimum area of 1.5 hectares.**
- (4) Land ceases to ~~be an existing holding~~ **have a 'dwelling opportunity'** for the purposes of subclause (3) ~~(e)(f)~~ if an application for development consent referred to in that subclause is not made in relation to that land within 5 years after the commencement **of the amendment enabling the Dwelling Opportunity Map(s) in of this Plan.**
- (5) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.
- (6) In this clause—
 

~~existing holding means land that—~~

  - ~~(a) was a holding on 12 January 1973, and~~
  - ~~(b) is a holding at the time the application for development consent referred to in subclause (3) is lodged,~~

~~—whether or not there has been a change in the ownership of the holding since 12 January 1973, and includes any other land adjoining that land acquired by the owner since 12 January 1973.~~

**holding** means all adjoining land, even if separated by a road or railway, held by the same person or persons.

- a) **Minimum Lot Size:** Whilst the Settlement Strategy had a recommendation for a 2ha Minimum Lot Size to enable dwelling opportunity for Millthorpe – it is noted that in the Key Recommendations – Smaller Villages (page.x) that 'Council will consider lots down to a minimum size of 1.5ha'. For consistency it is proposed to use 1.5ha for Millthorpe as this clause may later be expanded to be used for the other villages in Blayney Shire and it avoids confusion associated with different development standards across different settlements.
- b) **Lot Consolidation:** Where lots are identified as having 'dwelling opportunity' but do not have a lot size of 1.5ha then they may consolidate with adjacent lots also identified as having 'dwelling opportunity' to achieve that minimum lot size (i.e., the dwelling opportunity is identified by the 'outline' of the lots so coloured).
- c) **Existing Holdings:** The removal of the original subclause (3)(e) and definition in subclause (6) relating to 'existing holdings' is an administrative amendment only to remove unnecessary wording and allows the existing numbering to be retained. The opportunity to apply for an existing holding no longer exists under BLEP2012 as the 'sunset clause' in subclause (4) has passed. This is subject to DPIE approval. Clause numbering to be updated as required.
- d) **Other Dwelling Opportunities Below the Minimum Lot Size:** The amendment does NOT remove any of the other opportunities to apply for a dwelling below the minimum lot size set out in Clause 4.2A(3)(b) to (d). Therefore, these historic rights (other than 'existing holdings') are protected.

#### 2.3.4.3 Draft BLEP2012 Clause 4.6 Amendment

The Settlement Strategy suggests that in order to be considered for dwelling opportunity under this clause that the lot or holding must have a minimum of 2ha but it concedes that it could be as little as 1.5ha. The amendment to Clause 4.2A above has used the lower 1.5ha as the threshold.

Therefore, it is not the intent of Council that this development standard is further reduced by a Variation Request under Clause 4.6 of BLEP2012. As a result, it is necessary to exclude this particular development standard in the exemptions to Clause 4.6 with the following draft wording (subject to the outcomes for Clause 4.2A above):

**Clause 4.6 Exceptions to development standards (BLEP2012) – Draft Amendment to following subclauses:**

- (8) This clause does not allow development consent to be granted for development that would contravene any of the following—
- (a) a development standard for complying development,
  - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#) applies or for the land on which such a building is situated,
  - (c) clause 5.4,
  - (d) clause 4.2A(3)(f) or clause 4.2A(4).

Alternatively, Council could apply a minimum lot size of 2ha and allow Clause 4.6 variation (potentially up to 10%) but this would only allow variation of 0.2ha to a minimum lot size of 1.8ha. 1.5ha is deemed by the Settlement Strategy to be the preferred threshold so this approach is not recommended.

Subclause (6) relates to subdivision in Zone RU1 Primary Production and is not applicable because Clause 4.2A(3)(f) only seeks to provide dwelling opportunity on the identified land, not permit additional subdivision below the Minimum Lot Size.

#### 2.3.5 Site Analysis & Other Relevant BLEP2012 Controls

This Section provides a brief review of some of the key relevant controls in BLEP2012 and site constraints/ opportunities for the Site/Affected Area that may influence the outcomes in this Planning Proposal and the suitability of the Site (see the Figures above for mapping of key site constraints).

BLEP2012 Clause / Constraint	Comment
<b>2.1 - Land Use Zones / Land Use Table</b>	This Proposal does not seek to change the Land Use Table or Land Zoning Maps but permits dwellings where they meet the defined criteria. Dwellings are permissible in Zone RU1 Primary Production so this is consistent.
<b>4.1 – Minimum Subdivision Lot Size</b>	This Proposal does not seek to change the Lot Size Maps but permits dwellings where they meet the defined criteria even though the lots do not meet the minimum lot size under Clause 4.2A. The Proposal seeks to amend Clause 4.2A to provide an exemption to the Lot Size requirement with specific criteria.
<b>4.2A – Erection of dwelling houses or dual occupancies on land in certain rural zones</b>	



BLEP2012 Clause / Constraint	Comment
<b>5.1 – Relevant Acquisition Authority</b>	No change to Land Acquisition mapping/outcomes required. At the date of this report there was no land mapped in BLEP2012.
<b>5.10 – Heritage Conservation</b>	No listed heritage items will have the additional 'dwelling opportunity'. It is noted that in Millthorpe that one (1) holding with dwelling opportunity is within the heritage conservation area (HCA) and two (2) are located immediately adjacent to the HCA. In any future DA for a dwelling on the lots in the HCA may need to be addressed through a heritage impact statement. It is Council's intent that any dwelling on this lot is located with access from Blake St and in a location with the least visual impact on the visual catchment of the town.
<b>5.16 – Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones</b>	This Proposal does not remove the need to address Clause 5.16 for Zone RU1 and ensures that any application for a dwelling will address and minimise the potential land use conflicts with agriculture.
<b>6.1 Flood Planning</b>	Millthorpe does not currently have a Flood Map as a Flood Study has not been conducted in this area but this clause still applies where land is below the Flood Planning Level. The Proposal is unlikely to significantly increase densities or flood impacts beyond what is permissible under existing planning controls. Flooding still needs to be addressed by all applications (where relevant).
<b>6.2 Stormwater Management</b>	Proposal unlikely to significantly increase densities or stormwater impacts beyond what is permissible under existing planning controls. Stormwater still need to be addressed by all applications (where relevant).
<b>6.3 Terrestrial Biodiversity</b>	There is very little mapped Terrestrial Biodiversity in the Zone RU1 areas around Millthorpe that is likely to be impacted. Regardless, if any is present it will need to be addressed during the dwelling application.
<b>6.4 Groundwater Vulnerability</b>	Groundwater vulnerability only impacts a small part of the western area of the existing Zone RU5 Village Zone. Amendment is unlikely to increase impact as urban area has reticulated water and sewer and less reliance on bore water. Prohibiting industrial uses in the residential area could decrease potential impacts.
<b>6.5 Drinking Water Catchments</b>	The drinking water catchment is mapped only in a limited area within 500m of the existing Zone RU5 Village area but does NOT affect any of the identified lots with dwelling opportunity (as all of this Zone RU1 land has an existing dwelling).
<b>6.6 Riparian Land &amp; Watercourses</b>	There are no riparian watercourses mapped within 500m of Zone RU5 Village of Millthorpe though there are watercourses in the town that connect. Impacts can be suitably addressed during any dwelling application.
<b>6.7 Development within a Designated Buffer Area</b>	There are no designated buffer areas in or near Millthorpe.

Whilst Millthorpe is within an area with Medium (and some limited High) Asbestos Potential on the Naturally Occurring Asbestos in NSW Map (<https://trade.maps.arcgis.com/>), the slight increase in dwelling permissibility is unlikely to significantly increase the risk of exposing Asbestos and can be addressed at the Development Application stage.

A specific review of Aboriginal heritage has not been conducted but would need to be considered for any relevant sites during the development application process. The known Aboriginal site to the north-west of Millthorpe is not located near the lots identified with 'dwelling opportunity' in this Proposal and is unlikely to be affected. The affected lots are not near major watercourses or ridgelines.

Based on the above brief review there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination.



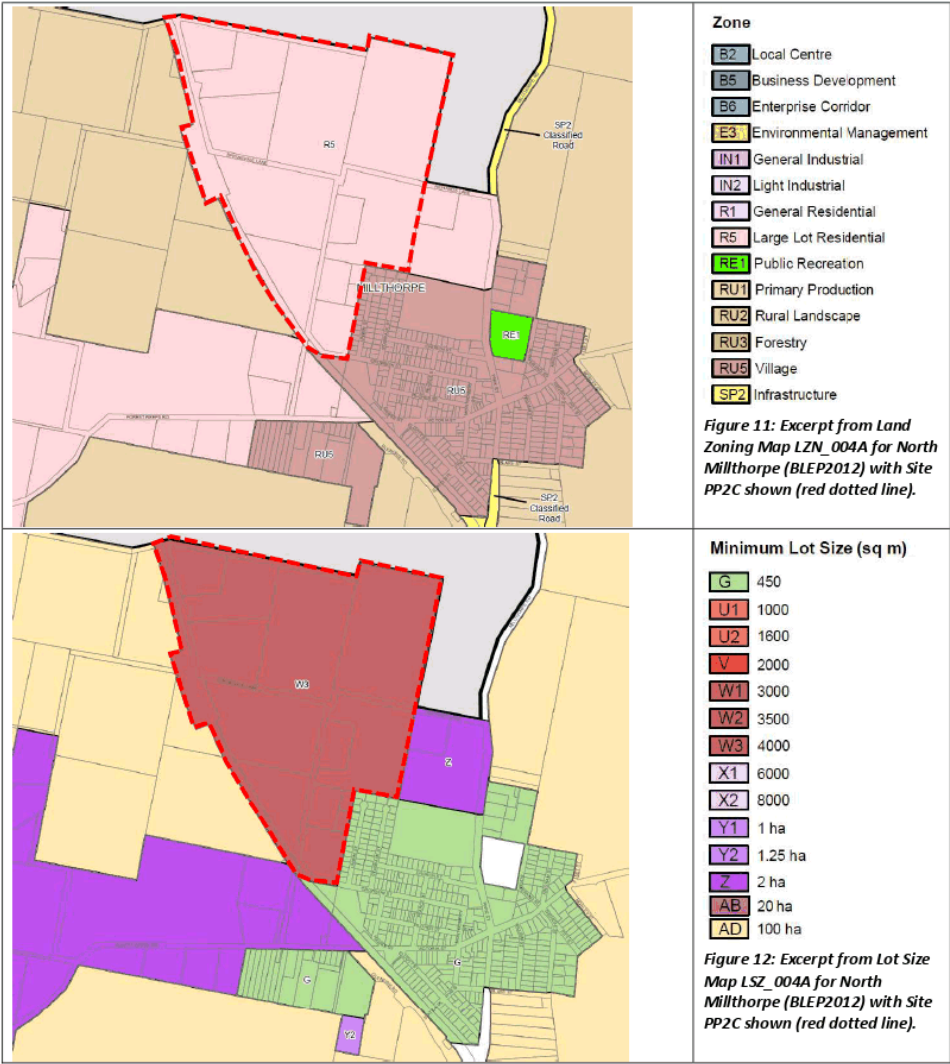
2.4 PP2C: North Millthorpe Large Lot Residential Area - Increased Lot Size

2.4.1 Location & Description

This Proposal PP2C applies to the majority of land north of Millthorpe that is within Zone R5 Large Lot Residential AND has a Minimum Lot Size (MLS) on the existing Lot Size Map LSZ\_004A of (W3) 4000m<sup>2</sup> ('Site PP2C'). This area is bounded by: the railway line to the west; Orange Local Government Area to the north; and Millthorpe Zone RU5 Village to the south. It does NOT include the Zone R5 area to the east with a Minimum Lot Size (MLS) on the existing Lot Size Map LSZ\_004A of (Z) 2ha as this area already has the desired Lot Size.

2.4.2 Existing Zoning & Lot Size

The following are excerpts from the existing BLEP2012 Land Zoning Map (LZN\_004A) and Lot Size Map (LSZ\_004A) from 2021 showing Site PP2C with a red outline:



#### 2.4.3.1 Objective(s)

#### 2.4.3.2 Preferred Approach

The preferred approach of this component of the Proposal is to amend the Lot Size Map LSZ\_004A so that Area PP2C is increased from a Minimum Lot Size (MLS) of (W3) 4,000m<sup>2</sup> to (Z) 2ha. It does NOT change the zoning or any other BLEP2012 Maps or Clause wording.

#### 2.4.3.3 Map(s)

The Map below highlights Site PP2C (pink dotted line) and proposed Lot Size changes (where relevant).

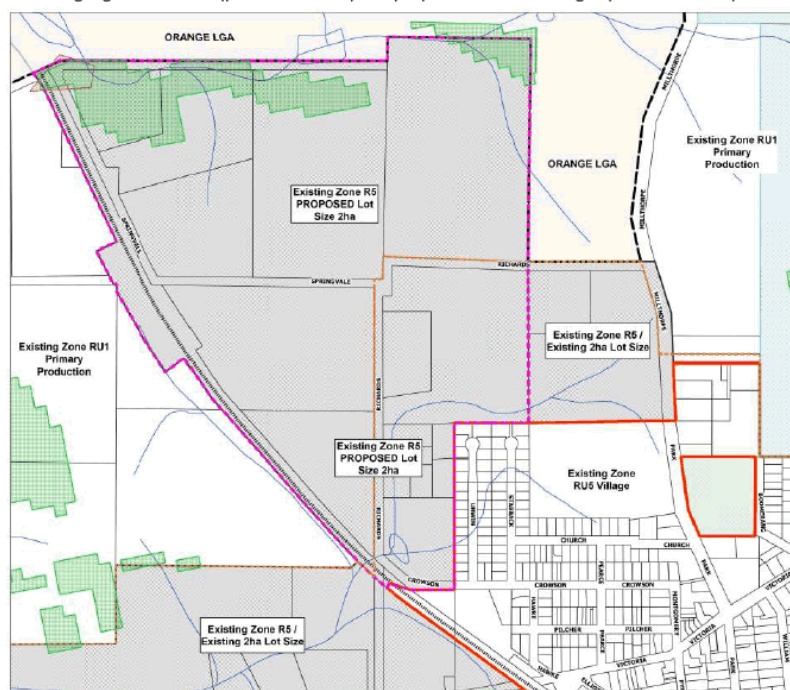


Figure 13: Map of Site PP2C (pink dotted line) and proposed Lot Size amendment(s).

#### 2.4.3.4 Justification(s)

The key justification(s) for the Amendment(s) are summarised as follows:

### a) Settlement Strategy

Site PP2C was recognised in the adopted **Settlement Strategy 2020** as requiring an increase in the Minimum Lot Size (MLS) for subdivision for the Zone R5 Large Lot Residential area north of Millthorpe (See *Section 2.1 – PP2 Overview – Blayney Settlement Strategy 2020*). The inclusion in the Strategy provides the strategic support for this component (PP2B) of the Planning Proposal.

b) **Original Master Plan for North Millthorpe / DCP No.6**

At the time of preparing BLEP2012, there was a master plan implemented through *Development Control Plan No.6 – Development Guidelines for North Millthorpe* ("DCP No.6) that covered all of Site PP2C. This promoted subdivision of

land in the area down to 4,000m<sup>2</sup> lots subject to being connected to reticulated sewer and water as well as other controls for site layout in the DCP (see more detailed discussion below). It was expected the development was imminent, therefore, the Lot Size Map only showed a Minimum Lot Size of 4,000m<sup>2</sup> rather than highlighting connection to reticulated sewer was required for subdivision below 2ha.

This was achievable at the time most of the Site was held by a single or limited number of owners. However, that development did not proceed. As a result, individual parcels have been progressively sold and there is now difficulty achieving compliance with the DCP, particularly through integrated approaches to roads, water & sewer connections, environmental outcomes, and yield. Therefore, Council has elected to remove the potential to subdivide down to 4,000m<sup>2</sup> because these required outcomes are unlikely to be achieved.

**c) DCP No.6**

The Proposed Amendment is consistent with DCP No.6 that explicitly stated at Cl.3.4.2 that:

- *All allotment with an area of less than 2 hectares will be required to be connected to the Millthorpe village sewer system.*
- *Allotments with an area of 2 hectares or more may also be required to [connect] to the sewer system if, due to the site's environmental conditions, on site effluent disposal cannot be sustained.*
- *Any lot that is not to be connected to the Millthorpe village sewage system shall have an on-site waste water system designed at the time of the subdivision.*

**d) DCP 2018**

In 2018, Council adopted a new comprehensive Development Control Plan for the whole Shire. As there is a requirement for only one (1) DCP to apply to any one parcel of land, DCP No.6 was revoked. Some of the relevant controls were included in DCP Part F4.4 including F4.3.1 Waste water – All allotments with an area of ≤2hectares will be required to be connected to the Millthorpe Village sewer system. However, there is a concern that because a DCP control is a guideline, that there could be increased pressure to vary or ignore this control.

**e) BLEP1998**

This amendment seeks to reinforce a previous control in *Blayney Local Environmental Plan 1998* ('BLEP1998') under Subdivision 15 (1) for all Zone 1(c) areas (now known as Zone R5 Large Lot Residential) that stated:

- (1) *The Council must not consent to the subdivision of land within Zone No 1 (c) unless each allotment intended to be created primarily for the purpose of a dwelling-house has an area of 2 hectares or more.*

**f) Lot Size & On-Site Effluent Management**

Perhaps the most significant issue is that without connection to reticulated sewer, these lots would require on-site effluent management systems and, using current planning practice and consistent with other Zone R5 Large Lot Residential areas in Blayney Shire, this would result in a minimum lot size of 2ha. There is potential under the current Lot Size Maps that land will be subdivided down to 4,000m<sup>2</sup> and there could be increased failure of on-site effluent systems and reduced environmental outcomes, particularly in land with poorer drainage.

**g) Subdivision Layout**

Likewise, without an integrated approach across the entire Site between land-owners, it will be difficult to get owners to provide the road connections to ensure the majority of lots have frontage to a public road. There is a high probability that individual subdivisions will rely on cul-de-sac style development and a high proportion of battle-axe lots to avoid the additional road extensions/costs and this would produce an undesirable urban design and connectivity outcome.

**h) Environment**

Likewise, without an integrated approach across the entire Site between land-owners, it will be difficult to get owners to produce high-quality water and environmental outcomes for the Site. The increased density would have the potential to result in stormwater and flooding issues without integrated stormwater, flooding and open space design.

**i) Gateway to Millthorpe**

The Site is a sensitive gateway to the north of Millthorpe so it is essential that any development of the Site produced high-quality outcomes relating to lot size, on-site effluent management, subdivision layout and the environment. The current lot size is unlikely to achieve this and may produce a poor visual outcome for the gateway to this historic town.

**j) Land Supply**

The Settlement Strategy 2020 has identified that there is sufficient growth potential for large lot residential in existing zoned areas close to Millthorpe. It has also identified an area where lots down to 4,000m<sup>2</sup> may be suitable (possibly subject to reticulated sewer) and it is a less sensitive location compared to North Millthorpe for growth. Therefore, the reduction in potential lot yield and housing is unlikely to significantly impact on the desired housing outcomes for the Shire.

#### 2.4.4 Possible Method(s)

Changing the Minimum Lot Size is best achieved by amending BLEP2012 to change the Lot Size Map(s) for Site PP2C (LSZ\_004A). It aligns the Lot Size for Site PP2C with the majority of other Zone R5 Large Lot Residential areas in Blayney Shire so it increases consistency in planning decisions and is clearly mapped and transparent.

It avoids the need to amend any specific clauses or specifically list all of the affected lots. The method results in a site-specific outcome whilst creating a transparent connection between the land use controls and the intended development outcomes (easily visible on the map(s)). The amended maps link directly to existing Clause 4.1 of BLEP2012. There are no other methods likely to achieve a similar outcome.

#### 2.4.5 Site Analysis & Other Relevant BLEP2012 Controls

This Section provides a brief review of some of the key relevant controls in BLEP2012 and site constraints/ opportunities for the Site/Affected Area that may influence the outcomes in this Planning Proposal and the suitability of the Site.

BLEP2012 Clause / Constraint	Comment
<b>2.1 - Land Use Zones / Land Use Table</b>	This Proposal does not seek to change the Land Use Table or Land Zoning Map for the Site. It remains in Zone R5 Large Lot Residential.
<b>4.1 – Minimum Subdivision Lot Size</b>	This Proposal DOES seek to change the Lot Size Map (LSZ_004A) for the Site so that all of the Site increases from 4,000m <sup>2</sup> to 2ha Minimum Lot Size. This is consistent with part of the remainder of the Zone R5 land in North Millthorpe and other large lot residential areas in the Shire.
<b>4.2A – Erection of dwelling houses or dual occupancies on land in certain rural zones</b>	
<b>5.1 – Relevant Acquisition Authority</b>	No change to Land Acquisition mapping/outcomes required. At the date of this report there was no land mapped in BLEP2012.
<b>5.10 – Heritage Conservation</b>	Site PP2C has no listed heritage items though it is adjacent to listed heritage items. The southern part of Site PP2C is in the heritage conservation area. Increasing the Lot Size for the Site is likely to decrease development potential and impacts on heritage items and conservation areas. Heritage still needs to be addressed by all future development applications (where relevant).
<b>6.1 Flood Planning</b>	Millthorpe does not currently have a Flood Map as a Flood Study has not been conducted in this area but this clause still applies where land is below the Flood Planning Level. Proposal decreases the potential housing density and associated flood impacts. Flooding still needs to be addressed by all future development applications (where relevant).
<b>6.2 Stormwater Management</b>	Proposal decreases the potential housing density and associated stormwater impacts. Stormwater still needs to be addressed by all future development applications (where relevant).
<b>6.3 Terrestrial Biodiversity</b>	There is very little mapped Terrestrial Biodiversity in Site PP2C except at the northern boundary with Orange LGA. Proposal decreases the potential housing density and associated biodiversity impacts. Biodiversity still needs to be addressed by all future development applications (where relevant).
<b>6.4 Groundwater Vulnerability</b>	Groundwater vulnerability is not mapped within Site PP2C so this clause is not applicable.
<b>6.5 Drinking Water Catchments</b>	The drinking water catchment is not mapped within Site PP2C so this clause is not applicable.
<b>6.6 Riparian Land &amp; Watercourses</b>	There are no riparian watercourses mapped within Site PP2C so this clause is not applicable. However, there are watercourses in the town that connect. Impacts can be suitably addressed by all future development applications.
<b>6.7 Development within a Designated Buffer Area</b>	There are no designated buffer areas in or near Millthorpe so this clause is not applicable.

Based on the above brief review there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination. The Proposal is seeking to reduce the permissible density in the existing large lot residential zone so it will reduce impacts on the site and surrounds, including increasing lot size for suitably sized on-site effluent disposal areas. Whilst Site PP2C is within an area with Medium Asbestos Potential on the Naturally Occurring Asbestos in NSW Map (<https://trade.maps.arcgis.com/>), the reduction in permissible density will decrease the risk of exposing Asbestos and housing may have a reduced need for cut and fill.



## 2.5 PP2D: 78 Clover Ridge Rd – Large Lot Residential Zoning & Lot Size

### 2.5.1 Location & Description

Site PP2D is located at 78 Clover Ridge Rd (Lot 135 DP750360), to the west of the Town of Millthorpe with Clover Ridge Rd connecting to Spring Hill Road just north of Forest Reefs Rd (see map below) ('Site PP2D'). The Lot is roughly rectangular in shape but has a thinner section to the west. It has an area of ~12.5ha. Clover Ridge Rd is a sealed public road extending up to the south-eastern frontage of the lot.



Figure 14: Map showing location of Site PP2D in relation to Forest Reefs Rd and Millthorpe (Source: NSW Six Maps).

### 2.5.2 Existing Zoning & Lot Size

As the Figure below shows, all of the land to the south and east of Site PP2D is within Zone R5 Large Lot Residential (LLR) in BLEP2012 whilst all of the land to the north and west sits within Zone RU1 Primary Production. Therefore, the Site sits on the boundary between the LLR and rural zones and is a logical extension of Zone R5 whilst not significantly increasing the perimeter of LLR land with rural land.

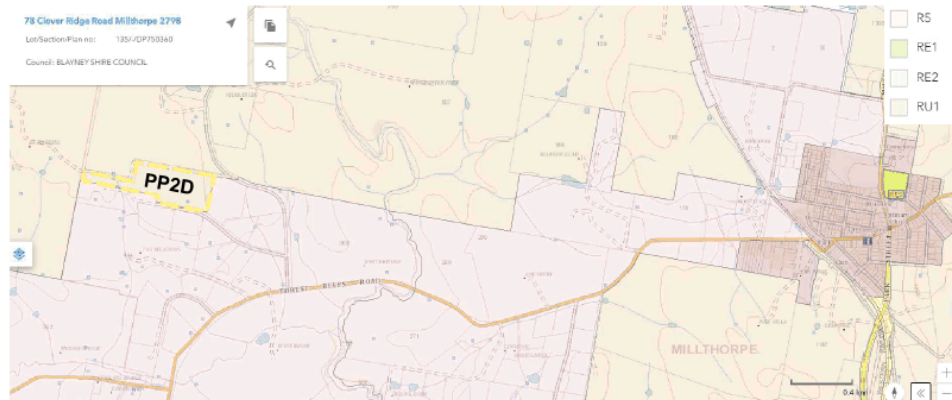


Figure 15: Map overlaid with Land Zoning (BLEP2012) showing Site PP2D on boundary between existing Large Lot Residential & Rural Zones (NSW Planning Portal).



### 2.5.3 Proposed Amendment(s)

#### 2.5.3.1 Objective(s)

The Objective of this component of the Proposal is to enable the development of Site PP2D for large lot residential uses (predominantly dwellings) on lots of sufficient size to support an on-site effluent system, consistent with lot sizes for similar uses in the Shire.

#### 2.5.3.2 Preferred Approach

Please see *Section 2.5.4 - Possible Method(s)* below for alternative approaches.

The preferred approach of this component of the Proposal is to amend the relevant maps in BLEP2012 for the Site (as shown on the Figure below) including:

- The Land Zoning Map (LZN\_004) from Zone RU1 Primary Production to Zone R5 Large Lot Residential;
- The Lot Size Map (LSZ\_004) from 100ha to 2ha (consistent with the majority of Zone R5 land in the LGA).

#### 2.5.3.3 Map(s)

The Site for the Proposed Amendment(s) is shown on the Figure below along with key site constraints (See *Section 2.5.3.4 Justification(s)* & *Section 2.5.5 Site Analysis* below for details).

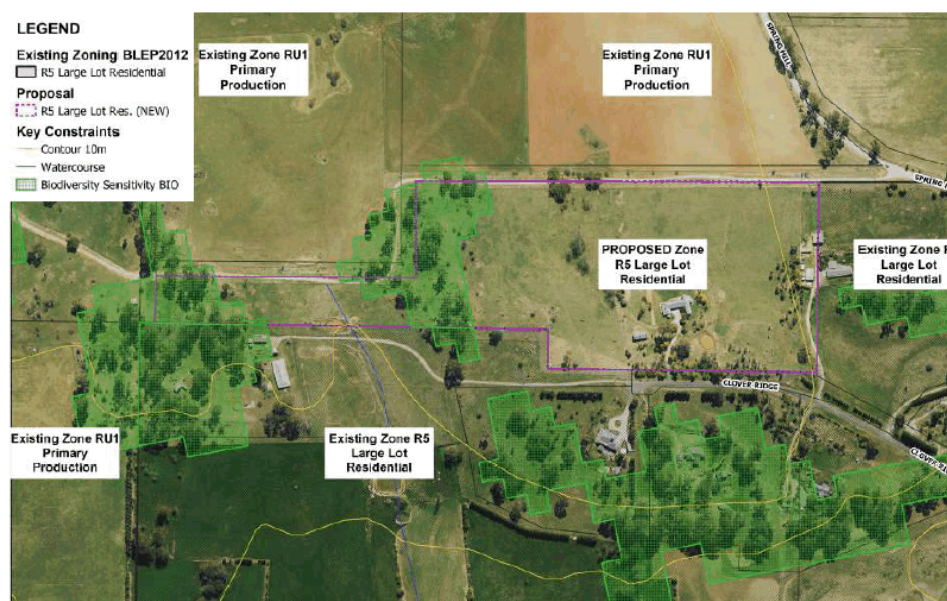


Figure 16: 2019 aerial photo for Site PP2D showing Proposed Zoning and Site constraints including Biodiversity overlay (BLEP2012).

#### 2.5.3.4 Justification(s)

The key justification(s) for the Amendment(s) are summarised as follows:

- Settlement Strategy:** Site PP2D was recognised in the adopted **Settlement Strategy 2020** as a site for potential inclusion in the adjacent large lot residential zone with a 2ha lot size (See *Section 2.1 – PP2 Overview – Blayney Settlement Strategy 2020*). The inclusion in the Strategy provides the strategic support for this component (PP2B) of the Planning Proposal.
- Extension of Zone R5:** Site PP2D is a logical small extension of the existing Zone R5 Large Lot Residential (LLR) area. It sits immediately adjacent to the Zone R5 LLR area and is accessed from Clover Ridge Rd through the existing LLR area.

c) **Agricultural Productivity:** Site PP2D has limited agricultural potential for the following reasons:

- i) It has an area of only ~12.5ha;
- ii) It has an existing dwelling house and ancillary buildings that take up some of the land;
- iii) The lot is quite narrow north-south (particularly at the western end);
- iv) The land borders at least three (3) large lot residential dwellings to the south and east;
- v) The soils and existing physical constraints limit the potential for intensive agriculture on the Site.

Therefore, the Site itself is unlikely to have any significant agricultural potential and its removal from the rural zone is unlikely to have any significant impact on agricultural productivity in the area. It is also unlikely

d) **Potential Land Use Conflict:** The potential for additional subdivision and dwellings on the land will relocate the LLR/rural interface from Clover Ridge Road to the northern boundary of the Site. The subdivision potential of the Site is limited and with appropriate buffers can manage the interface to agricultural lands to the north and west. The inclusion of this land does not significantly change the perimeter of Zone R5 LLR land to Zone RU1 Primary Production land.

e) **Site Constraints:** Site PP2D is relatively unconstrained in terms of high-level constraints mapped in BLEP2012 and clearly visible on the Site:

- i) The Site sits towards the top of a small hill but most of the land is gently sloping and there would pose little constraint to LLR development;
- ii) There is only one (1) intermittent first order watercourse with no significant riparian features through the western part of the Site and this is the top of the catchment so there is unlikely to be any significant impacts on water quality;
- iii) The closest significant watercourse is Cowriga Creek that is over 1km to the east of the Site and it sits on higher land. As a result, the Site is unlikely to be affected by any flooding or drainage issues;
- iv) There is some mapped Terrestrial Biodiversity sensitivity on the Site with small pockets of trees in the centre and west of the Site. This is unlikely to significantly constrain LLR development with suitable lot size and access points to minimise vegetation removal;
- v) The remainder of key issues are addressed in the Section/Table below.

#### 2.5.4 Possible Method(s)

In order to achieve large lot residential uses with appropriate lot sizes on Site PP2D, the best way is to amend both the Land Zoning Map LZN\_004 and Lot Size Map LSZ\_004. Dwellings are permissible in both Zone R5 and Zone RU1. The primary point of difference between the existing and proposed outcome is the lot size and resulting subdivision potential (with rural zones controlled by Clause 4.2A).

The method results in a site-specific outcome that creates a transparent connection between the land use controls and the intended development outcomes. This avoids the need to amend any specific clauses or specifically list the affected lots. It is a natural extension of an existing Large Lot Residential area with minimal agricultural impact. It aligns the Lot Size for Site PP2C with the majority of other Zone R5 Large Lot Residential areas in Blayney Shire so it increases consistency in planning decisions and is clearly mapped and transparent.

### 2.5.5 Site Analysis & Other Relevant BLEP2012 Controls

This Section provides a brief review of some of the key relevant controls in BLEP2012 and site constraints/ opportunities for the Site/Affected Area that may influence the outcomes in this Planning Proposal and the suitability of the Site.

BLEP2012 Clause / Constraint	Comment
<b>2.1 - Land Use Zones / Land Use Table</b>	The Proposal includes the change in Land Use Zone from Zone RU1 Primary Production to Zone R5 Large Lot Residential (LLR).
<b>4.1 – Minimum Subdivision Lot Size</b>	The Proposal includes the change in Minimum Subdivision Lot Size from 100ha to 2ha (consistent with the majority of Zone R5 LLR land in the LGA).
<b>5.1 – Relevant Acquisition Authority</b>	No change to Land Acquisition mapping/outcomes required. At the date of this report there was no land mapped in BLEP2012. The Site is unlikely to be affected.
<b>5.10 – Heritage Conservation</b>	The Site is not a heritage item or in a heritage conservation area (HCA). The nearest heritage item(s) are: <ul style="list-style-type: none"> <li>Item I267: Basalt marker posts at 368 Forest Reefs Rd (corner Spring Hill Rd);</li> <li>Item I268: 'Westbrook' stables, basalt pillars, avenue planting &amp; outbuildings.</li> </ul> These are unlikely to be affected by some limited subdivision and new dwellings when the heritage items are already surrounded by LLR development. Heritage still needs to be addressed by all future development applications (where relevant).
<b>6.1 Flood Planning</b>	The Site is not shown on any Flood Planning Maps in BLEP2012 as a Flood Study has not been conducted in this area but this clause still applies where land is below the Flood Planning Level. As noted above, the Site is unlikely to have flood potential as it is on higher ground and not near any significant watercourse.
<b>6.2 Stormwater Management</b>	The Site has gently sloping land and separation from any significant watercourses so it should be able to manage stormwater with appropriate lot size & development conditions. Stormwater still needs to be addressed by all future development applications (where relevant).
<b>6.3 Terrestrial Biodiversity</b>	As stated above, there are pockets of mapped biodiversity sensitivity but with appropriate lot size and access locations vegetation removal could be minimised and/or offset as required. Biodiversity still needs to be addressed by all future development applications (where relevant).
<b>6.4 Groundwater Vulnerability</b>	Groundwater vulnerability is mapped across Site PP2D. Whilst the Proposal increases the potential housing density and associated groundwater impacts, if any development application is supported by appropriate geo-technical (on-site effluent) studies then the risks from this land use are low. Whilst bores may be desirable for land owners, this can be addressed by appropriate licensing.
<b>6.5 Drinking Water Catchments</b>	The drinking water catchment is not mapped within or near Site PP2D.
<b>6.6 Riparian Land &amp; Watercourses</b>	There are no riparian watercourses mapped within Site PP2D though there are watercourses on or near the Site that connect. The Site sits at the top of the catchment with only a first order intermittent watercourse. Impacts can be suitably addressed by all future development applications.
<b>6.7 Development within a Designated Buffer Area</b>	There are no designated buffer areas in or near Millthorpe.

In addition, the Site PP2D is not bush fire prone land and not shown on the Mineral Resource Audit for the LGA as having likely conflict with known mineral potential areas. It is also outside the mapped area for Naturally Occurring Asbestos (<https://trade.maps.arcgis.com/>). It has partial frontage to a sealed public road for access. The potential yield of the Site is up to six (6) lots which is not large and may be reduced with site constraints including costs of accessing and servicing the land.

Based on the above brief review there are no key environmental constraints that would prevent the Proposed Amendment(s) from achieving a Gateway Determination.

### 3 PLANNING PROPOSAL – STATUTORY REVIEW

The guidelines require the Planning Proposal to address six (6) parts, including:

- Part 1 - A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 - An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 - The justification for those objectives, outcomes and provisions and the process for their implementation;
- Part 4 - Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies;
- Part 5 - Details of the community consultation that is to be undertaken on the planning proposal. Part 5 would be confirmed following a gateway determination by the Department of Planning, Industry & Environment (DPIE); and,
- Part 6 – Project Timeline to detail the anticipated timeline for the plan making process.

#### 3.1 Part 1: Objectives or Intended Outcomes

**Part 1** of the planning proposal should be a short, concise statement setting out the objectives or intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved. It should be written in such a way that it can be easily understood by the general community.

See the **Objective(s)** in Sections 2.2.3.1 / 2.3.3.1 / 2.4.3.1 / 2.5.3.1 of this Report for each component of this Planning Proposal.

#### 3.2 Part 2: Explanation of Provisions

**Part 2** of the planning proposal provides a more detailed statement of how the objectives or intended outcomes are to be achieved by means of amending an existing local environmental plan.

See the **Preferred Approach** in Sections 2.2.3.2 / 2.3.3.2 / 2.4.3.2 / 2.5.3.2 of this Report for each component of this Planning Proposal.

#### 3.3 Part 3: Justification of Proposed LEP Amendments

**Part 3** of the planning proposal provides a justification that sets out the case for the making of the proposed LEP. The overarching principles that guide the preparation of planning proposals are:

- The level of justification should be proportionate to the impact the planning proposal will have;
- It is not necessary to address the question if it is not considered relevant to the planning proposal (as long as a reason is provided why it is not relevant);
- The level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the instrument can be finalised and the time-frame proposed.

As a minimum a planning proposal must identify any environmental, social and economic impacts associated with the proposal. Generally detailed technical studies are not required prior to the Gateway determination.

In accordance with the Department of Planning's 'Guide to Preparing Planning Proposals', this section provides a response to the following issues:

- Section A: Need for the planning proposal
- Section B: Relationship to strategic planning framework
- Section C: Environmental, social and economic impact
- Section D: State and Commonwealth interests.

See the **Justification(s)** in Sections 2.2.3.4 / 2.3.3.4 / 2.4.3.4 / 2.5.3.4 of this Report for each component of this Planning Proposal.



### 3.3.1 Section A – Need for the Planning Proposal

#### 1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

This Proposal is based on the recommendations of the Elton Consulting (2020) *Blayney Settlement Strategy* ('Settlement Strategy') as detailed in *Section 2.1 PP2 Overview – Blayney Settlement Strategy 2020*. This has had public consultation and being approved by Blayney Shire Council.

#### 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal and the proposed amendments to BLEP2012 are the best way of achieving the objectives of each component of this Proposal. The preferred methods recommended in this Proposal have been considered in the **Possible Methods(s)** Sections 2.2.4 / 2.3.4 / 2.4.4 / 2.5.4 of this Report.

The proposed amendments are not of a scale to be considered 'State or Regionally Significant' such that amendments to a State Environmental Planning Policy ('SEPP') would be appropriate to sit above and amend BLEP2012.

### 3.3.2 Section B – Relationship to Strategic Planning Framework

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

#### Central West and Orana Regional Plan 2036 (June 2017)

Regional plans have been prepared for all parts of NSW including the *Central West and Orana Regional Plan 2036* (June 2017 – *CWORP*) noting there is no District Plan in the Central West & Orana Region. The *CWORP* includes directions, planning priorities and specific actions for a range of different matters relevant to Blayney LGA (ONLY THE RELEVANT PRIORITIES, DIRECTIONS & ACTIONS ARE SHOWN), as follows:

DIRECTION	Actions	RESPONSE
<b>Goal 1: The most diverse regional economy in NSW</b>		
<b>Direction 1:</b> Protect the region's diverse and productive agricultural land.	1.2 Protect important agricultural land from land use conflict and fragmentation, and manage the interface between important agricultural lands and other land uses.	<p><b>PP2A</b> – No additional impact on agricultural lands as it only changes land use zoning of existing urban (Zone RUS Village) land. No additional interface with agricultural land.</p> <p><b>PP2B</b> – The increase of dwelling permissibility in the rural zone within 500m of the proposed new mixed-use zone is very limited (2-3 additional dwellings). The permissibility has been clearly mapped so it is known and transparent. All potential sites are surrounded by smaller urban or 'lifestyle' blocks that provide little conflict with agriculture.</p> <p><b>PP2C</b> – This is an existing Zone R5 Large Lot Residential area and its interface with agriculture remains unchanged. A larger lot size will decrease potential conflicts with surrounding agriculture.</p> <p><b>PP2D</b> – This is the only extension of Large Lot Residential (LLR) into existing rural lands. It is a ~12.5ha parcel that is a logical extension of the existing LLR zone and does not significantly increase the perimeter/interface with agricultural land. Minor impacts.</p>
<b>Direction 8:</b> Sustainably manage mineral resources.	8.1 Consult with the Division of Resources & Geosciences when assessing applications for land use changes strategic land use planning, rezoning and planning proposals) and	<b>PP2A</b> – No additional impact on mineral potential lands as it only changes land use zoning of existing urban (Zone RUS Village) land. Known mineral potential lands (Mineral Resource Audit Map) do not overlap with urban area of Millthorpe.



DIRECTION	Actions	RESPONSE
	<p>new development or expansions.</p> <p>8.2 Protect areas with potential mineral and energy resources extraction through local land use strategies and local environmental plans.</p> <p>8.3 Protect infrastructure that facilitates mining from development that could affect current or future extraction.</p>	<p><b>PP2B</b> – Known mineral potential lands do not overlap with land within 500m of proposed mixed-use area of Millthorpe. No impacts.</p> <p><b>PP2C</b> – This is an existing Zone R5 Large Lot Residential area and its interface with mineral potential lands remains unchanged. A larger lot size will decrease potential conflicts with surrounding lands.</p> <p><b>PP2D</b> – This is the only extension of Large Lot Residential (LLR) into existing rural lands. It is outside the mapped known Mineral Resource Potential areas and away from existing extractive industries. Low chance of any impact.</p>
<p><b>Direction 12:</b> Plan for greater land use compatibility.</p>	<p>12.2 Identify and protect important agricultural land in local plans.</p> <p>12.3 Create local strategies to limit urban &amp; rural housing development in agricultural &amp; extractive resource areas, industrial areas, &amp; transport corridors.</p> <p>12.4 Amend planning controls to deliver greater certainty of land use.</p>	<p>Land use conflicts are addressed in relation to Goal 1 - Directions 1 &amp; 8 above and Goal 3 Direction 19 below. The Settlement Strategy (2020) is an approved land use strategy that balances competing needs for additional housing with agriculture, mineral resources and transport corridors. This Planning Proposal implements the recommendations of that Strategy and uses methods that give a reasonable level of certainty of development outcomes and their likely impacts.</p>
<b>Goal 2: A stronger, healthier environment and diverse heritage</b>		
<p><b>Direction 13:</b> Protect &amp; manage env. assets</p> <p><b>Direction 14:</b> Manage &amp; conserve water resources for the env.</p> <p><b>Direction 15:</b> Increase resilience to natural hazards &amp; climate change</p> <p><b>Direction 16:</b> Respect &amp; protect Aboriginal heritage assets</p> <p><b>Direction 17:</b> Conserve &amp; adaptively re-use heritage assets</p>	<p>13.1 Protect high environmental value assets through local environmental plans.</p> <p>13.2 Minimise potential impacts arising from development in areas of high environmental value, and consider offsets or other mitigation mechanisms for unavoidable impacts.</p> <p>14.2 Locate, design, construct &amp; manage new developments to minimise impacts on water catchments, including downstream areas &amp; groundwater resources.</p> <p>15.1 Locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; &amp; designated waterways.</p> <p>15.8 Manage the risks of disturbance in areas affected by naturally occurring asbestos by increasing public</p>	<p>None of the proposed area for new development are located in areas with high risk of bushfire or flooding, on riparian watercourses or where biodiversity values can't be protected or on known Aboriginal heritage or cultural sites. Naturally occurring asbestos has been addressed for each Site area above.</p> <p><b>PP2A</b> – No additional impact on environmentally sensitive lands as it only changes land use zoning of existing urban (Zone RU5 Village) land. Potentially reduced impacts as Proposal excludes light industry and some businesses from wider residential area that could have higher impact and larger hardstand areas.</p> <p><b>PP2B</b> – The increase of dwelling permissibility in the rural zone within 500m of the proposed new mixed-use zone is very limited (2-3 additional dwellings). The permissibility has been clearly mapped so it is known and transparent. These are &gt;2ha lots where dwelling envelopes can be sited within minimal impacts on vegetation or watercourses and sites with significant constraints have been removed. All potential sites are in a quasi-urban area surrounded by urban or lifestyle blocks. All environment &amp; heritage issues will still need to be addressed by future DAs.</p> <p><b>PP2C</b> – This is an existing Zone R5 Large Lot Residential area. A larger lot size will decrease potential conflicts with the natural environment by decreasing density and providing more land for on-site effluent management to decrease risk of failure.</p> <p><b>PP2D</b> – This is the only extension of Large Lot Residential (LLR) into existing rural lands. It is a ~12.5ha parcel that is a logical extension of the existing LLR zone. The only significant environmental constraints are existing trees/biodiversity and sensitive groundwater and impacts can be mitigated with</p>

DIRECTION	Actions	RESPONSE
	awareness and providing mapping to Councils. 16.1 Protect, manage and respect Aboriginal objects and places in accordance with legislative requirements. 17.2 Prepare, review & update heritage studies in consultation with the wider community to recognise & conserve heritage assets & items, & include appropriate local planning controls.	appropriate subdivision design, dwelling envelopes & on-site effluent management. Limited risk of bushfire, watercourse, heritage or other environmental impact.
<b>Goal 3: Quality freight, transport and infrastructure networks</b>		
Direction 19: Enhance road and rail freight links.	19.5 Identify existing and proposed freight and transport corridors in local land use strategies to minimise the encroachment of incompatible land uses.	<p><b>PP2A</b> – No additional impact on key transport corridors (Orange-Millthorpe Rd/Park St &amp; railway corridor) as it only changes land use zoning of existing urban (Zone RU5 Village) land. No additional interface with regional transport corridors.</p> <p><b>PP2B</b> – The increase of dwelling permissibility in the rural zone within 500m of the proposed new mixed-use zone is very limited (2-3 additional dwellings) and does not require direct access to or affect regional transport corridors.</p> <p><b>PP2C</b> – This is an existing Zone R5 Large Lot Residential area and its interface with regional transport corridors remains unchanged. A larger lot size will decrease density &amp; traffic generation and potential conflicts with transport corridors.</p> <p><b>PP2D</b> – This is the only extension of Large Lot Residential (LLR) into existing rural lands. It does not have direct access to or impact significantly on any regional transport corridors.</p>
Direction 20: Enhance access to air travel & public transport	20.1 Identify development opportunities for appropriate and complementary land uses and limit the encroachment of incompatible development around Bathurst, Orange, Dubbo, Mudgee and Parkes airports.	Millthorpe and the Planning Proposal areas are outside the Obstacle Limitation Surface (OLS) and Noise (ANEF) impact areas around Orange Regional Airport so there are no additional impacts.
Direction 21: Coordinate utility infrastructure investment.	21.3 Monitor development and ensure that infrastructure is responsive to investment opportunities.	PP2A-PP2C are all located in close proximity to the existing urban area of Millthorpe where there are reasonable existing utilities. PP2C will decrease dwelling density & infrastructure demand in North Millthorpe Zone R5 area. The slight increases in density associated with PP2B and PP2D are unlikely to compromise the networks and rely on on-site effluent management & water. Impacts on utilities are minimal.
<b>Goal 4: Dynamic, vibrant and healthy communities.</b>		
Direction 23: Build the resilience of towns and villages.	23.2 Work with councils to better understand the drivers of population change and implications for local communities.	The four (4) components of this Proposal seek to provide a diversity of housing types / housing choice in Millthorpe & Surrounds that includes housing in mixed-use zones (town centre) & good residential amenity in residential areas around the core (PP2A); suitably sizes lots in large lot residential areas (PP2C & PP2D); and some limited additional dwelling opportunity in rural areas immediately surrounding the urban area (PP2B).
Direction 25: Increase housing	25.2 Increase housing choice in regional cities & strategic	

Planning Proposal PP2 – Millthorpe & Surrounds

DIRECTION	Actions	RESPONSE
diversity & choice.	centres at locations near or accessible to services & jobs. 25.3 Align infrastructure planning with new land release areas to provide adequate & timely infrastructure. 25.4 Locate higher density development close to town centres to capitalise on existing infrastructure & increase housing choice.	It continues to locate higher densities (smaller lot sizes) closer to the town centre and services/employment with larger lot sizes towards the perimeter and along Forest Reefs Road.  The Proposals largely modify existing zoned areas so there is limited additional requirement or pressure on existing infrastructure. Lot sizes have been increased for Site PP2C as reticulated sewer is less likely to be provided to North Millthorpe Large Lot Residential area.  The Proposals align growth to avoid or minimise/mitigate impacts on environmentally sensitive areas or adjacent agriculture.
Direction 28: Manage rural residential development.	28.1 Locate new rural residential areas: <ul style="list-style-type: none"> <li>• close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;</li> <li>• to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and</li> <li>• to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards.</li> </ul>	<b>PP2A</b> – Not applicable.  <b>PP2B</b> – There are only 3 holdings with additional dwelling opportunity near Millthorpe and this is clearly mapped to manage impacts on agriculture. They are within 500m of the reduced Village Zone and surrounded by quasi-'lifestyle' lots with limited agricultural conflict.  <b>PP2C</b> – The increase in lot size for North Millthorpe aligns with the need for on-site effluent management now the original master plan has not proceeded. It will reduce potential for agricultural or other land use conflict.  <b>PP2D</b> – This is only a small increase in large lot residential area as a logical extension with minimal impact on agriculture or the natural environment. Expected yield is unlikely to place significant pressure on infrastructure.  In this way new or existing large lot residential areas are managed in accordance with the CWORP requirements.
<b>Local Government Narratives – Blayney</b>		
Blayney Local Government Area directly benefits from its proximity to Orange and Bathurst. Residential land releases at Millthorpe and Blayney will meet the needs of a growing population who want to work locally, or in Bathurst or Orange.  <ul style="list-style-type: none"> <li>• Leverage Blayney's strategic advantages including its proximity to Bathurst, Orange, Cowra, Canberra and Sydney; the existence of major utility services; and access to transport, warehousing and freight facilities.</li> <li>• Leverage opportunities from the Local Government Area's rural character to support diverse industries such as tourism.</li> </ul>		The Proposal seeks to address the recommendations of the Settlement Strategy to manage (predominantly residential) growth in and around Millthorpe. It provides a range of housing diversity/choice in good proximity to existing infrastructure & services, with larger employers in nearby Orange. The Proposals only result in some minimal expansion in dwelling opportunity that is more than offset by the reduction in yield in the North Millthorpe area.

**4. Will the planning proposal give effect to a council's endorsed local strategic planning statement or another endorsed local strategy or strategic plan?**

Yes, the Planning Proposal will give effect to Council's endorsed LSPS and Settlement Strategy and is consistent with the other adopted land use strategies of the LGA, as follows:

**Local Strategic Planning Statement (LSPS)**

Council have prepared a *Local Strategic Planning Statement* (July 2020) (LSPS) to guide future land use decisions in the area. The LSPS does not specifically refer to the Subject Sites OR suggest the outcomes in this Planning Proposal but this Proposal is consistent with the key relevant Planning Priorities identified in that Statement (ONLY THE RELEVANT PRIORITIES, DIRECTIONS & ACTIONS ARE SHOWN), as follows:

DIRECTION	ACTIONS	RESPONSE
<b>1: Leverage the central &amp; strategic location of the Blayney Shire to encourage growth &amp; economic opportunities</b>		
Reinforce the town of Blayney as the primary retail / business & commercial centre of the Shire.	Guide local and strategic planning to encourage new industries and businesses, and manage the interface with other land uses.	Whilst Millthorpe is not the primary centre, it still supports a significant population and is located close to Orange & Blayney.  The aim of PP2A is to protect Millthorpe's residential character, whilst still facilitating local businesses in the central core. This reinforces Blayney as the primary business centre in the Shire. Some residential growth is encouraged in PP2B & PP2D but managed in PP2D to minimise land use conflicts with business uses. See response to CWORP Goal 1.
<b>2: Support sustainable growth in the mining &amp; agribusiness Sectors within Blayney Shire.</b>		
Protect agricultural land use resources whenever possible, by discouraging land uses unrelated to agriculture from locating on agricultural land and minimising the ad hoc fragmentation of rural land.	Continue to work with Government agencies and other stakeholders to promote Blayney Shire as a productive and viable agricultural and mining local government area.	Potential conflict with agriculture and mineral potential / extractive industry is addressed in detail in response to CWORP Goals 1, 3 & 4 above.
<b>3: Support sustainable growth in the transport, manufacturing &amp; logistics sectors within Blayney Shire.</b>		
Maximise freight and logistics access to the Main Western Line and where possible promote lower residential densities and increased setbacks to the rail line.	Continue to leverage and support the Blayney Demondrille Line and upgrades to Mid-Western Highway and Millthorpe Road to improve access within Blayney Shire and the region.	PP2C seeks to reduce residential densities in the North Millthorpe Large Lot Residential area adjacent to the Main Western Rail Line and Millthorpe Rd. Other Proposals do not impact significantly on existing infrastructure. See more detail in response to CWORP Goal 3.
<b>4: Provide diverse housing choices &amp; opportunities to meet changing demographic &amp; population needs.</b>		
Recognise the current demand for dwelling lots with a more rural or landscape character and enhance those settlements with the ability to provide for this type of development.  Focus large-scale urban residential development in the town of Blayney and Millthorpe where	Implement the recommendations within the review of the Draft Blayney Settlement Strategy 2019.  Guide local and strategic planning to create diverse housing choices and	This Proposal is consistent with and implements the recommendations of the adopted <i>Blayney Settlement Strategy 2020</i> , part of which is to provide a range of housing opportunities in and around Millthorpe that includes both urban and large lot residential housing.  See more detail in response to CWORP Goal 4.

DIRECTION	ACTIONS	RESPONSE
there are higher levels of service, infrastructure and facilities to support growth.	opportunities within Blayney Shire.	
<b>6: Protect &amp; conserve the natural environment &amp; heritage qualities while adapting to the impacts of hazards &amp; climate change.</b>		
Protect key heritage assets, heritage streetscapes and town and village entrances by identifying the desired character and ensuring development is sensitive to character in Blayney, Millthorpe, Carcoar and Newbridge.	Continue to work with Government agencies and other stakeholders to give the community skills and knowledge to deal with climate change and hazards and cultural heritage.	Growth areas in this Proposal are included in existing urban or large lot areas OR have sought to avoid environmentally sensitive areas or natural hazards. See more detail in response to CWORP Goal 2.

### **Blayney Settlement Strategy (2020)**

This Proposal seeks to directly implement the recommendations of the Settlement Strategy as set out in this Report – Section 2.1 - PP2 Overview – Blayney Settlement Strategy 2020.

### **Sub-Regional Rural and Industrial Land Use Strategy (2008)**

The *Sub-Regional Rural and Industrial Land Use Strategy* (2008) ('2008 Subregional Strategy') covered Councils of Blayney, Cabonne and Orange and was primarily about rural and industrial land use outcomes that are largely unaffected by this Proposal.

Whilst it originally included stand-alone large lot residential recommendations these have now been incorporated into the *Blayney Settlement Strategy 2020* (addressed above). The key relevance of the 2008 Subregional Strategy is the protection of productive agricultural land and this is also addressed above.

### **DRAFT Subregional Rural and Industrial Lands Strategy (2019 to 2036)**

The Elton Consulting (10 February 2020) *Subregional Rural and Industrial Lands Strategy (2019 to 2036) – DRAFT* ('2020 Subregional Strategy') was publicly exhibited by Blayney Shire Council in 2020 but as its exhibition by Orange City Council was delayed – it is yet to be adopted. It will replace the 2008 Subregional Strategy (above).

As stated above, this Strategy predominantly provides recommendations for rural and industrial lands across the LGA. The key relevance of the 2020 Subregional Strategy is the protection of productive agricultural land and this is also addressed in the *Blayney Settlement Strategy 2020* review and the CWORP review above.

### **Community Strategic Plan 2018-2028**

The Proposal is also consistent with the Blayney Community Strategic Plan and the Integrated Planning and Reporting documentation including the Future Directions set out below (and addressed in the CWORP review above) though it does not have any specific directions/actions relevant to the specific outcomes in this Proposal:

- *Direction 1: Maintain and Improve Public Infrastructure & Services;*
- *Direction 2: Build the Capacity & Capability of Local Governance & Finance;*
- *Direction 3: Promote Blayney Shire to grow the Local & Visitor Economy;*
- *Direction 4: Enhance facilities & network that supports Community, Sport, Heritage & Culture;*
- *Direction 5: Protect our Natural Environment.*

### **5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

A State Environmental Planning Policy (SEPP) is a planning document that deals with matters of significance for environmental planning for the State. An analysis of the applicable State Environmental Planning Policies (SEPP) is included in the table below. It is noted that the proposal is broadly consistent with any applicable SEPP's.

#### **State Environmental Planning Policy (BASIX) 2004**

This SEPP is concerned with appropriate water and energy consumption and sustainable residential development. The Proposal does not affect the application of BASIX to the dwellings.



<p><b>State Environmental Planning Policy (Infrastructure) 2007</b></p> <p>This SEPP is concerned with appropriate opportunities for infrastructure development throughout the State and protecting that infrastructure from incompatible development. This is addressed in relation to CWORP Goal 3 above.</p>
<p><b>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</b></p> <p>There are no known mineral or extractive resources in or near the Proposal Sites that would be affected by the Proposal. This is addressed in relation to CWORP Goal 1 above.</p>
<p><b>State Environmental Planning Policy No 55 – Remediation of Land</b></p> <p>This SEPP seeks to promote remediation of contaminated land and reduce the risk of harm to human health – to be considered when rezoning land or consenting to development on land. Clause 6 and Clause 7 state that contaminated land be remediated when rezoning or when determining a development application. Largely this Proposal amends controls in existing urban or large lot residential areas except for PP2B &amp; PP2C that are small extensions of dwelling growth. There is no evidence this dwelling growth is occurring in contaminated areas, but this is best addressed at the Development Application stage.</p>
<p><b>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</b></p> <p>This SEPP is concerned with protecting the biodiversity values and amenity of significant vegetation in non-rural areas (that includes Zone R5 Large Lot Residential). This Proposal seeks to minimise development in areas with significant existing vegetation or potential sensitive biodiversity. All but Site PP2D are in areas with little or no mapped biodiversity. This can be addressed further at the Development Application stage.</p>
<p><b>State Environmental Planning Policies (Koala Habitat Protection) 2020 &amp; 2021</b></p> <p>The Koala SEPP 2020 applies to Zone RU1/RU2/RU3 land in Blayney. For the remainder of the zones, the Koala SEPP 2021 may apply. Both SEPPs aim to encourage the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range. Blayney LGA is identified in SEPP 2021 as containing koala habitat (Koala Management Area – Central &amp; Southern Tablelands). As explained above, this Proposal seeks to minimise development in areas with significant existing vegetation or potential sensitive biodiversity. All but Site PP2D are in areas with little or no mapped biodiversity. It is likely that there will be low or no impact on koalas or koala habitat but this can be appropriately addressed at the Development Application stage.</p>

**6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The relevant Section 9.1 Directions are addressed below and we suggest the Proposal is consistent with the Ministerial Directions (latest September 2020) as follows:

Section 9.1 Directions		Applicable to Planning Proposal	Date
<b>1. Employment and Resources</b>			
1.1	Business and Industrial Zones	Yes. Industrial zones generally unaffected except for light industry and some commercial prohibition in new Zone R1 General Residential and decreased Zone RU5 Village (PP2A).	01/05/17
1.2	Rural Zones	Yes. Impacts on agriculture through PP2B & PP2D are addressed in more detail above but are generally minimal.	14/04/16
1.3	Mining, Petroleum Production and Extractive Industries	Yes. Impacts on mineral potential, particularly through PP2B & PP2D are addressed in more detail above but are generally minimal.	01/07/09
1.4	Oyster Aquaculture	No.	01/07/09
1.5	Rural Lands	Yes. See 1.2 Rural Zones above.	28/02/19
<b>2. Environment and Heritage</b>			
2.1	Environment Protection Zones	Yes. Mapped environmentally sensitive areas such as groundwater and biodiversity have been addressed for each Site above and the protections are not weakened by this Proposal.	14/04/16

Planning Proposal PP2 – Millthorpe & Surrounds

2.2	Coastal Management	No.	03/04/18
2.3	Heritage Conservation	Yes. All growth sites are not listed heritage items but some are in or adjacent to the heritage conservation area but can be managed during the development application process.	01/07/09
2.4	Recreation Vehicle Areas	No.	14/04/16
2.5	E2 / E3 Zones & Environmental Overlays Far North Coast	No.	02/03/16
2.6	Remediation of Contaminated Land	Unknown but addressed in relation to SEPP (Remediation of Land) above.	17/04/20
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1	Residential Zones	Yes. There are both increases and decreases in potential yield and permissibility in residential zones that align with environmental & infrastructure limitations.	14/04/16
3.2	Caravan Parks and Manufactured Home Estates	Yes. The inclusion of Zone R1 General Residential does permit caravan parks but the heritage conservation area largely precludes their increase in Millthorpe.	14/04/16
3.3	Home Occupations	No change.	01/07/09
3.4	Integrating Land Use and Transport	Yes. The proposal is consistent with increasing residential densities on existing urban residential land in close proximity to Millthorpe's town centre.	14/04/16
3.5	Development Near Licensed Aerodromes	No.	01/07/09
3.6	Shooting Ranges	No. There are no known rifle ranges in or near any of the Proposal Sites.	16/02/11
3.7	Reduction in non-hosted short term rental accommodation period	No. Byron Shire Council only.	15/02/19
<b>4. Hazard &amp; Risk</b>			
4.1	Acid Sulfate Soils	No. Land not mapped as acid sulfate prone land.	01/07/09
4.2	Mine Subsidence and Unstable Soil	No. Land not within a mine subsidence district or unstable land.	14/04/16
4.3	Flood Prone Land	Yes. The land is NOT mapped as flood prone land but flood potential has been taken into account in determining areas for dwelling growth and is not a major constraint.	01/07/09
4.4	Planning for Bushfire Protection	No. Land identified for growth is not currently mapped as having any bushfire potential (though this may change in the future).	19/02/20
<b>5. Regional Planning</b>			
5.10	Implementation of Regional Plans	Yes. The <i>Central West &amp; Orana Regional Plan</i> is addressed in more detail in <i>Question 3</i> of this section above. The Proposal is consistent with the Regional Plan.	14/04/16
5.11	Development of Aboriginal Land Council Land	No. Applies to Central Coast only.	06/02/19
<b>6. Local Plan Making</b>			
6.1	Approval & Referral Requirements	No change in referrals proposed.	01/07/09
6.2	Reserving Land for Public Purposes	No land reserved for public purpose affected.	01/07/09
6.3	Site Specific Provisions	No restrictive site-specific planning controls proposed.	01/07/09
<b>7. Metropolitan Planning – NOT APPLICABLE (Sydney only)</b>			



### 3.3.3 Section C – Environmental, Social and Economic Impact

**7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

Proposal PP2A & PP2C are within existing urban and large lot residential areas where there is no increase in development density or likely impact on the natural environment (PP2C decreases potential dwelling yield). There are very small increases in potential dwellings in PP2B & PP2D, though a desktop review suggests there is unlikely to be significant impact due to the limited presence of significant vegetation and the existing disturbance of these lands. Therefore, it is unlikely that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal.

**8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

This Proposal highlights some of the site constraints for each of the Proposal areas but demonstrates they do not preclude the Proposal from proceeding and overall, the Proposal seeks to reduce environmental impacts compared to existing controls (particularly for PP2A & PP2C). Any future development application for Proposal areas is required to address the likely environmental effects in more detail.

**9. Has the planning proposal adequately addressed any social and economic effects?**

The Proposal seeks to provide a balanced approach to growth in and around Millthorpe that provides a diversity/choice of housing types in suitable locations aligned with the site and environmental constraints of each area. Whilst there will be some potential impacts from PP2A and PP2C reducing development potential or the range of permissible uses – these are generally supported by the community and formed key recommendations in the Settlement Strategy 2020. Minor growth in dwellings in PP2B and PP2D have also been supported and allow some growth to offset the reduction in the other components in the Proposal.

### 3.3.4 Section D – State and Commonwealth Interests

**10. Is there adequate public infrastructure for the planning proposal?**

Infrastructure is addressed in more detail in relation to CWORP Goal 3 above. In summary, PP2A-PP2C are all located in close proximity to the existing urban area of Millthorpe where there are reasonable existing utilities. PP2C will decrease dwelling density & infrastructure demand in North Millthorpe Zone R5 area and in proximity to the rail corridor & Millthorpe Rd. The slight increases in density associated with PP2B and PP2D are unlikely to compromise the networks and rely on on-site effluent management & water. Impacts on utilities and road infrastructure is minimal.

**11. What are the views of state and commonwealth public authorities consulted in accordance with the gateway determination?**

The Proposal mostly makes changes that are of local significance only and do not relate significantly to State infrastructure, heritage, environmental significance or other state or commonwealth issues.

We have based some of the justification on regular advice from key NSW Government agencies responsible for protection of the natural environment, water and planning to support this Proposal but not consulted directly with these agencies.

The Gateway Determination can set out any further agencies that require consultation (see also Consultation opportunities in this Report **Section 3.6 - Part 5: Community Consultation** below).

### 3.4 Part 4: Mapping

See the **Map(s)** in Sections 2.2.3.3 / 2.3.3.3 / 2.4.3.3 / 2.5.3.3 of this Report for each component of this Planning Proposal. This can be compared to the **Existing Zoning and Lot Size** in Sections 2.2.2 / 2.3.2 / 2.4.2 / 2.5.2.

Standard Instrument format mapping can be prepared once a Gateway Determination has been issued. It may not be required for the public exhibition period unless it is conditioned by the Gateway Determination.

### 3.5 Part 5: Community Consultation

The planning proposal community consultation is to be undertaken in accordance with the requirements set out in 'A guide to preparing planning proposals' (2018) and any requirements set out in the Gateway Determination.

It is important to note that the amendments in this Proposal were some of the key recommendations of the Settlement Strategy that was publicly exhibited in 2020 and adopted in February 2021. Therefore, the changes have been recently notified to affected land owners and the community during that process.

The Planning Proposal would be notified for a minimum period of 28 days. The notification period is expected to be outside the Christmas / New Year period (see timeline below). The notification would be placed on Council's website and advertised in the Blayney Chronicle and possibly also on Council's Facebook site.

The notification would:

- Reference this report that includes a description of the objectives or intended outcomes of the planning proposal and the land affected by the planning proposal;
- Advise when and where the planning proposal can be inspected;
- Give the name and address of the Council for the receipt of submissions; and
- Indicate the last date for public submissions.

During the exhibition period, the following material will be made available for inspection at Council's offices in Blayney:

- The Planning Proposal, in the form approved for community consultation by the Director General of Planning;
- The Gateway Determination and any associated conditions or requirements.

Additional consultation is also expected with key government agencies and stakeholders during the public exhibition period – possibly through a letter or notification including, but not limited to:

- Department of Planning, Industry & Environment ('DPIE') including offices associated with the environment & heritage
- Department of Premier & Cabinet
- Department of Primary Industries
- Department of Regional NSW
  - Resources & Geoscience
  - Local Land Services
- Central Tablelands Water ('CTW') (water infrastructure).



### 3.6 Part 6: Project Timeline

The following provides an anticipated / estimated project timeline for completion (subject to Gateway / Council requirements and extent of submissions/amendments). It demonstrates that from the date of the Gateway Determination it is expected the amendments can be made / commence in less than 12 months:

Table 1 - Project Timeline Task	Anticipated timeframe
Planning Proposal to Council for approval to send to DPIE Forward Proposal to DPIE	May 2021
Commencement date (Gateway determination)	June 2021
Timeframe for the completion of required technical information	June 2021 (unlikely to be required)
Government agency consultation (pre and post exhibition as required by Gateway determination)	June-July 2021
Commencement and completion for public exhibition period	July-July 2021
Dates for public hearing (if required)	August 2021
Consideration of submissions	August 2021
Consideration of a proposal post exhibition	August 2021
Date of submission to the Department to finalise LEP	September 2021
Anticipated date RPA will make the plan (if delegated)	November 2021
Anticipated date RPA will forward to the Department for notification	December 2021
Potential for amendments to commence	Early 2022