



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL
MEETING
HELD ON TUESDAY 24 FEBRUARY 2026**

PART THREE

PLANNING AND ENVIRONMENTAL SERVICES REPORTS

28	PP-2025-1739 Planning Proposal 34 Charles Street, Blayney - LEP Amendment to Include Zoning Changes (RU2 to R2) and Minimum Lots Size (100ha to 2000m2)	
	Attachment 2: Planning Proposal	1
	Attachment 3: Proposed Rezoning	33
	Attachment 4: Flood Impact and Risk Assessment	37
	Attachment 5: Concept Layout Plan	57



PLANNING PROPOSAL

PROPOSAL: LEP Amendment (Zoning and MLS mapping changes)

ADDRESS: 34 Charles Street, Blayney

September 2025



DESCRIPTION: Planning Proposal – Zoning/MLS Mapping Changes

CLIENT: Shirley Burrige

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QUALITY ASSURANCE

This document has been prepared, checked and released in accordance with the Quality Control Standards established by Anthony Daintith Town Planning.

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1.0	18/8/2021	Approved	AD
2.0	12/9/2022	Revised	AD
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Anthony Daintith (Principal)
Date: 9 September 2025



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CONTENTS

CONTENTS	3
1 BACKGROUND	5
1.1 INTRODUCTION	5
1.2 PROPONENT AND OWNER.....	6
2 SUBJECT LAND.....	7
2.1 SITE DESCRIPTION.....	7
2.2 GENERAL SITE DESCRIPTION.....	10
2.3 BLAYNEY LOCAL ENVIRONMENTAL PLAN 2012.....	12
PART 1 – OBJECTIVES OR INTENDED OUTCOMES	15
PART 2 – EXPLANATION OF PROVISIONS.....	15
PART 3 JUSTIFICATION.....	15
SECTION A – NEED FOR PLANNING PROPOSAL	15
<i>Is the planning proposal a result of any strategic study or report?</i>	15
<i>Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</i>	19
<i>Is there a net community benefit?</i>	19
SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK	19
<i>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)?</i> .	19
<i>Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?</i>	19
<i>Is the planning proposal consistent with applicable State Environmental Planning Policies?</i>	20
<i>Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?</i>	21
SECTION C ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACT	30
<i>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?</i>	30
<i>Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?</i>	30
<i>How has the planning proposal adequately addressed any social and economic impacts?</i>	30
SECTION D – STATE AND COMMONWEALTH INTERESTS.....	31
<i>Is there adequate public infrastructure for the planning proposal?</i>	31
<i>What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?</i>	31
4. COMMUNITY CONSULTATION	32
5. CONCLUSIONS.....	32



FIGURE 1: EXISTING LOTS	7
FIGURE 2: LOCALITY PLAN	8
FIGURE 3: AERIAL PHOTO	9
FIGURE 4: LEP - ZONING MAP	12
FIGURE 5: LEP - MLS MAP	13
FIGURE 6: LEP – FLOOD PLANNING MAP	14
FIGURE 7: LEP – GROUNDWATER VULNERABILITY MAP	14
FIGURE 8: BLAYNEY SHIRE SETTLEMENT STRATEGY – BLAYNEY TOWN STRUCTURE PLAN	16
PHOTO 1: LOWER FARM STREET (LOOKING NORTH)	10
PHOTO 2: LOWER FARM STREET (LOOKING SOUTH)	11
PHOTO 3: SUBJECT LAND (WESTERN PORTION)	11
TABLE 1: LAND TITLE DETAILS	7
TABLE 2: SEPPS	20
TABLE 3: SECTION 9.1 DIRECTIONS	21



1 BACKGROUND

1.1 INTRODUCTION

Shirley Burrige have engaged Anthony Daintith Town Planning (ADTP) to prepare a Planning Proposal that seeks to amend the *Blayney Local Environmental Plan 2012* by seeking to rezone part of the subject land from RU2 Rural Landscape to R2 Low Density Residential and change the corresponding minimum lot size map for the part of the subject land from 100ha to 2000m².

A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan. It will be used and read by a wide audience including the general community as well as those who are responsible for deciding whether or not the proposal should proceed. As such it must be concise and accessible to its audience. It must also be technically competent - founded on an accurate assessment of the likely impacts of the proposal and supported where necessary by technical studies and investigations.

The preparation of a planning proposal is the first step in preparing a LEP. Throughout the course of preparing the proposed LEP, the planning proposal evolves. This is particularly the case for complex proposals in which the initial gateway determination will confirm the technical studies and consultation required to justify the proposal. As the studies and consultation are undertaken, relevant parts of the planning proposal will be updated, amended and embellished.

The role of a planning proposal within the overall process for preparing LEPs is explained in the publication "Planning Proposals, A guide to preparing local planning proposals" (Department of Planning & Environment, December 2018).

A planning proposal is comprised of five parts:

Part 1 - A statement of the objectives or intended outcomes of the proposed instrument;

Part 2 - An explanation of the provisions that are to be included in the proposed instrument;

Part 3 - The justification for those objectives, outcomes 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.



Section 3.33(3) of the Act allows the Planning Secretary to issue requirements with respect to the preparation of a planning proposal. The Secretary's requirements include:

- Specific matters that must be addressed in the justification (Part 3) of the planning proposal
- A project timeline to detail the anticipated timeframe for the plan making process for each planning proposal.

The project timeline forms Part 6 of a planning proposal.

1.2 PROPONENT AND OWNER

The proponent is Shirley Burrige, C/- Anthony Daintith Town Planning.

The registered owner of the subject land is Shirley Burrige.



2 SUBJECT LAND

2.1 SITE DESCRIPTION

The subject land is identified as 34 Charles Street, Blayney. Refer to **Figure 1**, which depicts the site within the locality. **Figure 2** provides an aerial photo of the site.

The area of the subject land is approximately 1.636ha.

The land title description is:

Table 1: Land Title Details

Lot	Section	Deposited Plan
11-18	8	758121
2		1214094

Figure 1: Existing Lots

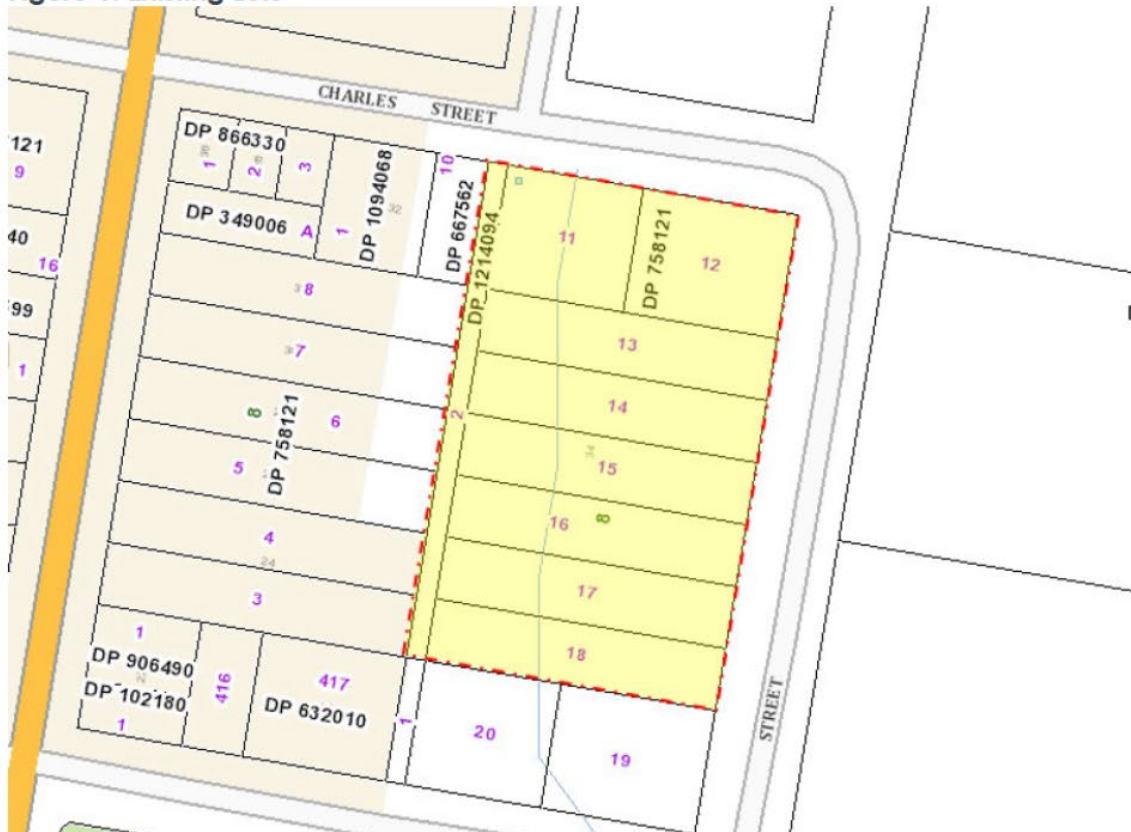




Figure 2: Locality Plan

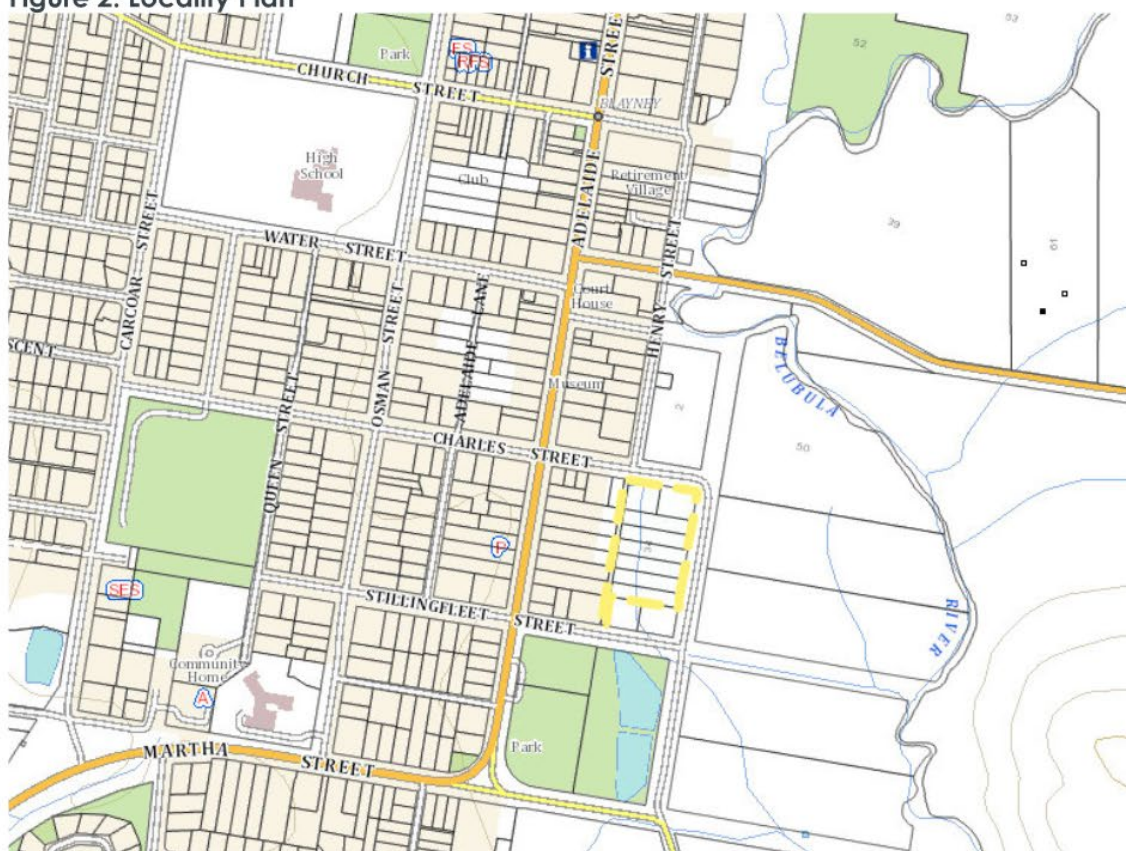




Figure 3: Aerial Photo



2.2 GENERAL SITE DESCRIPTION

Topography

The land is relatively level and slopes down to the east.

Vegetation

The site is cleared.

Waterways

There are no watercourses traversing the site.

Buildings

Vacant land.

Photo 1: Lower Farm Street (looking north)





Photo 2: Lower Farm Street (looking south)



Photo 3: Subject land (western portion)

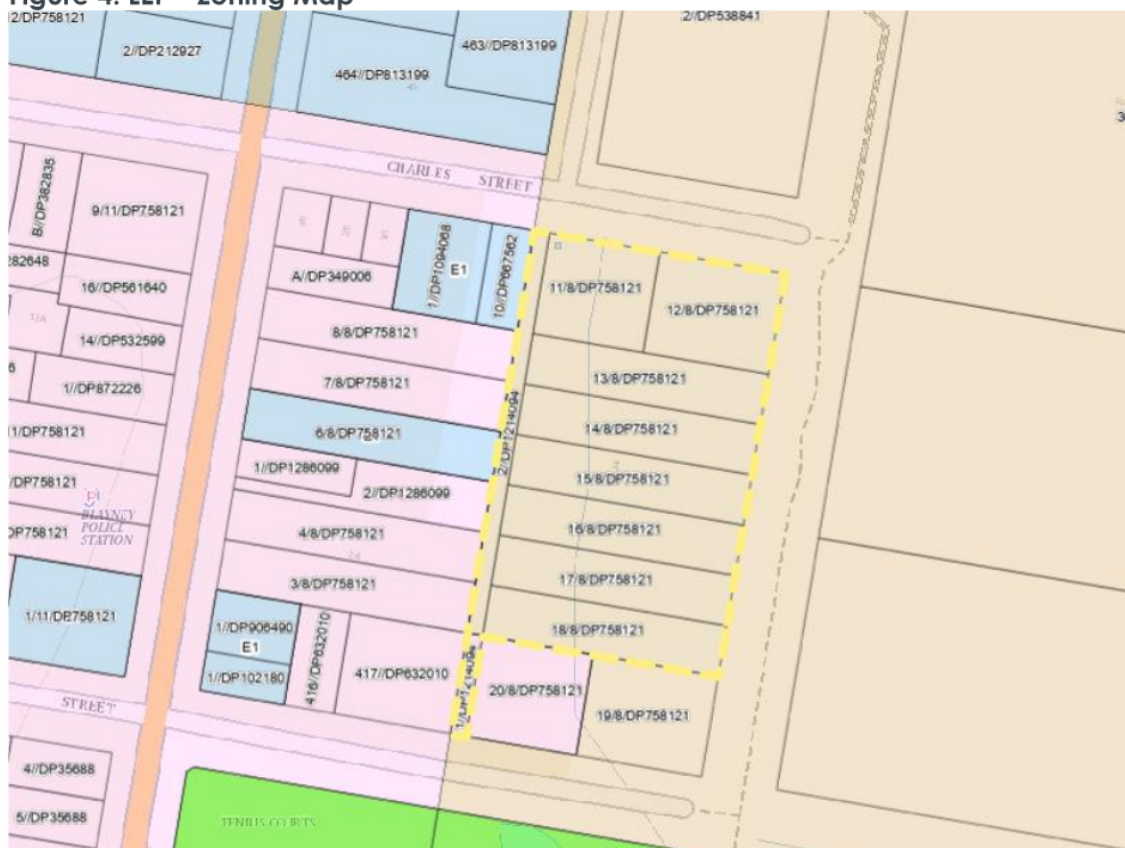




2.3 BLAYNEY LOCAL ENVIRONMENTAL PLAN 2012

The subject land is currently zoned RU2 Rural Landscape under the *Blayney Local Environmental Plan 2012* (refer to **Figure 5** below).

Figure 4: LEP - Zoning Map



Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To encourage development that will not have an adverse impact on the environmental and scenic qualities of the existing landscape.

2 Permitted without consent

Building identification signs; Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Agricultural produce industries; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Business identification signs; Cemeteries; Dual occupancies;



Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Heliports; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Intensive plant agriculture; Jetties; Moorings; Open cut mining; Plant nurseries; Recreation areas; Research stations; Roads; Roadside stalls; Veterinary hospitals; Water recreation structures; Water supply systems

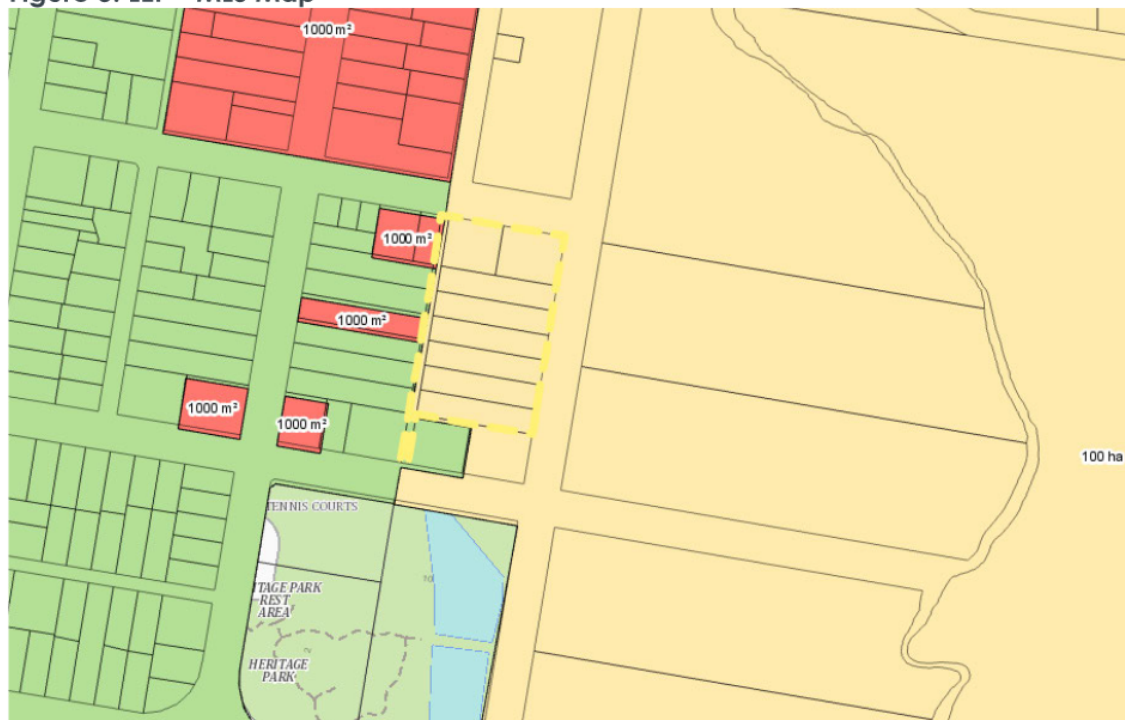
4 Prohibited

Any other development not specified in item 2 or 3

It is proposed to rezone the subject land from RU2 Rural Landscape to R2 Low Density Residential.

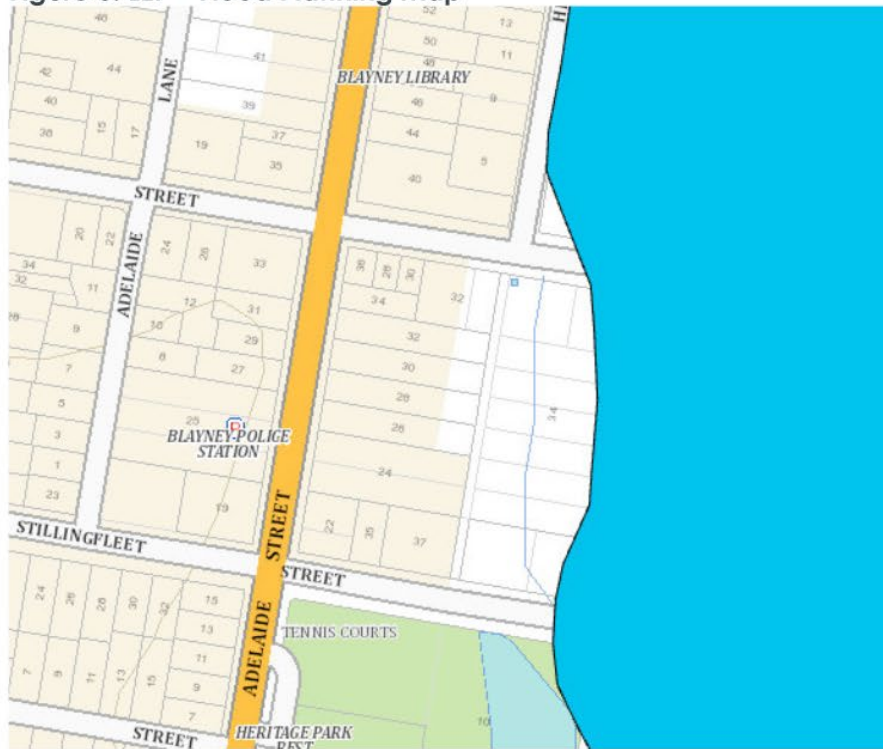
The minimum lot size (MLS) is 100 ha for the subject land (refer to figure below). It is proposed to amend the MLS map of the subject land to 2000m².

Figure 5: LEP - MLS Map



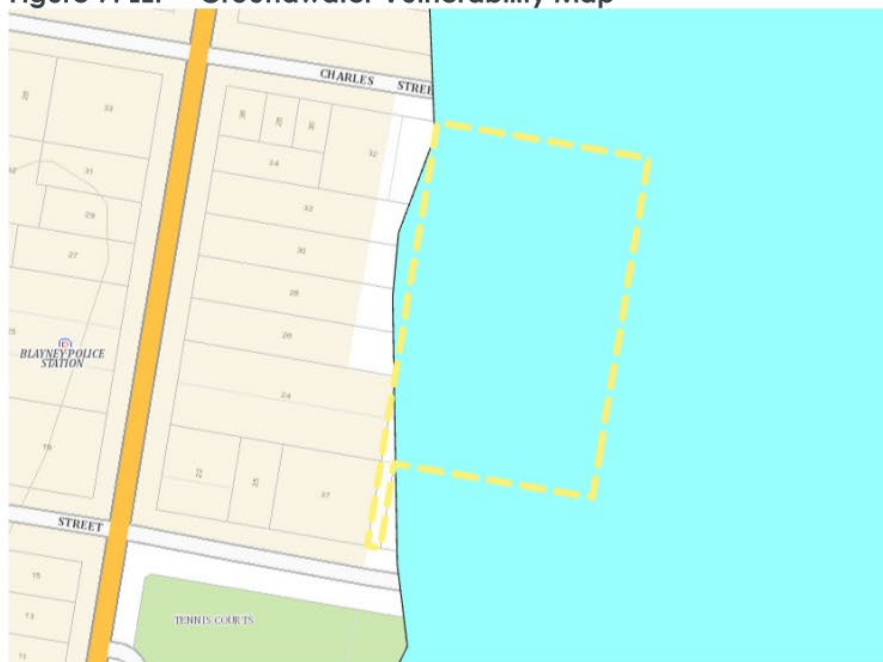
The eastern part of the subject land is mapped has been within the Flood Planning area under the LEP.

Figure 6: LEP – Flood Planning Map



The subject land is also mapped as "Groundwater Vulnerable".

Figure 7: LEP – Groundwater Vulnerability Map





PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Part 1 of the planning proposal should be a 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 understood by the layperson.

The objective of this Planning Proposal is to amend the *Blayney Local Environmental Plan 2012* to enable the subject land to be developed for residential housing.

PART 2 – EXPLANATION OF PROVISIONS

The explanation of provisions is an explicit statement of how the objectives or intended outcomes are to be achieved by means of new controls on development imposed via a LEP.

The proposed outcome will be achieved by:

- Amending the *Blayney Local Environmental Plan 2012* Land Zoning Map on the subject land in accordance with the proposed zoning map shown at on rezoning plans that form part of this Planning Proposal (i.e. rezoning the land to R2 Low Density Residential).
- Amending the *Blayney Local Environmental Plan 2012* Minimum Lot Size Map on the subject in accordance with the proposed MLS map shown on the MLS plans that form part of this Planning Proposal (i.e. changing the MLS map of the land to 2000m²).

PART 3 JUSTIFICATION

The justification sets out the case for changing the zones and/or development controls on the land affected by the proposed LEP.
Within the justification there are a number of specific questions that must be discussed with reasons explained.

Section A – Need for Planning Proposal

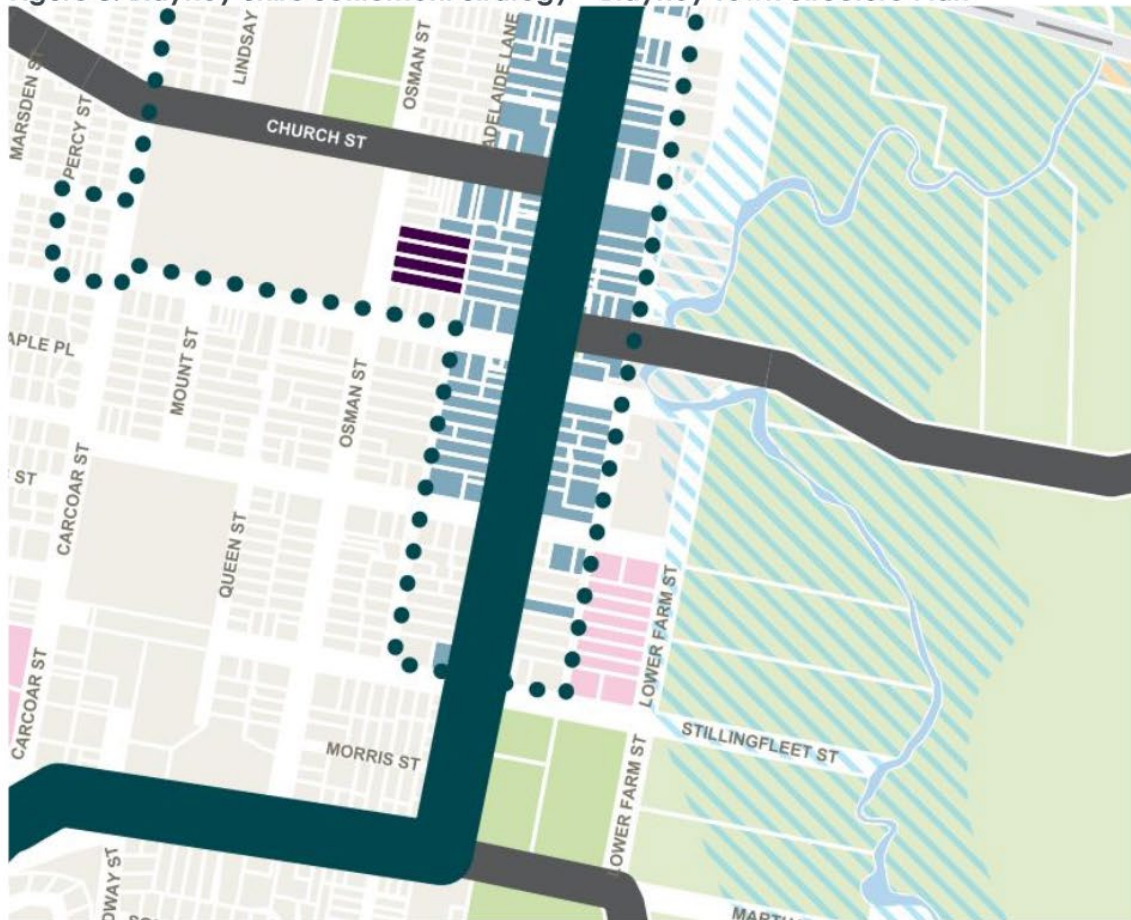
Is the planning proposal a result of any strategic study or report?


















Yes – **Blayney Shire Settlement Strategy 2021.**

The “Blayney Town Structure Plan” identified the land as having “Development Potential (infill)” – identified in pink in the plan below.



Figure 8: Blayney Shire Settlement Strategy – Blayney Town Structure Plan



- | | | |
|---|---|---|
| <ul style="list-style-type: none">  Preserve very long term by continuing to limit further fragmentation of land adjoining the existing urban area.  Identify land as future investigation area short/medium term. Protect from fragmentation into smaller rural residential lots.  Identify land as future investigation area – long term subject to rezoning.  Protect visual amenity of key entrances to town.  Extend the Business Development zone to land along the Highway fronting Hill Street. | <ul style="list-style-type: none">  Apply a Mixed Use zone in Hill Street to accommodate residential uses. Provide guidelines in DCP  Consider suitability of residential uses on certain sites in the town centre in particular the former bowling club.  Continue to work with landowners to release existing zoned land for residential development.  Proposed heavy vehicle route stage 1.  Proposed heavy vehicle route stage 2. | <ul style="list-style-type: none">  Town Centre.  Urban area.  Development potential (infill).  Existing enterprise corridor / industrial.  Heritage Conservation area.  Flood plain.  Sewerage treatment plant and buffer. |
|---|---|---|

Blayney R1 General Residential zone

The following figure provides an overview of the constraints in the R1 General Residential zone.

Figure 13 Blayney R1 General Residential zone opportunities and constraints

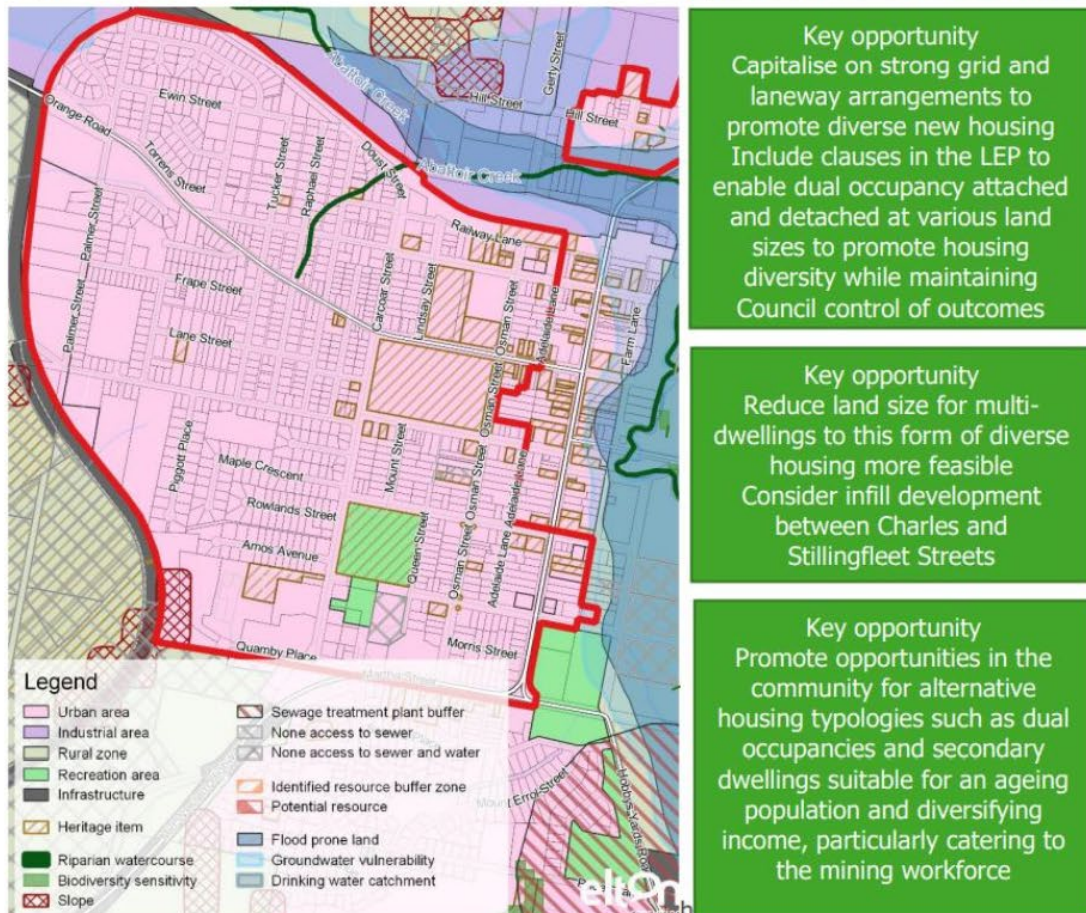


Figure 13 above identifies that the subject land for infill development between Charles and Stillingfleet Streets.

The planning proposal will provide an improved planning outcome for the subject land that has been determined in consultation with the Blayney Shire Council's Planning and Engineering Departments.



Council has indicated that the rezoning to R2 Low Density Residential to take place as part of a Planning Proposal where servicing, access and flooding can all be adequately addressed prior to rezoning. Calare Civil has been engaged to prepare a Preliminary Engineering Investigation Report which forms part of this Planning Proposal. The Engineering Report concludes:

11. Conclusion

There are some restrictions on these allotments that may hinder development of residential dwellings and associated access and out buildings.

In particular the groundwater vulnerability appears extensive over the site that could impact not only the construction of buildings but also the installation of services, this does appear to be more prevalent along the lower section of the sites.

It is noted however that Lower Farm Street appears to act as a dam and does appear to restrict runoff from the site, this could be alleviated by introducing a better drainage system in Lower Farm Street such as additional cross road drainage culverts.

Flooding of the sites also present a major issue but is restricted to the lower portion of most lots.

Due to major flooding and groundwater it is deemed that Lot 12 is not suitable for residential development, Lot 11 has a depression that if filled would make it suitable for development & Lot 13 is limited, the remaining lots, subject to groundwater assessment, have a suitable area outside of the 1% AEP flood extents to be developable. Any future development application should be conditioned to ensure that the finished floor levels are 500mm above the designated flood level for each lot. This would also aid with sewer serviceability if any future dwelling was to extend further than the current 30m east of the potential laneway.

The 6m wide lots 1 & 2 DP1214094, referred to in this document as a potential laneway, is restricted in use by the existing electricity infrastructure. This may have to be relocated or additional land within lots 11-17 be used to provide suitable vehicular access. Regardless both options allow for flood free egress from the sites.

The existing sewerage infrastructure within Charles Street appears suitable to be able to provide a property connection for each lot via a gravity system for a distance of 30m back into each lot. Further if the floor level is raised or lots filled. This should be detailed upon development application and is deemed not to be required to be set or assessed as part of this report.

The existing watermain within Charles Street & Stillingfleet Street will need to be extended and ensure suitable pressure for supply & firefighting.

All preliminary comments and assumptions are subject to confirmation by detail design.

The findings of the report have been considered and have guided the preparation of this Planning Proposal. A detailed design has been prepared by Calare Civil with respect to the findings of the Engineering Report and forms part of this application.



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

The Planning Proposal is the best way of achieving the objectives and intended outcomes. There are no other feasible methods to achieve this final outcome.

Is there a net community benefit?

There is a minimal impact on the community. The issues associated with the planning proposal are localised and won't have any offsite impacts.

The rezoning of the land will enable infill residential development close to the centre of Blayney with scenic rural views to the east. The land can be appropriately serviced and issues relating to flooding and access have been addressed.

Section B – Relationship to Strategic Planning Framework

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)?

The relevant Regional Plan is the Central West and Orana Regional Plan 2036. The Planning Proposal relates to a matter that is considered to be of local planning significance only. A review of the proposal against the planning directions of the Regional Plan has not identified any inconsistencies. Further detail consideration of the Regional Plan would appear unnecessary in this instance.

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

It is considered that the Planning Proposal is not inconsistent with Council's Local Strategic Planning Statement:

- The Town Structure Map already identifies the land as residential.
- The land is outside of the Heritage Conservation Area.
- There are no significant environmental or natural features affecting the site.
- Adequate cost-effective servicing is available to the proposed future development on the site.
- There are no significant topographical features affecting the subject land.
- Negligible impact on the economy.



Is the planning proposal consistent with applicable State Environmental Planning Policies?

Table 2: SEPPs

SEPP	COMMENTS
SEPP (Housing) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Includes the former SEPP 55 – Remediation of Land. Refer to Section 9.1 Directions
SEPP (Industry and Employment) 2021	Not applicable
SEPP (Transport and Infrastructure) 2021	Not applicable
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Sustainable Buildings) 2022	Not applicable.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable



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

The following provides a summary of the Section 9.1 Directions issued on March 2022 in accordance with the *Environmental Planning & Assessment Act 1979*, as relevant to the planning proposal:

Table 3: Section 9.1 Directions

Direction No.	Provisions	Consideration
1.1 Implementation of Regional Plans	When this direction applies: (2) This direction applies to land to which a Regional Plan has been released by the Minister for Planning	Central West Orana Regional Plan applies to the Blayney LGA. The subject of the planning proposal is of local rather than regional significance – accordingly the Regional Plan is not particular relevant to the proposal.
1.2 Development of Aboriginal Land Council land		This proposal is consistent.
1.3 Approval and Referral Requirements		This proposal is consistent.
1.4 Site Specific Provisions		This proposal is consistent.
3.1 Conservation Zones		Not applicable to this proposal.
3.2 Heritage Conservation		Not applicable to this proposal. The subject land is not affected by any Heritage Conservation Area of heritage item (including neighbouring lots).
3.3 Sydney Drinking Water Catchments		Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs		Not applicable.
3.5 Recreation Vehicle Areas		Not applicable to this proposal.
3.6 Strategic Conservation Planning		This proposal is consistent. The site does not have any high biodiversity value.
4.1 Flooding	When this direction applies (3) This direction applies when a relevant planning authority prepares a planning	The subject land is partially mapped as being flood liable land.



	<p>proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>).</p> <p>(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>(6) A planning proposal must not contain provisions that apply to the flood planning areas which:</p> <ul style="list-style-type: none"> a. permit development in floodway areas, b. permit development that will result in significant flood impacts to other properties, c. permit a significant increase in the development of that land, d. are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or e. permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodway's or high hazard areas), roads or exempt development. <p>(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director- General (or an officer of the Department nominated by the Director-General).</p>	<p>The subject land has been identified in Blayney Shire Settlement Strategy for development potential (infill). Council have indicated that the land can proceed to a rezoning if issues relating to servicing, flooding and access have been investigated and addressed (refer to the Calare Civil Preliminary Engineering Investigation Report and associated engineering plan).</p> <p>The land for rezoning can be adequately serviced.</p> <p>Refer to the Flood Assessment prepared by Lyall and Associates which addresses the potential for flooding on the subject land.</p>
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	<p>(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p>	
<p>4.2 Coastal Management</p>		<p>Not relevant.</p>
<p>4.3 Planning for Bushfire Protection</p>	<p>When this direction applies</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made,</p> <p>(5) A planning proposal must:</p> <ul style="list-style-type: none"> (a) have regard to Planning for Bushfire Protection 2006, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ. <p>(6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <ul style="list-style-type: none"> (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: <ul style="list-style-type: none"> (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a 	<p>The subject is not mapped as Bushfire Prone Land.</p> <p>The planning proposal is not considered to be inconsistent with this S9.1 Direction.</p>



	<p>building line consistent with the incorporation of an APZ, within the property, and</p> <p>(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p>	
4.4 Remediation of Contaminated Land		<p>The potential for contamination appears minimal (the site has been used for grazing purposes). This is based upon an inspection of the site and surrounding lands and discussions with the current landowners.</p> <p>Accordingly, it is recommended that a detailed investigation is not necessary or warranted in this instance.</p>
4.5 Acid Sulfate Soils		Not applicable to this proposal.
4.6 Mine Subsidence and Unstable Land		It is understood that the land is not affected by mine subsidence or unstable land.
5.1 Integrating Land Use and Transport		Access can be provided to the subject land off Charles Street.
5.2 Reserving Land for Public Purposes	When this direction applies	Not applicable to this Planning Proposal.



	<p>This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</p> <p>(5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.</p> <p>(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the</p>	
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	relevant reservation in accordance with the request.	
5.3 Development Near Regulated Airports and Defence Airfields		Not applicable to this proposal.
5.4 Shooting Ranges		Not applicable to this proposal.
6.1 Residential Zones	<p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</p> <p>(a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),</p> <p>(b) any other zone in which significant residential development is permitted or proposed to be permitted.</p> <p>What a relevant planning authority must do if this direction applies</p> <p>(4) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	<p>It is proposed to rezone the subject land from RU2 to R2 and change the MLS from 100ha to 2000m2 (in line with the neighbouring residential zoning).</p> <p>The proposal will provide for residential development within an infill site of Blayney that is close to the CBD.</p> <p>Based on the findings of the Preliminary Engineering Investigation Report, the subject land can be adequately serviced with all town services.</p> <p>The subject land has been identified in Blayney Shire Settlement Strategy for development potential (infill). Council have indicated that the land can proceed to a rezoning if issues relating to servicing, flooding and access have been investigated and addressed.</p> <p>There is no proposal to reduce the permissible residential density of the land.</p>
6.2 Caravan Parks and Manufactured Home Estates	<p>When this direction applies</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>What a relevant planning authority must do if this direction applies</p>	<p>Not applicable.</p> <p>The planning proposal is not considered to be inconsistent with this S9.1 Direction.</p>



	<p>(4) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p> <p>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</p> <p>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</p> <p>(5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <p>(a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,</p> <p>(b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</p> <p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.</p>	
<p>7.1 Business and Industrial Zones</p>	<p>When this Direction Applies</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p> <p>What a relevant planning authority must do if this direction applies</p> <p>A planning proposal must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) retain the areas and locations of existing business and industrial zones,</p> <p>(c) not reduce the total potential floor space area for employment uses and related public services in business zones,</p>	<p>Not applicable. There are no business/industrial zones affected.</p> <p>The planning proposal is not considered to be inconsistent with this s9.1 Direction.</p>



	<p>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</p> <p>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.</p>	
7.2 Reduction in non-hosted short-term rental accommodation period		Not applicable.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast		Not applicable.
8.1 Mining, Petroleum Production and Extractive Industries		Not considered applicable to this proposal.
9.1 Rural Zones	<p>What a relevant planning authority must do if this direction applies</p> <p>A planning proposal must:</p> <p>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</p> <p>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</p> <p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are justified by a strategy which:</p> <p>(a) gives consideration to the objectives of this direction, identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and is approved by the Director-General of the Department of Planning, or</p>	<p>It is proposed to rezone the subject land from RU2 Rural Landscape to R2 Low Density Residential.</p> <p>The subject land has been identified in Blayney Shire Settlement Strategy for development potential (infill). Council have indicated that the land can proceed to a rezoning if issues relating to servicing, flooding and access have been investigated and addressed (refer to the Calare Civil Preliminary Engineering Investigation Report and Concept Plans).</p> <p>The land for rezoning can be adequately serviced and is outside of the flood area.</p>



	<p>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</p> <p>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</p> <p>(d) is of minor significance.</p>	
9.2 Rural Lands	<p>When this direction applies</p> <p>This direction applies when:</p> <p>(a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or</p> <p>(b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.</p> <p>What a relevant planning authority must do if this direction applies:</p> <p>(4) A planning proposal to which clauses 3(a) or 3(b) apply must be consistent with the Rural Planning Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>.</p> <p>(5) A planning proposal to which clause 3(b) applies must be consistent with the Rural Subdivision Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>.</p>	<p>It is proposed to rezone the subject land from RU2 to R2 and change the MLS for the from 100ha to 450m2 (inline with the neighbouring residential zoning).</p> <p>It is noted that the land is an infill development and its rezoning was essentially deferred from inclusion in the previous LEP pending servicing and flooding investigations, which have now been undertaken and deemed that the land is suitable for rezoning (and associated change to the MLS).</p> <p>There is no significant impact on the use of rural lands across Lower Farm Street as a result of future residential development on the subject land. As per the submitted engineering plans, any future housing will need to be on the western side of the subject land, which will act as an informal buffer to land across Lower Farm Lane to the east.</p>
9.3 Oyster Aquaculture		Not considered applicable to this proposal.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast		Not applicable



Section C Environmental, Social & Economic Impact

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?

The proposal is unlikely to adversely affect critical habitat or threatened species, or ecological communities, or their habitats. The site is clear of vegetation.

Accordingly, an "Assessment of Significance" in accordance with Section 5A of the *Environmental Planning and Assessment Act 1979* is not required. No identified issues relation to the Biodiversity Conservation Act provisions.

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

The proposed planning proposal on the land is unlikely to result in adverse environmental effects.

There are no identified natural hazards (other than flooding) land slip, bushfire hazard and the like within the subject land.

The impact of flooding has been addressed in the Preliminary Engineering Investigation Report prepared by Calare Civil. The proposed area to be rezoned is outside of the 1:100 year flood area.

How has the planning proposal adequately addressed any social and economic impacts?

The planning proposal is considered unlikely to result in adverse social or economic impacts in the locality (any impacts are negligible).

There are no known items or places of European or Aboriginal cultural heritage located on the subject land that would be impacted upon by the Planning Proposal.

The proposal will enable future residential development within an infill site that can be adequately serviced with scenic views.



Section D – State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

Yes – refer to the Preliminary Engineering Investigation Report and associated plans prepared by Calare Civil that indicates that the subject land can be adequately serviced.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Council has already been consulted regarding this proposal to rezone and change the MLS for part of the subject land under the Blayney LEP 2012. The Planning Proposal is considered consistent with the requirements of Council and the relevant planning legislation.

It is proposed that any issues raised by State and Commonwealth public authorities will be addressed during the LEP's public exhibition phase.

Due to the relatively small scale of the proposal, there are no identified issues that would be affected any State or Commonwealth public authority.

If any issues are raised at the Gateway stage, they can be resolved at this stage.



4. COMMUNITY CONSULTATION

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*, the Director General of Planning must approve the form of the Planning Proposal under the Gateway process before community consultation is undertaken.

The Planning Proposal is considered to be low impact and would be publicly exhibited for a period and in a manner set out in the Gateway determination (it is understood that such a Planning Proposal will be publicly exhibited for a period of 28 days.)

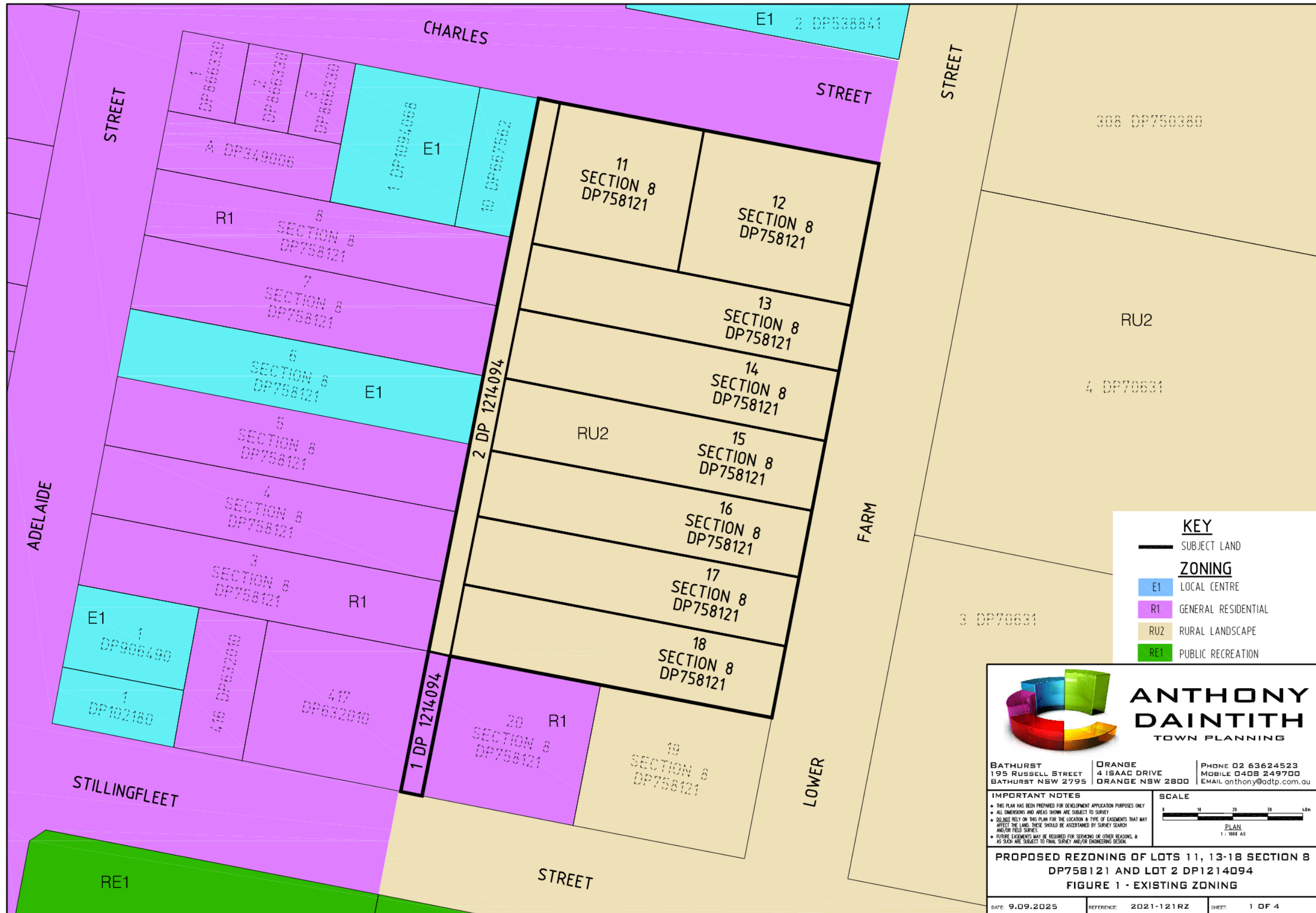
The Planning Proposal is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that the potential impacts would be negligible.

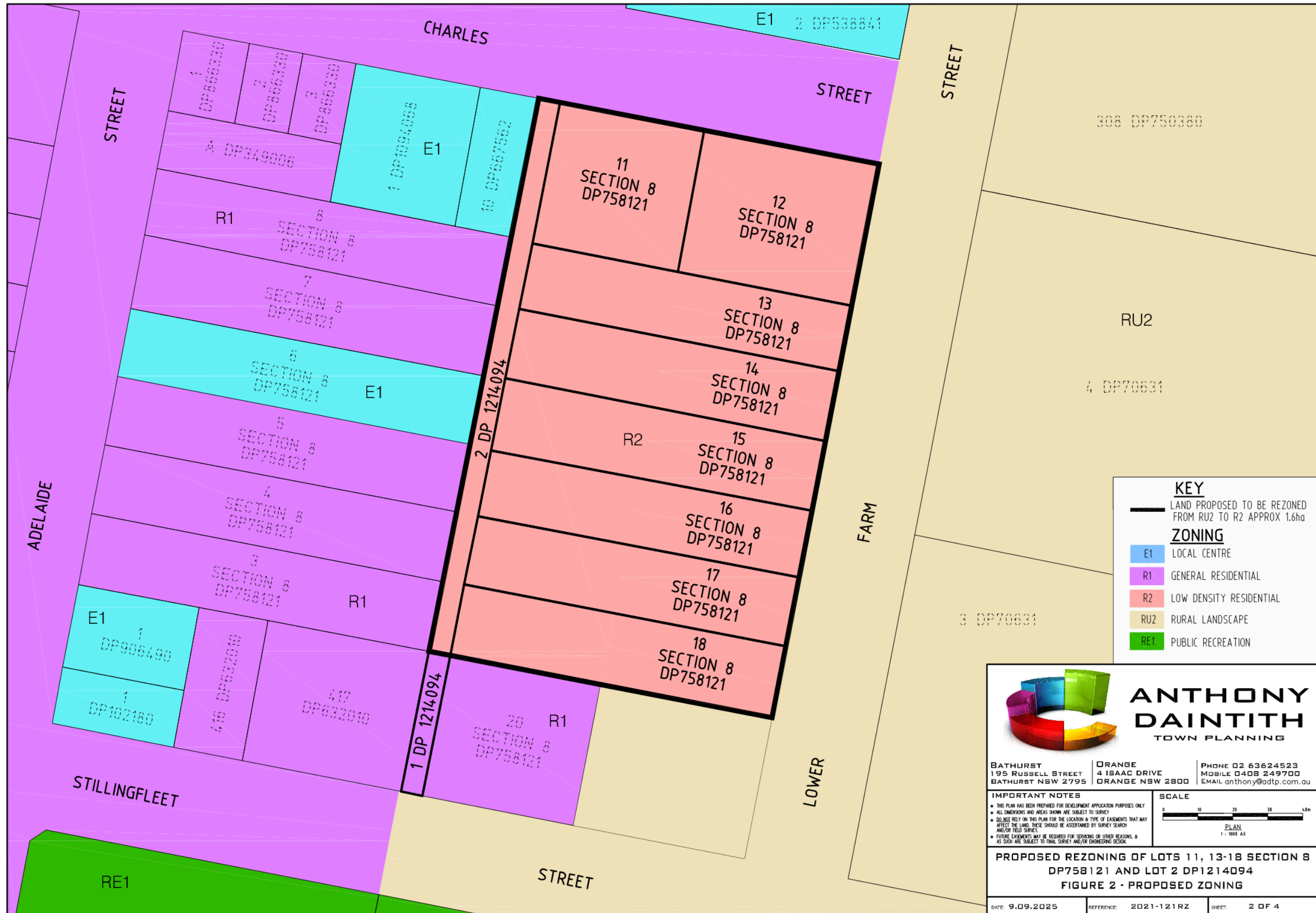
It is anticipated that the LEP will be finalised within a maximum period of six (6) months.

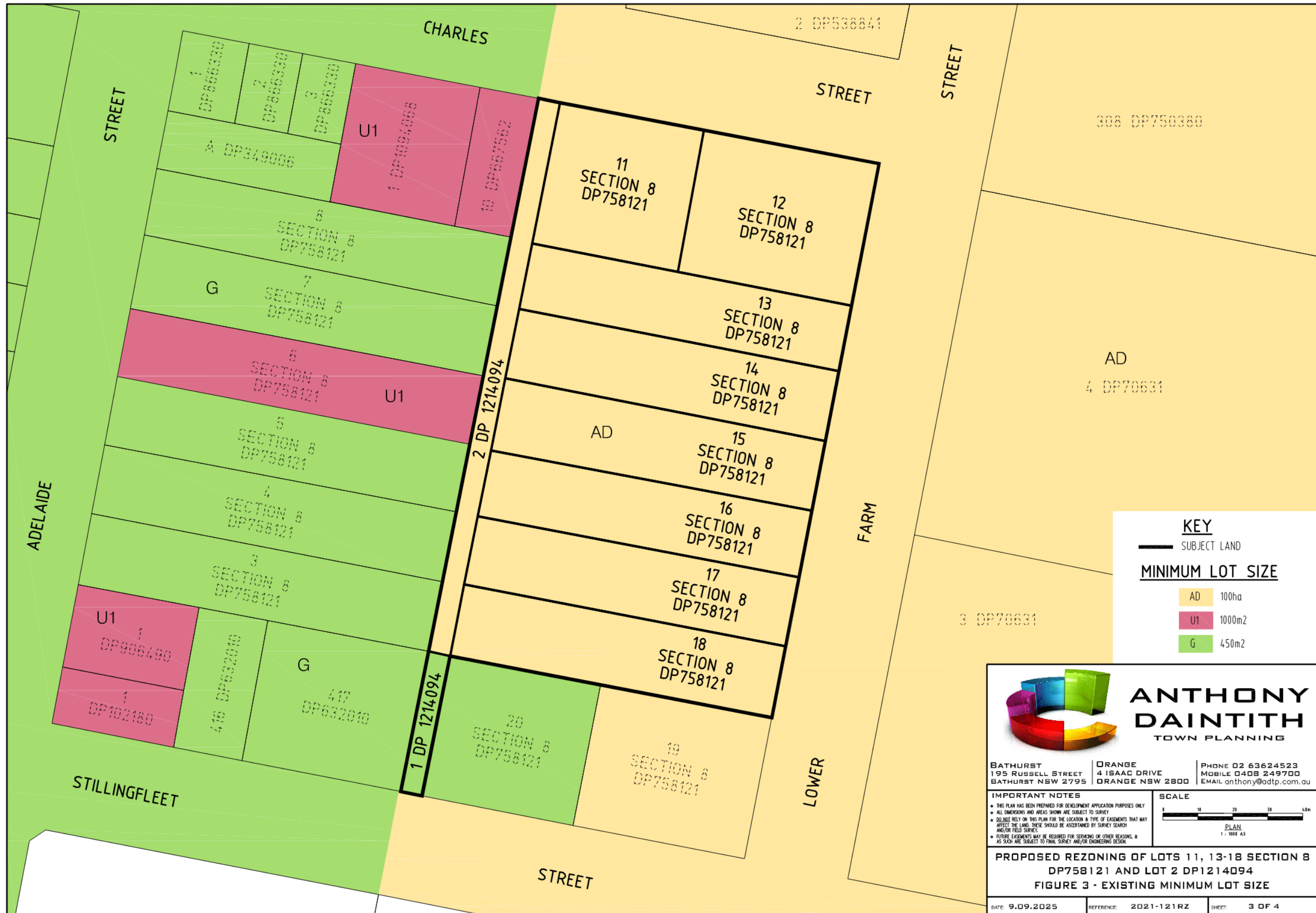
5. CONCLUSIONS

The objective of this Planning Proposal is to amend the *Blayney Local Environmental Plan 2012* by rezoning part of the subject land to enable residential development.

The planning proposal has been assessed against the provisions of the relevant environmental planning instruments and Section 9.1 Directions by the Minister and is considered appropriate and is recommended that it should be supported.








KEY

— SUBJECT LAND

MINIMUM LOT SIZE

AD	100ha
U1	1000m ²
G	450m ²



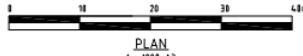
**ANTHONY
DAINTITH**
TOWN PLANNING

BATHURST 195 RUSSELL STREET BATHURST NSW 2795	ORANGE 4 ISAAC DRIVE ORANGE NSW 2800	PHONE 02 63624523 MOBILE 0408 249700 EMAIL anthony@adtp.com.au
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IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.

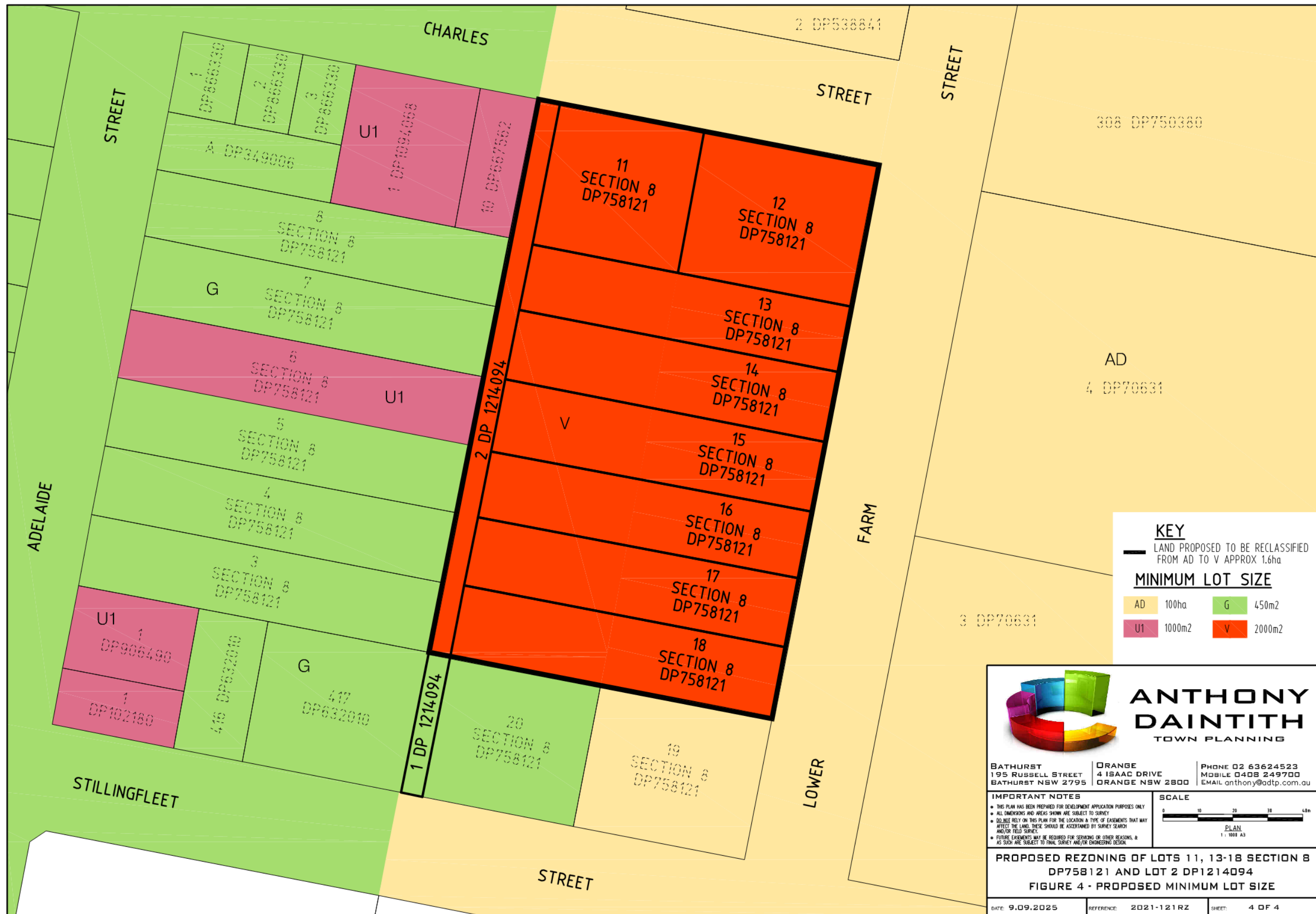
SCALE



PLAN
1:1000 A3

PROPOSED REZONING OF LOTS 11, 13-18 SECTION 8 DP758121 AND LOT 2 DP1214094
FIGURE 3 - EXISTING MINIMUM LOT SIZE

DATE: 9.09.2025	REFERENCE: 2021-121RZ	SHEET: 3 OF 4
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Anthony Daintith Town Planning
PO Box 1975
ORANGE NSW 1975

Job No. AZ051.115

Attn: Mr Anthony Daintith

22 September 2025

Re: Flood Impact and Risk Assessment - 34 Charles Street, Blayney

Dear Sir

As requested, we have undertaken a Flood Impact and Risk Assessment (**FIRA**) associated with the proposed rezoning of land at 34 Charles Street, Blayney (**subject land**).

1. Background

It is our understanding that Anthony Daintith Town Planning has been engaged to prepare a Planning Proposal that seeks to amend the *Blayney Local Environmental Plan 2012* by way of rezoning part of the subject land from *RU2 Rural Landscape* to *R2 General Residential* and also changing the corresponding minimum lot size map for that part of the subject land from 100 ha to 2,000 m². It is also our understanding that the subject land currently comprises Lots 11-18 in Section 8 of Deposited Plan (**DP**) 758121 and Lots 1 and 2 of DP 1214094.

As shown on **Figure 1** attached to this letter, the subject land is located on the eastern limit of the urbanised parts of Blayney and is bounded by Charles Street to the north, Lower Farm Street to the east, Stillingfleet Street to the south and existing residential development to the west.

Figure 2 (2 sheets) shows that the existing drainage system in the vicinity of the subject land broadly comprises the main arm of the Belubula River which runs in a southerly direction about 350 m to its east, as well as a combination of stormwater pipes and drainage channels that are located in the road reserves of Charles Street and Stillingfleet Street.

Natural surface levels fall in an easterly direction across the subject land from a minimum elevation of about RL 862.0 m AHD along its western boundary to about RL 861.0 m AHD along its eastern boundary, an average grade of about 1%.

2. Definition of Flood Behaviour under Present Day Conditions

Lyall & Associates is in the process of finalising the draft *Blayney Flood Study* on behalf of Blayney Shire Council. The draft *Blayney Flood Study* included the definition of flood behaviour on the Belubula River and its major tributaries (referred to as "Main Stream Flooding") for design floods with Annual Exceedance Probabilities (**AEPs**) of between 20% (1 in 5) and 0.2% (1 in 500), as well as the Probable Maximum Flood (**PMF**). The draft *Blayney Flood Study* also includes the identification of areas within the urbanised parts of Blayney that are subject to overland flow which discharges toward the Belubula River and its major tributaries during intense storm events (referred to as "Major Overland Flow"). It is our understanding that Blayney Shire Council has given permission for the results of the draft *Blayney Flood Study* to be relied upon for the present assessment.

Level 6 Suite 601 8 West Street North Sydney NSW 2060

Principal: **S A Button** BE(Hons) MEngSc

p: 02 9929 4466 email: lacewater@bigpond.com.au

Lyall & Associates Consulting Water Engineers ABN 93 257 653 251 trading as Lyall & Associates

Figure 3 shows the indicative extent and depth of inundation, while **Figure 4** shows the flood hazard vulnerability classification in the vicinity of the subject land for a 20% (1 in 5) flood, respectively. Also shown on **Figures 3** and **4** are the extent of the proposed building envelopes, as well as their corresponding lot number.¹ **Figures 5** to **12** show similar information for floods with AEPs of 5% (1 in 20), 1% (1 in 100) and 0.2% (1 in 500), as well as the PMF.

3. Flood Impact and Risk Assessment

The key findings of the present assessment in relation to the extent to which flooding currently impacts the subject land and more specifically the proposed building envelopes are as follows:

- i. The proposed building envelopes within Lots 11 and 12 are impacted by relatively shallow Major Overland Flow which enters them from the Charles Street road reserve during storms as frequent as 20% AEP.
- ii. The proposed building envelopes within Lots 11 to 18 generally lie outside the extent of the 1% AEP flood, with floodwater only encroaching a short distance and to a relatively shallow depth into Lots 12, 13, 14 and 15 along their eastern boundary.
- iii. The flood hazard vulnerability classification within the affected building envelopes does not exceed H1 type conditions for all floods up to 1% AEP in magnitude, indicating conditions are generally safe for people, vehicles and buildings.
- iv. All eight proposed building envelopes would be impacted by floodwater during a 0.2% AEP flood, albeit to a relatively shallow depth. *[It is noted that within the immediate vicinity of the subject land, peak 0.2% AEP flood levels on the Belubula River are generally about 0.3 m higher when compared to peak 1% AEP flood levels]*
- v. While the flood hazard vulnerability classification within all eight proposed building envelopes does not generally exceed H1 type conditions in a 0.2% AEP flood, H2 type conditions would be experienced along their eastern boundary during a flood of this magnitude. This finding indicates that while conditions would generally be safe for people and buildings, it would be unsafe for small vehicles should they be traversing the eastern limits of each proposed building envelope during a flood of this magnitude. *[It is noted that vehicular access to all eight building envelopes will be via Lot 2 in Section 8 of DP 758121, which is only impacted by relatively shallow Major Overland Flow]*
- vi. The proposed building envelopes are located on land which would be inundated to a depth of between 3-4 m during a PMF event, with H5 and H6 flood hazard conditions affecting all eight lots.

Based on the above findings, it can be concluded that any filling of the land within the extent of the proposed building envelopes would not result in any significant flood impacts in other properties during floods up to 1% AEP in magnitude. That said, based on the findings of the present assessment it is recommended that any solid boundary type fencing be limited to the extent of the individual building envelopes, with open type fencing permitted in the remainder of the individual allotments.

Based on the above findings, it can also be concluded that as vehicular and pedestrian access to the proposed building envelopes will principally be via Lot 2 of DP 1214094 and thence onto Charles Street which rises toward the west (i.e. away from the area that is affected by Main Stream Flooding), evacuation of the subject land could safely occur during rising water levels on the Belubula River.

¹ It is noted that it is proposed to re-orientate Lots 11 and 12 in Section 8 of DP 758121 so that their longer boundary runs in an east-west direction, similar to Lots 13-18.

Figure 13 shows the extent of the *Interim Flood Planning Area (Interim FPA)* associated with both Main Stream Flooding and Major Overland Flow, both of which were defined as follows:

- in areas subject to Main Stream Flooding, the *Interim FPA* is based on the traditional definition of the area that lies at or below by the 1% AEP plus 0.5 m freeboard, this being the *Interim Flood Planning Level (Interim FPL)*; and
- in areas subject to Major Overland Flow, the *Interim FPA* is defined as areas where depths of inundation exceed 0.1 m in a 1% AEP event, and where identifiable floodways are present in shallower flow.

Note that the *Interim FPL* and *Interim FPA* are deemed by Blayney Shire Council to be interim until such time as a formal flood risk management study is completed for the township. Also shown on **Figure 13** is the extent of the *Outer Floodplain*, which is defined as the extent of land that lies between the Interim FPA and the PMF.

By inspection of **Figure 13**, the eight proposed building envelopes lie either partially or wholly within the *Interim FPA* for Main Stream Flooding. **Table 1** below lists the *Interim FPL* for each of the eight proposed building envelopes, noting that it would be necessary to set the minimum habitable floor levels in all future buildings to an elevation no lower than these values. Note also that due to inaccuracies in the available LiDAR survey data, it is recommended that the land within each of the proposed building envelopes be filled to an elevation that is no lower than 0.5 m below the nominated Interim FPL (for example, in the case of Lot No. 11, it is recommended that where necessary, natural surface levels be raised to an elevation no lower than RL 862.0 m AHD) (Refer **Table 1** for recommended minimum finished surface levels in each proposed building envelope).

TABLE 1
RECOMMENDED MINIMUM FINISHED SURFACE LEVELS AND
INTERIM FLOOD PLANNING LEVELS WITHIN EACH PROPOSED BUILDING ENVELOPE⁽¹⁾
(m AHD)

Lot No.	Recommended Minimum Finished Surface Level	Interim Flood Planning Level
11	862.0	862.5
12	862.0	862.5
13	861.9	862.4
14	861.8	862.3
15	861.8	862.3
16	861.8	862.3
17	861.8	862.3
18	861.8	862.3

1. Elevations have been rounded to the nearest one decimal place.

While the Planning Proposal is considered to be inconsistent with the requirements of clause (2) of *Direction 4.1 of the Local Planning Directions* titled "Flooding" (i.e. because it proposes the rezoning of rural land that lies either partially or wholly within the extent of the FPA to a standard residential type zoning), this inconsistency is considered to be of minor significance because:

- a) the proposed building envelopes are not located in a floodway;

- b) as the proposed building envelopes are principally located on land that lies above the 1% AEP flood, any filling within them would not result in significant flood impacts in other properties for all floods up to this magnitude;
- c) the proposed building envelopes are not subject to hazardous type flooding for all events up to 1% AEP in magnitude;
- d) the proposed building envelopes only represent about 50% of the total area comprising the subject land;
- e) it is not proposed to develop the land for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing;
- f) development consent will be sort from Blayney Shire Council for any future residential type development that is proposed on the subject land;
- g) the proposed development would not result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities; and
- h) the proposed development does not envisage any hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.

It is noted that Blayney Shire Council has not adopted the optional clause 5.22 titled “*Special flood considerations*” in the *Blayney Local Environmental Plan 2012* and as a result the requirements of clause (4) of *Direction 4.1* do not apply to the proposed rezoning of the subject land. That said, the present assessment has demonstrated that future occupiers of the subject land could safely evacuate to flood free land during periods of rising water levels in the Belubula River.

We trust that the findings of the present assessment will assist you in finalising the Planning Proposal for the subject land. However, please do not hesitate to contact me should you have any queries or wish to discuss any aspect of this letter.

Yours faithfully

Lyall & Associates Consulting Water Engineers



Scott Button
Principal

List of Figures

Figure 1 – Location Plan

Figure 2 – Existing Drainage System in Vicinity of Subject Land (2 Sheets)

Figure 3 – Indicative Extent and Depth of Inundation – 20% AEP

Figure 4 – Flood Hazard Vulnerability Classification – 20% AEP

Figure 5 – Indicative Extent and Depth of Inundation – 5% AEP

Figure 6 – Flood Hazard Vulnerability Classification – 5% AEP

Figure 7 – Indicative Extent and Depth of Inundation – 1% AEP

Figure 8 – Flood Hazard Vulnerability Classification – 1% AEP

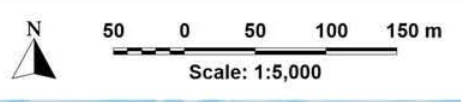
Figure 9 – Indicative Extent and Depth of Inundation – 0.2% AEP

Figure 10 – Flood Hazard Vulnerability Classification – 0.2% AEP

Figure 11 – Indicative Extent and Depth of Inundation – PMF

Figure 12 – Flood Hazard Vulnerability Classification – PMF

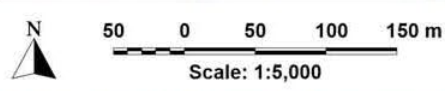
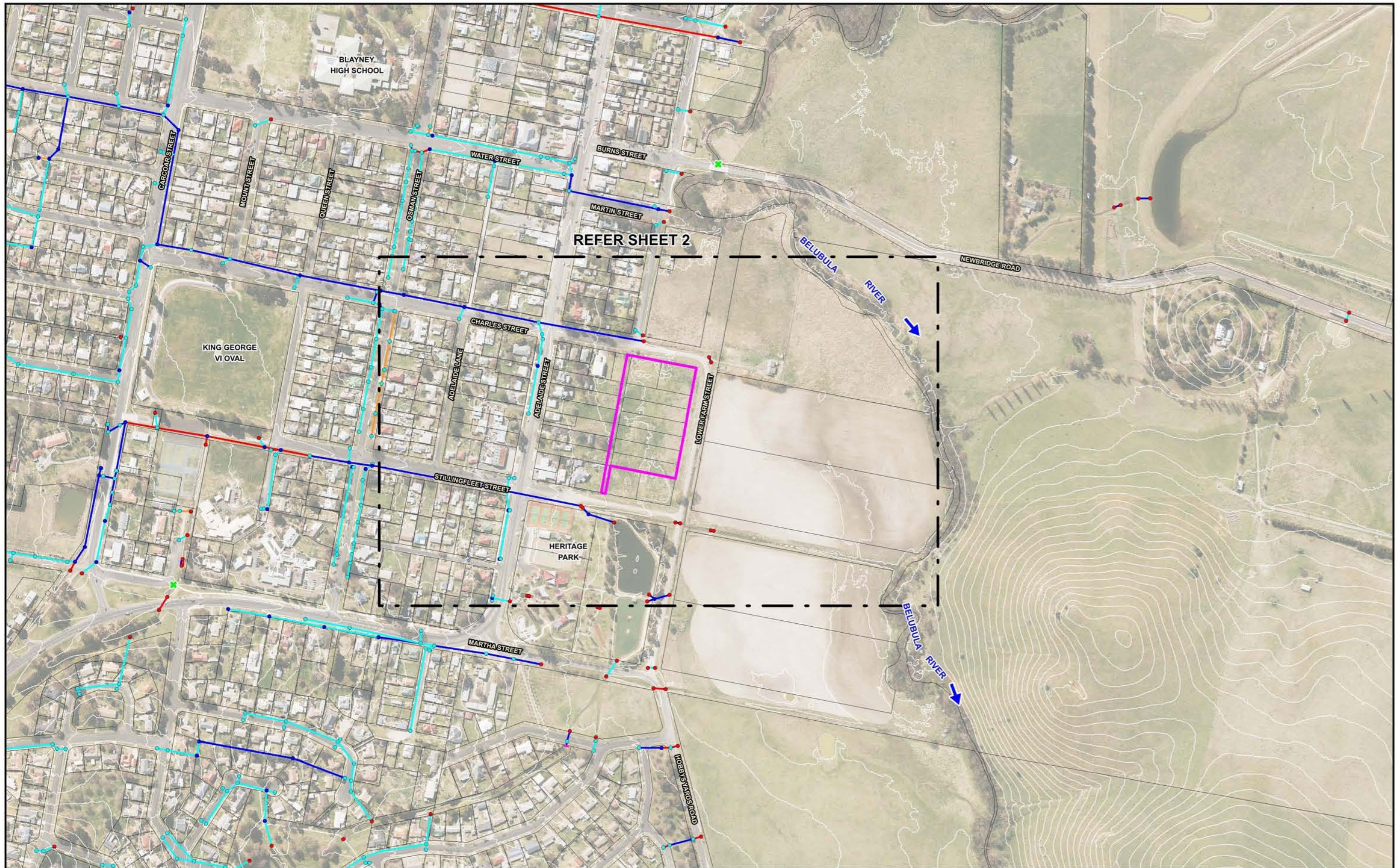
Figure 13 – Extent of Interim Flood Planning Area in Vicinity of Subject Land



LEGEND
Subject Land

FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY

Figure 1



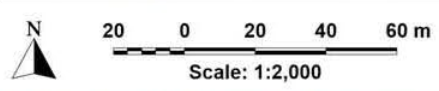
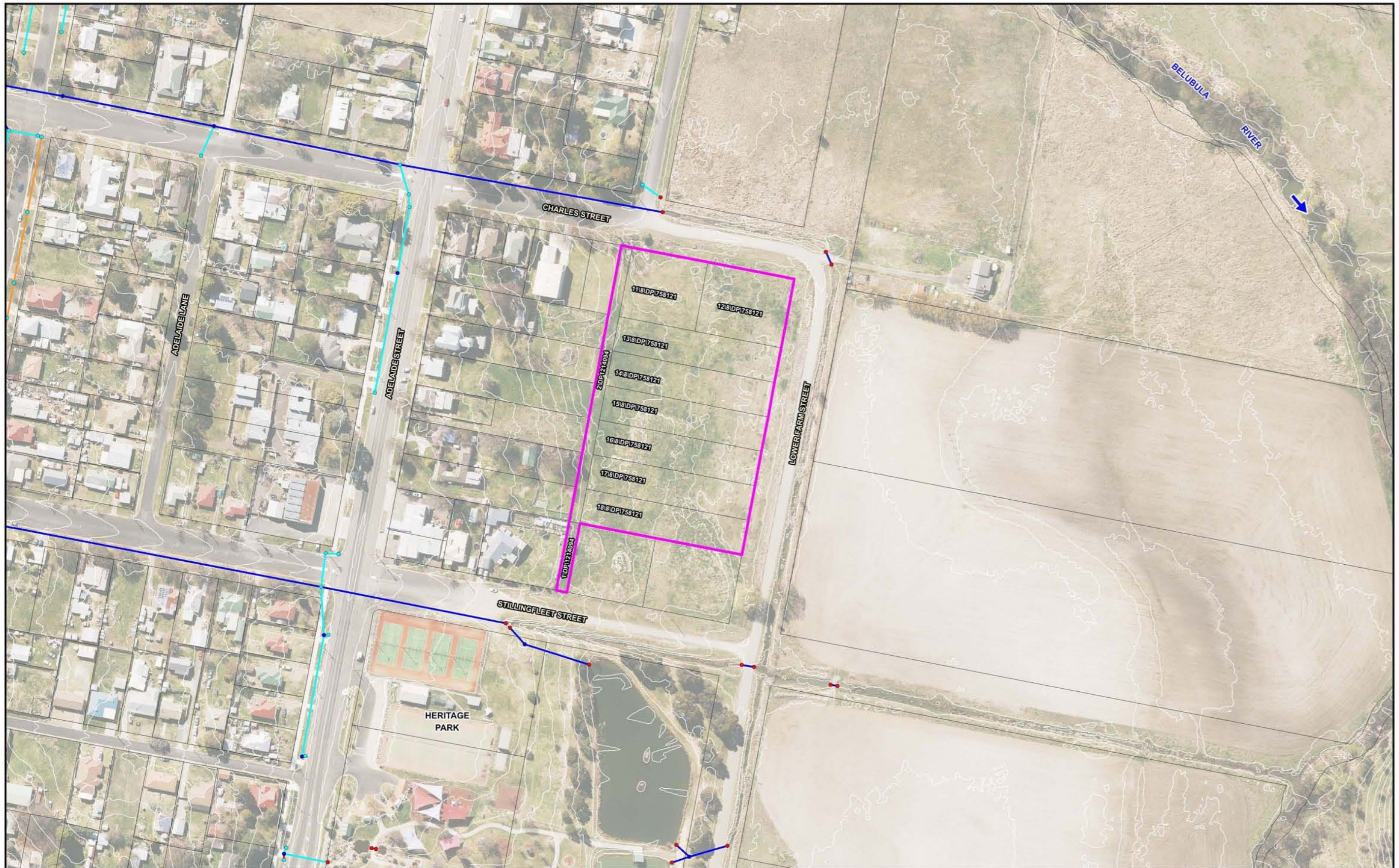
LEGEND

- Inlet Pit
- Junction Pit
- Headwall
- ✕ Bridge
- Pipe < 300 mm Diameter
- Pipe > 300 mm and < 450 mm Diameter
- Pipe > 450 mm Diameter
- Box Culvert
- Subject Land

**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 2
(Sheet 1 of 2)

EXISTING DRAINAGE SYSTEM
IN VICINITY OF SUBJECT LAND



Lyall & Associates

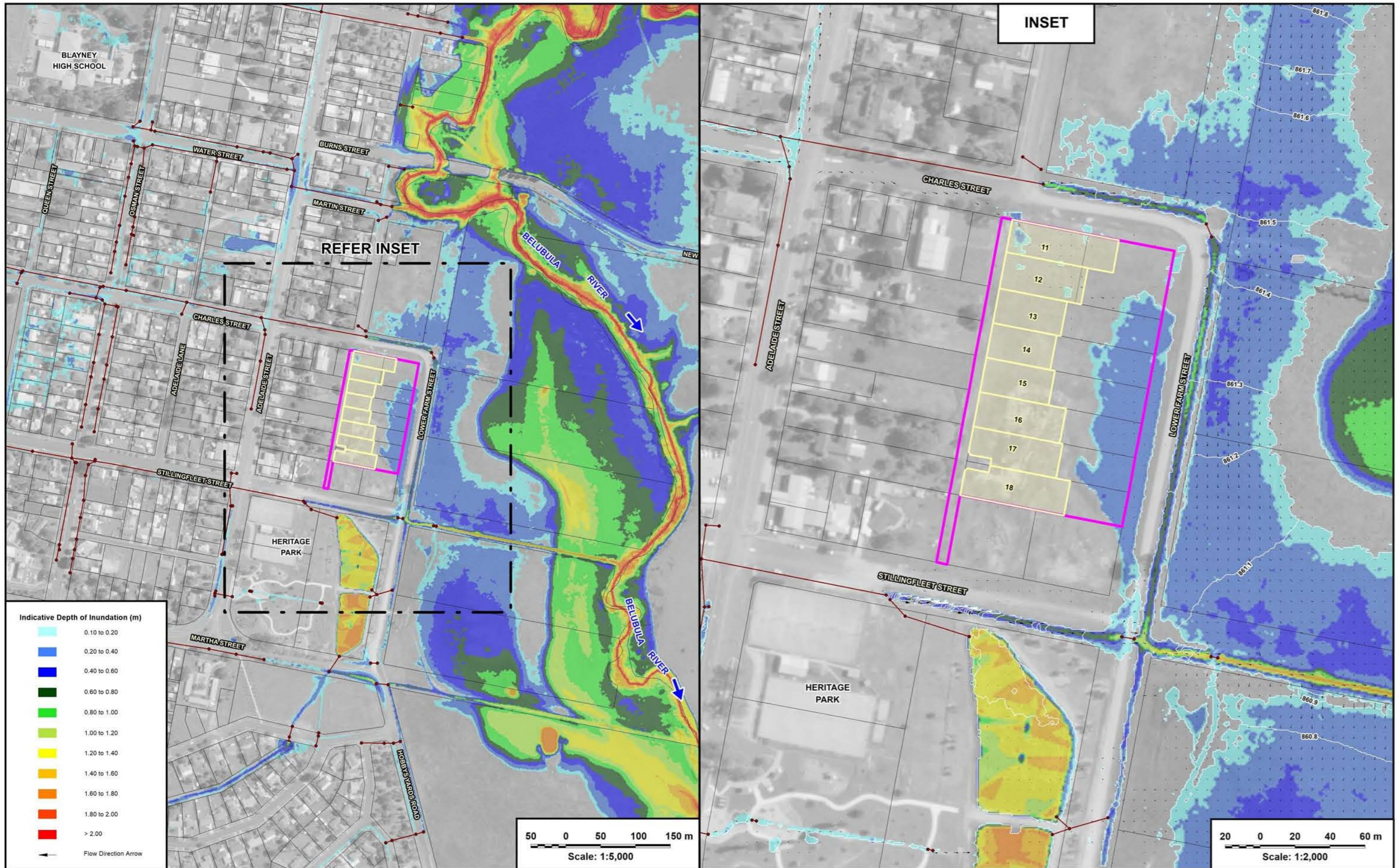
LEGEND

- Inlet Pit
- Junction Pit
- Headwall
- ✖ Bridge
- Pipe < 300 mm Diameter
- Pipe > 300 mm and < 450 mm Diameter
- Pipe > 450 mm Diameter
- Box Culvert
- Subject Land

**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 2
(Sheet 2 of 2)

EXISTING DRAINAGE SYSTEM
IN VICINITY OF SUBJECT LAND



NOTE:
The ground surface model incorporated in TUFLOW is based on LiDAR survey which has been sampled on a 2 m grid and does not necessarily incorporate localised features which can influence flooding behaviour in individual allotments.

Flood depths are therefore approximate only and require interpretation by a suitably qualified engineer to determine flooding behaviour in individual allotments. Any assessment of flooding in individual allotments may also require a site survey.

TUFLOW model results not shown within the footprint of existing buildings.

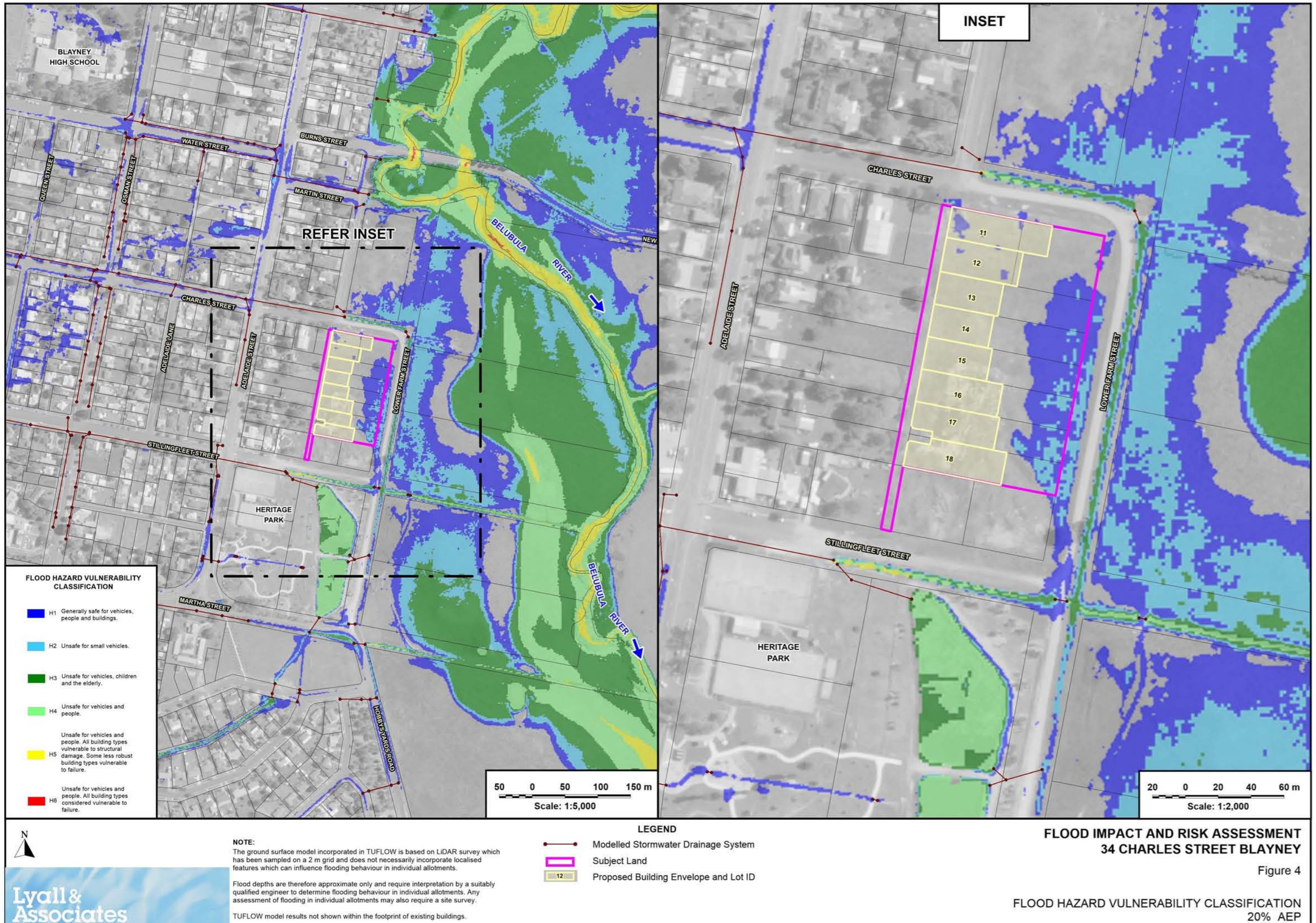
LEGEND

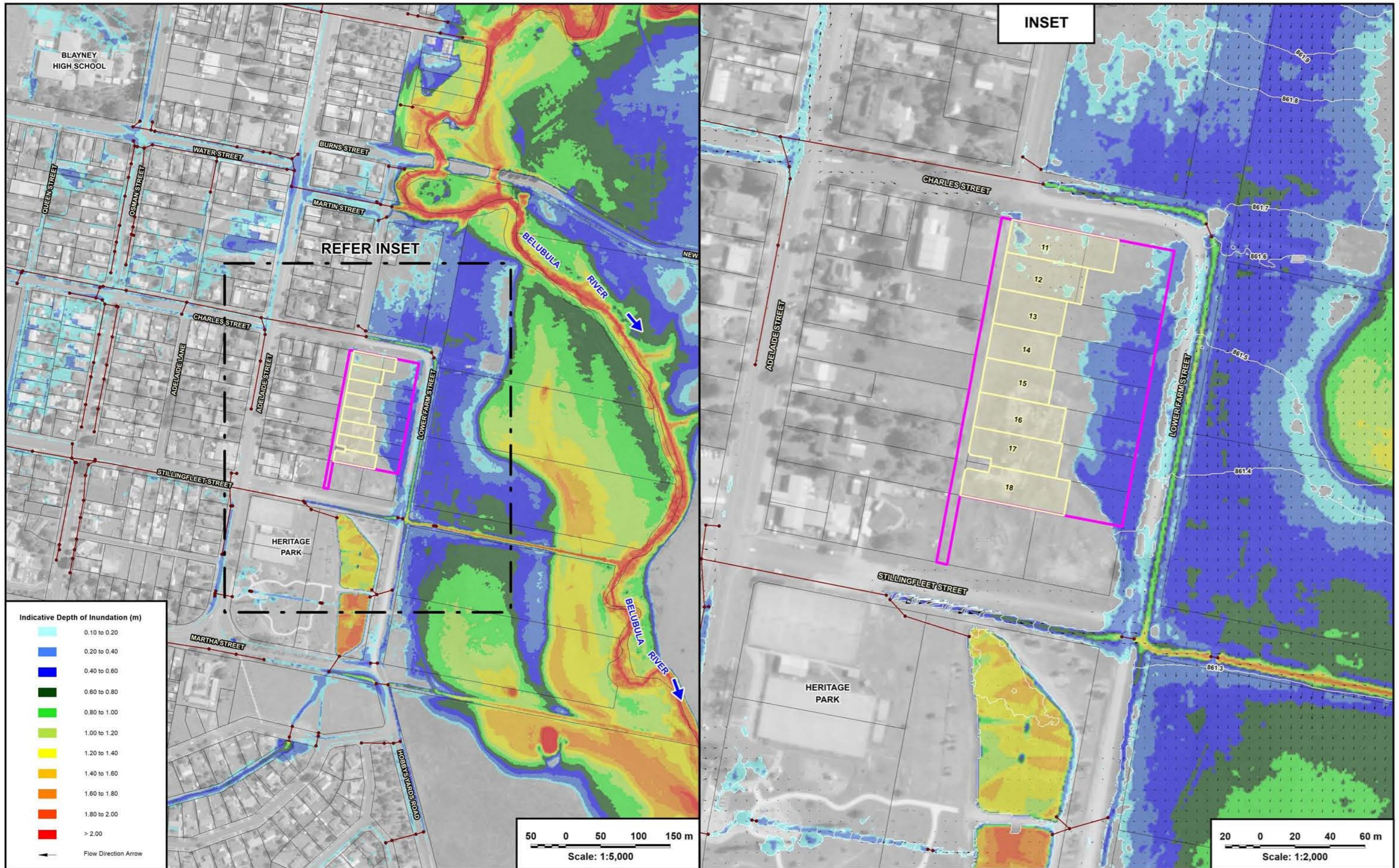
- Modelled Stormwater Drainage System
- Subject Land
- Water Surface Elevation Contours (m AHD)
- Proposed Building Envelope and Lot ID

**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 3

INDICATIVE EXTENT AND DEPTH OF INUNDATION
20% AEP





Indicative Depth of Inundation (m)

Light Blue	0.10 to 0.20
Blue	0.20 to 0.40
Dark Blue	0.40 to 0.60
Green	0.60 to 0.80
Light Green	0.80 to 1.00
Yellow-Green	1.00 to 1.20
Yellow	1.20 to 1.40
Orange	1.40 to 1.60
Red-Orange	1.60 to 1.80
Red	1.80 to 2.00
Dark Red	> 2.00

Flow Direction Arrow

50 0 50 100 150 m
Scale: 1:5,000

20 0 20 40 60 m
Scale: 1:2,000



NOTE:
The ground surface model incorporated in TUFLOW is based on LiDAR survey which has been sampled on a 2 m grid and does not necessarily incorporate localised features which can influence flooding behaviour in individual allotments.

Flood depths are therefore approximate only and require interpretation by a suitably qualified engineer to determine flooding behaviour in individual allotments. Any assessment of flooding in individual allotments may also require a site survey.

TUFLOW model results not shown within the footprint of existing buildings.

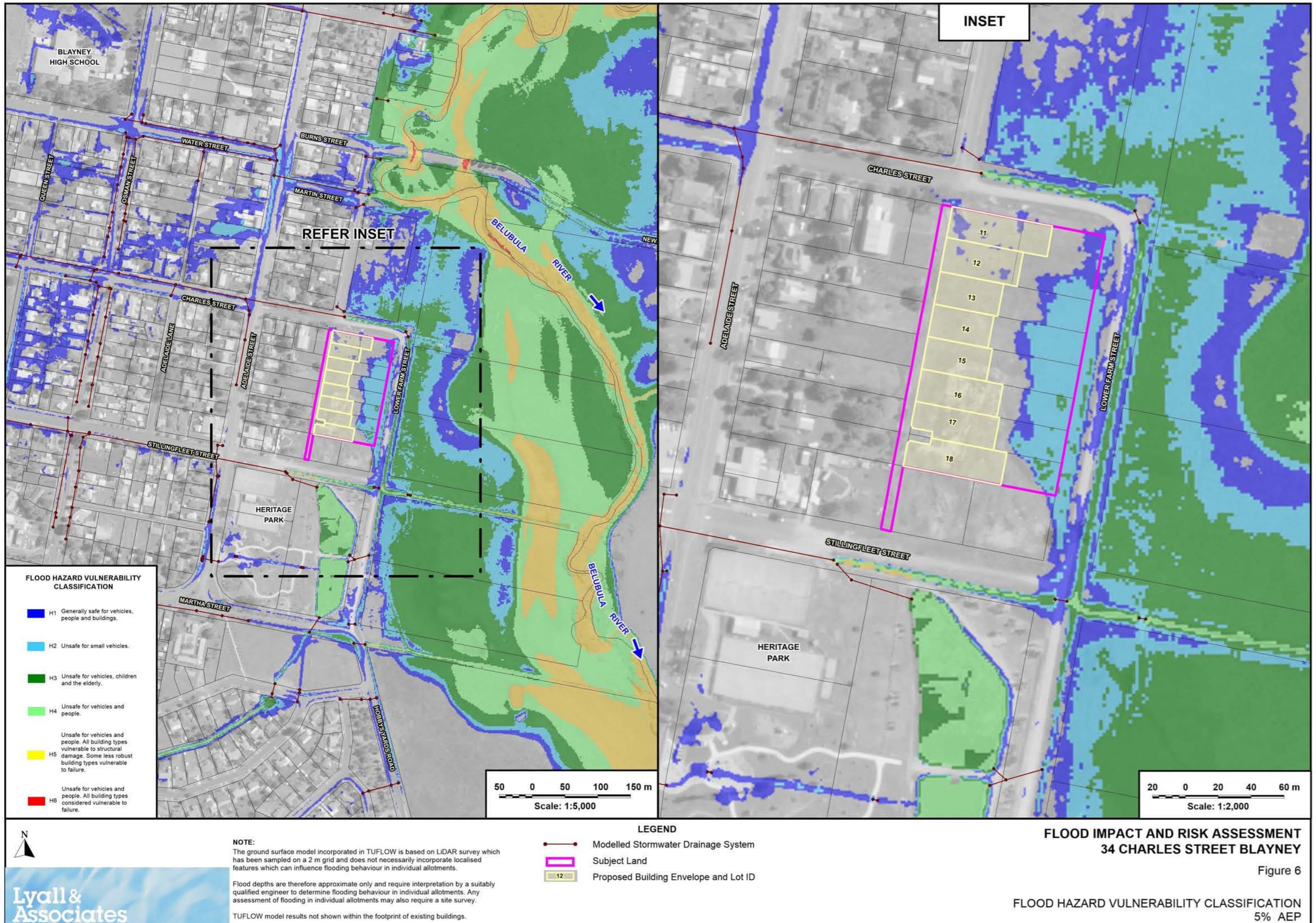
LEGEND

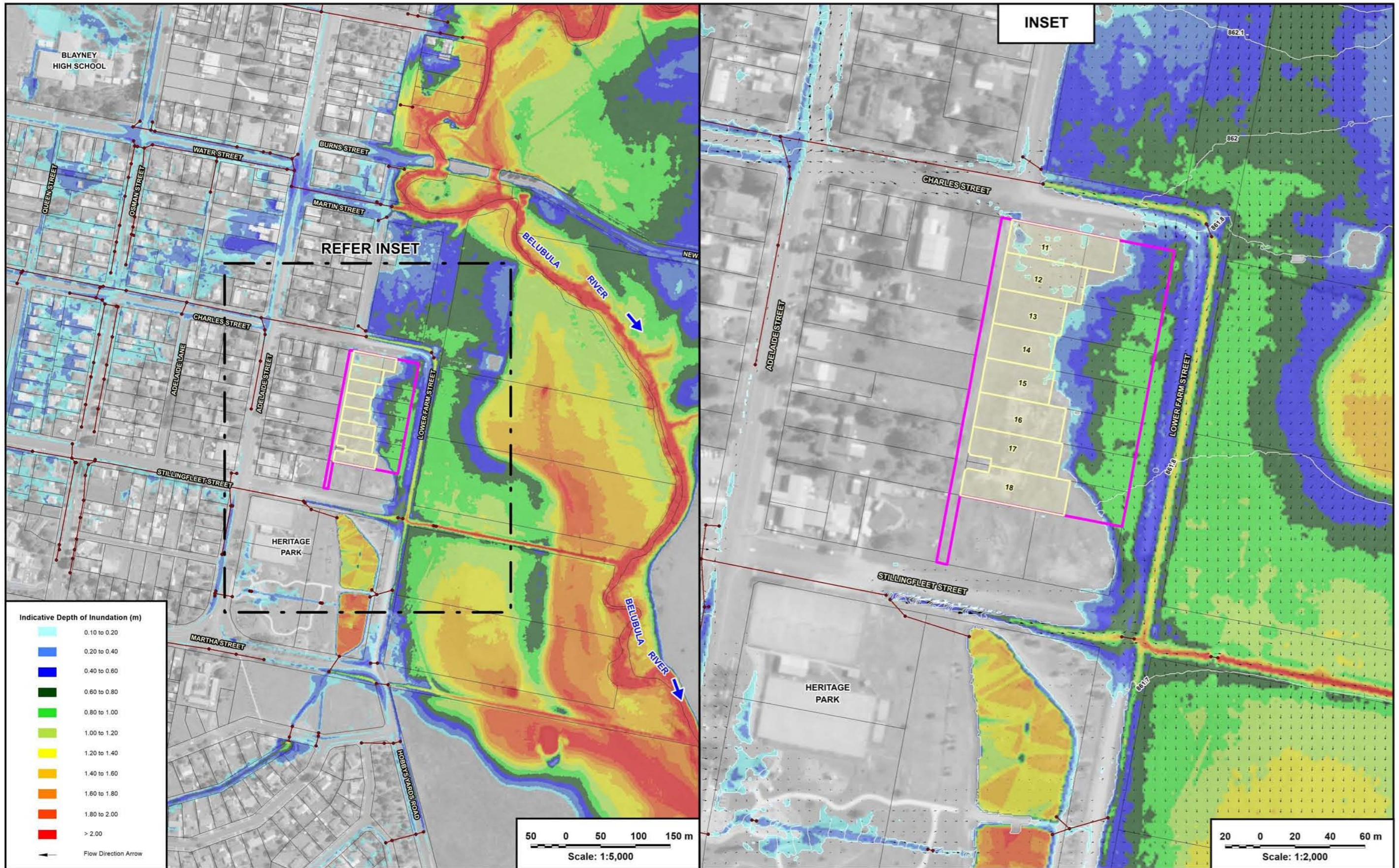
- Modelled Stormwater Drainage System
- Subject Land
- Water Surface Elevation Contours (m AHD)
- Proposed Building Envelope and Lot ID

**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 5

INDICATIVE EXTENT AND DEPTH OF INUNDATION
5% AEP

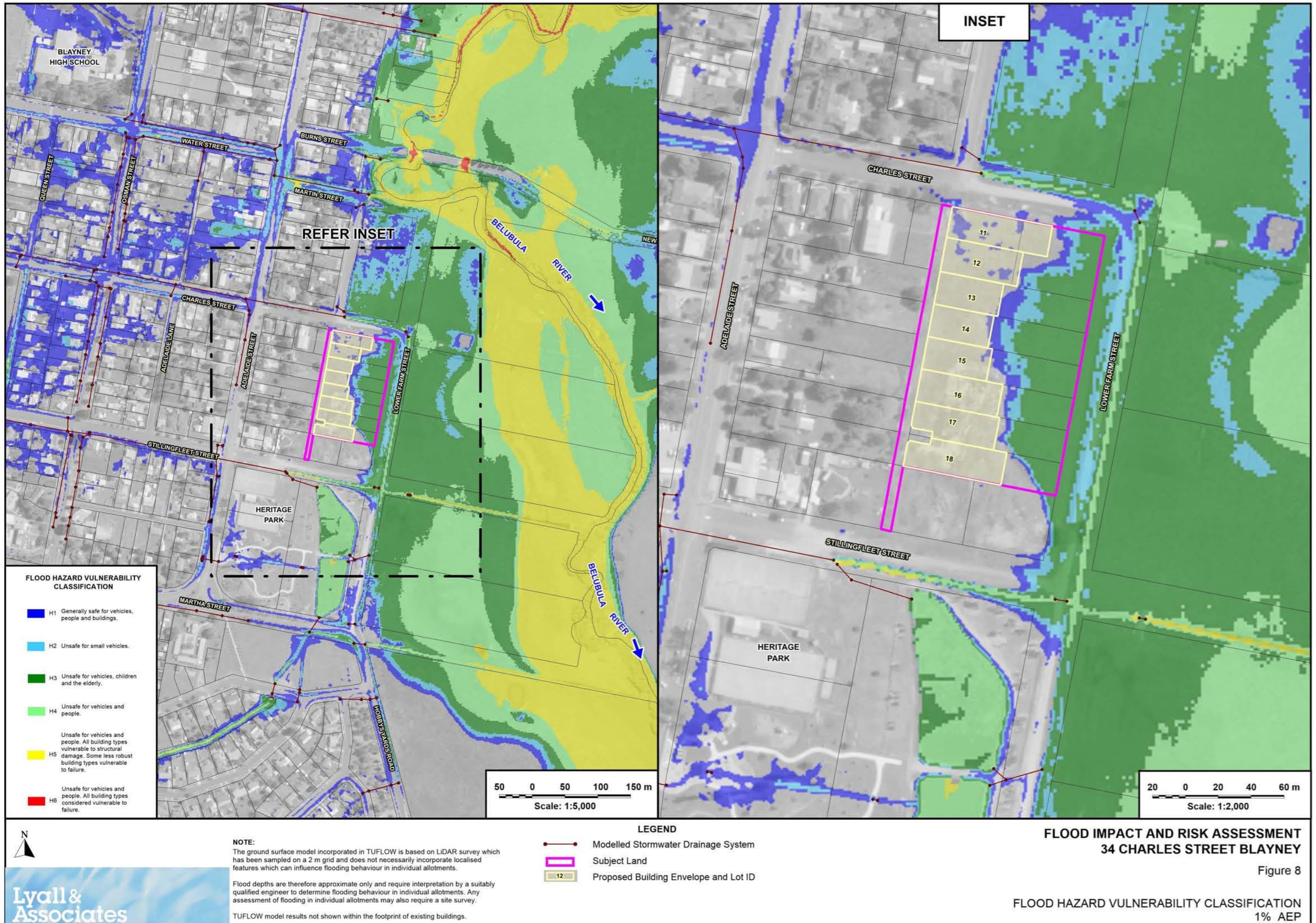


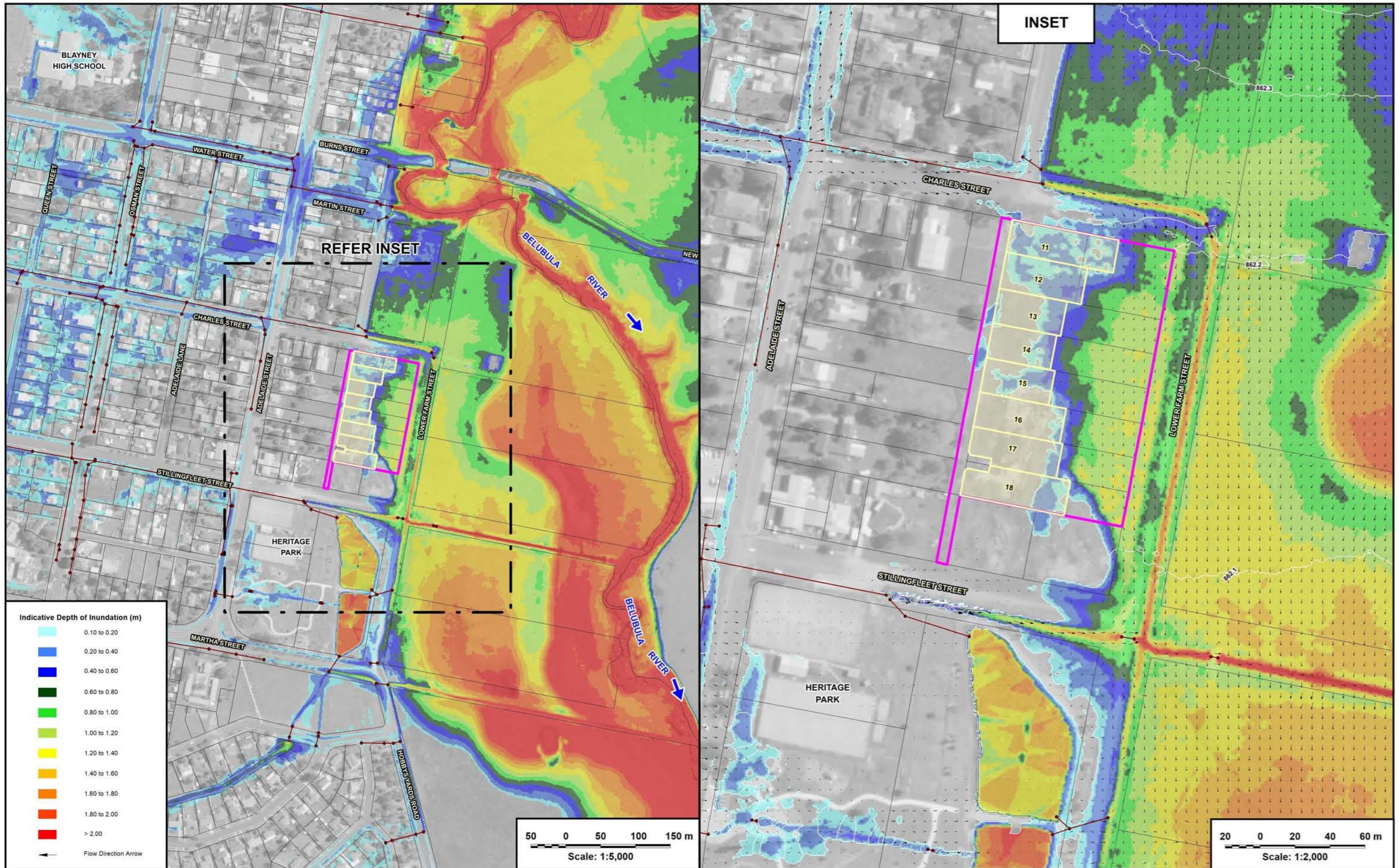


**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 7

INDICATIVE EXTENT AND DEPTH OF INUNDATION
1% AEP





Indicative Depth of Inundation (m)

Light Blue	0.10 to 0.20
Blue	0.20 to 0.40
Dark Blue	0.40 to 0.60
Green	0.60 to 0.80
Light Green	0.80 to 1.00
Yellow-Green	1.00 to 1.20
Yellow	1.20 to 1.40
Orange	1.40 to 1.60
Red-Orange	1.60 to 1.80
Red	1.80 to 2.00
Dark Red	> 2.00

Flow Direction Arrow

50 0 50 100 150 m
Scale: 1:5,000

20 0 20 40 60 m
Scale: 1:2,000

LEGEND

- Modelled Stormwater Drainage System
- Subject Land
- Water Surface Elevation Contours (m AHD)
- Proposed Building Envelope and Lot ID

NOTE:
The ground surface model incorporated in TUFLOW is based on LiDAR survey which has been sampled on a 2 m grid and does not necessarily incorporate localised features which can influence flooding behaviour in individual allotments.

Flood depths are therefore approximate only and require interpretation by a suitably qualified engineer to determine flooding behaviour in individual allotments. Any assessment of flooding in individual allotments may also require a site survey.

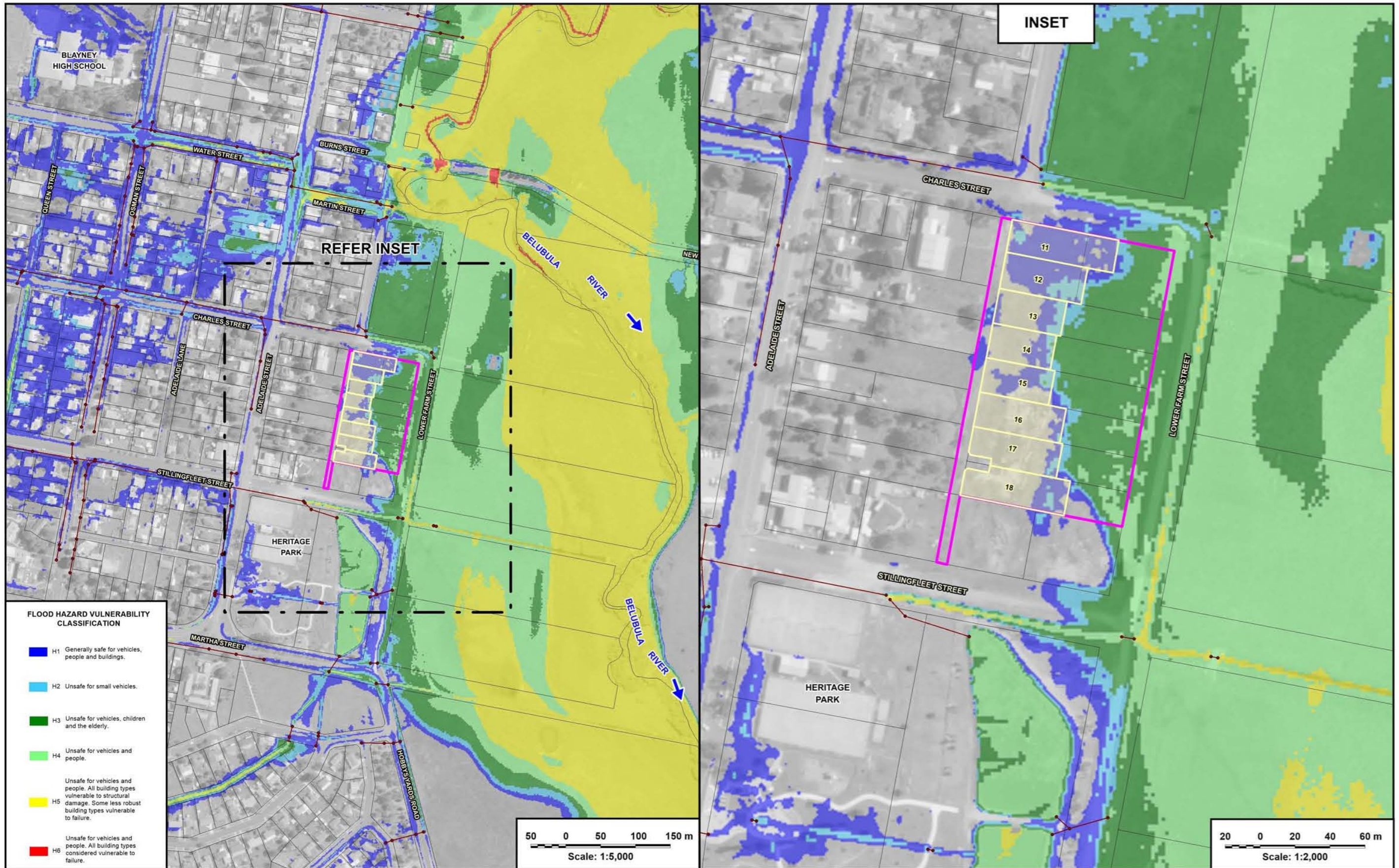
TUFLOW model results not shown within the footprint of existing buildings.

**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 9

INDICATIVE EXTENT AND DEPTH OF INUNDATION
0.2% AEP

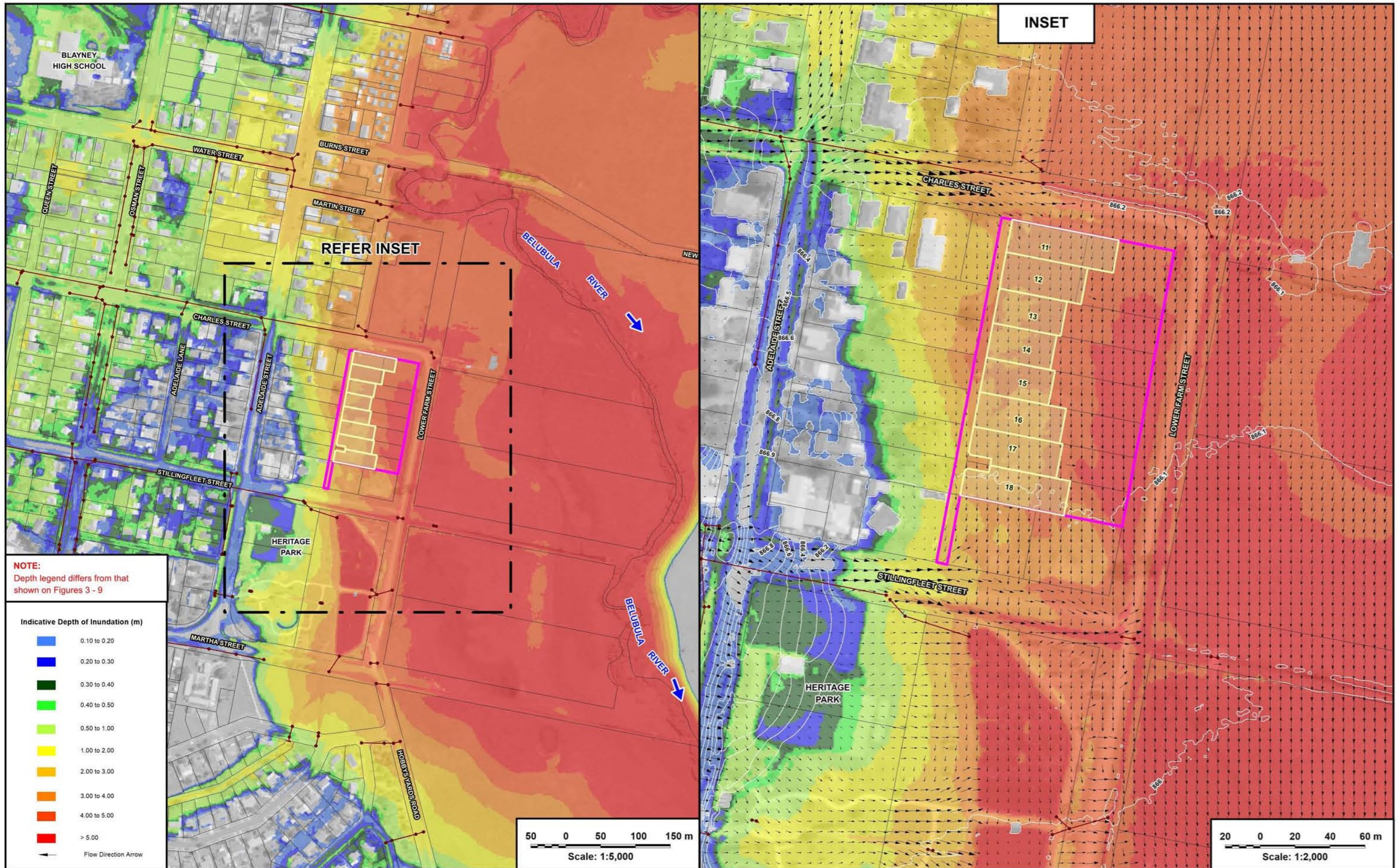




**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 10

FLOOD HAZARD VULNERABILITY CLASSIFICATION
0.2% AEP

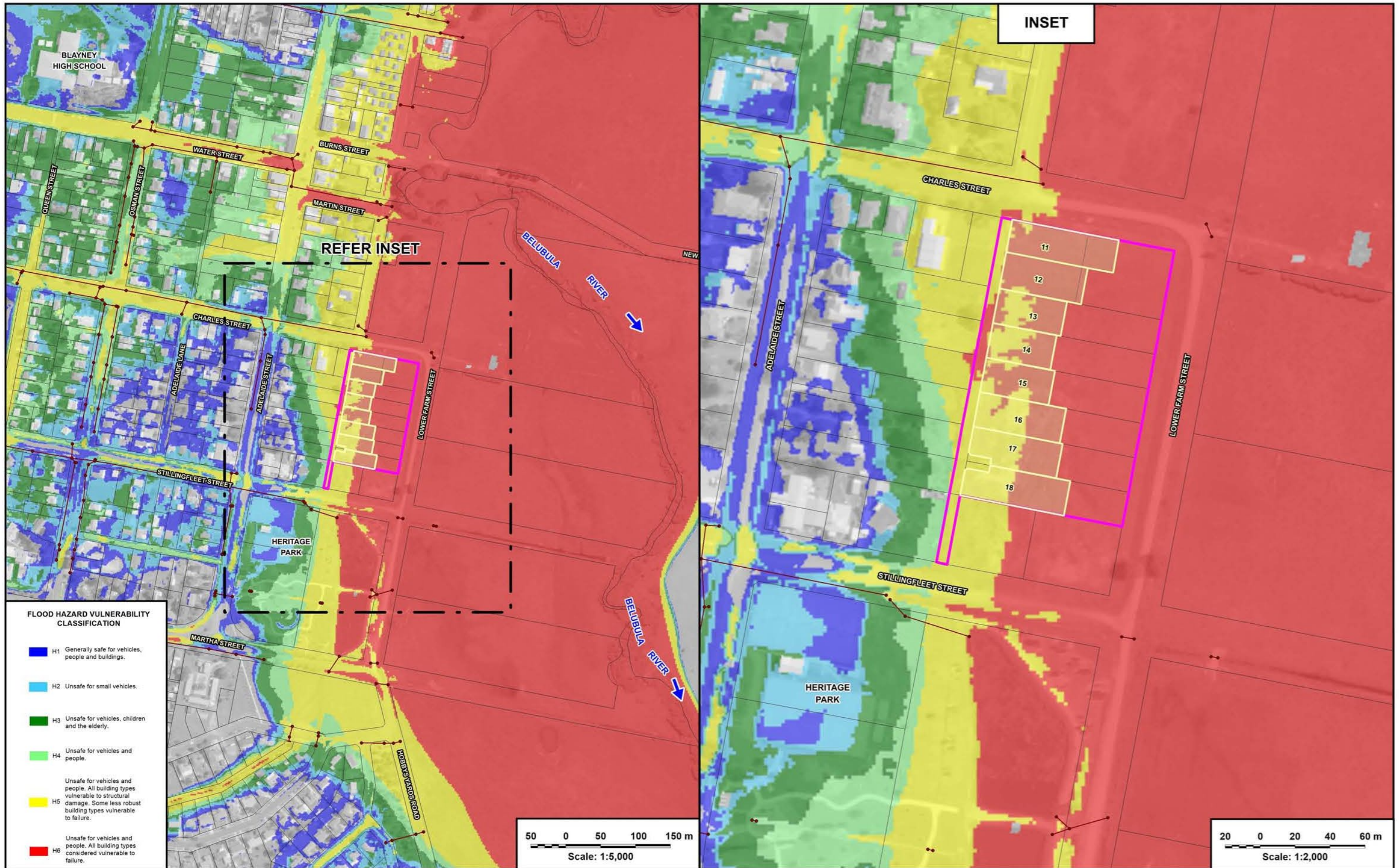


NOTE:
The ground surface model incorporated in TUFLOW is based on LiDAR survey which has been sampled on a 2 m grid and does not necessarily incorporate localised features which can influence flooding behaviour in individual allotments.
Flood depths are therefore approximate only and require interpretation by a suitably qualified engineer to determine flooding behaviour in individual allotments. Any assessment of flooding in individual allotments may also require a site survey.
TUFLOW model results not shown within the footprint of existing buildings.

LEGEND

- Modelled Stormwater Drainage System
- Subject Land
- Water Surface Elevation Contours (m AHD)
- Proposed Building Envelope and Lot ID

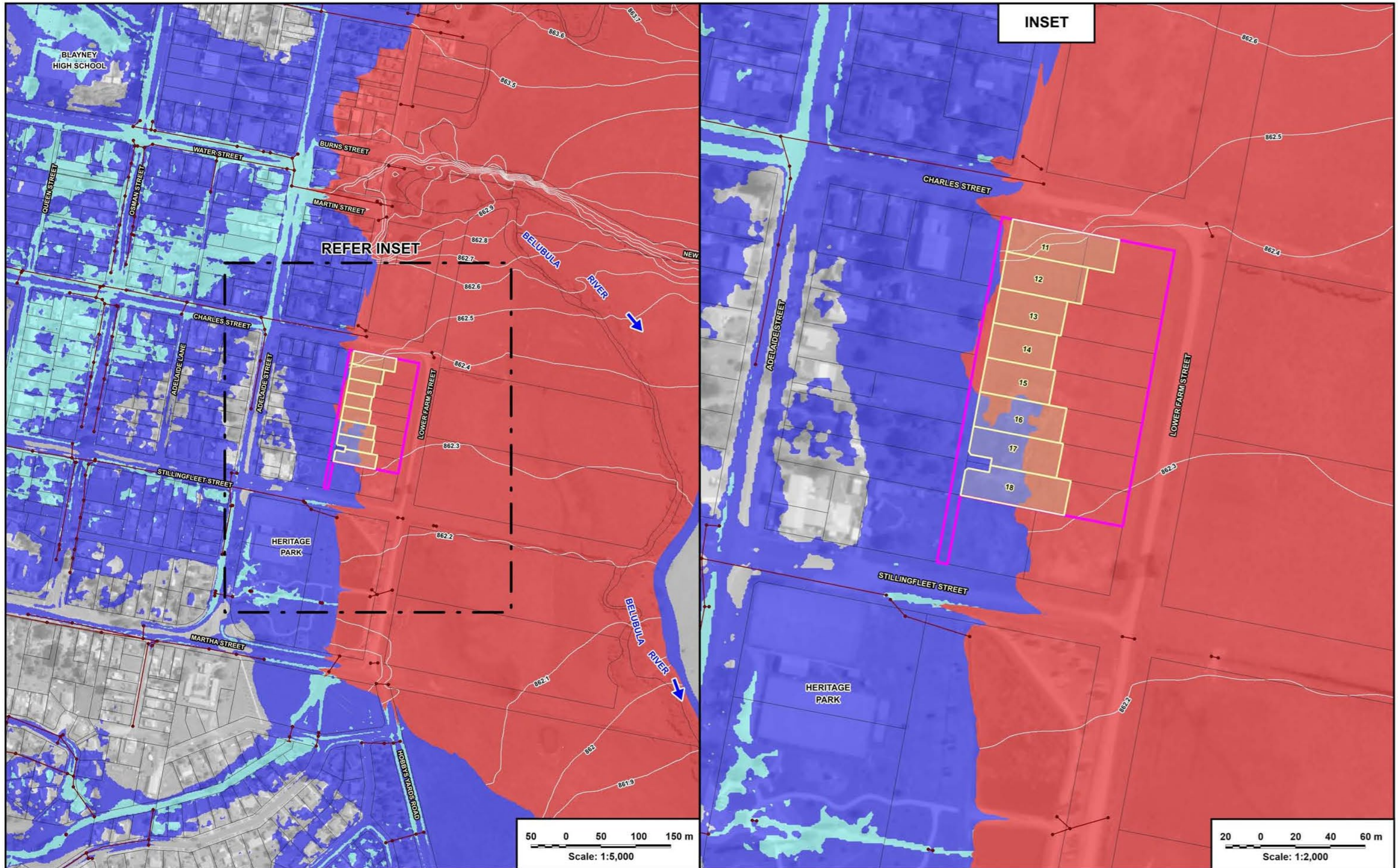
**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**
Figure 11
INDICATIVE EXTENT AND DEPTH OF INUNDATION
PMF




**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 12





FLOOD HAZARD VULNERABILITY CLASSIFICATION
PMF



Lyll & Associates

-  Modelled Stormwater Drainage System
-  Subject Land
-  Proposed Building Envelope and Lot ID

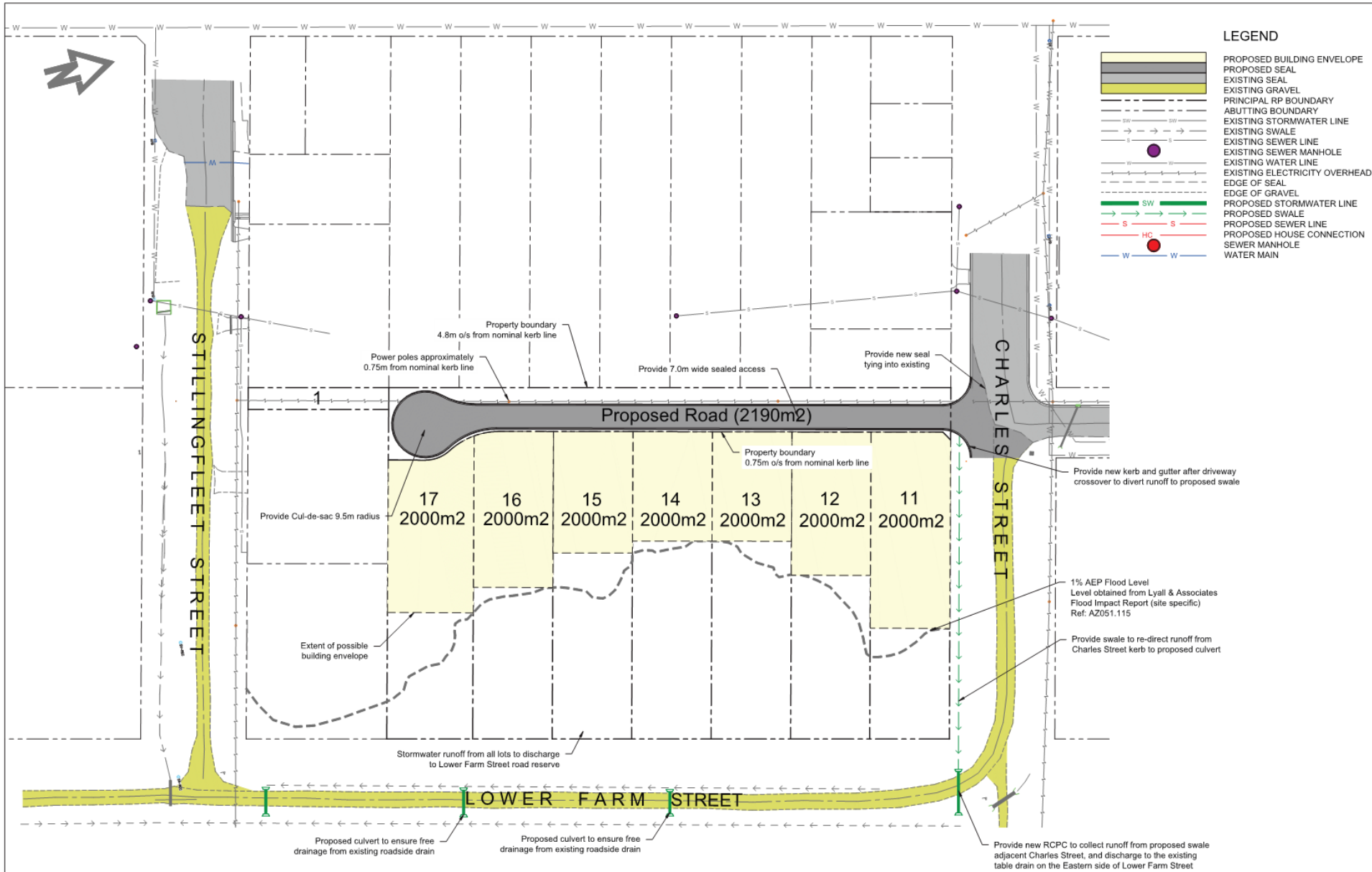
LEGEND

-  Main Stream Flooding Flood Planning Area
-  Main Stream Flooding Flood Planning Level Contours (m AHD)
-  Major Overland Flow Flood Planning Area
-  Outer Floodplain

**FLOOD IMPACT AND RISK ASSESSMENT
34 CHARLES STREET BLAYNEY**

Figure 13

**EXTENT OF INTERIM FLOOD PLANNING AREA
IN VICINITY OF SUBJECT PROPERTY**



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				Garth Dean B.Eng. COSTT FHEAust CPEng NER APRC Engineer inPE (Aus) RRP (Vic/NT)		Drawn: GBL Designed: GBL Checked: GBL Scale (A1): 1:500 Date: 22/01/26		CONCEPT LAYOUT PLAN		DWG. No. Issue SK01 P1	
Amend Date Description By Amend Date Description By						Date: 22/01/26 ...2017.1363-Concept-P1.dwg		SHIRLEY BURRIDGE		CALARE CIVIL CONSULTING ENGINEERS 170 RANKIN STREET, BATHURST, N.S.W. 2795 Tel: (02) 63323443 Fax: (02) 63318210	
P1 22/01/26 ISSUED FOR APPROVAL										No. In set 1	