



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING
HELD ON MONDAY 20 APRIL 2020**

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Blayney Shire Council

Development Servicing Plan for

Sewerage Services



April 2020



Blayney Shire Council

Services	Council provides the essential sewerage services to a population of 3,900 in the Blayney Local Government Area, in the Central Tablelands region in NSW.
Vision	To ensure that Blayney Shire Council is an active participant in the growth of the Central NSW Region whilst developing Council's area as an innovative, inspirational and enjoyable environment for its current residents and those wanting to settle in the area
Mission	Council actively engages all sectors of the community in the delivery of its vision through provision of cost effective services, investigation of innovative opportunities, development of efficient asset management principles and attracting retention of the next generation of residents.

Development Servicing Plan for Sewerage 2020

Adopted by Council	TBA
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Document Control

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EXECUTIVE SUMMARY

This Development Servicing Plan (DSP) covers sewerage developer charges for the areas serviced by Blayney Shire Council (BSC). The service areas are shown in the maps in Appendix A.

This document comprises two sewerage DSPs. The developer charges per equivalent tenement (ET) and the proposed cross-subsidy are summarised in the table below.

Sewerage Service Areas	Calculated Developer Charge	Adopted Developer Charge	Cross-subsidy: Resulting Increase in TRB
Blayney	\$15,209	\$4,500	\$55 pa
Millthorpe	\$42,258	\$7,500	

BSC will determine the ET loadings of new development and redevelopment and levy developer charges by multiplying the ET loadings by the charge per ET.

The DSP has been 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 section 306 (3) of the *Water Management Act, 2000*.

The assets that will serve the areas covered by these DSPs are described in section 5.

The levels of service to be provided by Council are included in section 6.

Developer charges relating to this DSP will be reviewed after a period of 4 to 8 years. In the period between any review, developer charges will be adjusted annually on the basis of the movements in the CPI for Sydney, excluding the impact of GST.

The developer shall be responsible for the full cost of the design and construction of water supply and sewerage reticulation works within subdivisions.

Background information containing all the critical data are included in the background document (Appendix B).

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1 INTRODUCTION

Blayney Shire Council (BSC) provides sewerage services within the Blayney Local Government Area in NSW.

Developer charges cover part of the cost of providing sewerage infrastructure to new development and redevelopment. Developer charges have two related functions:

- They provide a source of funding for infrastructure required for urban development
- They provide signals regarding the cost of urban development thus encouraging less costly forms and areas of development

Section 64 of the *Local Government Act 1993* enables a local government council to levy developer charges for water supply and sewerage. This section refers to Section 306 of the *Water Management Act 2000*. Outline of relevant legislation is provided in Appendix C.

A DSP is a document which details the water supply and/or sewerage developer charges to be levied on development utilising a water utility's water supply and/or sewerage infrastructure.

This DSP document has been 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 section 306 (3) of the *Water Management Act, 2000*.

This DSP document supersedes any other requirements related to sewerage developer charges for the areas covered by this DSP. This DSP document takes precedence over any of Council's codes or policies where there are any inconsistencies relating to sewerage developer charges.

This document covers sewerage developer charges in regard to the two service areas served by BSC.

This DSP aim to achieve the following objectives:

- Allow Council to require a monetary contribution for the provision of sewerage services, proportional to the demands generated by development.
- Facilitate the provision of sewerage assets to meet the levels of service.
- Detail the contribution rates and Council's payment policies.

This DSP was prepared using 2018/19 data.

2 GLOSSARY

Below is a list of some terms used in DSPs.

Abbreviations	Definitions
Asset	An asset (or part of an asset) including land and headwork's assets that directly provides, or will provide, the developer services to developments within the DSP area for which the Developer Charge is payable
ADWF	Average dry weather flow. One of the design parameters for flow in sewers.
Capital Charge	Capital cost of assets per ET x Return on Investment (ROI) factor
Capital Cost	The current replacement cost (MEERA basis) of assets used to service the development
CPI	Consumer Price Index
Developer Charge	A charge levied on developers to recover part of the capital cost incurred in providing services to new development and redevelopment
Development Area	That part of a water utility area covered by a particular DSP. Also referred to as a DSP Area
DPI Water	Department of Primary Industries Water. The regulator of LWUs.
DSP	Development Servicing Plan
EP	Equivalent Person
ET	Equivalent Tenement
Guidelines	2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater, available from http://www.water.nsw.gov.au/_data/assets/pdf_file/0011/663698/2016-Developer-Charges-Guidelines.pdf
LEP	Local Environment Plan
LGA	Local Government Area
BSC	Blayney Shire Council
LWU	Local water utility (NSW), a local or county council operating as water utility. In this document LWU has the same meaning as a council operating under the <i>Local Government Act 1993</i>
MEERA	Modern Equivalent Engineering Replacement Asset
N/A	Not Applicable
NPV	Net Present Value
OMA	Operation, maintenance and administration (costs)

Abbreviations	Definitions
Post Asset	An Asset that was commissioned on or after 1st January of the specified year or that is yet to be commissioned
Pre-Asset	An asset that was commissioned by a water utility before 1st January of the specified year
PS	Pumping Stations
PV	Present Value
Reduction Amount	The amount by which the capital charge is reduced to arrive at the developer charge. This amount reflects the present value of the capital contribution that will be paid by the occupier of a development as part of future annual charges
ROI	Return on investment. Represents the income that is, or could be, generated by investing money
Service Area	An area serviced by a separate water supply and sewerage system, a separate small town or village, or a new development of over 500 lots (Note: this is standard terminology from the Guidelines)
STP	Sewage Treatment Plant
TBL	Triple Bottom Line. TBL reports are annual performance report issued by DPI Water.
TBA	To be Advised
TRB	Typical residential bill, which is the principal indicator of the overall cost of a water supply or sewerage system. It is the bill paid by a residential customer using the utility's average annual residential water supplied per connected property, and is not a pensioner

3 ADMINISTRATION

3.1 DSP Name and Areas Covered

Table 1: DSP Name and Areas Covered

Sewerage DSP Name	Areas Covered
Blayney	Blayney
Millthorpe	Millthorpe

According to guidelines, separate small towns or villages are separate service areas.

Other villages including Carcoar, Barry, Neville, Mandurama, Lyndhurst and Newbridge are serviced by septic tanks.

The areas covered in this DSP are shown in the maps in Appendix A.

3.2 DSP Boundaries

3.3 General

This DSP apply to all land in the BSC LGA that is within the sewerage service areas and will be connected to the sewerage systems after development (subdivision and/or building) or redevelopment (change of use).

These include connection of land with existing residences and/or non-residential building if sewerage developer charges have not been paid previously, or where redevelopment will increase the demand on the sewerage infrastructure.

3.4 Development outside the Boundaries of the DSP

If a development occurs outside the boundaries of the DSP, Council may:

- Prepare a new DSP for the new development; or
- Extend the boundaries of this DSP to cover the additional areas; or
- Enter a special agreement with the developer.

Payment for specific assets that may be required to service the new development will be in accordance with the out-of-sequence development provisions in the Guidelines.

3.5 Application of Developer Charges

Developer charges apply to all building and development activities where Council determines that such activities increase the demand for sewerage services, whether or not such activities require development consent.

When assessing the developer charges applicable to a development or redevelopment, BSC will assess the additional demand that the proposed development will place on the relevant sewerage systems in terms of ETs and will levy developer charges proportional to the number of ETs.

One ET represents a detached residential dwelling. The minimum demand for each development is 1 ET. The developer charges will be levied on all land within the DSP areas for

new development and redevelopment (i.e. change of land use). The number of ETs in a development is determined using the methodology and definitions as described in the Water Directorate Section 64 Determinations of Equivalent Tenements Guidelines, April 2017.

3.6 Out-of-Sequence Development

The provisions of Section 4.3.6 of the guidelines apply to this DSP.

3.7 Indexation of Developer Charge

The developer charges will be adjusted on 1 July each year, starting on 1 July 2019, based on movements in the Consumer Price Index (CPI) for Sydney as published by the Australian Bureau of Statistics.

3.8 Payment of Developer Charges

Developer charges will be determined and levied in accordance with the provisions of this DSP document at the time of considering an application for a compliance certificate under section 305 of the *Water Management Act 2000* or a construction certificate under section 109 of the *Environmental Planning and Assessment Act 1979* or at the time of issuing a notice or other form of written advice, e.g. under the SEPP (Exempt and Complying Development Codes) 2008.

The time limit for payment of developer charges will be included in the notice of determination or will be advised to the developer by a separate notice. The amount of any developer charges not paid within the specified time limit will lapse. Any subsequent determination of developer charges will be made in accordance with Council's DSP current at the time of the determination.

3.9 Developer Charges for Crown Developments

Crown developments for essential community services (e.g. education, health, community services, and law and order) are generally exempt from general developer charges. LWUs may charge these developments only for that portion of the direct connection cost (e.g. for a lead-in main) relating to the Crown development.

Under sections 306 (4) and (5), of the *Water Management Act 2000*, the Minister for Planning may make a determination in regard to developer charges levied on Crown developments.

3.10 Dispute Resolution

Disputes will be resolved in accordance with the provisions of Section 2.9 of the Guidelines. BSC is not a member of the Electricity and Water Ombudsman (EWON).

3.11 Review of DSP

This DSP shall be reviewed after 4 to 8 years. If appropriate, a new DSP, or DSPs, will be prepared at that time that will replace this DSP.

A shorter review period is permitted if a major change in circumstances occurs.

4 DEMOGRAPHIC AND LAND USE PLANNING INFORMATION

4.1 Current Sewerage ETs and ETs Projection

The basic unit of measure to quantify the loading on a sewerage system is an equivalent tenement (ET). One ET represents the equivalent demand or loading from a detached residential dwelling.

BSC's sewerage services are divided into two service areas. The sewerage ETs in Blayney and Millthorpe are estimated as a ratio of the metered average dry weather flow (ADWF) and the ADWF design capacity in the Blayney sewage treatment plant multiplied by the occupancy ratio. Council provided the estimated inflows for each service area. The estimated number of sewerage ETs for the two service areas in 2018/19 are shown in Table 2.

Council's adopted growth rate for their service areas is 0.6% p.a. until 2021 and 0.4% there onwards. Sewerage ETs projections are shown in Table 3.

Table 2: Estimated Sewerage ETs

Service Areas	Estimated daily ADWF (kL/d)*	ADWF design capacity (L/EP/d)*	Occupancy ratio*	2018/19 ETs
Blayney	725	200	2.5	1450
Millthorpe	130	200	2.5	260

Source: *email from Council, 20 August 2018

Table 3: Sewerage ETs Projection

Service Areas	Estimated No. of ETs Served							
	1996	2018/19	2023/24	2028/29	2033/34	2038/39	2043/44	2048/49
Blayney	1319	1450	1488	1518	1549	1580	1612	1644
Millthorpe	237	260	267	272	278	283	289	295

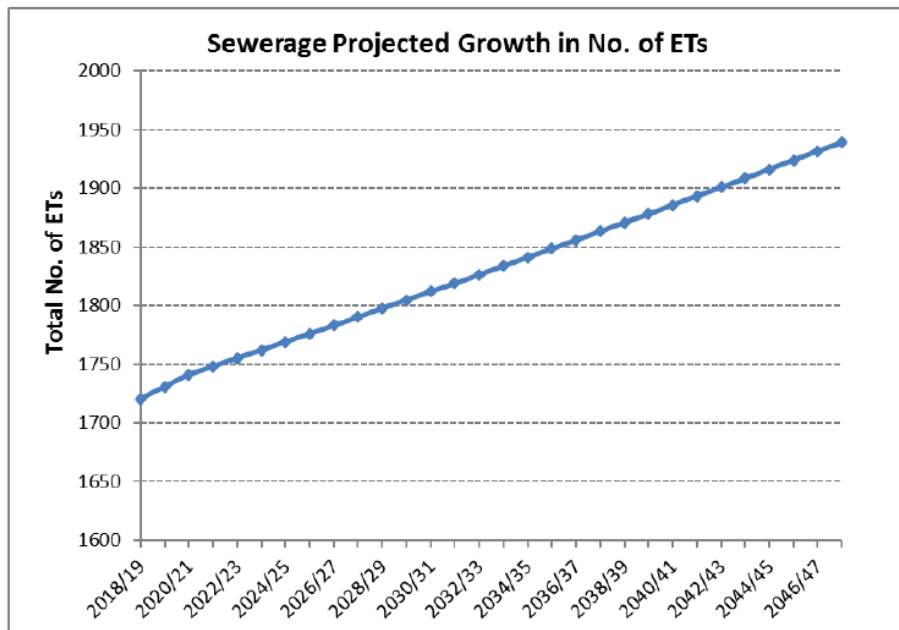


Figure 1: Sewerage Serviced ETs Projection

4.2 Land Use Information

This DSP for sewerage should be read in conjunction with the Local Environment Plan (LEP), Development Control Plan (DCP) and other planning instruments used by BSC.

5 INFRASTRUCTURE

BSC operates one sewage treatment works and two sewerage schemes. These DSPs include two sewerage service areas as listed below.

- Blayney
- Millthorpe

5.1 Existing Assets

All the existing assets serving BSC sewerage service areas are included in the capital charge calculations except for the following:

- Assets that are more than 30 years old at the commencement of the DSP
- Reticulation assets which are typically paid for by developers. Reticulation assets are defined as the local pipes connecting individual properties

The existing assets servicing the areas covered by the sewerage DSP are listed in Table 1 of Appendix B (BSC 2018 DSP Background Document for Sewerage). A summary of the existing assets is provided in Table 4.

Table 4: Sewerage Existing Assets

Service Areas	Current Replacement Cost (2018/19 \$'000)	
	All Existing Assets	Existing Assets Included in DSPs*
Blayney	\$13,718	\$4,921
Millthorpe	\$5,070	\$5,070
Shared assets	\$6,745	\$6,745

Note: Assets valuation exclude contingencies.

*Excluding reticulation and 30-year old assets

Source: Gravity Mains (TRUNK) data detailed report; Rising Mains data detailed report; STP and Pump Stations; August 2018

5.2 Future Capital Works Program

According to the Guidelines, the calculation of capital charge includes capital cost for new works planned within the next 10 years, excluding reticulation. If Council has developed detailed plans beyond 10 years, capital cost of those items can be considered for the capital charge calculation. In this DSP, 10 years of new works are included in the calculations.

Capital works for renewal planned within the next 10 years may be included if the existing asset is older than 30 years and/or have been removed from the asset register. For this DSP it has been assumed that the capital works for renewals are assigned to assets older than 30 years and are therefore included in the calculation.

The 10 year capital works program required to provide sewerage services to the BSC sewerage service areas are provided in Table 2 of Appendix B (BSC 2018 DSP Background Document for Sewerage). The capital works program is based on the analyses and methodology used in BSC's Asset Management Plan and it was recently reviewed as part of 'Blayney Sewerage Business: Capital Works and Financial Plan' completed in April 2016. Estimates on the capital works program include contingencies

A summary of sewerage capital works program is provided in Table 5.

Table 5: Summary of Sewerage 10 Year Capital Works

Service Areas	Estimated Cost (2018/19 \$'000)		
	Renewals	New Works	Total
Blayney	\$2,162	-	\$2,162
Millthorpe	\$100	-	\$100
Shared assets	\$5,118	-	\$5,118

Source: 2018-19 10 Year Capital Expenditure Summary Final with DSP tags

The 10 year capital works program for sewerage is shown in Figure 2. Timing of works and expenditure are to be reviewed and updated when required.

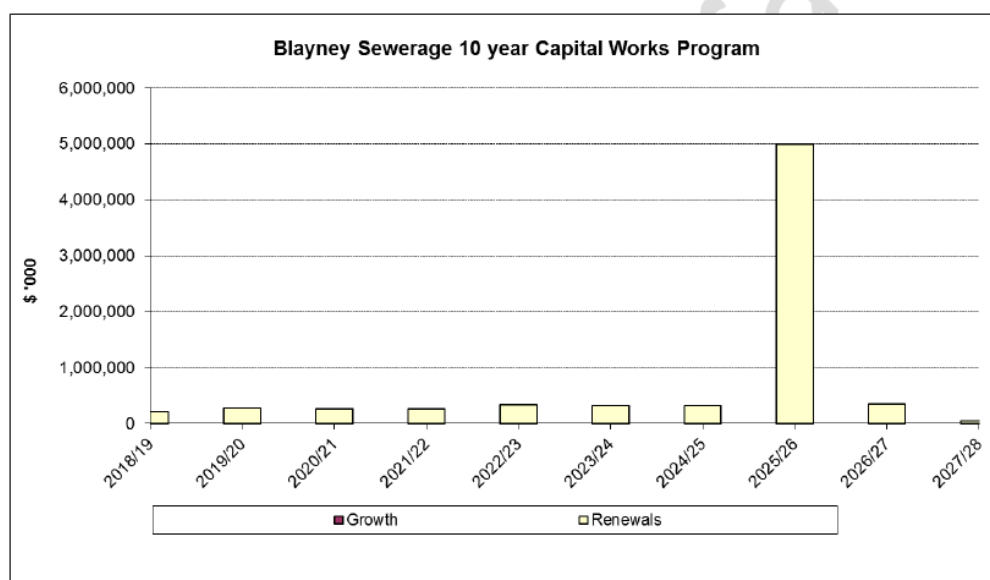


Figure 2: BSC Sewerage 10 Year Capital Works Program

6 LEVELS OF SERVICE

The Levels of Service are the targets, which Council aims to meet; they are not intended as a formal customer contract.

BSC's targets for sewerage levels of service (LOS) are listed in Table 6.

Table 6: Levels of Service for Sewerage

Description	Unit	Target Level of Service
Extent of area serviced	Service area	Urban areas in Blayney, Millthorpe. Future: Urban areas in Carcoar, Mandurama and Lyndhurst
Time to provide a domestic individual connection in serviced area (95% of times)	Working days	7
System Failures (Overflows)		
▪ due to rainfall and deficient capacity	No./ Year	1
▪ due to pump or other breakdown including power failure	No./ Year	2
▪ due to main blockages and collapses	No./ Year	10
Response time (staff on site)	Minutes	60
Complaints		
Total Complaints	No. /Year	20
Odour complaints	No. /Year	10
Environment		
Effluent recycled (dry weather)	%	100%
Discharge compliance	Samples	100%

7 DESIGN PARAMETERS

Investigation, design and construction of sewerage components are based on the following:

- Council's levels of service (Refer to section 6 above)
- Manual of Practice: Sewer Design (1987)
- Manual of Practice: Sewage Pumping Station Design (1986)
- WSAW Sewerage Code of Australia - WSA 02-2002
- WSAW Pressure Sewerage Code of Australia - WSA 07 - 2007
- Blayney Shire Council Wastewater - Sewer Asset Management Plan, Version 1.2, May 2018.

Exhibition Draft

8 DEVELOPER CHARGES METHODOLOGY

8.1 Timeline

Figure 3 illustrates the timeline of the DSP calculation, including the discounting of existing assets, future assets and ETs.

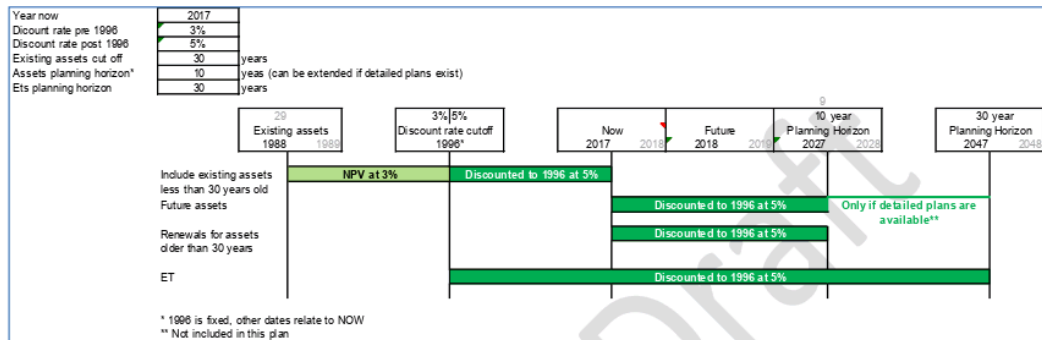


Figure 3: DSP Calculation Timeline

8.2 Capital Charge

The capital charges are calculated for BSC's sewerage service areas based on the existing and future assets providing the services to the service areas. The capital charge is calculated per ET by dividing PV of effective capital cost of the assets by the PV of number of new ETs.

Effective capital cost is the percentage of capital cost utilised by the post 1995/96 new ETs.

The outcomes of sewerage capital charges calculations are provided in Table 3 in Appendix B and summarised in section 9.

Generally, the capacity of an asset would not be fully utilised until some years after construction of the asset. The capital charge calculation takes account of the period to full take-up of the capacity of the asset.

The Return on Investment (ROI) is based on the holding cost of early investment and recovery of the cost over time. The annual payments have to provide a return on the investment to reflect the discounting of future payments. In accordance with IPART's Determination 9, 2000, the capital charges are calculated based on the discount rates listed in Table 7.

Table 7: Discount Rates Used in the Capital Charge Calculation

Assets	Discount Rate
Pre-1996 assets	3% pa
Post 1996 assets	5% pa

8.3 Exclusions

The developer charges do not cover the costs of reticulation and assets more than 30 years old.

BSC does not levy charges for the construction of reticulation pipework upon completion of the development.

8.4 Reduction Amount

The reduction amount represents the portion of the cost of assets that BSC expects to recover through its annual bills to the new developments.

Council has adopted the Net Present Value (NPV) of annual bills method to calculate the reduction amount. This method calculates the reduction amount as the NPV of 30 years net income from annual charges (revenue from annual bills less OMA) for the development area.

8.5 Developer Charges

Developer charge is the capital charge minus the reduction amount. The outcomes of sewerage developer charges calculations are included in section 9.

8.6 Levying Lower Charges

In setting the developer charges, BSC may consider financial, social and environmental factors to determine a level of developer charges that is balanced, fair and meet Council's objectives.

Council resolved to adopt developer charges that are lower than the calculated developer charges. BSC's adopted sewerage developer charges is provided in section 9.3.

Adopting developer charges that are lower than the calculated amount means that existing residents subsidise new development. The extent of this cross subsidy needs to be disclosed in the DSP.

9 SEWERAGE DSP

9.1 Scope

The sewerage services are divided into two service areas. The boundaries of the sewerage service areas considered in this DSP are shown in Appendix A.

9.2 Capital Charge

All the existing assets (excluding more than 30 years old assets and reticulation) and new capital works (10 years) required to provide sewerage services have been included in the capital charge calculation.

The percentage of capital cost of assets utilised by new ETs after 1995/96 are considered for the capital charge calculation. The calculated capital charges for each service area are summarised in Table 8 and Table 9. Detailed calculation is provided in Table 3 of Appendix B.

Table 8: Sewerage Effective Capital Cost

Service Areas	Capital Cost (2018/19 \$'000)		Percentage of Capital Cost Utilised by ETs after 1995/96	Effective Capital Cost (2018/19 \$'000)	
	Existing Assets	10 Year Future Capital Works		Existing Assets	10 Year Future Capital Works
Blayney	\$4,921	\$2,162	20.1%	\$989	434
Millthorpe	\$5,070	\$100	20.1%	\$1,019	\$20
Shared assets	\$6,745	\$5,118	20.1%	\$1,356	\$1,029

Note: Calculation rounding errors may be applied

Table 9: Sewerage Capital Charge

Service Areas	PV of Effective Capital Cost (2018/19 \$'000)		PV of new ETs		Capital Charge per ET (2018/19 \$) Pre-1996+Post- 1996	Total Capital Charge per ET incl. shared assets (2018/19 \$)
	Pre-1996 Assets	Post 1996 Assets (existing + future)	@3%	@5%		
Blayney	\$33	\$871	165	117	\$202+\$7,478= \$7,680	\$15,209
Millthorpe	-	\$726	30	21	\$0+\$34,729= \$34,729	\$42,258
Shared	-	\$1,035	195	137	\$0+\$7,529= \$7,529	N/A

Note: Calculation rounding errors may be applied

9.3 Developer Charge

Where the capital charges of two or more service areas are within 30%, they are required to be agglomerated into a single DSP. There was no agglomeration required and BSC sewerage has two DSP areas.

Developer charge is the capital charge minus the reduction amount. Developer charge detailed calculation is provided in Table 4 in Appendix B.

The reduction amount calculation methodology is provided in section 8.4 and the calculation is provided below and in Table 5 of Appendix B.

Year	Total ETs	New ETs	PV Factor	PV of new ETs (@5%)	Cumulative new ETs	Net income from new ETs	PV of Net income from new ETs (@5%)
2018/19	1,710						
2019/20	1,720	10	1.00	10	10	\$471	\$471
2020/21	1,731	10	0.95	10	21	\$945	\$900
2021/22	1,741	10	0.91	9	31	\$1,422	\$1,289
2022/23	1,748	7	0.86	6	38	\$1,741	\$1,504
2023/24	1,755	7	0.82	6	45	\$2,062	\$1,697
2024/25	1,762	7	0.78	6	52	\$2,385	\$1,868
2025/26	1,769	7	0.75	5	59	\$2,708	\$2,021
2026/27	1,776	7	0.71	5	66	\$3,033	\$2,155
2027/28	1,783	7	0.68	5	73	\$3,359	\$2,274
2028/29	1,790	7	0.64	5	80	\$3,687	\$2,376
2029/30	1,797	7	0.61	4	87	\$4,015	\$2,465
2030/31	1,805	7	0.58	4	95	\$4,345	\$2,541
2031/32	1,812	7	0.56	4	102	\$4,677	\$2,604
2032/33	1,819	7	0.53	4	109	\$5,010	\$2,657
2033/34	1,826	7	0.51	4	116	\$5,344	\$2,699
2034/35	1,834	7	0.48	4	124	\$5,679	\$2,732
2035/36	1,841	7	0.46	3	131	\$6,016	\$2,756
2036/37	1,848	7	0.44	3	138	\$6,354	\$2,772

Year	Total ETs	New ETs	PV Factor	PV of new ETs (@5%)	Cumulative new ETs	Net income from new ETs	PV of Net income from new ETs (@5%)
2037/38	1,856	7	0.42	3	146	\$6,693	\$2,781
2038/39	1,863	7	0.40	3	153	\$7,034	\$2,784
2039/40	1,871	7	0.38	3	161	\$7,376	\$2,780
2040/41	1,878	7	0.36	3	168	\$7,720	\$2,771
2041/42	1,886	8	0.34	3	176	\$8,065	\$2,757
2042/43	1,893	8	0.33	2	183	\$8,411	\$2,738
2043/44	1,901	8	0.31	2	191	\$8,759	\$2,716
2044/45	1,908	8	0.30	2	198	\$9,108	\$2,690
2045/46	1,916	8	0.28	2	206	\$9,458	\$2,660
2046/47	1,924	8	0.27	2	214	\$9,810	\$2,628
2047/48	1,931	8	0.26	2	221	\$10,163	\$2,593
2048/49	1,939	8	0.24	2	229	\$10,518	\$2,555
		229		126			\$70,233

Reduction Amount:	$\$70,233 / 126 =$	\$558
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BSC sewerage calculated and proposed developer charges are provided in Table 10.

Table 10: Sewerage Developer Charge per ET

Service Areas	Capital Charge	Reduction Amount	Calculated Developer Charge 2018/19	Council Proposed Developer Charge 2020/21
Blayney	\$15,209	\$558	\$14,651	\$4,500
Millthorpe	\$42,258		\$41,700	\$7,500

9.4 Sewerage Cross-Subsidy

BSC has elected to levy developer charge lower than the calculated for the two service areas. Council elected to cap the developer charges for their small villages in order to maintain

affordability, avoid 'stranded' assets in the villages and be attractive to development when compared to other towns cities in the region.

The developer charges income difference needs to be subsidised by existing customers through annual bills (i.e. typical residential bill - TRB). To balance the difference in income from the calculated developer charge and proposed developer charge, Council will need to increase the TRB as shown in Table 11. The impact on BSC's current TRB is shown in Figure 4.

The cross-subsidy, resulting from capping of developer charges must be disclosed in the DSP, the utility's Annual Report, annual Operational Plan and in communication materials for consultation with stakeholders. The detailed cross-subsidy calculation is provided in Table 6 of Appendix B.

Table 11: Impact of Cross-Subsidies on Sewerage Typical Residential Bill

Option	Long term TRB (2018/19\$)	TRB Difference	Resulting Increase in TRB
Calculated- Weighted Average Developer Charge -\$18,764	\$636	-	-
Proposed- Weighted Average Developer Charge -\$4,956	\$691	\$55	8.6%

*Source: Summary of Data - BSC DSP

The TRB is expected to be higher in the first 3 years due to higher growth expected in those years. A 30 year financial plan should be undertaken to balance out this difference and ensure there is enough cash reserves throughout the planning period.

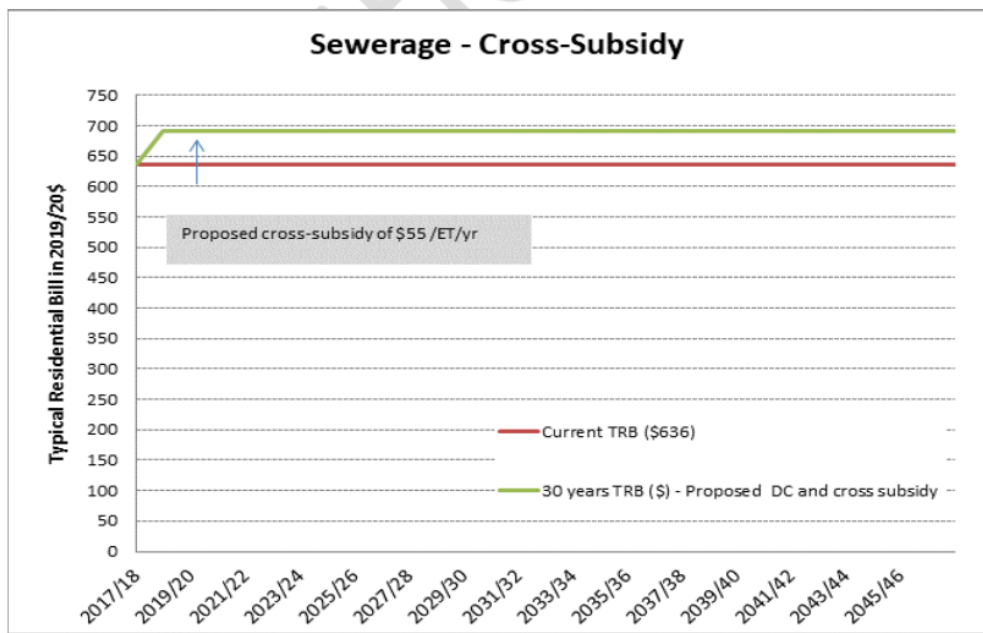


Figure 4: Impact of Lower Developer Charge on Sewer TRB

10 REVIEWING/UPDATING OF CALCULATED DEVELOPER CHARGES

Developer charges relating to these DSPs shall be reviewed by the LWU after a period of 4 to 8 years. In the period between any reviews, developer charges will be adjusted on 1st July each year on the basis of movements in the CPI for Sydney as required by the Developer Charges Guidelines (excluding the impact of GST). Developer charges will be those charges determined by Council from time to time and will be published in Council's Annual Fees and Charges.

Exhibition Draft

11 BACKGROUND DOCUMENTS

Background information and calculations related to these DSPs are available in the following documents:

- ❑ Developer Charges Guidelines for Water Supply, Sewerage and Stormwater - 2016, published by Department of Primary Industries, DPI Water
- ❑ BSC 2018 DSP Background Document for Sewerage (Appendix B)
- ❑ BSC Sewerage TBL Performance Report (2015/16)
- ❑ 2018-19 - 10 Year Capital Expenditure Summary Final
- ❑ BSC Special Schedules 3 to 6, 30 June 2017

Note: The background documents contain detailed calculations for the capital charges, reduction amount and developer charges, including asset commissioning dates, size/length of assets, MEERA valuation of assets, 10 years capital works program, assets current and future capacities. For copies of the background documents please contact Council's Engineering & Environmental Services Department.

12 OTHER DSPS AND RELATED CONTRIBUTION PLANS

Other related plans include:

- S94 plans developed by Blayney Shire Council

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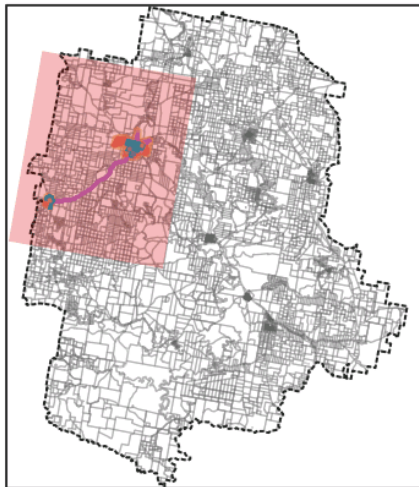
Appendix A

Sewerage Service Areas Maps

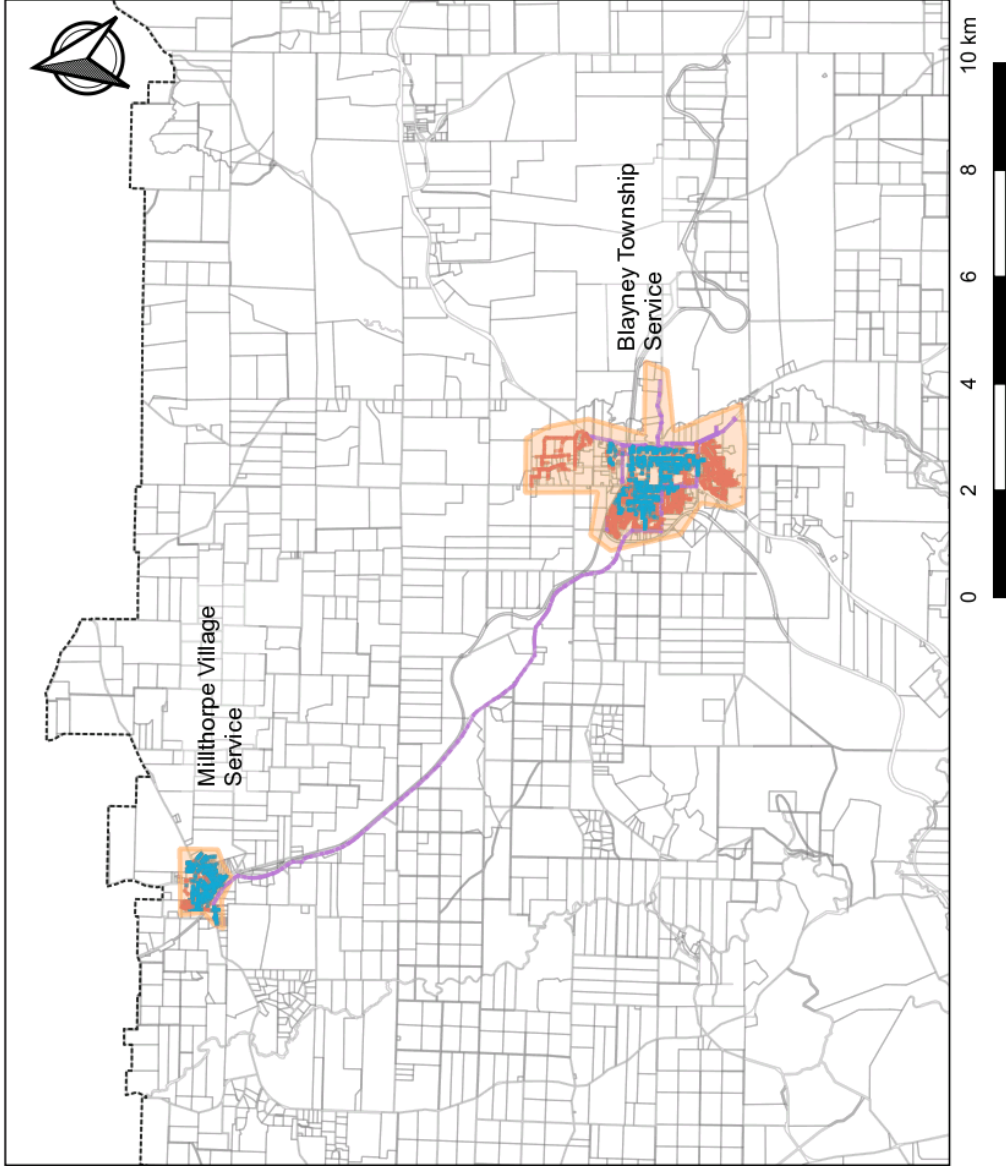
Blayney LGA Sewer Service Coverage Map

Prepared: 09/03/2020

Author: Joel Cummings



Shire Overview 1:680000



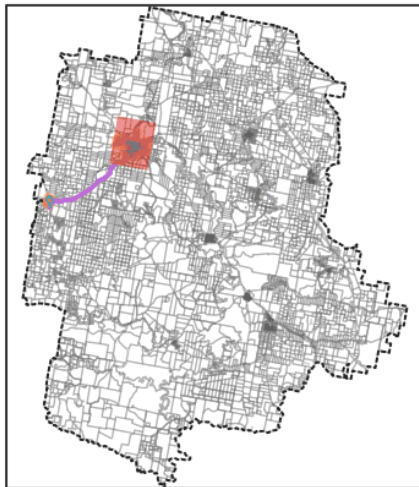
Map Legend

- Boundary of Service
- Lot Boundaries
- Sewer Lines
 - Gravity Main(Gen)
 - Rising Main(Gen)
 - Connections

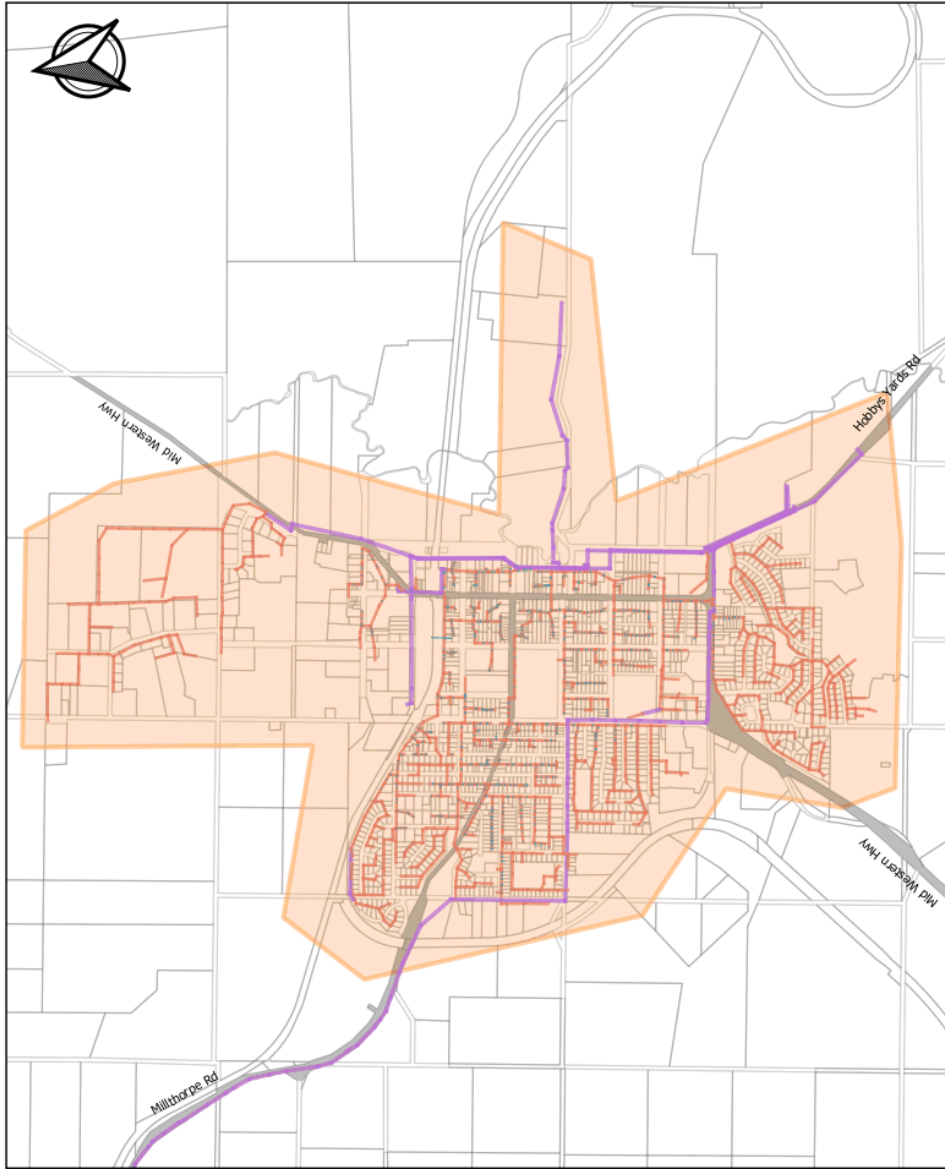
Blayney Township Sewer Service Coverage

Prepared: 09/03/2020

Author: Joel Cummings



Shire Overview 1:680000



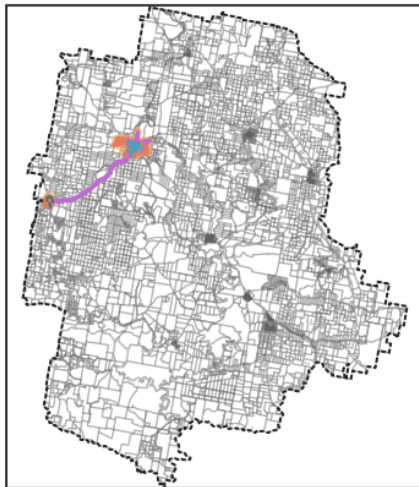
Map Legend

- Boundary of Service
- Lot Boundaries
- Sewer Lines**
- Gravity Main(Gen)
- Rising Main(Gen)
- Connections

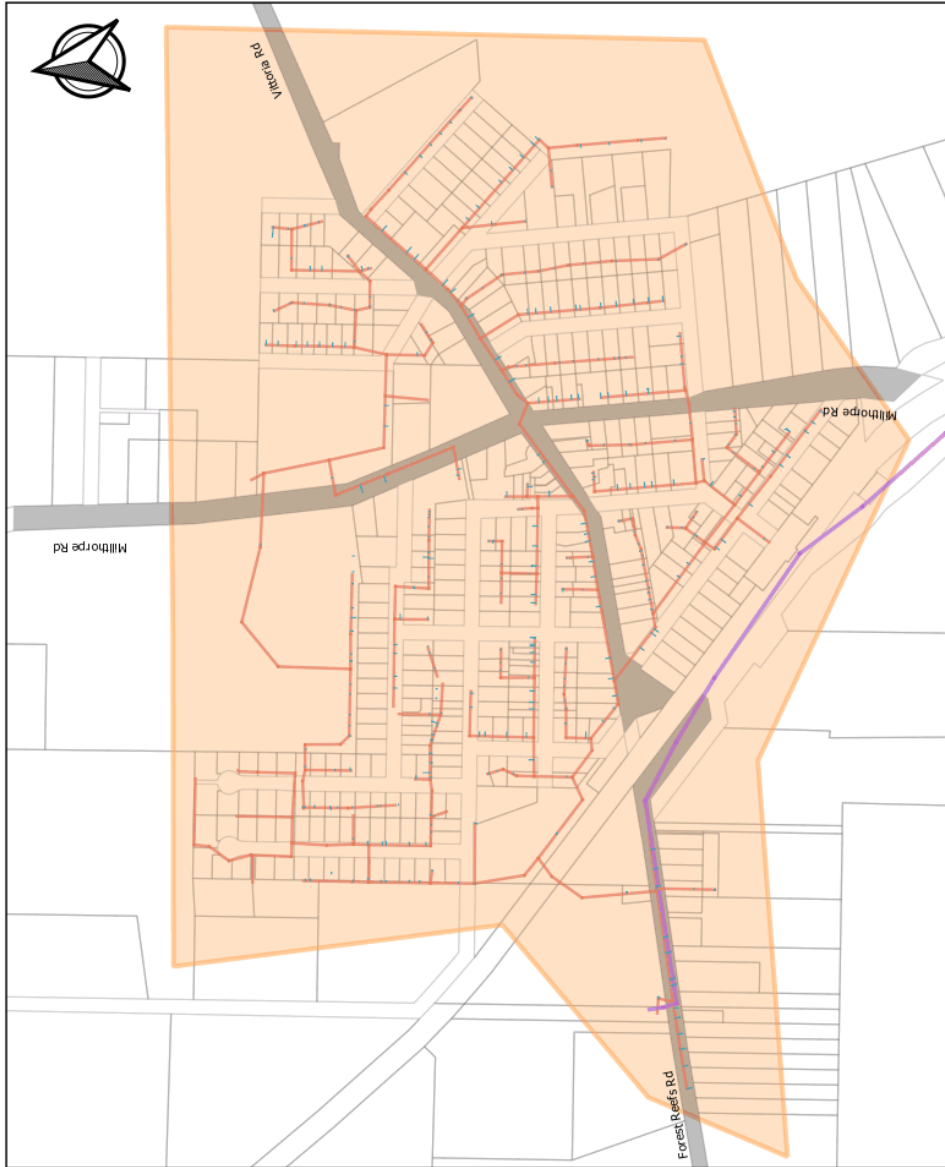
Millthorpe Village Sewer Service Coverage

Prepared: 09/03/2020

Author: Joel Cummings



Shire Overview 1:680000



Map Legend

- Boundary of Service
- Lot Boundaries
- Sewer Lines**
- Gravity Main(Gen)
- Rising Main(Gen)
- Connections

Appendix B

BSC 2018 Sewerage DSP Background Document

The background document comprises:

Table 1 - Existing Assets

Table 2 - Future Assets

Table 3 - Capital Charge Calculation

Table 4 - Developer Charge Calculation

Table 5 - Reduction Amount Calculation

Table 6 - Cross-Subsidy Calculation

Exhibition Draft

Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney	Structure	1966	\$ 58,500	\$ 58,500	\$0	\$0	\$0	\$0	\$58,500
Blayney	Structure SPS1	1966	\$ 19,500	\$ 19,500	\$0	\$0	\$0	\$0	\$19,500
Blayney	Switchboard SPS1	1966	\$ 114,400	\$ 114,400	\$0	\$0	\$0	\$0	\$114,400
Blayney	SPS1	1966	\$ 58,500	\$ 58,500	\$0	\$0	\$0	\$0	\$58,500
Blayney	SPS1	1966	\$ 84,500	\$ 84,500	\$0	\$0	\$0	\$0	\$84,500
Blayney	SPS1	1966	\$ 42,900	\$ 42,900	\$0	\$0	\$0	\$0	\$42,900
Blayney	SPS1	1966	\$ 42,900	\$ 42,900	\$0	\$0	\$0	\$0	\$42,900
Blayney	SPS3	1966	\$ 36,400	\$ 36,400	\$0	\$0	\$0	\$0	\$36,400
Blayney	SPS5	1966	\$ 113,750	\$ 113,750	\$0	\$0	\$0	\$0	\$113,750
Blayney	RTU	1999	\$ 15,600	\$ 15,600	\$15,600	\$15,600	\$0	\$0	\$0
Blayney	Fencing	1999	\$ 5,460	\$ 5,460	\$5,460	\$5,460	\$0	\$0	\$0
Blayney	Structure SPS3	1999	\$ 13,000	\$ 13,000	\$13,000	\$13,000	\$0	\$0	\$0
Blayney	Switchboard	1999	\$ 36,400	\$ 36,400	\$36,400	\$36,400	\$0	\$0	\$0
Blayney	SPS3	1999	\$ 23,400	\$ 23,400	\$23,400	\$23,400	\$0	\$0	\$0
Blayney	SPS3	1999	\$ 19,500	\$ 19,500	\$19,500	\$19,500	\$0	\$0	\$0
Blayney	SPS3	1999	\$ 9,750	\$ 9,750	\$9,750	\$9,750	\$0	\$0	\$0
Blayney	SPS3	1999	\$ 9,750	\$ 9,750	\$9,750	\$9,750	\$0	\$0	\$0
Blayney	Mechanical SPS3	1999	\$ 19,500	\$ 19,500	\$19,500	\$19,500	\$0	\$0	\$0
Blayney	Mechanical SPS5	2004	\$ 15,600	\$ 15,600	\$15,600	\$15,600	\$0	\$0	\$0
Blayney	structure SPS5	2004	\$ 61,750	\$ 61,750	\$61,750	\$61,750	\$0	\$0	\$0
Blayney	RTU	1999	\$ 15,600	\$ 15,600	\$15,600	\$15,600	\$0	\$0	\$0
Blayney	Fencing	1999	\$ 7,280	\$ 7,280	\$7,280	\$7,280	\$0	\$0	\$0
Blayney	Structure SPS6	1999	\$ 18,200	\$ 18,200	\$18,200	\$18,200	\$0	\$0	\$0
Blayney	Switchboard	1999	\$ 72,800	\$ 72,800	\$72,800	\$72,800	\$0	\$0	\$0
Blayney	SPS6	1999	\$ 23,400	\$ 23,400	\$23,400	\$23,400	\$0	\$0	\$0
Blayney	SPS6	1999	\$ 32,500	\$ 32,500	\$32,500	\$32,500	\$0	\$0	\$0
Blayney	SPS6	1999	\$ 18,200	\$ 18,200	\$18,200	\$18,200	\$0	\$0	\$0
Blayney	SPS6	1999	\$ 18,200	\$ 18,200	\$18,200	\$18,200	\$0	\$0	\$0
Blayney	Mechanical SPS7	2005	\$ 11,700	\$ 11,700	\$11,700	\$11,700	\$0	\$0	\$0
Blayney	structure SPS7	2005	\$ 55,900	\$ 55,900	\$55,900	\$55,900	\$0	\$0	\$0
Millichorpe	Fencing	2003	\$ 10,010	\$ 10,010	\$10,010	\$0	\$10,010	\$0	\$0
Millichorpe	Mechanical SPS8	2003	\$ 44,200	\$ 44,200	\$44,200	\$0	\$44,200	\$0	\$0
Millichorpe	RTU	2003	\$ 15,600	\$ 15,600	\$15,600	\$0	\$15,600	\$0	\$0
Millichorpe	Structure	2003	\$ 56,550	\$ 56,550	\$56,550	\$0	\$56,550	\$0	\$0
Millichorpe	Structure SPS8	2003	\$ 15,600	\$ 15,600	\$15,600	\$0	\$15,600	\$0	\$0
Millichorpe	Structure SPS8	2003	\$ 89,700	\$ 89,700	\$89,700	\$0	\$89,700	\$0	\$0
Millichorpe	Switchboard	2003	\$ 61,880	\$ 61,880	\$61,880	\$0	\$61,880	\$0	\$0
Blayney	SPS9	1999	\$ 19,500	\$ 19,500	\$19,500	\$19,500	\$0	\$0	\$0
Blayney	SPS9	1999	\$ 15,600	\$ 15,600	\$15,600	\$15,600	\$0	\$0	\$0
Blayney	SPS9	1999	\$ 15,600	\$ 15,600	\$15,600	\$15,600	\$0	\$0	\$0
Shared	Structure	2016	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0
Shared	Bund	2007	\$ 25,740	\$ 25,740	\$25,740	\$0	\$0	\$25,740	\$0
Shared	Pump	2007	\$ 4,550	\$ 4,550	\$4,550	\$0	\$0	\$4,550	\$0
Shared	Tank	2007	\$ 45,500	\$ 45,500	\$45,500	\$0	\$0	\$45,500	\$0
Shared	Instrumentation	2007	\$ 9,750	\$ 9,750	\$9,750	\$0	\$0	\$9,750	\$0
Shared	Structure	2007	\$ 873,600	\$ 873,600	\$873,600	\$0	\$0	\$873,600	\$0
Shared	None	2007	\$ 9,750	\$ 9,750	\$9,750	\$0	\$0	\$9,750	\$0
Shared	Blower	2007	\$ 16,900	\$ 16,900	\$16,900	\$0	\$0	\$16,900	\$0
Shared	Instrumentation STP2	2007	\$ 19,500	\$ 19,500	\$19,500	\$0	\$0	\$19,500	\$0

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Blayney Shire Council

2018 DSP Background Document for Sewerage

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Shared	Mechanical	2007	\$ 64,740	\$ 64,740	\$ 64,740	\$ 0	\$ 0	\$ 64,740	\$ 0
Shared	Pipework	2007	\$ 58,500	\$ 58,500	\$ 58,500	\$ 0	\$ 0	\$ 58,500	\$ 0
Shared	Structure	2007	\$ 164,996	\$ 164,996	\$ 164,996	\$ 0	\$ 0	\$ 164,996	\$ 0
Shared	Structure	2007	\$ 33,600	\$ 33,600	\$ 33,600	\$ 0	\$ 0	\$ 33,600	\$ 0
Shared	None	2007	\$ 78,000	\$ 78,000	\$ 78,000	\$ 0	\$ 0	\$ 78,000	\$ 0
Shared	STP1	2007	\$ 49,000	\$ 49,000	\$ 49,000	\$ 0	\$ 0	\$ 49,000	\$ 0
Blayney	Structure SPS1	1966	\$ 53,820	\$ 53,820	\$ 0	\$ 0	\$ 0	\$ 0	\$ 53,820
Blayney	Fencing	1966	\$ 10,920	\$ 10,920	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,920
Blayney	RTU	1966	\$ 15,600	\$ 15,600	\$ 15,600	\$ 0	\$ 0	\$ 0	\$ 15,600
Blayney	Hardstand	1966	\$ 3,250	\$ 3,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,250
Shared	Pump	2007	\$ 4,620	\$ 4,620	\$ 4,620	\$ 0	\$ 0	\$ 4,620	\$ 0
Shared	Seal	2007	\$ 29,400	\$ 29,400	\$ 29,400	\$ 0	\$ 0	\$ 29,400	\$ 0
Shared	Tank	2007	\$ 4,900	\$ 4,900	\$ 4,900	\$ 0	\$ 0	\$ 4,900	\$ 0
Shared	None	2007	\$ 58,800	\$ 58,800	\$ 58,800	\$ 0	\$ 0	\$ 58,800	\$ 0
Shared	None	2007	\$ 18,900	\$ 18,900	\$ 18,900	\$ 0	\$ 0	\$ 18,900	\$ 0
Shared	Structure	2007	\$ 389,900	\$ 389,900	\$ 389,900	\$ 0	\$ 0	\$ 389,900	\$ 0
Shared	Structure	2007	\$ 346,500	\$ 346,500	\$ 346,500	\$ 0	\$ 0	\$ 346,500	\$ 0
Shared	Structure	2007	\$ 462,000	\$ 462,000	\$ 462,000	\$ 0	\$ 0	\$ 462,000	\$ 0
Shared	Structure	2007	\$ 47,600	\$ 47,600	\$ 47,600	\$ 0	\$ 0	\$ 47,600	\$ 0
Shared	For Earth System	2007	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Shared	Mechanical	2007	\$ 21,000	\$ 21,000	\$ 21,000	\$ 0	\$ 0	\$ 21,000	\$ 0
Shared	Structure	2007	\$ 52,500	\$ 52,500	\$ 52,500	\$ 0	\$ 0	\$ 52,500	\$ 0
Shared	None	2007	\$ 6,300	\$ 6,300	\$ 6,300	\$ 0	\$ 0	\$ 6,300	\$ 0
Shared	None	2007	\$ 6,300	\$ 6,300	\$ 6,300	\$ 0	\$ 0	\$ 6,300	\$ 0
Shared	STP2	2007	\$ 12,600	\$ 12,600	\$ 12,600	\$ 0	\$ 0	\$ 12,600	\$ 0
Blayney	SPS6	1999	\$ 23,400	\$ 23,400	\$ 23,400	\$ 0	\$ 0	\$ 23,400	\$ 0
Blayney	Mechanical SPS6	1999	\$ 19,500	\$ 19,500	\$ 19,500	\$ 0	\$ 0	\$ 19,500	\$ 0
Blayney	Structure SPS6	1999	\$ 100,750	\$ 100,750	\$ 100,750	\$ 0	\$ 0	\$ 100,750	\$ 0
Blayney	RTU	2005	\$ 15,600	\$ 15,600	\$ 15,600	\$ 0	\$ 0	\$ 15,600	\$ 0
Blayney	Switchboard	2005	\$ 18,200	\$ 18,200	\$ 18,200	\$ 0	\$ 0	\$ 18,200	\$ 0
Blayney	SPS7	2005	\$ 13,000	\$ 13,000	\$ 13,000	\$ 0	\$ 0	\$ 13,000	\$ 0
Blayney	SPS7	2005	\$ 18,200	\$ 18,200	\$ 18,200	\$ 0	\$ 0	\$ 18,200	\$ 0
Blayney	SPS7	2005	\$ 5,850	\$ 5,850	\$ 5,850	\$ 0	\$ 0	\$ 5,850	\$ 0
Blayney	SPS7	2005	\$ 9,750	\$ 9,750	\$ 9,750	\$ 0	\$ 0	\$ 9,750	\$ 0
Blayney	SPS7	2005	\$ 32,500	\$ 32,500	\$ 32,500	\$ 0	\$ 0	\$ 32,500	\$ 0
Millichorpe	None	2003	\$ 45,500	\$ 45,500	\$ 45,500	\$ 0	\$ 32,500	\$ 0	\$ 0
Millichorpe	SPS8	2003	\$ 58,500	\$ 58,500	\$ 58,500	\$ 0	\$ 45,500	\$ 0	\$ 0
Millichorpe	SPS8	2003	\$ 32,500	\$ 32,500	\$ 32,500	\$ 0	\$ 58,500	\$ 0	\$ 0
Millichorpe	SPS8	2003	\$ 32,500	\$ 32,500	\$ 32,500	\$ 0	\$ 32,500	\$ 0	\$ 0
Millichorpe	SPS8	2003	\$ 32,500	\$ 32,500	\$ 32,500	\$ 0	\$ 32,500	\$ 0	\$ 0
Millichorpe	SPS8	2003	\$ 32,500	\$ 32,500	\$ 32,500	\$ 0	\$ 32,500	\$ 0	\$ 0
Blayney	Structure SPS9	1999	\$ 37,830	\$ 37,830	\$ 37,830	\$ 0	\$ 32,500	\$ 0	\$ 0
Blayney	None	1999	\$ 4,550	\$ 4,550	\$ 4,550	\$ 0	\$ 37,830	\$ 0	\$ 0
Blayney	RTU	1999	\$ 15,600	\$ 15,600	\$ 15,600	\$ 0	\$ 4,550	\$ 0	\$ 0
Blayney	Switchboard	1999	\$ 54,600	\$ 54,600	\$ 54,600	\$ 0	\$ 15,600	\$ 0	\$ 0
Blayney	SPS9	1999	\$ 15,600	\$ 15,600	\$ 15,600	\$ 0	\$ 54,600	\$ 0	\$ 0
Shared	Structure	2007	\$ 8,450	\$ 8,450	\$ 8,450	\$ 0	\$ 15,600	\$ 0	\$ 0
Shared	Structure	2007	\$ 446,160	\$ 446,160	\$ 446,160	\$ 0	\$ 8,450	\$ 0	\$ 0
Shared	Electrical	2007	\$ 13,000	\$ 13,000	\$ 13,000	\$ 0	\$ 446,160	\$ 0	\$ 0
			\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 13,000	\$ 0

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Shared	Electrical	2007	\$ 13,000	\$ 13,000	\$13,000	\$0	\$0	\$13,000	\$0
Shared	Electrical	2007	\$ 19,500	\$ 19,500	\$19,500	\$0	\$0	\$19,500	\$0
Shared	Instrumentation STP1	2007	\$ 78,000	\$ 78,000	\$78,000	\$0	\$0	\$78,000	\$0
Shared	Mechanical	2007	\$ 230,750	\$ 230,750	\$230,750	\$0	\$0	\$230,750	\$0
Shared	Mechanical	2007	\$ 58,500	\$ 58,500	\$58,500	\$0	\$0	\$58,500	\$0
Shared	Mechanical	2007	\$ 58,500	\$ 58,500	\$58,500	\$0	\$0	\$58,500	\$0
Shared	Mechanical	2007	\$ 84,500	\$ 84,500	\$84,500	\$0	\$0	\$84,500	\$0
Shared	Structure	2007	\$ 893,750	\$ 893,750	\$893,750	\$0	\$0	\$893,750	\$0
Shared	Instrumentation STP3	2007	\$ 126,000	\$ 126,000	\$126,000	\$0	\$0	\$126,000	\$0
Shared	PLC	2007	\$ 105,000	\$ 105,000	\$105,000	\$0	\$0	\$105,000	\$0
Shared	Reticulation	2007	\$ 212,800	\$ 212,800	\$212,800	\$0	\$0	\$212,800	\$0
Shared	RTU	2007	\$ 35,000	\$ 35,000	\$35,000	\$0	\$0	\$35,000	\$0
Shared	Scada	2007	\$ 35,000	\$ 35,000	\$35,000	\$0	\$0	\$35,000	\$0
Shared	Switchboard	2007	\$ 215,600	\$ 215,600	\$215,600	\$0	\$0	\$215,600	\$0
Shared	VSDs	2007	\$ 67,200	\$ 67,200	\$67,200	\$0	\$0	\$67,200	\$0
Shared	STP1	2007	\$ 203,000	\$ 203,000	\$203,000	\$0	\$0	\$203,000	\$0
Shared	STP1	2007	\$ 136,500	\$ 136,500	\$136,500	\$0	\$0	\$136,500	\$0
Shared	Pavement	2007	\$ 119,840	\$ 119,840	\$119,840	\$0	\$0	\$119,840	\$0
Shared	Electrical	2007	\$ 21,000	\$ 21,000	\$21,000	\$0	\$0	\$21,000	\$0
Shared	Electrical	2007	\$ 21,000	\$ 21,000	\$21,000	\$0	\$0	\$21,000	\$0
Shared	Electrical	2007	\$ 21,000	\$ 21,000	\$21,000	\$0	\$0	\$21,000	\$0
Shared	Mechanical	2007	\$ 82,600	\$ 82,600	\$82,600	\$0	\$0	\$82,600	\$0
Shared	Mechanical	2007	\$ 82,600	\$ 82,600	\$82,600	\$0	\$0	\$82,600	\$0
Shared	Mechanical	2007	\$ 82,600	\$ 82,600	\$82,600	\$0	\$0	\$82,600	\$0
Shared	Mixer	2007	\$ 33,600	\$ 33,600	\$33,600	\$0	\$0	\$33,600	\$0
Shared	Structure	2007	\$ 97,485	\$ 97,485	\$97,485	\$0	\$0	\$97,485	\$0
Shared	Structure	2007	\$ 97,485	\$ 97,485	\$97,485	\$0	\$0	\$97,485	\$0
Blayney	Structure SPS3	1999	\$ 59,020	\$ 59,020	\$59,020	\$59,020	\$0	\$0	\$0
Blayney	None	1978	\$ 19,500	\$ 19,500	\$0	\$0	\$0	\$0	\$19,500
Blayney	SPS4	1978	\$ 26,000	\$ 26,000	\$0	\$0	\$0	\$0	\$26,000
Blayney	RTU	2004	\$ 15,600	\$ 15,600	\$15,600	\$0	\$0	\$0	\$0
Blayney	Fencing	2004	\$ 4,550	\$ 4,550	\$4,550	\$0	\$0	\$0	\$0
Blayney	Switchboard	2004	\$ 18,200	\$ 18,200	\$18,200	\$0	\$0	\$0	\$0
Blayney	SPS5	2004	\$ 13,000	\$ 13,000	\$13,000	\$0	\$0	\$0	\$0
Blayney	SPS5	2004	\$ 19,500	\$ 19,500	\$19,500	\$0	\$0	\$0	\$0
Blayney	SPS5	2004	\$ 5,850	\$ 5,850	\$5,850	\$0	\$0	\$0	\$0
Blayney	SPS5	2004	\$ 5,850	\$ 5,850	\$5,850	\$0	\$0	\$0	\$0
Blayney	SPS5	2004	\$ 11,700	\$ 11,700	\$11,700	\$0	\$0	\$0	\$0
Blayney	SPS6	1966	\$ 574,210	\$ 574,210	\$0	\$0	\$0	\$0	\$574,210
Blayney	SPS2	1966	\$ 15,600	\$ 15,600	\$0	\$0	\$0	\$0	\$15,600
Blayney	Fencing	1966	\$ 7,280	\$ 7,280	\$0	\$0	\$0	\$0	\$7,280
Blayney	SPS9	1966	\$ 14,560	\$ 14,560	\$0	\$0	\$0	\$0	\$14,560
Blayney	SPS2_1	1966	\$ 19,500	\$ 19,500	\$0	\$0	\$0	\$0	\$19,500
Blayney	SPS2	1966	\$ 28,600	\$ 28,600	\$0	\$0	\$0	\$0	\$28,600
Blayney	SPS2	1966	\$ 5,850	\$ 5,850	\$0	\$0	\$0	\$0	\$5,850
Blayney	SPS2	1966	\$ 5,850	\$ 5,850	\$0	\$0	\$0	\$0	\$5,850
Blayney	SPS2	1966	\$ 16,900	\$ 16,900	\$0	\$0	\$0	\$0	\$16,900

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Blayney Shire Council
2018 DSP Background Document for Sewerage

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millthorpe	Shared	Assets Excluded
Blayney	Mechanical SP2	1966	\$ 22,750	\$ 22,750	\$ 0	\$ 0	\$ 0	\$ 0	\$22,750
Blayney	structure SP2	1966	\$ 152,445	\$ 152,445	\$ 0	\$ 0	\$ 0	\$ 0	\$152,445
Shared	STP2	2007	\$ 16,800	\$ 16,800	\$16,800	\$ 0	\$ 0	\$16,800	\$ 0
Shared	STP2	2007	\$ 10,500	\$ 10,500	\$10,500	\$ 0	\$ 0	\$10,500	\$ 0
N/A	Civil Works	2007	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
N/A	Plant	2007	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Millthorpe		2003	\$ 26,277	\$ 26,277	\$26,277	\$ 0	\$26,277	\$ 0	\$ 0
Millthorpe		2003	\$ 8,387	\$ 8,387	\$8,387	\$ 0	\$8,387	\$ 0	\$ 0
Millthorpe		2003	\$ 6,252	\$ 6,252	\$6,252	\$ 0	\$6,252	\$ 0	\$ 0
Millthorpe		2003	\$ 62,321	\$ 62,321	\$62,321	\$ 0	\$62,321	\$ 0	\$ 0
Millthorpe		2003	\$ 31,875	\$ 31,875	\$31,875	\$ 0	\$31,875	\$ 0	\$ 0
Millthorpe		2003	\$ 11,889	\$ 11,889	\$11,889	\$ 0	\$11,889	\$ 0	\$ 0
Millthorpe		2003	\$ 9,649	\$ 9,649	\$9,649	\$ 0	\$9,649	\$ 0	\$ 0
Millthorpe		2003	\$ 31,046	\$ 31,046	\$31,046	\$ 0	\$31,046	\$ 0	\$ 0
Millthorpe		2003	\$ 7,972	\$ 7,972	\$7,972	\$ 0	\$7,972	\$ 0	\$ 0
Millthorpe		2003	\$ 14,042	\$ 14,042	\$14,042	\$ 0	\$14,042	\$ 0	\$ 0
Millthorpe		2003	\$ 5,142	\$ 5,142	\$5,142	\$ 0	\$5,142	\$ 0	\$ 0
Millthorpe		2003	\$ 14,169	\$ 14,169	\$14,169	\$ 0	\$14,169	\$ 0	\$ 0
Millthorpe		2003	\$ 7,615	\$ 7,615	\$7,615	\$ 0	\$7,615	\$ 0	\$ 0
Millthorpe		2003	\$ 10,530	\$ 10,530	\$10,530	\$ 0	\$10,530	\$ 0	\$ 0
Millthorpe		2003	\$ 9,055	\$ 9,055	\$9,055	\$ 0	\$9,055	\$ 0	\$ 0
Millthorpe		2003	\$ 29,752	\$ 29,752	\$29,752	\$ 0	\$29,752	\$ 0	\$ 0
Millthorpe		2003	\$ 10,813	\$ 10,813	\$10,813	\$ 0	\$10,813	\$ 0	\$ 0
Millthorpe		2003	\$ 15,036	\$ 15,036	\$15,036	\$ 0	\$15,036	\$ 0	\$ 0
Millthorpe		2003	\$ 5,886	\$ 5,886	\$5,886	\$ 0	\$5,886	\$ 0	\$ 0
Millthorpe		2003	\$ 9,417	\$ 9,417	\$9,417	\$ 0	\$9,417	\$ 0	\$ 0
Millthorpe		2003	\$ 12,154	\$ 12,154	\$12,154	\$ 0	\$12,154	\$ 0	\$ 0
Millthorpe		2003	\$ 16,247	\$ 16,247	\$16,247	\$ 0	\$16,247	\$ 0	\$ 0
Millthorpe		2003	\$ 12,144	\$ 12,144	\$12,144	\$ 0	\$12,144	\$ 0	\$ 0
Millthorpe		2003	\$ 6,807	\$ 6,807	\$6,807	\$ 0	\$6,807	\$ 0	\$ 0
Millthorpe		2003	\$ 12,656	\$ 12,656	\$12,656	\$ 0	\$12,656	\$ 0	\$ 0
Millthorpe		2003	\$ 23,227	\$ 23,227	\$23,227	\$ 0	\$23,227	\$ 0	\$ 0
Millthorpe		2003	\$ 49,562	\$ 49,562	\$49,562	\$ 0	\$49,562	\$ 0	\$ 0
Millthorpe		2003	\$ 12,179	\$ 12,179	\$12,179	\$ 0	\$12,179	\$ 0	\$ 0
Millthorpe		2003	\$ 2,836	\$ 2,836	\$2,836	\$ 0	\$2,836	\$ 0	\$ 0
Millthorpe		2003	\$ 13,941	\$ 13,941	\$13,941	\$ 0	\$13,941	\$ 0	\$ 0
Millthorpe		2003	\$ 11,792	\$ 11,792	\$11,792	\$ 0	\$11,792	\$ 0	\$ 0
Millthorpe		2003	\$ 9,810	\$ 9,810	\$9,810	\$ 0	\$9,810	\$ 0	\$ 0
Millthorpe		2003	\$ 14,225	\$ 14,225	\$14,225	\$ 0	\$14,225	\$ 0	\$ 0
Millthorpe		2003	\$ 18,974	\$ 18,974	\$18,974	\$ 0	\$18,974	\$ 0	\$ 0
Millthorpe		2003	\$ 34,647	\$ 34,647	\$34,647	\$ 0	\$34,647	\$ 0	\$ 0
Millthorpe		2003	\$ 2,397	\$ 2,397	\$2,397	\$ 0	\$2,397	\$ 0	\$ 0
Millthorpe		2003	\$ 15,155	\$ 15,155	\$15,155	\$ 0	\$15,155	\$ 0	\$ 0
Millthorpe		2003	\$ 28,589	\$ 28,589	\$28,589	\$ 0	\$28,589	\$ 0	\$ 0
Millthorpe		2003	\$ 5,867	\$ 5,867	\$5,867	\$ 0	\$5,867	\$ 0	\$ 0
Millthorpe		2003	\$ 27,499	\$ 27,499	\$27,499	\$ 0	\$27,499	\$ 0	\$ 0
Millthorpe		2003	\$ 37,081	\$ 37,081	\$37,081	\$ 0	\$37,081	\$ 0	\$ 0
Millthorpe		2003	\$ 3,599	\$ 3,599	\$3,599	\$ 0	\$3,599	\$ 0	\$ 0
Millthorpe		2003	\$ 20,363	\$ 20,363	\$20,363	\$ 0	\$20,363	\$ 0	\$ 0

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millthorpe	Shared	Assets Excluded
Millthorpe		2003	\$ 16,378	\$ 16,378	\$ 16,378	\$ 0	\$ 16,378	\$ 0	\$ 0
Millthorpe		2003	\$ 18,329	\$ 18,329	\$ 18,329	\$ 0	\$ 18,329	\$ 0	\$ 0
Millthorpe		2003	\$ 19,919	\$ 19,919	\$ 19,919	\$ 0	\$ 19,919	\$ 0	\$ 0
Millthorpe		2003	\$ 12,324	\$ 12,324	\$ 12,324	\$ 0	\$ 12,324	\$ 0	\$ 0
Millthorpe		2003	\$ 17,290	\$ 17,290	\$ 17,290	\$ 0	\$ 17,290	\$ 0	\$ 0
Millthorpe		2003	\$ 13,242	\$ 13,242	\$ 13,242	\$ 0	\$ 13,242	\$ 0	\$ 0
Millthorpe		2003	\$ 13,174	\$ 13,174	\$ 13,174	\$ 0	\$ 13,174	\$ 0	\$ 0
Millthorpe		2003	\$ 5,347	\$ 5,347	\$ 5,347	\$ 0	\$ 5,347	\$ 0	\$ 0
Millthorpe		2003	\$ 11,582	\$ 11,582	\$ 11,582	\$ 0	\$ 11,582	\$ 0	\$ 0
Millthorpe		2003	\$ 4,529	\$ 4,529	\$ 4,529	\$ 0	\$ 4,529	\$ 0	\$ 0
Millthorpe		2003	\$ 12,311	\$ 12,311	\$ 12,311	\$ 0	\$ 12,311	\$ 0	\$ 0
Millthorpe		2003	\$ 9,331	\$ 9,331	\$ 9,331	\$ 0	\$ 9,331	\$ 0	\$ 0
Millthorpe		2003	\$ 23,469	\$ 23,469	\$ 23,469	\$ 0	\$ 23,469	\$ 0	\$ 0
Millthorpe		2003	\$ 18,501	\$ 18,501	\$ 18,501	\$ 0	\$ 18,501	\$ 0	\$ 0
Millthorpe		2003	\$ 20,007	\$ 20,007	\$ 20,007	\$ 0	\$ 20,007	\$ 0	\$ 0
Millthorpe		2003	\$ 11,969	\$ 11,969	\$ 11,969	\$ 0	\$ 11,969	\$ 0	\$ 0
Millthorpe		2003	\$ 5,029	\$ 5,029	\$ 5,029	\$ 0	\$ 5,029	\$ 0	\$ 0
Millthorpe		2003	\$ 9,155	\$ 9,155	\$ 9,155	\$ 0	\$ 9,155	\$ 0	\$ 0
Millthorpe		2003	\$ 19,206	\$ 19,206	\$ 19,206	\$ 0	\$ 19,206	\$ 0	\$ 0
Millthorpe		2003	\$ 19,779	\$ 19,779	\$ 19,779	\$ 0	\$ 19,779	\$ 0	\$ 0
Millthorpe		2003	\$ 9,271	\$ 9,271	\$ 9,271	\$ 0	\$ 9,271	\$ 0	\$ 0
Millthorpe		2003	\$ 8,766	\$ 8,766	\$ 8,766	\$ 0	\$ 8,766	\$ 0	\$ 0
Millthorpe		2003	\$ 3,701	\$ 3,701	\$ 3,701	\$ 0	\$ 3,701	\$ 0	\$ 0
Millthorpe		2003	\$ 8,183	\$ 8,183	\$ 8,183	\$ 0	\$ 8,183	\$ 0	\$ 0
Millthorpe		2003	\$ 11,457	\$ 11,457	\$ 11,457	\$ 0	\$ 11,457	\$ 0	\$ 0
Millthorpe		2003	\$ 21,554	\$ 21,554	\$ 21,554	\$ 0	\$ 21,554	\$ 0	\$ 0
Millthorpe		2003	\$ 11,272	\$ 11,272	\$ 11,272	\$ 0	\$ 11,272	\$ 0	\$ 0
Millthorpe		2003	\$ 23,377	\$ 23,377	\$ 23,377	\$ 0	\$ 23,377	\$ 0	\$ 0
Millthorpe		2003	\$ 18,586	\$ 18,586	\$ 18,586	\$ 0	\$ 18,586	\$ 0	\$ 0
Millthorpe		2003	\$ 24,859	\$ 24,859	\$ 24,859	\$ 0	\$ 24,859	\$ 0	\$ 0
Millthorpe		2003	\$ 31,185	\$ 31,185	\$ 31,185	\$ 0	\$ 31,185	\$ 0	\$ 0
Millthorpe		2003	\$ 8,722	\$ 8,722	\$ 8,722	\$ 0	\$ 8,722	\$ 0	\$ 0
Millthorpe		2003	\$ 3,674	\$ 3,674	\$ 3,674	\$ 0	\$ 3,674	\$ 0	\$ 0
Millthorpe		2003	\$ 14,264	\$ 14,264	\$ 14,264	\$ 0	\$ 14,264	\$ 0	\$ 0
Millthorpe		2003	\$ 13,759	\$ 13,759	\$ 13,759	\$ 0	\$ 13,759	\$ 0	\$ 0
Millthorpe		2003	\$ 12,999	\$ 12,999	\$ 12,999	\$ 0	\$ 12,999	\$ 0	\$ 0
Millthorpe		2003	\$ 17,640	\$ 17,640	\$ 17,640	\$ 0	\$ 17,640	\$ 0	\$ 0
Millthorpe		2003	\$ 28,057	\$ 28,057	\$ 28,057	\$ 0	\$ 28,057	\$ 0	\$ 0
Millthorpe		2003	\$ 10,563	\$ 10,563	\$ 10,563	\$ 0	\$ 10,563	\$ 0	\$ 0
Millthorpe		2003	\$ 10,779	\$ 10,779	\$ 10,779	\$ 0	\$ 10,779	\$ 0	\$ 0
Millthorpe		2003	\$ 20,389	\$ 20,389	\$ 20,389	\$ 0	\$ 20,389	\$ 0	\$ 0
Millthorpe		2003	\$ 12,491	\$ 12,491	\$ 12,491	\$ 0	\$ 12,491	\$ 0	\$ 0
Millthorpe		2003	\$ 25,760	\$ 25,760	\$ 25,760	\$ 0	\$ 25,760	\$ 0	\$ 0
Millthorpe		2003	\$ 27,149	\$ 27,149	\$ 27,149	\$ 0	\$ 27,149	\$ 0	\$ 0
Millthorpe		2003	\$ 10,872	\$ 10,872	\$ 10,872	\$ 0	\$ 10,872	\$ 0	\$ 0
Millthorpe		2003	\$ 14,928	\$ 14,928	\$ 14,928	\$ 0	\$ 14,928	\$ 0	\$ 0
Millthorpe		2003	\$ 21,131	\$ 21,131	\$ 21,131	\$ 0	\$ 21,131	\$ 0	\$ 0
Millthorpe		2003	\$ 4,885	\$ 4,885	\$ 4,885	\$ 0	\$ 4,885	\$ 0	\$ 0
Millthorpe		2003	\$ 23,032	\$ 23,032	\$ 23,032	\$ 0	\$ 23,032	\$ 0	\$ 0

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millithorpe	Shared	Assets Excluded
Millithorpe		2003	\$ 36,310	\$ 36,310	\$36,310	\$0	\$36,310	\$0	\$0
Millithorpe		2003	\$ 11,403	\$ 11,403	\$11,403	\$0	\$11,403	\$0	\$0
Millithorpe		2003	\$ 18,137	\$ 18,137	\$18,137	\$0	\$18,137	\$0	\$0
Millithorpe		2003	\$ 28,230	\$ 28,230	\$28,230	\$0	\$28,230	\$0	\$0
Millithorpe		2003	\$ 29,992	\$ 29,992	\$29,992	\$0	\$29,992	\$0	\$0
Millithorpe		2003	\$ 10,675	\$ 10,675	\$10,675	\$0	\$10,675	\$0	\$0
Millithorpe		2003	\$ 11,510	\$ 11,510	\$11,510	\$0	\$11,510	\$0	\$0
Millithorpe		2003	\$ 7,715	\$ 7,715	\$7,715	\$0	\$7,715	\$0	\$0
Millithorpe		2003	\$ 11,921	\$ 11,921	\$11,921	\$0	\$11,921	\$0	\$0
Millithorpe		2003	\$ 4,546	\$ 4,546	\$4,546	\$0	\$4,546	\$0	\$0
Millithorpe		2003	\$ 8,443	\$ 8,443	\$8,443	\$0	\$8,443	\$0	\$0
Millithorpe		2003	\$ 4,589	\$ 4,589	\$4,589	\$0	\$4,589	\$0	\$0
Millithorpe		2003	\$ 28,903	\$ 28,903	\$28,903	\$0	\$28,903	\$0	\$0
Millithorpe		2003	\$ 17,233	\$ 17,233	\$17,233	\$0	\$17,233	\$0	\$0
Millithorpe		2003	\$ 12,416	\$ 12,416	\$12,416	\$0	\$12,416	\$0	\$0
Millithorpe		2003	\$ 33,808	\$ 33,808	\$33,808	\$0	\$33,808	\$0	\$0
Millithorpe		2003	\$ 3,639	\$ 3,639	\$3,639	\$0	\$3,639	\$0	\$0
Millithorpe		2003	\$ 8,453	\$ 8,453	\$8,453	\$0	\$8,453	\$0	\$0
Blayney		1999	\$ 17,112	\$ 17,112	\$17,112	\$17,112	\$0	\$0	\$0
Blayney		1999	\$ 16,782	\$ 16,782	\$16,782	\$16,782	\$0	\$0	\$0
Blayney		1999	\$ 8,977	\$ 8,977	\$8,977	\$8,977	\$0	\$0	\$0
Blayney		1999	\$ 12,424	\$ 12,424	\$12,424	\$12,424	\$0	\$0	\$0
Blayney		1999	\$ 34,393	\$ 34,393	\$34,393	\$34,393	\$0	\$0	\$0
Blayney		1999	\$ 21,925	\$ 21,925	\$21,925	\$21,925	\$0	\$0	\$0
Blayney		1999	\$ 19,392	\$ 19,392	\$19,392	\$19,392	\$0	\$0	\$0
Blayney		1999	\$ 25,925	\$ 25,925	\$25,925	\$25,925	\$0	\$0	\$0
Blayney		1999	\$ 25,482	\$ 25,482	\$25,482	\$25,482	\$0	\$0	\$0
Blayney		1999	\$ 16,423	\$ 16,423	\$16,423	\$16,423	\$0	\$0	\$0
Blayney		1999	\$ 36,376	\$ 36,376	\$36,376	\$36,376	\$0	\$0	\$0
Blayney		1999	\$ 15,138	\$ 15,138	\$15,138	\$15,138	\$0	\$0	\$0
Blayney		1999	\$ 10,262	\$ 10,262	\$10,262	\$10,262	\$0	\$0	\$0
Blayney		1999	\$ 10,651	\$ 10,651	\$10,651	\$10,651	\$0	\$0	\$0
Blayney		1999	\$ 9,560	\$ 9,560	\$9,560	\$9,560	\$0	\$0	\$0
Blayney		1999	\$ 21,365	\$ 21,365	\$21,365	\$21,365	\$0	\$0	\$0
Blayney		1999	\$ 27,068	\$ 27,068	\$27,068	\$27,068	\$0	\$0	\$0
Blayney		1999	\$ 46,647	\$ 46,647	\$46,647	\$46,647	\$0	\$0	\$0
Blayney		1999	\$ 33,568	\$ 33,568	\$33,568	\$33,568	\$0	\$0	\$0
Blayney		1999	\$ 29,218	\$ 29,218	\$29,218	\$29,218	\$0	\$0	\$0
Blayney		1999	\$ 41,677	\$ 41,677	\$41,677	\$41,677	\$0	\$0	\$0
Blayney		1999	\$ 31,817	\$ 31,817	\$31,817	\$31,817	\$0	\$0	\$0
Blayney		1999	\$ 44,418	\$ 44,418	\$44,418	\$44,418	\$0	\$0	\$0
Blayney		1999	\$ 25,456	\$ 25,456	\$25,456	\$25,456	\$0	\$0	\$0
Blayney		1999	\$ 10,354	\$ 10,354	\$10,354	\$10,354	\$0	\$0	\$0
Blayney		1999	\$ 18,241	\$ 18,241	\$18,241	\$18,241	\$0	\$0	\$0
Blayney		1999	\$ 18,377	\$ 18,377	\$18,377	\$18,377	\$0	\$0	\$0
Blayney		1999	\$ 19,837	\$ 19,837	\$19,837	\$19,837	\$0	\$0	\$0
Blayney		1999	\$ 25,786	\$ 25,786	\$25,786	\$25,786	\$0	\$0	\$0
Blayney		1999	\$ 24,447	\$ 24,447	\$24,447	\$24,447	\$0	\$0	\$0
Blayney		1999	\$ 31,788	\$ 31,788	\$31,788	\$31,788	\$0	\$0	\$0

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1999	\$ 40,175	\$ 40,175	\$ 40,175	\$40,175	\$0	\$0	\$0
Blayney		1999	\$ 39,067	\$ 39,067	\$39,067	\$39,067	\$0	\$0	\$0
Blayney		1999	\$ 40,056	\$ 40,056	\$40,056	\$40,056	\$0	\$0	\$0
Blayney		1999	\$ 33,728	\$ 33,728	\$33,728	\$33,728	\$0	\$0	\$0
Blayney		1999	\$ 29,248	\$ 29,248	\$29,248	\$29,248	\$0	\$0	\$0
Blayney		1999	\$ 38,809	\$ 38,809	\$38,809	\$38,809	\$0	\$0	\$0
Blayney		1999	\$ 48,001	\$ 48,001	\$48,001	\$48,001	\$0	\$0	\$0
Blayney		1999	\$ 43,542	\$ 43,542	\$43,542	\$43,542	\$0	\$0	\$0
Blayney		1999	\$ 40,215	\$ 40,215	\$40,215	\$40,215	\$0	\$0	\$0
Blayney		1999	\$ 39,182	\$ 39,182	\$39,182	\$39,182	\$0	\$0	\$0
Blayney		1999	\$ 49,144	\$ 49,144	\$49,144	\$49,144	\$0	\$0	\$0
Blayney		1999	\$ 14,506	\$ 14,506	\$14,506	\$14,506	\$0	\$0	\$0
Blayney		1999	\$ 18,711	\$ 18,711	\$18,711	\$18,711	\$0	\$0	\$0
Blayney		1999	\$ 5,069	\$ 5,069	\$5,069	\$5,069	\$0	\$0	\$0
Blayney		1999	\$ 22,131	\$ 22,131	\$22,131	\$22,131	\$0	\$0	\$0
Blayney		1999	\$ 24,943	\$ 24,943	\$24,943	\$24,943	\$0	\$0	\$0
Blayney		1999	\$ 19,684	\$ 19,684	\$19,684	\$19,684	\$0	\$0	\$0
Blayney		1999	\$ 18,346	\$ 18,346	\$18,346	\$18,346	\$0	\$0	\$0
Blayney		1999	\$ 26,326	\$ 26,326	\$26,326	\$26,326	\$0	\$0	\$0
Blayney		1999	\$ 32,294	\$ 32,294	\$32,294	\$32,294	\$0	\$0	\$0
Blayney		1999	\$ 37,122	\$ 37,122	\$37,122	\$37,122	\$0	\$0	\$0
Blayney		1999	\$ 44,156	\$ 44,156	\$44,156	\$44,156	\$0	\$0	\$0
Blayney		1999	\$ 48,518	\$ 48,518	\$48,518	\$48,518	\$0	\$0	\$0
Blayney		1980	\$ 20,837	\$ 20,837	\$20,837	\$0	\$0	\$0	\$20,837
Blayney		1980	\$ 11,469	\$ 11,469	\$11,469	\$0	\$0	\$0	\$11,469
Blayney		1980	\$ 15,262	\$ 15,262	\$15,262	\$0	\$0	\$0	\$15,262
Blayney		1980	\$ 13,108	\$ 13,108	\$13,108	\$0	\$0	\$0	\$13,108
Blayney		1980	\$ 22,668	\$ 22,668	\$22,668	\$0	\$0	\$0	\$22,668
Blayney		1980	\$ 12,217	\$ 12,217	\$12,217	\$0	\$0	\$0	\$12,217
Blayney		1980	\$ 12,724	\$ 12,724	\$12,724	\$0	\$0	\$0	\$12,724
Blayney		1980	\$ 10,913	\$ 10,913	\$10,913	\$0	\$0	\$0	\$10,913
Blayney		1992	\$ 14,924	\$ 14,924	\$14,924	\$14,924	\$0	\$0	\$0
Blayney		1992	\$ 15,119	\$ 15,119	\$15,119	\$15,119	\$0	\$0	\$0
Blayney		1980	\$ 10,568	\$ 10,568	\$10,568	\$0	\$0	\$0	\$10,568
Blayney		1980	\$ 4,850	\$ 4,850	\$4,850	\$0	\$0	\$0	\$4,850
Blayney		1980	\$ 21,328	\$ 21,328	\$21,328	\$0	\$0	\$0	\$21,328
Blayney		1980	\$ 13,339	\$ 13,339	\$13,339	\$0	\$0	\$0	\$13,339
Blayney		1986	\$ 19,159	\$ 19,159	\$19,159	\$0	\$0	\$0	\$19,159
Blayney		1986	\$ 10,714	\$ 10,714	\$10,714	\$0	\$0	\$0	\$10,714
Blayney		1986	\$ 9,975	\$ 9,975	\$9,975	\$0	\$0	\$0	\$9,975
Blayney		1980	\$ 13,654	\$ 13,654	\$13,654	\$0	\$0	\$0	\$13,654
Blayney		1980	\$ 13,249	\$ 13,249	\$13,249	\$0	\$0	\$0	\$13,249
Blayney		1980	\$ 20,667	\$ 20,667	\$20,667	\$0	\$0	\$0	\$20,667
Blayney		1980	\$ 11,632	\$ 11,632	\$11,632	\$0	\$0	\$0	\$11,632
Blayney		1980	\$ 11,719	\$ 11,719	\$11,719	\$0	\$0	\$0	\$11,719
Blayney		1986	\$ 2,307	\$ 2,307	\$2,307	\$0	\$0	\$0	\$2,307
Blayney		1966	\$ 14,400	\$ 14,400	\$14,400	\$0	\$0	\$0	\$14,400
Blayney		1966	\$ 19,691	\$ 19,691	\$19,691	\$0	\$0	\$0	\$19,691
Blayney		1983	\$ 15,777	\$ 15,777	\$15,777	\$0	\$0	\$0	\$15,777

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1983	\$ 19,069	\$ 19,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,069
Blayney		1980	\$ 17,795	\$ 17,795	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,795
Blayney		1983	\$ 7,520	\$ 7,520	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,520
Blayney		1983	\$ 15,835	\$ 15,835	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,835
Blayney		1980	\$ 12,127	\$ 12,127	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,127
Blayney		1980	\$ 8,149	\$ 8,149	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,149
Blayney		1980	\$ 10,643	\$ 10,643	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,643
Blayney		1980	\$ 15,684	\$ 15,684	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,684
Blayney		1980	\$ 3,494	\$ 3,494	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,494
Blayney		1980	\$ 9,890	\$ 9,890	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,890
Blayney		1980	\$ 16,082	\$ 16,082	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,082
Blayney		1966	\$ 15,644	\$ 15,644	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,644
Blayney		1966	\$ 29,046	\$ 29,046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 29,046
Blayney		1966	\$ 19,298	\$ 19,298	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,298
Blayney		1966	\$ 17,540	\$ 17,540	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,540
Blayney		1966	\$ 17,026	\$ 17,026	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,026
Blayney		1966	\$ 12,074	\$ 12,074	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,074
Blayney		1966	\$ 16,235	\$ 16,235	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,235
Blayney		1966	\$ 20,012	\$ 20,012	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,012
Blayney		1966	\$ 23,551	\$ 23,551	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,551
Blayney		1966	\$ 24,950	\$ 24,950	\$ 0	\$ 0	\$ 0	\$ 0	\$ 24,950
Blayney		1978	\$ 22,819	\$ 22,819	\$ 0	\$ 0	\$ 0	\$ 0	\$ 22,819
Blayney		1978	\$ 2,938	\$ 2,938	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,938
Blayney		1978	\$ 5,354	\$ 5,354	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,354
Blayney		1978	\$ 17,093	\$ 17,093	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,093
Blayney		1978	\$ 19,270	\$ 19,270	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,270
Blayney		1980	\$ 17,382	\$ 17,382	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,382
Blayney		1978	\$ 5,149	\$ 5,149	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,149
Blayney		1966	\$ 25,137	\$ 25,137	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,137
Blayney		1978	\$ 20,184	\$ 20,184	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,184
Blayney		1978	\$ 10,068	\$ 10,068	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,068
Blayney		1966	\$ 28,058	\$ 28,058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 28,058
Blayney		1966	\$ 19,011	\$ 19,011	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,011
Blayney		1966	\$ 15,714	\$ 15,714	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,714
Blayney		1966	\$ 19,963	\$ 19,963	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,963
Blayney		1966	\$ 12,364	\$ 12,364	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,364
Blayney		1966	\$ 22,931	\$ 22,931	\$ 0	\$ 0	\$ 0	\$ 0	\$ 22,931
Blayney		1966	\$ 25,083	\$ 25,083	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,083
Blayney		1966	\$ 26,726	\$ 26,726	\$ 0	\$ 0	\$ 0	\$ 0	\$ 26,726
Blayney		1966	\$ 7,164	\$ 7,164	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,164
Blayney		1966	\$ 10,648	\$ 10,648	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,648
Blayney		1966	\$ 31,695	\$ 31,695	\$ 0	\$ 0	\$ 0	\$ 0	\$ 31,695
Blayney		1966	\$ 12,695	\$ 12,695	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,695
Blayney		1966	\$ 7,404	\$ 7,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,404
Blayney		1966	\$ 19,669	\$ 19,669	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,669
Blayney		1966	\$ 11,112	\$ 11,112	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,112
Blayney		1966	\$ 16,367	\$ 16,367	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,367
Blayney		1966	\$ 14,742	\$ 14,742	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,742
Blayney		1966	\$ 11,945	\$ 11,945	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,945

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Mililthorpe	Shared	Assets Excluded
Blayney		1966	\$ 17,083	\$ 17,083	\$ 0	\$ 0	\$ 0	\$ 0	\$17,083
Blayney		1966	\$ 19,521	\$ 19,521	\$ 0	\$ 0	\$ 0	\$ 0	\$19,521
Blayney		1966	\$ 18,307	\$ 18,307	\$ 0	\$ 0	\$ 0	\$ 0	\$18,307
Blayney		1966	\$ 18,984	\$ 18,984	\$ 0	\$ 0	\$ 0	\$ 0	\$18,984
Blayney		1966	\$ 21,374	\$ 21,374	\$ 0	\$ 0	\$ 0	\$ 0	\$21,374
Blayney		1966	\$ 4,636	\$ 4,636	\$ 0	\$ 0	\$ 0	\$ 0	\$4,636
Blayney		1966	\$ 10,167	\$ 10,167	\$ 0	\$ 0	\$ 0	\$ 0	\$10,167
Blayney		1966	\$ 17,948	\$ 17,948	\$ 0	\$ 0	\$ 0	\$ 0	\$17,948
Blayney		1966	\$ 15,063	\$ 15,063	\$ 0	\$ 0	\$ 0	\$ 0	\$15,063
Blayney		1966	\$ 13,761	\$ 13,761	\$ 0	\$ 0	\$ 0	\$ 0	\$13,761
Blayney		1966	\$ 11,760	\$ 11,760	\$ 0	\$ 0	\$ 0	\$ 0	\$11,760
Blayney		1979	\$ 16,883	\$ 16,883	\$ 0	\$ 0	\$ 0	\$ 0	\$16,883
Blayney		1979	\$ 17,530	\$ 17,530	\$ 0	\$ 0	\$ 0	\$ 0	\$17,530
Blayney		1970	\$ 18,176	\$ 18,176	\$ 0	\$ 0	\$ 0	\$ 0	\$18,176
Blayney		1970	\$ 14,699	\$ 14,699	\$ 0	\$ 0	\$ 0	\$ 0	\$14,699
Blayney		1970	\$ 6,066	\$ 6,066	\$ 0	\$ 0	\$ 0	\$ 0	\$6,066
Blayney		1970	\$ 13,948	\$ 13,948	\$ 0	\$ 0	\$ 0	\$ 0	\$13,948
Blayney		1985	\$ 19,647	\$ 19,647	\$ 0	\$ 0	\$ 0	\$ 0	\$19,647
Blayney		1970	\$ 15,009	\$ 15,009	\$ 0	\$ 0	\$ 0	\$ 0	\$15,009
Blayney		1970	\$ 24,349	\$ 24,349	\$ 0	\$ 0	\$ 0	\$ 0	\$24,349
Blayney		1970	\$ 9,398	\$ 9,398	\$ 0	\$ 0	\$ 0	\$ 0	\$9,398
Blayney		1970	\$ 16,899	\$ 16,899	\$ 0	\$ 0	\$ 0	\$ 0	\$16,899
Blayney		1966	\$ 13,487	\$ 13,487	\$ 0	\$ 0	\$ 0	\$ 0	\$13,487
Blayney		1966	\$ 18,467	\$ 18,467	\$ 0	\$ 0	\$ 0	\$ 0	\$18,467
Blayney		1966	\$ 19,626	\$ 19,626	\$ 0	\$ 0	\$ 0	\$ 0	\$19,626
Blayney		1966	\$ 19,035	\$ 19,035	\$ 0	\$ 0	\$ 0	\$ 0	\$19,035
Blayney		1980	\$ 13,297	\$ 13,297	\$ 0	\$ 0	\$ 0	\$ 0	\$13,297
Blayney		1980	\$ 5,422	\$ 5,422	\$ 0	\$ 0	\$ 0	\$ 0	\$5,422
Blayney		1980	\$ 15,993	\$ 15,993	\$ 0	\$ 0	\$ 0	\$ 0	\$15,993
Blayney		1980	\$ 11,867	\$ 11,867	\$ 0	\$ 0	\$ 0	\$ 0	\$11,867
Blayney		1980	\$ 11,537	\$ 11,537	\$ 0	\$ 0	\$ 0	\$ 0	\$11,537
Blayney		1966	\$ 18,360	\$ 18,360	\$ 0	\$ 0	\$ 0	\$ 0	\$18,360
Blayney		1966	\$ 20,514	\$ 20,514	\$ 0	\$ 0	\$ 0	\$ 0	\$20,514
Blayney		1966	\$ 10,566	\$ 10,566	\$ 0	\$ 0	\$ 0	\$ 0	\$10,566
Blayney		1966	\$ 8,523	\$ 8,523	\$ 0	\$ 0	\$ 0	\$ 0	\$8,523
Blayney		1966	\$ 16,772	\$ 16,772	\$ 0	\$ 0	\$ 0	\$ 0	\$16,772
Blayney		1966	\$ 6,340	\$ 6,340	\$ 0	\$ 0	\$ 0	\$ 0	\$6,340
Blayney		2004	\$ 18,688	\$ 18,688	\$ 18,688	\$ 18,688	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 17,646	\$ 17,646	\$ 17,646	\$ 17,646	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 15,842	\$ 15,842	\$ 15,842	\$ 15,842	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 17,273	\$ 17,273	\$ 17,273	\$ 17,273	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 2,382	\$ 2,382	\$ 2,382	\$ 2,382	\$ 0	\$ 0	\$ 0
Blayney		1978	\$ 25,614	\$ 25,614	\$ 0	\$ 0	\$ 0	\$ 0	\$25,614
Blayney		1978	\$ 18,243	\$ 18,243	\$ 0	\$ 0	\$ 0	\$ 0	\$18,243
Blayney		1979	\$ 4,757	\$ 4,757	\$ 0	\$ 0	\$ 0	\$ 0	\$4,757
Blayney		1979	\$ 11,445	\$ 11,445	\$ 0	\$ 0	\$ 0	\$ 0	\$11,445
Blayney		1979	\$ 11,403	\$ 11,403	\$ 0	\$ 0	\$ 0	\$ 0	\$11,403
Blayney		1979	\$ 20,471	\$ 20,471	\$ 0	\$ 0	\$ 0	\$ 0	\$20,471
Blayney		1987	\$ 6,661	\$ 6,661	\$ 0	\$ 0	\$ 0	\$ 0	\$6,661

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1978	\$ 21,984	\$ 21,984	\$ 0	\$ 0	\$ 0	\$ 0	\$21,984
Blayney		1978	\$ 7,971	\$ 7,971	\$ 0	\$ 0	\$ 0	\$ 0	\$7,971
Blayney		1966	\$ 20,543	\$ 20,543	\$ 0	\$ 0	\$ 0	\$ 0	\$20,543
Blayney		1966	\$ 15,070	\$ 15,070	\$ 0	\$ 0	\$ 0	\$ 0	\$15,070
Blayney		1978	\$ 18,863	\$ 18,863	\$ 0	\$ 0	\$ 0	\$ 0	\$18,863
Blayney		1966	\$ 11,415	\$ 11,415	\$ 0	\$ 0	\$ 0	\$ 0	\$11,415
Blayney		1966	\$ 16,489	\$ 16,489	\$ 0	\$ 0	\$ 0	\$ 0	\$16,489
Blayney		1966	\$ 15,666	\$ 15,666	\$ 0	\$ 0	\$ 0	\$ 0	\$15,666
Blayney		1966	\$ 21,339	\$ 21,339	\$ 0	\$ 0	\$ 0	\$ 0	\$21,339
Blayney		1966	\$ 24,425	\$ 24,425	\$ 0	\$ 0	\$ 0	\$ 0	\$24,425
Blayney		1966	\$ 18,484	\$ 18,484	\$ 0	\$ 0	\$ 0	\$ 0	\$18,484
Blayney		1966	\$ 14,048	\$ 14,048	\$ 0	\$ 0	\$ 0	\$ 0	\$14,048
Blayney		1966	\$ 12,472	\$ 12,472	\$ 0	\$ 0	\$ 0	\$ 0	\$12,472
Blayney		1966	\$ 23,755	\$ 23,755	\$ 0	\$ 0	\$ 0	\$ 0	\$23,755
Blayney		1966	\$ 21,571	\$ 21,571	\$ 0	\$ 0	\$ 0	\$ 0	\$21,571
Blayney		1966	\$ 19,575	\$ 19,575	\$ 0	\$ 0	\$ 0	\$ 0	\$19,575
Blayney		1966	\$ 15,615	\$ 15,615	\$ 0	\$ 0	\$ 0	\$ 0	\$15,615
Blayney		1966	\$ 12,392	\$ 12,392	\$ 0	\$ 0	\$ 0	\$ 0	\$12,392
Blayney		1966	\$ 25,248	\$ 25,248	\$ 0	\$ 0	\$ 0	\$ 0	\$25,248
Blayney		1966	\$ 12,310	\$ 12,310	\$ 0	\$ 0	\$ 0	\$ 0	\$12,310
Blayney		1966	\$ 12,910	\$ 12,910	\$ 0	\$ 0	\$ 0	\$ 0	\$12,910
Blayney		1966	\$ 17,996	\$ 17,996	\$ 0	\$ 0	\$ 0	\$ 0	\$17,996
Blayney		1967	\$ 8,429	\$ 8,429	\$ 0	\$ 0	\$ 0	\$ 0	\$8,429
Blayney		1967	\$ 8,106	\$ 8,106	\$ 0	\$ 0	\$ 0	\$ 0	\$8,106
Blayney		1967	\$ 18,358	\$ 18,358	\$ 0	\$ 0	\$ 0	\$ 0	\$18,358
Blayney		1986	\$ 13,586	\$ 13,586	\$ 0	\$ 0	\$ 0	\$ 0	\$13,586
Blayney		1986	\$ 8,298	\$ 8,298	\$ 0	\$ 0	\$ 0	\$ 0	\$8,298
Blayney		1986	\$ 7,955	\$ 7,955	\$ 0	\$ 0	\$ 0	\$ 0	\$7,955
Blayney		1980	\$ 15,213	\$ 15,213	\$ 0	\$ 0	\$ 0	\$ 0	\$15,213
Blayney		1980	\$ 17,807	\$ 17,807	\$ 0	\$ 0	\$ 0	\$ 0	\$17,807
Blayney		1980	\$ 18,763	\$ 18,763	\$ 0	\$ 0	\$ 0	\$ 0	\$18,763
Blayney		1980	\$ 12,882	\$ 12,882	\$ 0	\$ 0	\$ 0	\$ 0	\$12,882
Blayney		1980	\$ 10,053	\$ 10,053	\$ 0	\$ 0	\$ 0	\$ 0	\$10,053
Blayney		2002	\$ 18,836	\$ 18,836	\$18,836	\$18,836	\$ 0	\$ 0	\$ 0
Blayney		2002	\$ 16,457	\$ 16,457	\$16,457	\$16,457	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 10,663	\$ 10,663	\$ 0	\$ 0	\$ 0	\$ 0	\$10,663
Blayney		1966	\$ 19,735	\$ 19,735	\$ 0	\$ 0	\$ 0	\$ 0	\$19,735
Blayney		1966	\$ 14,706	\$ 14,706	\$ 0	\$ 0	\$ 0	\$ 0	\$14,706
Blayney		1966	\$ 19,174	\$ 19,174	\$ 0	\$ 0	\$ 0	\$ 0	\$19,174
Blayney		1966	\$ 16,707	\$ 16,707	\$ 0	\$ 0	\$ 0	\$ 0	\$16,707
Blayney		1966	\$ 17,258	\$ 17,258	\$ 0	\$ 0	\$ 0	\$ 0	\$17,258
Blayney		1966	\$ 17,600	\$ 17,600	\$ 0	\$ 0	\$ 0	\$ 0	\$17,600
Blayney		1966	\$ 17,865	\$ 17,865	\$ 0	\$ 0	\$ 0	\$ 0	\$17,865
Blayney		1966	\$ 19,536	\$ 19,536	\$ 0	\$ 0	\$ 0	\$ 0	\$19,536
Blayney		1966	\$ 8,596	\$ 8,596	\$ 0	\$ 0	\$ 0	\$ 0	\$8,596
Blayney		1980	\$ 12,574	\$ 12,574	\$ 0	\$ 0	\$ 0	\$ 0	\$12,574
Blayney		1967	\$ 18,725	\$ 18,725	\$ 0	\$ 0	\$ 0	\$ 0	\$18,725
Blayney		1967	\$ 7,773	\$ 7,773	\$ 0	\$ 0	\$ 0	\$ 0	\$7,773
Blayney		1967	\$ 3,793	\$ 3,793	\$ 0	\$ 0	\$ 0	\$ 0	\$3,793

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1966	\$ 19,558	\$ 19,558	\$ 0	\$ 0	\$ 0	\$ 0	\$19,558
Blayney		1966	\$ 19,315	\$ 19,315	\$ 0	\$ 0	\$ 0	\$ 0	\$19,315
Blayney		1986	\$ 17,540	\$ 17,540	\$ 0	\$ 0	\$ 0	\$ 0	\$17,540
Blayney		1966	\$ 14,912	\$ 14,912	\$ 0	\$ 0	\$ 0	\$ 0	\$14,912
Blayney		1966	\$ 16,211	\$ 16,211	\$ 0	\$ 0	\$ 0	\$ 0	\$16,211
Blayney		1966	\$ 19,205	\$ 19,205	\$ 0	\$ 0	\$ 0	\$ 0	\$19,205
Blayney		1966	\$ 17,516	\$ 17,516	\$ 0	\$ 0	\$ 0	\$ 0	\$17,516
Blayney		1966	\$ 24,908	\$ 24,908	\$ 0	\$ 0	\$ 0	\$ 0	\$24,908
Blayney		1966	\$ 23,036	\$ 23,036	\$ 0	\$ 0	\$ 0	\$ 0	\$23,036
Blayney		1966	\$ 14,960	\$ 14,960	\$ 0	\$ 0	\$ 0	\$ 0	\$14,960
Blayney		1966	\$ 21,997	\$ 21,997	\$ 0	\$ 0	\$ 0	\$ 0	\$21,997
Blayney		1966	\$ 3,932	\$ 3,932	\$ 0	\$ 0	\$ 0	\$ 0	\$3,932
Blayney		1970	\$ 10,631	\$ 10,631	\$ 0	\$ 0	\$ 0	\$ 0	\$10,631
Blayney		1970	\$ 13,496	\$ 13,496	\$ 0	\$ 0	\$ 0	\$ 0	\$13,496
Blayney		1970	\$ 11,312	\$ 11,312	\$ 0	\$ 0	\$ 0	\$ 0	\$11,312
Blayney		2003	\$ 14,980	\$ 14,980	\$ 14,980	\$ 14,980	\$ 0	\$ 0	\$ 0
Blayney		1970	\$ 12,224	\$ 12,224	\$ 0	\$ 0	\$ 0	\$ 0	\$12,224
Blayney		1970	\$ 9,290	\$ 9,290	\$ 0	\$ 0	\$ 0	\$ 0	\$9,290
Blayney		1970	\$ 18,831	\$ 18,831	\$ 0	\$ 0	\$ 0	\$ 0	\$18,831
Blayney		1970	\$ 6,731	\$ 6,731	\$ 0	\$ 0	\$ 0	\$ 0	\$6,731
Blayney		1970	\$ 17,746	\$ 17,746	\$ 0	\$ 0	\$ 0	\$ 0	\$17,746
Blayney		1970	\$ 18,040	\$ 18,040	\$ 0	\$ 0	\$ 0	\$ 0	\$18,040
Blayney		1966	\$ 25,287	\$ 25,287	\$ 0	\$ 0	\$ 0	\$ 0	\$25,287
Blayney		1966	\$ 22,731	\$ 22,731	\$ 0	\$ 0	\$ 0	\$ 0	\$22,731
Blayney		1970	\$ 10,969	\$ 10,969	\$ 0	\$ 0	\$ 0	\$ 0	\$10,969
Blayney		1970	\$ 8,754	\$ 8,754	\$ 0	\$ 0	\$ 0	\$ 0	\$8,754
Blayney		1970	\$ 15,255	\$ 15,255	\$ 0	\$ 0	\$ 0	\$ 0	\$15,255
Blayney		1970	\$ 9,167	\$ 9,167	\$ 0	\$ 0	\$ 0	\$ 0	\$9,167
Blayney		1970	\$ 4,352	\$ 4,352	\$ 0	\$ 0	\$ 0	\$ 0	\$4,352
Blayney		1970	\$ 15,043	\$ 15,043	\$ 0	\$ 0	\$ 0	\$ 0	\$15,043
Blayney		1970	\$ 10,847	\$ 10,847	\$ 0	\$ 0	\$ 0	\$ 0	\$10,847
Blayney		1970	\$ 8,281	\$ 8,281	\$ 0	\$ 0	\$ 0	\$ 0	\$8,281
Blayney		1970	\$ 13,907	\$ 13,907	\$ 0	\$ 0	\$ 0	\$ 0	\$13,907
Blayney		1970	\$ 11,440	\$ 11,440	\$ 0	\$ 0	\$ 0	\$ 0	\$11,440
Blayney		1970	\$ 13,120	\$ 13,120	\$ 0	\$ 0	\$ 0	\$ 0	\$13,120
Blayney		1970	\$ 17,714	\$ 17,714	\$ 0	\$ 0	\$ 0	\$ 0	\$17,714
Blayney		1970	\$ 20,432	\$ 20,432	\$ 0	\$ 0	\$ 0	\$ 0	\$20,432
Blayney		1970	\$ 23,424	\$ 23,424	\$ 0	\$ 0	\$ 0	\$ 0	\$23,424
Blayney		1966	\$ 13,348	\$ 13,348	\$ 0	\$ 0	\$ 0	\$ 0	\$13,348
Blayney		1966	\$ 7,846	\$ 7,846	\$ 0	\$ 0	\$ 0	\$ 0	\$7,846
Blayney		1993	\$ 21,755	\$ 21,755	\$ 21,755	\$ 21,755	\$ 0	\$ 0	\$ 0
Blayney		1993	\$ 7,754	\$ 7,754	\$ 7,754	\$ 7,754	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 12,685	\$ 12,685	\$ 12,685	\$ 12,685	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 13,773	\$ 13,773	\$ 0	\$ 0	\$ 0	\$ 0	\$13,773
Blayney		2006	\$ 11,821	\$ 11,821	\$ 11,821	\$ 11,821	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 12,188	\$ 12,188	\$ 12,188	\$ 12,188	\$ 0	\$ 0	\$ 0
Blayney		1970	\$ 14,546	\$ 14,546	\$ 0	\$ 0	\$ 0	\$ 0	\$14,546
Blayney		1970	\$ 15,405	\$ 15,405	\$ 0	\$ 0	\$ 0	\$ 0	\$15,405
Blayney		1966	\$ 19,048	\$ 19,048	\$ 0	\$ 0	\$ 0	\$ 0	\$19,048

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1966	\$ 23,494	\$ 23,494	\$ 0	\$ 0	\$ 0	\$ 0	\$23,494
Blayney		1966	\$ 13,550	\$ 13,550	\$ 0	\$ 0	\$ 0	\$ 0	\$13,550
Blayney		1966	\$ 12,357	\$ 12,357	\$ 0	\$ 0	\$ 0	\$ 0	\$12,357
Blayney		1966	\$ 20,767	\$ 20,767	\$ 0	\$ 0	\$ 0	\$ 0	\$20,767
Blayney		1966	\$ 9,351	\$ 9,351	\$ 0	\$ 0	\$ 0	\$ 0	\$9,351
Blayney		1966	\$ 18,529	\$ 18,529	\$ 0	\$ 0	\$ 0	\$ 0	\$18,529
Blayney		1966	\$ 8,179	\$ 8,179	\$ 0	\$ 0	\$ 0	\$ 0	\$8,179
Blayney		1993	\$ 10,320	\$ 10,320	\$10,320	\$10,320	\$ 0	\$ 0	\$ 0
Blayney		1993	\$ 8,358	\$ 8,358	\$8,358	\$8,358	\$ 0	\$ 0	\$ 0
Blayney		1993	\$ 14,121	\$ 14,121	\$14,121	\$14,121	\$ 0	\$ 0	\$ 0
Blayney		1993	\$ 8,290	\$ 8,290	\$8,290	\$8,290	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 22,423	\$ 22,423	\$ 0	\$ 0	\$ 0	\$ 0	\$22,423
Blayney		1966	\$ 18,612	\$ 18,612	\$ 0	\$ 0	\$ 0	\$ 0	\$18,612
Blayney		1966	\$ 13,616	\$ 13,616	\$ 0	\$ 0	\$ 0	\$ 0	\$13,616
Blayney		1966	\$ 5,120	\$ 5,120	\$ 0	\$ 0	\$ 0	\$ 0	\$5,120
Blayney		1966	\$ 13,184	\$ 13,184	\$ 0	\$ 0	\$ 0	\$ 0	\$13,184
Blayney		1966	\$ 11,388	\$ 11,388	\$ 0	\$ 0	\$ 0	\$ 0	\$11,388
Blayney		1966	\$ 16,251	\$ 16,251	\$ 0	\$ 0	\$ 0	\$ 0	\$16,251
Blayney		1966	\$ 7,904	\$ 7,904	\$ 0	\$ 0	\$ 0	\$ 0	\$7,904
Blayney		1966	\$ 12,688	\$ 12,688	\$ 0	\$ 0	\$ 0	\$ 0	\$12,688
Blayney		1966	\$ 9,929	\$ 9,929	\$ 0	\$ 0	\$ 0	\$ 0	\$9,929
Blayney		1966	\$ 24,918	\$ 24,918	\$ 0	\$ 0	\$ 0	\$ 0	\$24,918
Blayney		1966	\$ 12,643	\$ 12,643	\$ 0	\$ 0	\$ 0	\$ 0	\$12,643
Blayney		1966	\$ 16,362	\$ 16,362	\$ 0	\$ 0	\$ 0	\$ 0	\$16,362
Blayney		1966	\$ 22,029	\$ 22,029	\$ 0	\$ 0	\$ 0	\$ 0	\$22,029
Blayney		1966	\$ 20,408	\$ 20,408	\$ 0	\$ 0	\$ 0	\$ 0	\$20,408
Blayney		1966	\$ 19,295	\$ 19,295	\$ 0	\$ 0	\$ 0	\$ 0	\$19,295
Blayney		1966	\$ 16,425	\$ 16,425	\$ 0	\$ 0	\$ 0	\$ 0	\$16,425
Blayney		1966	\$ 12,515	\$ 12,515	\$ 0	\$ 0	\$ 0	\$ 0	\$12,515
Blayney		1966	\$ 16,222	\$ 16,222	\$ 0	\$ 0	\$ 0	\$ 0	\$16,222
Blayney		1993	\$ 7,535	\$ 7,535	\$7,535	\$7,535	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 7,766	\$ 7,766	\$ 0	\$ 0	\$ 0	\$ 0	\$7,766
Blayney		1966	\$ 11,518	\$ 11,518	\$ 0	\$ 0	\$ 0	\$ 0	\$11,518
Blayney		1966	\$ 31,592	\$ 31,592	\$ 0	\$ 0	\$ 0	\$ 0	\$31,592
Blayney		1966	\$ 21,302	\$ 21,302	\$ 0	\$ 0	\$ 0	\$ 0	\$21,302
Blayney		1966	\$ 26,132	\$ 26,132	\$ 0	\$ 0	\$ 0	\$ 0	\$26,132
Blayney		1966	\$ 22,353	\$ 22,353	\$ 0	\$ 0	\$ 0	\$ 0	\$22,353
Blayney		1966	\$ 16,686	\$ 16,686	\$ 0	\$ 0	\$ 0	\$ 0	\$16,686
Blayney		1966	\$ 15,024	\$ 15,024	\$ 0	\$ 0	\$ 0	\$ 0	\$15,024
Blayney		1966	\$ 29,807	\$ 29,807	\$ 0	\$ 0	\$ 0	\$ 0	\$29,807
Blayney		1966	\$ 20,856	\$ 20,856	\$ 0	\$ 0	\$ 0	\$ 0	\$20,856
Blayney		1966	\$ 29,175	\$ 29,175	\$ 0	\$ 0	\$ 0	\$ 0	\$29,175
Blayney		1966	\$ 18,908	\$ 18,908	\$ 0	\$ 0	\$ 0	\$ 0	\$18,908
Blayney		1966	\$ 9,533	\$ 9,533	\$ 0	\$ 0	\$ 0	\$ 0	\$9,533
Blayney		1966	\$ 14,442	\$ 14,442	\$ 0	\$ 0	\$ 0	\$ 0	\$14,442
Blayney		1966	\$ 23,583	\$ 23,583	\$ 0	\$ 0	\$ 0	\$ 0	\$23,583
Blayney		1966	\$ 8,162	\$ 8,162	\$ 0	\$ 0	\$ 0	\$ 0	\$8,162
Blayney		1966	\$ 25,998	\$ 25,998	\$ 0	\$ 0	\$ 0	\$ 0	\$25,998
Blayney		1966	\$ 24,584	\$ 24,584	\$ 0	\$ 0	\$ 0	\$ 0	\$24,584

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Blayney Shire Council

2018 DSP Background Document for Sewerage

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1966	\$ 24,025	\$ 24,025	\$ 0	\$ 0	\$ 0	\$ 0	\$24,025
Blayney		1966	\$ 18,828	\$ 18,828	\$ 0	\$ 0	\$ 0	\$ 0	\$18,828
Blayney		1966	\$ 19,150	\$ 19,150	\$ 0	\$ 0	\$ 0	\$ 0	\$19,150
Blayney		1966	\$ 25,293	\$ 25,293	\$ 0	\$ 0	\$ 0	\$ 0	\$25,293
Blayney		1966	\$ 16,581	\$ 16,581	\$ 0	\$ 0	\$ 0	\$ 0	\$16,581
Blayney		1966	\$ 7,316	\$ 7,316	\$ 0	\$ 0	\$ 0	\$ 0	\$7,316
Blayney		1966	\$ 9,427	\$ 9,427	\$ 0	\$ 0	\$ 0	\$ 0	\$9,427
Blayney		1966	\$ 14,029	\$ 14,029	\$ 0	\$ 0	\$ 0	\$ 0	\$14,029
Blayney		1966	\$ 27,863	\$ 27,863	\$ 0	\$ 0	\$ 0	\$ 0	\$27,863
Blayney		1966	\$ 19,229	\$ 19,229	\$ 0	\$ 0	\$ 0	\$ 0	\$19,229
Blayney		1966	\$ 25,835	\$ 25,835	\$ 0	\$ 0	\$ 0	\$ 0	\$25,835
Blayney		1966	\$ 13,530	\$ 13,530	\$ 0	\$ 0	\$ 0	\$ 0	\$13,530
Blayney		1966	\$ 9,335	\$ 9,335	\$ 0	\$ 0	\$ 0	\$ 0	\$9,335
Blayney		1966	\$ 9,567	\$ 9,567	\$ 0	\$ 0	\$ 0	\$ 0	\$9,567
Blayney		2006	\$ 5,772	\$ 5,772	\$ 5,772	\$ 0	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 13,589	\$ 13,589	\$ 0	\$ 0	\$ 0	\$ 0	\$13,589
Blayney		1966	\$ 21,028	\$ 21,028	\$ 0	\$ 0	\$ 0	\$ 0	\$21,028
Blayney		1966	\$ 19,448	\$ 19,448	\$ 0	\$ 0	\$ 0	\$ 0	\$19,448
Blayney		1966	\$ 24,765	\$ 24,765	\$ 0	\$ 0	\$ 0	\$ 0	\$24,765
Blayney		1966	\$ 24,867	\$ 24,867	\$ 0	\$ 0	\$ 0	\$ 0	\$24,867
Blayney		1966	\$ 13,260	\$ 13,260	\$ 0	\$ 0	\$ 0	\$ 0	\$13,260
Blayney		1966	\$ 15,027	\$ 15,027	\$ 0	\$ 0	\$ 0	\$ 0	\$15,027
Blayney		1966	\$ 10,371	\$ 10,371	\$ 0	\$ 0	\$ 0	\$ 0	\$10,371
Blayney		1966	\$ 7,243	\$ 7,243	\$ 0	\$ 0	\$ 0	\$ 0	\$7,243
Blayney		1966	\$ 16,206	\$ 16,206	\$ 0	\$ 0	\$ 0	\$ 0	\$16,206
Blayney		1966	\$ 5,952	\$ 5,952	\$ 0	\$ 0	\$ 0	\$ 0	\$5,952
Blayney		1966	\$ 14,113	\$ 14,113	\$ 0	\$ 0	\$ 0	\$ 0	\$14,113
Blayney		1966	\$ 15,779	\$ 15,779	\$ 0	\$ 0	\$ 0	\$ 0	\$15,779
Blayney		1966	\$ 25,633	\$ 25,633	\$ 0	\$ 0	\$ 0	\$ 0	\$25,633
Blayney		1966	\$ 11,729	\$ 11,729	\$ 0	\$ 0	\$ 0	\$ 0	\$11,729
Blayney		1966	\$ 22,677	\$ 22,677	\$ 0	\$ 0	\$ 0	\$ 0	\$22,677
Blayney		1966	\$ 14,086	\$ 14,086	\$ 0	\$ 0	\$ 0	\$ 0	\$14,086
Blayney		1966	\$ 16,330	\$ 16,330	\$ 0	\$ 0	\$ 0	\$ 0	\$16,330
Blayney		1966	\$ 23,437	\$ 23,437	\$ 0	\$ 0	\$ 0	\$ 0	\$23,437
Blayney		1966	\$ 16,464	\$ 16,464	\$ 0	\$ 0	\$ 0	\$ 0	\$16,464
Blayney		1966	\$ 17,700	\$ 17,700	\$ 0	\$ 0	\$ 0	\$ 0	\$17,700
Blayney		1966	\$ 10,070	\$ 10,070	\$ 0	\$ 0	\$ 0	\$ 0	\$10,070
Blayney		1966	\$ 16,467	\$ 16,467	\$ 0	\$ 0	\$ 0	\$ 0	\$16,467
Blayney		1966	\$ 10,879	\$ 10,879	\$ 0	\$ 0	\$ 0	\$ 0	\$10,879
Blayney		1966	\$ 11,969	\$ 11,969	\$ 0	\$ 0	\$ 0	\$ 0	\$11,969
Blayney		1966	\$ 5,305	\$ 5,305	\$ 0	\$ 0	\$ 0	\$ 0	\$5,305
Blayney		1966	\$ 19,496	\$ 19,496	\$ 0	\$ 0	\$ 0	\$ 0	\$19,496
Blayney		1966	\$ 14,328	\$ 14,328	\$ 0	\$ 0	\$ 0	\$ 0	\$14,328
Blayney		1966	\$ 14,808	\$ 14,808	\$ 0	\$ 0	\$ 0	\$ 0	\$14,808
Blayney		1966	\$ 14,112	\$ 14,112	\$ 0	\$ 0	\$ 0	\$ 0	\$14,112
Blayney		1966	\$ 16,009	\$ 16,009	\$ 0	\$ 0	\$ 0	\$ 0	\$16,009
Blayney		1966	\$ 13,171	\$ 13,171	\$ 0	\$ 0	\$ 0	\$ 0	\$13,171
Blayney		1966	\$ 12,971	\$ 12,971	\$ 0	\$ 0	\$ 0	\$ 0	\$12,971
Blayney		1966	\$ 23,189	\$ 23,189	\$ 0	\$ 0	\$ 0	\$ 0	\$23,189

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1966	\$ 15,371	\$ 15,371	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,371
Blayney		1966	\$ 15,170	\$ 15,170	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,170
Blayney		1966	\$ 19,825	\$ 19,825	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,825
Blayney		1966	\$ 38,263	\$ 38,263	\$ 0	\$ 0	\$ 0	\$ 0	\$ 38,263
Blayney		1966	\$ 35,120	\$ 35,120	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,120
Blayney		1966	\$ 32,425	\$ 32,425	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,425
Blayney		1966	\$ 35,888	\$ 35,888	\$ 0	\$ 0	\$ 0	\$ 0	\$ 35,888
Blayney		1966	\$ 14,567	\$ 14,567	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,567
Blayney		1966	\$ 46,693	\$ 46,693	\$ 0	\$ 0	\$ 0	\$ 0	\$ 46,693
Blayney		1966	\$ 14,706	\$ 14,706	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,706
Blayney		1966	\$ 32,721	\$ 32,721	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,721
Blayney		1966	\$ 9,716	\$ 9,716	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,716
Blayney		1966	\$ 32,447	\$ 32,447	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,447
Blayney		1966	\$ 32,886	\$ 32,886	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,886
Blayney		1966	\$ 25,630	\$ 25,630	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,630
Blayney		1966	\$ 39,897	\$ 39,897	\$ 0	\$ 0	\$ 0	\$ 0	\$ 39,897
Blayney		1966	\$ 15,357	\$ 15,357	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,357
Blayney		1966	\$ 32,213	\$ 32,213	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,213
Blayney		1966	\$ 13,826	\$ 13,826	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,826
Blayney		1966	\$ 12,218	\$ 12,218	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,218
Blayney		1966	\$ 17,894	\$ 17,894	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,894
Blayney		1966	\$ 27,347	\$ 27,347	\$ 0	\$ 0	\$ 0	\$ 0	\$ 27,347
Blayney		1966	\$ 33,795	\$ 33,795	\$ 0	\$ 0	\$ 0	\$ 0	\$ 33,795
Blayney		1966	\$ 27,788	\$ 27,788	\$ 0	\$ 0	\$ 0	\$ 0	\$ 27,788
Blayney		1966	\$ 43,052	\$ 43,052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 43,052
Blayney		1966	\$ 8,187	\$ 8,187	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,187
Blayney		1966	\$ 13,053	\$ 13,053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,053
Blayney		1966	\$ 32,759	\$ 32,759	\$ 0	\$ 0	\$ 0	\$ 0	\$ 32,759
Blayney		1966	\$ 17,388	\$ 17,388	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,388
Blayney		1966	\$ 15,974	\$ 15,974	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,974
Blayney		1966	\$ 14,451	\$ 14,451	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,451
Blayney		1966	\$ 15,442	\$ 15,442	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,442
Blayney		1966	\$ 10,272	\$ 10,272	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,272
Blayney		1966	\$ 13,016	\$ 13,016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,016
Blayney		1966	\$ 17,236	\$ 17,236	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,236
Blayney		1966	\$ 7,829	\$ 7,829	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,829
Blayney		1966	\$ 27,629	\$ 27,629	\$ 0	\$ 0	\$ 0	\$ 0	\$ 27,629
Blayney		1966	\$ 37,744	\$ 37,744	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,744
Blayney		1966	\$ 23,764	\$ 23,764	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,764
Blayney		1966	\$ 19,632	\$ 19,632	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,632
Blayney		1982	\$ 19,388	\$ 19,388	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,388
Blayney		1982	\$ 4,257	\$ 4,257	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,257
Blayney		1980	\$ 18,730	\$ 18,730	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,730
Blayney		1982	\$ 14,300	\$ 14,300	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,300
Blayney		1982	\$ 14,699	\$ 14,699	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,699
Blayney		1980	\$ 2,841	\$ 2,841	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,841
Blayney		1980	\$ 13,827	\$ 13,827	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,827
Blayney		1980	\$ 14,371	\$ 14,371	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,371
Blayney		1977	\$ 6,615	\$ 6,615	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,615

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1977	\$ 4,942	\$ 4,942	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,942
Blayney		1980	\$ 16,906	\$ 16,906	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,906
Blayney		1980	\$ 9,517	\$ 9,517	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,517
Blayney		1986	\$ 10,799	\$ 10,799	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,799
Blayney		1986	\$ 6,447	\$ 6,447	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,447
Blayney		1985	\$ 4,944	\$ 4,944	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,944
Blayney		1985	\$ 10,745	\$ 10,745	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,745
Blayney		1980	\$ 12,074	\$ 12,074	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,074
Blayney		1980	\$ 12,535	\$ 12,535	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,535
Blayney		1980	\$ 15,364	\$ 15,364	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,364
Blayney		1980	\$ 8,392	\$ 8,392	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,392
Blayney		1980	\$ 19,917	\$ 19,917	\$ 0	\$ 0	\$ 0	\$ 0	\$ 19,917
Blayney		1980	\$ 3,808	\$ 3,808	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,808
Blayney		1980	\$ 8,798	\$ 8,798	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,798
Blayney		1980	\$ 12,957	\$ 12,957	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,957
Blayney		1980	\$ 5,286	\$ 5,286	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,286
Blayney		1980	\$ 7,690	\$ 7,690	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,690
Blayney		1980	\$ 13,059	\$ 13,059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,059
Blayney		1979	\$ 15,408	\$ 15,408	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,408
Blayney		1979	\$ 10,808	\$ 10,808	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,808
Blayney		1979	\$ 4,602	\$ 4,602	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,602
Blayney		1970	\$ 14,266	\$ 14,266	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,266
Blayney		1970	\$ 17,763	\$ 17,763	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,763
Blayney		1970	\$ 6,263	\$ 6,263	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,263
Blayney		1970	\$ 14,781	\$ 14,781	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,781
Blayney		1970	\$ 13,727	\$ 13,727	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,727
Blayney		1970	\$ 13,098	\$ 13,098	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,098
Blayney		1983	\$ 17,433	\$ 17,433	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,433
Blayney		1985	\$ 17,938	\$ 17,938	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,938
Blayney		1983	\$ 24,403	\$ 24,403	\$ 0	\$ 0	\$ 0	\$ 0	\$ 24,403
Blayney		1983	\$ 12,443	\$ 12,443	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,443
Blayney		1983	\$ 16,499	\$ 16,499	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,499
Blayney		1970	\$ 18,367	\$ 18,367	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,367
Blayney		1987	\$ 14,490	\$ 14,490	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,490
Blayney		1987	\$ 5,514	\$ 5,514	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,514
Blayney		1987	\$ 16,012	\$ 16,012	\$ 0	\$ 0	\$ 0	\$ 0	\$ 16,012
Blayney		1983	\$ 20,284	\$ 20,284	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,284
Blayney		1996	\$ 12,081	\$ 12,081	\$ 12,081	\$ 0	\$ 0	\$ 0	\$ 0
Blayney		1975	\$ 4,378	\$ 4,378	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,378
Blayney		1975	\$ 11,680	\$ 11,680	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,680
Blayney		1975	\$ 9,835	\$ 9,835	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,835
Blayney		1975	\$ 15,833	\$ 15,833	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15,833
Blayney		1993	\$ 12,489	\$ 12,489	\$ 12,489	\$ 0	\$ 0	\$ 0	\$ 0
Blayney		1993	\$ 9,330	\$ 9,330	\$ 9,330	\$ 0	\$ 0	\$ 0	\$ 0
Blayney		1993	\$ 5,597	\$ 5,597	\$ 5,597	\$ 0	\$ 0	\$ 0	\$ 0
Blayney		1970	\$ 10,116	\$ 10,116	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,116
Blayney		1970	\$ 3,985	\$ 3,985	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,985
Blayney		1970	\$ 10,337	\$ 10,337	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,337

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1970	\$ 13,482	\$ 13,482	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,482
Blayney		1970	\$ 12,756	\$ 12,756	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,756
Blayney		1970	\$ 5,155	\$ 5,155	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,155
Blayney		1993	\$ 8,179	\$ 8,179	\$ 8,179	\$ 8,179	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 7,723	\$ 7,723	\$ 7,723	\$ 7,723	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 17,807	\$ 17,807	\$ 17,807	\$ 17,807	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 20,628	\$ 20,628	\$ 20,628	\$ 20,628	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 12,176	\$ 12,176	\$ 12,176	\$ 12,176	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 12,761	\$ 12,761	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,761
Blayney		1966	\$ 11,213	\$ 11,213	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,213
Blayney		2004	\$ 16,270	\$ 16,270	\$ 16,270	\$ 16,270	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 10,913	\$ 10,913	\$ 10,913	\$ 10,913	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 8,421	\$ 8,421	\$ 8,421	\$ 8,421	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 14,315	\$ 14,315	\$ 14,315	\$ 14,315	\$ 0	\$ 0	\$ 0
Blayney		1966	\$ 12,309	\$ 12,309	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,309
Blayney		1966	\$ 13,896	\$ 13,896	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,896
Blayney		2004	\$ 22,841	\$ 22,841	\$ 22,841	\$ 22,841	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 21,367	\$ 21,367	\$ 21,367	\$ 21,367	\$ 0	\$ 0	\$ 0
Blayney		1983	\$ 18,482	\$ 18,482	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,482
Blayney		2004	\$ 14,798	\$ 14,798	\$ 14,798	\$ 14,798	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 16,420	\$ 16,420	\$ 16,420	\$ 16,420	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 23,879	\$ 23,879	\$ 23,879	\$ 23,879	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 9,208	\$ 9,208	\$ 9,208	\$ 9,208	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 10,625	\$ 10,625	\$ 10,625	\$ 10,625	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 9,526	\$ 9,526	\$ 9,526	\$ 9,526	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 20,424	\$ 20,424	\$ 20,424	\$ 20,424	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 7,824	\$ 7,824	\$ 7,824	\$ 7,824	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 9,144	\$ 9,144	\$ 9,144	\$ 9,144	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 10,113	\$ 10,113	\$ 10,113	\$ 10,113	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 21,386	\$ 21,386	\$ 21,386	\$ 21,386	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 5,470	\$ 5,470	\$ 5,470	\$ 5,470	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 8,143	\$ 8,143	\$ 8,143	\$ 8,143	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 15,348	\$ 15,348	\$ 15,348	\$ 15,348	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 26,923	\$ 26,923	\$ 26,923	\$ 26,923	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 13,333	\$ 13,333	\$ 13,333	\$ 13,333	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 10,186	\$ 10,186	\$ 10,186	\$ 10,186	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 16,267	\$ 16,267	\$ 16,267	\$ 16,267	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 8,302	\$ 8,302	\$ 8,302	\$ 8,302	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 19,918	\$ 19,918	\$ 19,918	\$ 19,918	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 12,430	\$ 12,430	\$ 12,430	\$ 12,430	\$ 0	\$ 0	\$ 0
Blayney		2007	\$ 9,522	\$ 9,522	\$ 9,522	\$ 9,522	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 19,744	\$ 19,744	\$ 19,744	\$ 19,744	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 11,090	\$ 11,090	\$ 11,090	\$ 11,090	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 5,524	\$ 5,524	\$ 5,524	\$ 5,524	\$ 0	\$ 0	\$ 0
Blayney		1994	\$ 10,949	\$ 10,949	\$ 10,949	\$ 10,949	\$ 0	\$ 0	\$ 0
Blayney		1992	\$ 11,632	\$ 11,632	\$ 11,632	\$ 11,632	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 24,768	\$ 24,768	\$ 24,768	\$ 24,768	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 19,413	\$ 19,413	\$ 19,413	\$ 19,413	\$ 0	\$ 0	\$ 0

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1978	\$ 14,716	\$ 14,716	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,716
Blayney		1980	\$ 11,428	\$ 11,428	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,428
Blayney		1980	\$ 11,437	\$ 11,437	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,437
Millichorpe		2003	\$ 3,557	\$ 3,557	\$ 3,557	\$ 0	\$ 0	\$ 0	\$ 0
Millichorpe		2003	\$ 14,887	\$ 14,887	\$ 14,887	\$ 0	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 9,143	\$ 9,143	\$ 9,143	\$ 9,143	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 6,430	\$ 6,430	\$ 6,430	\$ 6,430	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 12,015	\$ 12,015	\$ 12,015	\$ 12,015	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 7,574	\$ 7,574	\$ 7,574	\$ 7,574	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 15,625	\$ 15,625	\$ 15,625	\$ 15,625	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 8,035	\$ 8,035	\$ 8,035	\$ 8,035	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 9,577	\$ 9,577	\$ 9,577	\$ 9,577	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 10,175	\$ 10,175	\$ 10,175	\$ 10,175	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 22,083	\$ 22,083	\$ 22,083	\$ 22,083	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 15,374	\$ 15,374	\$ 15,374	\$ 15,374	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 14,903	\$ 14,903	\$ 14,903	\$ 14,903	\$ 0	\$ 0	\$ 0
Blayney		2009	\$ 10,021	\$ 10,021	\$ 10,021	\$ 10,021	\$ 0	\$ 0	\$ 0
Blayney		1967	\$ 13,496	\$ 13,496	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,496
Blayney		2007	\$ 5,092	\$ 5,092	\$ 5,092	\$ 5,092	\$ 0	\$ 0	\$ 0
Blayney		2010	\$ 7,258	\$ 7,258	\$ 7,258	\$ 7,258	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 15,257	\$ 15,257	\$ 15,257	\$ 15,257	\$ 0	\$ 0	\$ 0
Blayney		2006	\$ 4,913	\$ 4,913	\$ 4,913	\$ 4,913	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 37,894	\$ 37,894	\$ 37,894	\$ 37,894	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 25,667	\$ 25,667	\$ 25,667	\$ 25,667	\$ 0	\$ 0	\$ 0
Millichorpe		2009	\$ 6,468	\$ 6,468	\$ 6,468	\$ 0	\$ 6,468	\$ 0	\$ 0
Millichorpe		2009	\$ 10,368	\$ 10,368	\$ 10,368	\$ 0	\$ 10,368	\$ 0	\$ 0
Millichorpe		2009	\$ 9,560	\$ 9,560	\$ 9,560	\$ 0	\$ 9,560	\$ 0	\$ 0
Millichorpe		2009	\$ 8,750	\$ 8,750	\$ 8,750	\$ 0	\$ 8,750	\$ 0	\$ 0
Millichorpe		2009	\$ 19,137	\$ 19,137	\$ 19,137	\$ 0	\$ 19,137	\$ 0	\$ 0
Millichorpe		2009	\$ 14,344	\$ 14,344	\$ 14,344	\$ 0	\$ 14,344	\$ 0	\$ 0
Millichorpe		2009	\$ 7,921	\$ 7,921	\$ 7,921	\$ 0	\$ 7,921	\$ 0	\$ 0
Millichorpe		2009	\$ 7,361	\$ 7,361	\$ 7,361	\$ 0	\$ 7,361	\$ 0	\$ 0
Millichorpe		2009	\$ 17,134	\$ 17,134	\$ 17,134	\$ 0	\$ 17,134	\$ 0	\$ 0
Blayney		1978	\$ 12,880	\$ 12,880	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,880
Millichorpe		2003	\$ 3,800	\$ 3,800	\$ 3,800	\$ 0	\$ 3,800	\$ 0	\$ 0
Millichorpe		2003	\$ 4,989	\$ 4,989	\$ 4,989	\$ 0	\$ 4,989	\$ 0	\$ 0
Millichorpe		2003	\$ 15,209	\$ 15,209	\$ 15,209	\$ 0	\$ 15,209	\$ 0	\$ 0
Millichorpe		2003	\$ 12,546	\$ 12,546	\$ 12,546	\$ 0	\$ 12,546	\$ 0	\$ 0
Millichorpe		2003	\$ 13,931	\$ 13,931	\$ 13,931	\$ 0	\$ 13,931	\$ 0	\$ 0
Millichorpe		2003	\$ 26,213	\$ 26,213	\$ 26,213	\$ 0	\$ 26,213	\$ 0	\$ 0
Millichorpe		2003	\$ 4,557	\$ 4,557	\$ 4,557	\$ 0	\$ 4,557	\$ 0	\$ 0
Millichorpe		2003	\$ 17,628	\$ 17,628	\$ 17,628	\$ 0	\$ 17,628	\$ 0	\$ 0
Millichorpe		2003	\$ 15,978	\$ 15,978	\$ 15,978	\$ 0	\$ 15,978	\$ 0	\$ 0
Millichorpe		2003	\$ 16,919	\$ 16,919	\$ 16,919	\$ 0	\$ 16,919	\$ 0	\$ 0
Millichorpe		2003	\$ 3,524	\$ 3,524	\$ 3,524	\$ 0	\$ 3,524	\$ 0	\$ 0
Millichorpe		2003	\$ 12,590	\$ 12,590	\$ 12,590	\$ 0	\$ 12,590	\$ 0	\$ 0
Millichorpe		2003	\$ 8,080	\$ 8,080	\$ 8,080	\$ 0	\$ 8,080	\$ 0	\$ 0
Millichorpe		2003	\$ 18,333	\$ 18,333	\$ 18,333	\$ 0	\$ 18,333	\$ 0	\$ 0
Millichorpe		2003	\$ 19,288	\$ 19,288	\$ 19,288	\$ 0	\$ 19,288	\$ 0	\$ 0

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Blayney Shire Council

2018 DSP Background Document for Sewerage

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millithorpe	Shared	Assets Excluded
Millithorpe		2003	\$ 16,832	\$ 16,832	\$ 16,832	\$ 0	\$ 16,832	\$ 0	\$ 0
Millithorpe		2003	\$ 16,806	\$ 16,806	\$ 16,806	\$ 0	\$ 16,806	\$ 0	\$ 0
Millithorpe		2003	\$ 2,484	\$ 2,484	\$ 2,484	\$ 0	\$ 2,484	\$ 0	\$ 0
Millithorpe		2003	\$ 19,970	\$ 19,970	\$ 19,970	\$ 0	\$ 19,970	\$ 0	\$ 0
Millithorpe		2003	\$ 19,415	\$ 19,415	\$ 19,415	\$ 0	\$ 19,415	\$ 0	\$ 0
Millithorpe		2003	\$ 17,078	\$ 17,078	\$ 17,078	\$ 0	\$ 17,078	\$ 0	\$ 0
Millithorpe		2003	\$ 20,552	\$ 20,552	\$ 20,552	\$ 0	\$ 20,552	\$ 0	\$ 0
Millithorpe		2003	\$ 19,363	\$ 19,363	\$ 19,363	\$ 0	\$ 19,363	\$ 0	\$ 0
Millithorpe		2003	\$ 20,985	\$ 20,985	\$ 20,985	\$ 0	\$ 20,985	\$ 0	\$ 0
Millithorpe		2003	\$ 19,939	\$ 19,939	\$ 19,939	\$ 0	\$ 19,939	\$ 0	\$ 0
Millithorpe		2003	\$ 9,744	\$ 9,744	\$ 9,744	\$ 0	\$ 9,744	\$ 0	\$ 0
Millithorpe		2003	\$ 19,188	\$ 19,188	\$ 19,188	\$ 0	\$ 19,188	\$ 0	\$ 0
Millithorpe		2003	\$ 4,722	\$ 4,722	\$ 4,722	\$ 0	\$ 4,722	\$ 0	\$ 0
Millithorpe		2003	\$ 19,272	\$ 19,272	\$ 19,272	\$ 0	\$ 19,272	\$ 0	\$ 0
Millithorpe		2003	\$ 14,477	\$ 14,477	\$ 14,477	\$ 0	\$ 14,477	\$ 0	\$ 0
Millithorpe		2003	\$ 6,831	\$ 6,831	\$ 6,831	\$ 0	\$ 6,831	\$ 0	\$ 0
Millithorpe		2003	\$ 27,136	\$ 27,136	\$ 27,136	\$ 0	\$ 27,136	\$ 0	\$ 0
Millithorpe		2003	\$ 31,492	\$ 31,492	\$ 31,492	\$ 0	\$ 31,492	\$ 0	\$ 0
Millithorpe		2003	\$ 97,911	\$ 97,911	\$ 97,911	\$ 0	\$ 97,911	\$ 0	\$ 0
Millithorpe		2003	\$ 33,948	\$ 33,948	\$ 33,948	\$ 0	\$ 33,948	\$ 0	\$ 0
Millithorpe		2003	\$ 18,993	\$ 18,993	\$ 18,993	\$ 0	\$ 18,993	\$ 0	\$ 0
Millithorpe		2003	\$ 16,966	\$ 16,966	\$ 16,966	\$ 0	\$ 16,966	\$ 0	\$ 0
Millithorpe		2003	\$ 8,071	\$ 8,071	\$ 8,071	\$ 0	\$ 8,071	\$ 0	\$ 0
Millithorpe		2003	\$ 22,250	\$ 22,250	\$ 22,250	\$ 0	\$ 22,250	\$ 0	\$ 0
Millithorpe		2003	\$ 12,519	\$ 12,519	\$ 12,519	\$ 0	\$ 12,519	\$ 0	\$ 0
Millithorpe		2003	\$ 8,667	\$ 8,667	\$ 8,667	\$ 0	\$ 8,667	\$ 0	\$ 0
Millithorpe		2003	\$ 7,786	\$ 7,786	\$ 7,786	\$ 0	\$ 7,786	\$ 0	\$ 0
Millithorpe		2003	\$ 21,232	\$ 21,232	\$ 21,232	\$ 0	\$ 21,232	\$ 0	\$ 0
Millithorpe		2003	\$ 8,881	\$ 8,881	\$ 8,881	\$ 0	\$ 8,881	\$ 0	\$ 0
Millithorpe		2003	\$ 17,838	\$ 17,838	\$ 17,838	\$ 0	\$ 17,838	\$ 0	\$ 0
Millithorpe		2003	\$ 11,834	\$ 11,834	\$ 11,834	\$ 0	\$ 11,834	\$ 0	\$ 0
Millithorpe		2003	\$ 26,971	\$ 26,971	\$ 26,971	\$ 0	\$ 26,971	\$ 0	\$ 0
Millithorpe		2003	\$ 14,698	\$ 14,698	\$ 14,698	\$ 0	\$ 14,698	\$ 0	\$ 0
Millithorpe		2003	\$ 17,880	\$ 17,880	\$ 17,880	\$ 0	\$ 17,880	\$ 0	\$ 0
Millithorpe		2003	\$ 15,302	\$ 15,302	\$ 15,302	\$ 0	\$ 15,302	\$ 0	\$ 0
Millithorpe		2003	\$ 7,884	\$ 7,884	\$ 7,884	\$ 0	\$ 7,884	\$ 0	\$ 0
Millithorpe		2003	\$ 18,755	\$ 18,755	\$ 18,755	\$ 0	\$ 18,755	\$ 0	\$ 0
Millithorpe		2003	\$ 23,673	\$ 23,673	\$ 23,673	\$ 0	\$ 23,673	\$ 0	\$ 0
Millithorpe		2003	\$ 5,208	\$ 5,208	\$ 5,208	\$ 0	\$ 5,208	\$ 0	\$ 0
Millithorpe		2003	\$ 14,540	\$ 14,540	\$ 14,540	\$ 0	\$ 14,540	\$ 0	\$ 0
Millithorpe		2003	\$ 12,133	\$ 12,133	\$ 12,133	\$ 0	\$ 12,133	\$ 0	\$ 0
Millithorpe		2003	\$ 6,033	\$ 6,033	\$ 6,033	\$ 0	\$ 6,033	\$ 0	\$ 0
Millithorpe		2003	\$ 18,066	\$ 18,066	\$ 18,066	\$ 0	\$ 18,066	\$ 0	\$ 0
Millithorpe		2003	\$ 13,795	\$ 13,795	\$ 13,795	\$ 0	\$ 13,795	\$ 0	\$ 0
Millithorpe		2003	\$ 17,726	\$ 17,726	\$ 17,726	\$ 0	\$ 17,726	\$ 0	\$ 0
Millithorpe		2003	\$ 15,704	\$ 15,704	\$ 15,704	\$ 0	\$ 15,704	\$ 0	\$ 0
Millithorpe		2003	\$ 13,090	\$ 13,090	\$ 13,090	\$ 0	\$ 13,090	\$ 0	\$ 0
Millithorpe		2003	\$ 12,818	\$ 12,818	\$ 12,818	\$ 0	\$ 12,818	\$ 0	\$ 0
Millithorpe		2003	\$ 10,712	\$ 10,712	\$ 10,712	\$ 0	\$ 10,712	\$ 0	\$ 0

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Blayney Shire Council

2018 DSP Background Document for Sewerage

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Millichorpe		2003	\$ 19,906	\$ 19,906	\$ 19,906	\$ 0	\$ 19,906	\$ 0	\$ 0
Millichorpe		2003	\$ 15,867	\$ 15,867	\$ 15,867	\$ 0	\$ 15,867	\$ 0	\$ 0
Millichorpe		2003	\$ 16,346	\$ 16,346	\$ 16,346	\$ 0	\$ 16,346	\$ 0	\$ 0
Millichorpe		2003	\$ 14,359	\$ 14,359	\$ 14,359	\$ 0	\$ 14,359	\$ 0	\$ 0
Millichorpe		2003	\$ 9,655	\$ 9,655	\$ 9,655	\$ 0	\$ 9,655	\$ 0	\$ 0
Millichorpe		2003	\$ 14,644	\$ 14,644	\$ 14,644	\$ 0	\$ 14,644	\$ 0	\$ 0
Millichorpe		2003	\$ 12,133	\$ 12,133	\$ 12,133	\$ 0	\$ 12,133	\$ 0	\$ 0
Millichorpe		2003	\$ 29,146	\$ 29,146	\$ 29,146	\$ 0	\$ 29,146	\$ 0	\$ 0
Millichorpe		2003	\$ 22,073	\$ 22,073	\$ 22,073	\$ 0	\$ 22,073	\$ 0	\$ 0
Millichorpe		2003	\$ 39,463	\$ 39,463	\$ 39,463	\$ 0	\$ 39,463	\$ 0	\$ 0
Millichorpe		2003	\$ 17,724	\$ 17,724	\$ 17,724	\$ 0	\$ 17,724	\$ 0	\$ 0
Millichorpe		2003	\$ 19,640	\$ 19,640	\$ 19,640	\$ 0	\$ 19,640	\$ 0	\$ 0
Millichorpe		2003	\$ 8,430	\$ 8,430	\$ 8,430	\$ 0	\$ 8,430	\$ 0	\$ 0
Millichorpe		2003	\$ 11,392	\$ 11,392	\$ 11,392	\$ 0	\$ 11,392	\$ 0	\$ 0
Millichorpe		2003	\$ 8,736	\$ 8,736	\$ 8,736	\$ 0	\$ 8,736	\$ 0	\$ 0
Millichorpe		2003	\$ 10,799	\$ 10,799	\$ 10,799	\$ 0	\$ 10,799	\$ 0	\$ 0
Millichorpe		2003	\$ 22,751	\$ 22,751	\$ 22,751	\$ 0	\$ 22,751	\$ 0	\$ 0
Millichorpe		2003	\$ 6,852	\$ 6,852	\$ 6,852	\$ 0	\$ 6,852	\$ 0	\$ 0
Millichorpe		2003	\$ 16,098	\$ 16,098	\$ 16,098	\$ 0	\$ 16,098	\$ 0	\$ 0
Millichorpe		2003	\$ 28,722	\$ 28,722	\$ 28,722	\$ 0	\$ 28,722	\$ 0	\$ 0
Millichorpe		2003	\$ 42,173	\$ 42,173	\$ 42,173	\$ 0	\$ 42,173	\$ 0	\$ 0
Millichorpe		2003	\$ 15,053	\$ 15,053	\$ 15,053	\$ 0	\$ 15,053	\$ 0	\$ 0
Millichorpe		2003	\$ 44,546	\$ 44,546	\$ 44,546	\$ 0	\$ 44,546	\$ 0	\$ 0
Millichorpe		2003	\$ 23,552	\$ 23,552	\$ 23,552	\$ 0	\$ 23,552	\$ 0	\$ 0
Millichorpe		2003	\$ 14,718	\$ 14,718	\$ 14,718	\$ 0	\$ 14,718	\$ 0	\$ 0
Millichorpe		2003	\$ 23,840	\$ 23,840	\$ 23,840	\$ 0	\$ 23,840	\$ 0	\$ 0
Millichorpe		2003	\$ 42,211	\$ 42,211	\$ 42,211	\$ 0	\$ 42,211	\$ 0	\$ 0
Millichorpe		2003	\$ 32,391	\$ 32,391	\$ 32,391	\$ 0	\$ 32,391	\$ 0	\$ 0
Millichorpe		2003	\$ 31,633	\$ 31,633	\$ 31,633	\$ 0	\$ 31,633	\$ 0	\$ 0
Millichorpe		2003	\$ 15,269	\$ 15,269	\$ 15,269	\$ 0	\$ 15,269	\$ 0	\$ 0
Millichorpe		2003	\$ 37,452	\$ 37,452	\$ 37,452	\$ 0	\$ 37,452	\$ 0	\$ 0
Millichorpe		2003	\$ 37,307	\$ 37,307	\$ 37,307	\$ 0	\$ 37,307	\$ 0	\$ 0
Millichorpe		2003	\$ 27,500	\$ 27,500	\$ 27,500	\$ 0	\$ 27,500	\$ 0	\$ 0
Millichorpe		2003	\$ 25,823	\$ 25,823	\$ 25,823	\$ 0	\$ 25,823	\$ 0	\$ 0
Millichorpe		2003	\$ 24,587	\$ 24,587	\$ 24,587	\$ 0	\$ 24,587	\$ 0	\$ 0
Millichorpe		2003	\$ 24,565	\$ 24,565	\$ 24,565	\$ 0	\$ 24,565	\$ 0	\$ 0
Millichorpe		2003	\$ 19,803	\$ 19,803	\$ 19,803	\$ 0	\$ 19,803	\$ 0	\$ 0
Millichorpe		2003	\$ 30,170	\$ 30,170	\$ 30,170	\$ 0	\$ 30,170	\$ 0	\$ 0
Millichorpe		2003	\$ 79,955	\$ 79,955	\$ 79,955	\$ 0	\$ 79,955	\$ 0	\$ 0
Millichorpe		2003	\$ 26,351	\$ 26,351	\$ 26,351	\$ 0	\$ 26,351	\$ 0	\$ 0
Millichorpe		2003	\$ 15,692	\$ 15,692	\$ 15,692	\$ 0	\$ 15,692	\$ 0	\$ 0
Millichorpe		2003	\$ 9,700	\$ 9,700	\$ 9,700	\$ 0	\$ 9,700	\$ 0	\$ 0
Millichorpe		2003	\$ 9,813	\$ 9,813	\$ 9,813	\$ 0	\$ 9,813	\$ 0	\$ 0
Millichorpe		2003	\$ 14,450	\$ 14,450	\$ 14,450	\$ 0	\$ 14,450	\$ 0	\$ 0
Millichorpe		2003	\$ 5,620	\$ 5,620	\$ 5,620	\$ 0	\$ 5,620	\$ 0	\$ 0
Millichorpe		2003	\$ 20,467	\$ 20,467	\$ 20,467	\$ 0	\$ 20,467	\$ 0	\$ 0
Millichorpe		2003	\$ 19,424	\$ 19,424	\$ 19,424	\$ 0	\$ 19,424	\$ 0	\$ 0
Millichorpe		2003	\$ 20,089	\$ 20,089	\$ 20,089	\$ 0	\$ 20,089	\$ 0	\$ 0
Millichorpe		2003	\$ 11,838	\$ 11,838	\$ 11,838	\$ 0	\$ 11,838	\$ 0	\$ 0

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Blayney Shire Council **2018 DSP Background Document for Sewerage**

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding revaluation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Millichorpe		2003	\$ 7,336	\$ 7,336	\$ 7,336	\$ 0	\$ 7,336	\$ 0	\$ 0
Millichorpe		2003	\$ 17,910	\$ 17,910	\$ 17,910	\$ 0	\$ 17,910	\$ 0	\$ 0
Millichorpe		2003	\$ 38,903	\$ 38,903	\$ 38,903	\$ 0	\$ 38,903	\$ 0	\$ 0
Millichorpe		2003	\$ 17,684	\$ 17,684	\$ 17,684	\$ 0	\$ 17,684	\$ 0	\$ 0
Millichorpe		2003	\$ 19,310	\$ 19,310	\$ 19,310	\$ 0	\$ 19,310	\$ 0	\$ 0
Millichorpe		2003	\$ 29,444	\$ 29,444	\$ 29,444	\$ 0	\$ 29,444	\$ 0	\$ 0
Millichorpe		2003	\$ 17,657	\$ 17,657	\$ 17,657	\$ 0	\$ 17,657	\$ 0	\$ 0
Millichorpe		2003	\$ 4,376	\$ 4,376	\$ 4,376	\$ 0	\$ 4,376	\$ 0	\$ 0
Millichorpe		2003	\$ 21,464	\$ 21,464	\$ 21,464	\$ 0	\$ 21,464	\$ 0	\$ 0
Millichorpe		2003	\$ 16,874	\$ 16,874	\$ 16,874	\$ 0	\$ 16,874	\$ 0	\$ 0
Millichorpe		2003	\$ 14,084	\$ 14,084	\$ 14,084	\$ 0	\$ 14,084	\$ 0	\$ 0
Millichorpe		2003	\$ 4,938	\$ 4,938	\$ 4,938	\$ 0	\$ 4,938	\$ 0	\$ 0
Millichorpe		2003	\$ 10,891	\$ 10,891	\$ 10,891	\$ 0	\$ 10,891	\$ 0	\$ 0
Millichorpe		2003	\$ 12,071	\$ 12,071	\$ 12,071	\$ 0	\$ 12,071	\$ 0	\$ 0
Millichorpe		2003	\$ 12,499	\$ 12,499	\$ 12,499	\$ 0	\$ 12,499	\$ 0	\$ 0
Millichorpe		2003	\$ 9,280	\$ 9,280	\$ 9,280	\$ 0	\$ 9,280	\$ 0	\$ 0
Millichorpe		2003	\$ 9,325	\$ 9,325	\$ 9,325	\$ 0	\$ 9,325	\$ 0	\$ 0
Millichorpe		2003	\$ 9,053	\$ 9,053	\$ 9,053	\$ 0	\$ 9,053	\$ 0	\$ 0
Millichorpe		2003	\$ 9,240	\$ 9,240	\$ 9,240	\$ 0	\$ 9,240	\$ 0	\$ 0
Millichorpe		2003	\$ 8,335	\$ 8,335	\$ 8,335	\$ 0	\$ 8,335	\$ 0	\$ 0
Millichorpe		2003	\$ 17,474	\$ 17,474	\$ 17,474	\$ 0	\$ 17,474	\$ 0	\$ 0
Millichorpe		2003	\$ 24,310	\$ 24,310	\$ 24,310	\$ 0	\$ 24,310	\$ 0	\$ 0
Millichorpe		2003	\$ 10,311	\$ 10,311	\$ 10,311	\$ 0	\$ 10,311	\$ 0	\$ 0
Millichorpe		2003	\$ 26,993	\$ 26,993	\$ 26,993	\$ 0	\$ 26,993	\$ 0	\$ 0
Millichorpe		2003	\$ 18,848	\$ 18,848	\$ 18,848	\$ 0	\$ 18,848	\$ 0	\$ 0
Millichorpe		2003	\$ 36,423	\$ 36,423	\$ 36,423	\$ 0	\$ 36,423	\$ 0	\$ 0
Millichorpe		2003	\$ 17,990	\$ 17,990	\$ 17,990	\$ 0	\$ 17,990	\$ 0	\$ 0
Millichorpe		2003	\$ 15,920	\$ 15,920	\$ 15,920	\$ 0	\$ 15,920	\$ 0	\$ 0
Millichorpe		2003	\$ 49,247	\$ 49,247	\$ 49,247	\$ 0	\$ 49,247	\$ 0	\$ 0
Millichorpe		2003	\$ 3,365	\$ 3,365	\$ 3,365	\$ 0	\$ 3,365	\$ 0	\$ 0
Millichorpe		2003	\$ 4,610	\$ 4,610	\$ 4,610	\$ 0	\$ 4,610	\$ 0	\$ 0
Blayney		1999	\$ 78,086	\$ 78,086	\$ 78,086	\$ 0	\$ 78,086	\$ 0	\$ 0
Blayney		1999	\$ 7,519	\$ 7,519	\$ 7,519	\$ 0	\$ 7,519	\$ 0	\$ 0
Blayney		1999	\$ 133,677	\$ 133,677	\$ 133,677	\$ 0	\$ 133,677	\$ 0	\$ 0
Blayney		1999	\$ 3,813	\$ 3,813	\$ 3,813	\$ 0	\$ 3,813	\$ 0	\$ 0
Blayney		1999	\$ 113,128	\$ 113,128	\$ 113,128	\$ 0	\$ 113,128	\$ 0	\$ 0
Blayney		1999	\$ 21,226	\$ 21,226	\$ 21,226	\$ 0	\$ 21,226	\$ 0	\$ 0
Blayney		1999	\$ 26,854	\$ 26,854	\$ 26,854	\$ 0	\$ 26,854	\$ 0	\$ 0
Blayney		1999	\$ 3,546	\$ 3,546	\$ 3,546	\$ 0	\$ 3,546	\$ 0	\$ 0
Blayney		1999	\$ 96,392	\$ 96,392	\$ 96,392	\$ 0	\$ 96,392	\$ 0	\$ 0
Blayney		1999	\$ 22,248	\$ 22,248	\$ 22,248	\$ 0	\$ 22,248	\$ 0	\$ 0
Blayney		1999	\$ 120,793	\$ 120,793	\$ 120,793	\$ 0	\$ 120,793	\$ 0	\$ 0
Blayney		1999	\$ 85,046	\$ 85,046	\$ 85,046	\$ 0	\$ 85,046	\$ 0	\$ 0
Blayney		1999	\$ 99,271	\$ 99,271	\$ 99,271	\$ 0	\$ 99,271	\$ 0	\$ 0
Blayney		1999	\$ 9,247	\$ 9,247	\$ 9,247	\$ 0	\$ 9,247	\$ 0	\$ 0
Blayney		1999	\$ 41,811	\$ 41,811	\$ 41,811	\$ 0	\$ 41,811	\$ 0	\$ 0
Blayney		1988	\$ 38,086	\$ 38,086	\$ 38,086	\$ 0	\$ 38,086	\$ 0	\$ 38,086
Blayney		1988	\$ 11,021	\$ 11,021	\$ 11,021	\$ 0	\$ 11,021	\$ 0	\$ 11,021
Blayney		1988	\$ 104,346	\$ 104,346	\$ 104,346	\$ 0	\$ 104,346	\$ 0	\$ 104,346

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Blayney Shire Council

2018 DSP Background Document for Sewerage

Table 1: Blayney Shire Council Existing Sewerage Assets

Service Area	Asset Description	Year of Commissioning	Current Replacement Cost 2018/19 \$	Assets excluding reticulation	Assets excluding pre 1989	Blayney	Millichorpe	Shared	Assets Excluded
Blayney		1988	\$ 16,922	\$ 16,922	\$ 0	\$ 0	\$ 0	\$ 0	\$16,922
Blayney		1988	\$ 4,845	\$ 4,845	\$ 0	\$ 0	\$ 0	\$ 0	\$4,845
Blayney		1966	\$ 2,338	\$ 2,338	\$ 0	\$ 0	\$ 0	\$ 0	\$2,338
Blayney		1966	\$ 18,238	\$ 18,238	\$ 0	\$ 0	\$ 0	\$ 0	\$18,238
Blayney		1966	\$ 32,426	\$ 32,426	\$ 0	\$ 0	\$ 0	\$ 0	\$32,426
Blayney		1966	\$ 2,235	\$ 2,235	\$ 0	\$ 0	\$ 0	\$ 0	\$2,235
Blayney		1988	\$ 3,740	\$ 3,740	\$ 0	\$ 0	\$ 0	\$ 0	\$3,740
Blayney		1988	\$ 27,239	\$ 27,239	\$ 0	\$ 0	\$ 0	\$ 0	\$27,239
Blayney		1988	\$ 204,358	\$ 204,358	\$ 0	\$ 0	\$ 0	\$ 0	\$204,358
Blayney		1988	\$ 171,759	\$ 171,759	\$ 0	\$ 0	\$ 0	\$ 0	\$171,759
Blayney		1988	\$ 46,014	\$ 46,014	\$ 0	\$ 0	\$ 0	\$ 0	\$46,014
Blayney		1966	\$ 26,894	\$ 26,894	\$ 0	\$ 0	\$ 0	\$ 0	\$26,894
Blayney		1966	\$ 94,728	\$ 94,728	\$ 0	\$ 0	\$ 0	\$ 0	\$94,728
Blayney		1966	\$ 4,616	\$ 4,616	\$ 0	\$ 0	\$ 0	\$ 0	\$4,616
Blayney		2004	\$ 3,307	\$ 3,307	\$ 3,307	\$ 3,307	\$ 0	\$ 0	\$ 0
Blayney		2004	\$ 22,022	\$ 22,022	\$ 22,022	\$ 22,022	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 26,145	\$ 26,145	\$ 26,145	\$ 26,145	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 21,542	\$ 21,542	\$ 21,542	\$ 21,542	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 18,404	\$ 18,404	\$ 18,404	\$ 18,404	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 3,392	\$ 3,392	\$ 3,392	\$ 3,392	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 12,980	\$ 12,980	\$ 12,980	\$ 12,980	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 2,158	\$ 2,158	\$ 2,158	\$ 2,158	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 8,973	\$ 8,973	\$ 8,973	\$ 8,973	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 17,699	\$ 17,699	\$ 17,699	\$ 17,699	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 3,359	\$ 3,359	\$ 3,359	\$ 3,359	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 8,531	\$ 8,531	\$ 8,531	\$ 8,531	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 7,433	\$ 7,433	\$ 7,433	\$ 7,433	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 2,346	\$ 2,346	\$ 2,346	\$ 2,346	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 3,012	\$ 3,012	\$ 3,012	\$ 3,012	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 12,088	\$ 12,088	\$ 12,088	\$ 12,088	\$ 0	\$ 0	\$ 0
Blayney		2005	\$ 1,333	\$ 1,333	\$ 1,333	\$ 1,333	\$ 0	\$ 0	\$ 0
Blayney		1999	\$ 8,976	\$ 8,976	\$ 8,976	\$ 8,976	\$ 0	\$ 0	\$ 0
Blayney		1999	\$ 99,868	\$ 99,868	\$ 99,868	\$ 99,868	\$ 0	\$ 0	\$ 0
Blayney		1999	\$ 18,394	\$ 18,394	\$ 18,394	\$ 18,394	\$ 0	\$ 0	\$ 0
Blayney		1999	\$ 81,769	\$ 81,769	\$ 81,769	\$ 81,769	\$ 0	\$ 0	\$ 0
Millichorpe		2016	\$ 23,933	\$ 23,933	\$ 23,933	\$ 0	\$ 23,933	\$ 0	\$ 0
			\$ 25,534,344	\$ 25,534,344	\$ 16,737,557	\$ 4,921,262	\$ 5,070,530	\$ 6,745,766	\$ 8,796,786

2/04/2020

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All values are in year 2018/19 (\$)

Project	ILOS	Growth	Renewals	Check	Project Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
						2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Blayney				11,978,439											
Renewable Energy Project	100%		0%	100%	75,000	0	75,000	0	0	0	0	0	0	0	0
S88 compliance for CVO pump station	100%		0%	100%	85,000	10,000	75,000	0	0	0	0	0	0	0	0
Electrical replacements	100%		100%	100%	258,367	0	0	0	0	0	0	0	21,753.2	40,835	0
Mianhole Rehabilitation Program	0%		100%	100%	70,000	15,000	25,000	30,000	0	0	0	0	0	0	0
Lining/Replacement of Sewer Mains	0%		100%	100%	1,775,000	500,000	150,000	210,000	215,000	220,000	225,000	230,000	235,000	240,000	0
Replacement of pumps in SHS (incl Millthorpe)	0%		100%	100%	59,417	0	24,570	0	0	0	34,847	0	0	0	0
Shared				26,530,844											
Blayney STP - Capacity Upgrade	50%		50%	100%	8,917,500	0	0	0	0	0	0	0	891,750	0	0
Telemetry Upgrade	0%		100%	100%	78,000	0	0	0	0	78,000	0	0	0	0	0
P&E Replacement (CC TV Camera, Jetter, Loader, Ute etc)	44%		56%	100%	175,472	78,000	0	0	0	0	0	0	0	97,472	0
Light Vehicle Replacement - Mgr Water & Wastewater	0%		100%	100%	244,130	0	44,126	0	46,360	0	48,707	0	51,173	0	53,764
Sludge Lagoon aerator & pump replacement	0%		100%	100%	52,035	0	0	23,760	0	0	0	0	28,275	0	0
Odour control blower	0%		100%	100%	19,120	0	0	0	0	0	19,120	0	0	0	0
Hardstand	0%		100%	100%	32,340	0	0	0	0	32,340	0	0	0	0	0
Fencing	0%		100%	100%	14,375	0	0	0	0	0	0	0	0	14,375	0
Decanter (rubber belows, wire rope, motor and gear box)	0%		100%	100%	22,260	0	22,260	0	0	0	0	0	0	0	0
Slip Screen - Replacement	0%		100%	100%	90,456	0	0	0	0	0	0	90,456	0	0	0
Alum Dosing	0%		100%	100%	4,839	0	4,839	0	0	0	0	0	0	0	0
Portable water booster pump	0%		100%	100%	5,128	0	0	0	0	5,128	0	0	0	0	0
Millthorpe				100,000											
Magnesium Hydroxide dosing at Millthorpe	100%		100%	100%	100,000	100,000	0	0	0	0	0	0	0	0	0
Total				12,078,439		253,000	420,795	263,760	261,360	335,488	327,674	320,456	9,449,480	392,682	53,764
				\$1000											
ILOS															
Growth															
Renewals															
Total															

12,078,439

Blayney Shire Council

2018 DSP Background Document for Sewerage

Table 4: Blayney Shire Council Sewerage Developer Charge Calculation

Service area	Capital Charge per ET (2018/19\$)		% of highest	% of highest	DSP areas	Capital charge for each DSP area (\$/ET)	Reduction Amount (\$/ET)	Calculated Developer Charge (\$/ET) 2018/19	Calculated Developer Charge (\$/ET) 2019/20	Council Proposed Developer Charge (\$/ET) 2020/21	CPI (Consumer Price Index), Sydney	
	\$	\$									June 17 - June 18	% change
Millthorpe	42,258	42,258	100%	100%	SDSP1	\$42,258	558	\$ 41,700		\$ 7,500		2.1%
Blayney	15,209	15,209	36%	100%	SDSP2	\$15,209		\$ 14,651		\$ 4,500		

Table 5: Blayney Shire Council Sewerage Reduction Amount Calculation

	Estimated (\$/ET)
18/19 TRB	\$ 636
Annual OMA	\$ 590
Net Income	\$ 46

Year	Total ETs	New ETs	PV Factor	PV of new ETs (@5%)	Cumulative new ETs	Net income from new ETs	PV of Net income from new ETs (@5%)	Reduction Amount (\$/ET)
0 2018/19	1,710							
1 2019/20	1,720	10	1.00	10	10	\$471	\$471	
2 2020/21	1,731	10	0.95	10	21	\$945	\$900	
3 2021/22	1,741	10	0.91	9	31	\$1,422	\$1,289	
4 2022/23	1,748	7	0.86	6	38	\$1,741	\$1,504	
5 2023/24	1,755	7	0.82	6	45	\$2,062	\$1,697	
6 2024/25	1,762	7	0.78	6	52	\$2,385	\$1,868	
7 2025/26	1,769	7	0.75	5	59	\$2,708	\$2,021	
8 2026/27	1,776	7	0.71	5	66	\$3,033	\$2,155	
9 2027/28	1,783	7	0.68	5	73	\$3,359	\$2,274	
10 2028/29	1,790	7	0.64	5	80	\$3,687	\$2,376	
11 2029/30	1,797	7	0.61	4	87	\$4,015	\$2,465	
12 2030/31	1,805	7	0.58	4	95	\$4,345	\$2,541	
13 2031/32	1,812	7	0.56	4	102	\$4,677	\$2,604	
14 2032/33	1,819	7	0.53	4	109	\$5,010	\$2,657	
15 2033/34	1,826	7	0.51	4	116	\$5,344	\$2,699	
16 2034/35	1,834	7	0.48	4	124	\$5,679	\$2,732	
17 2035/36	1,841	7	0.46	3	131	\$6,016	\$2,756	
18 2036/37	1,848	7	0.44	3	138	\$6,354	\$2,772	
19 2037/38	1,856	7	0.42	3	146	\$6,693	\$2,781	
20 2038/39	1,863	7	0.40	3	153	\$7,034	\$2,784	
21 2039/40	1,871	7	0.38	3	161	\$7,376	\$2,780	

Blayney Shire Council

2018 DSP Background Document for Sewerage

22	2040/41	1,878	7	0.36	3	168	\$7,720	\$2,771
23	2041/42	1,886	8	0.34	3	176	\$8,065	\$2,757
24	2042/43	1,893	8	0.33	2	183	\$8,411	\$2,738
25	2043/44	1,901	8	0.31	2	191	\$8,759	\$2,716
26	2044/45	1,908	8	0.30	2	198	\$9,108	\$2,690
27	2045/46	1,916	8	0.28	2	206	\$9,458	\$2,660
28	2046/47	1,924	8	0.27	2	214	\$9,810	\$2,628
29	2047/48	1,931	8	0.26	2	221	\$10,163	\$2,593
30	2048/49	1,939	8	0.24	2	229	\$10,518	\$2,555
			229		126			\$ 70,233
								\$ 558

Blayney Shire Council

2018 Background Document for Sewerage

Table 6: Blayney Shire Council Sewerage Cross Subsidy Calculation

Year	Total ETs	New ETs per year	Rate of Return 5%					Current TRB (\$636)	TRB difference if proposed DC is adopted	30 years TRB (\$) - Proposed DC and cross subsidy	Annual bill revenue from TRB if proposed DC is adopted (\$'000)	Difference between expected annual bills revenue (\$'000)
			Expected annual income from current developer charges (\$'000)	Expected annual income from developer charges (\$'000)	Expected annual income from proposed developer charges (\$'000)	Difference in developer income - (between calculated and proposed DC) (\$'000)	Difference in annual income from proposed developer charges (\$'000)					
2018/19	1710						636		636			
2019/20	1720	-	-	-	-	-	636	55	691	1,189	95	
2020/21	1731	10	35.8	194	51.2	143	636	55	691	1,196	95	
2021/22	1741	10	36.0	195	51.5	143	636	55	691	1,203	96	
2022/23	1748	7	24.2	131	34.5	96	636	55	691	1,208	96	
2023/24	1755	7	24.3	131	34.7	97	636	55	691	1,213	97	
2024/25	1762	7	24.4	132	34.8	97	636	55	691	1,218	97	
2025/26	1769	7	24.5	132	34.9	97	636	55	691	1,222	97	
2026/27	1776	7	24.5	133	35.1	98	636	55	691	1,227	98	
2027/28	1783	7	24.6	133	35.2	98	636	55	691	1,232	98	
2028/29	1790	7	24.7	134	35.4	98	636	55	691	1,237	98	
2029/30	1797	7	24.8	134	35.5	99	636	55	691	1,242	99	
2030/31	1805	7	24.9	135	35.6	99	636	55	691	1,247	99	
2031/32	1812	7	25.0	135	35.8	100	636	55	691	1,252	100	
2032/33	1819	7	25.1	136	35.9	100	636	55	691	1,257	100	
2033/34	1826	7	25.2	137	36.1	100	636	55	691	1,262	100	
2034/35	1834	7	25.3	137	36.2	101	636	55	691	1,267	101	
2035/36	1841	7	25.4	138	36.4	101	636	55	691	1,272	101	
2036/37	1848	7	25.5	138	36.5	102	636	55	691	1,277	102	
2037/38	1856	7	25.7	139	36.6	102	636	55	691	1,282	102	
2038/39	1863	7	25.8	139	36.8	102	636	55	691	1,287	102	
2039/40	1871	7	25.9	140	36.9	103	636	55	691	1,293	103	
2040/41	1878	7	26.0	140	37.1	103	636	55	691	1,298	103	
2041/42	1886	8	26.1	141	37.2	104	636	55	691	1,303	104	
2042/43	1893	8	26.2	142	37.4	104	636	55	691	1,308	104	
2043/44	1901	8	26.3	142	37.5	105	636	55	691	1,313	105	
2044/45	1908	8	26.4	143	37.7	105	636	55	691	1,319	105	
2045/46	1916	8	26.5	143	37.8	105	636	55	691	1,324	105	
2046/47	1924	8	26.6	144	38.0	106	636	55	691	1,329	106	
2047/48	1931	8	26.7	144	38.1	106	636	55	691	1,335	106	
2048/49	1939	8	26.8	145	38.3	107	636	55	691	1,340	107	
PV of difference in developer charges income over 30 years @ 5% (\$'000)										\$	1,596	
PV of difference in annual bill revenue over 30 years @ 5% (\$'000)										\$	1,602	

Appendix C

Outline of Legislation

(Source: Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2016))

Outline of Legislation

Local Government Act 1993

The power for local government councils to levy developer charges for water supply, sewerage and stormwater derives from section 64 of the Local Government Act 1993 by means of a cross-reference in that Act to the relevant provisions of the Water Management Act 2000.

Section 64 of the Local Government Act states that:

Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 applies to a council exercising function under this Division in the same way as it applies to a water supply authority exercising functions under that Act.

Environmental Planning and Assessment Act 1979

Prior to the introduction of the Local Government Act in 1993, councils used the provisions of section 94 of the Environmental Planning and Assessment Act 1979 to obtain developer contributions for water supply services. As part of the Local Government (Consequential Provisions) Act 1993, amendment was made to the Environmental Planning and Assessment Act so that section 94 no longer applied for water supply services.

However, Councils can levy developer charges for stormwater under either Local Government Act or Water Management Act.

Water Management Act 2000

Section 305 (1) of the Water Management Act states that:

- (1) A person may apply to a water supply authority for a certificate of compliance for development carried out, or proposed to be carried out, within the water supply authority's area.

Section 306 (2) and (3) of the Water Management Act states that:

- (2) as a pre-condition to granting a certificate of compliance for development, a water supply authority may, by notice in writing served on the applicant, require the applicant to do either or both of the following:
 - (a) to pay a specified amount to the Authority by way of contribution towards the cost of such water management works as are specified in the notice, being existing works or projected works, or both,
 - (b) To construct water management works to serve the development.
- (3) In calculating an amount for the purposes of subsection (2) (a):
 - (a) the value of existing water management works and the estimated cost of projected water management works may be taken into consideration, and
 - (b) the amount of any government subsidy or similar payment is not to be deducted from the relevant value or cost of the water management works, and
 - (c) Consideration is to be given to any guidelines issued for the time being for the purposes of this section by the Minister.

In 2011, the Minister for Primary Industries became responsible for non-metropolitan NSW town water services. The Minister is responsible for the issue of guidelines for water utilities on the calculation of water supply, sewerage and stormwater developer charges.

Note: Use of moneys raised from developer charges is discussed in section 2.7 on page10 of the guidelines.

Local Government (Savings and Transitional) Regulation 1993

The Local Government (Savings and Transitional) Regulation 1993 covers the matter of developer contributions which had previously been obtained by councils under the Environmental Planning and Assessment Act as follows:

(9) Any monetary contribution held by a council immediately before the commencement of this Regulation, being a contribution arising from a condition:

(a) that was imposed under section 94 of the *Environmental Planning and Assessment Act 1979*; and

(b) that specifies that the contribution is to be applied towards providing specified water or sewerage services or towards providing water or sewerage services generally,

Is to be applied towards the construction of works within the meaning of Division 2 of Part 3 of the *Water Supply Authorities Act 1987*, or towards the repayment of money borrowed for the construction of such works, and is not to be applied towards any other purpose.



Road Hierarchy, Renewal and Maintenance Policy

Policy	
Officer Responsible	Director Infrastructure Services
Last Review Date	

Strategic Policy

OBJECTIVES

To ensure that roads are maintained in compliance with relevant legislative requirements.

To ensure that local and regional road maintenance is undertaken within the financial constraints and competing interests placed on Council, and in accordance with the limit of funds available as determined in Council's Transportation Asset Management Plan and Long Term Financial Plan.

To provide clear information on the level of service that Council will provide to maintain roads defined within the Road Hierarchy, and the physical point at which Council ceases to maintain roads.

To establish procedures that provide a simple, systematic and readily usable risk management approach to the maintenance of public roads to minimise potential hazards to road users resulting in public liability claims or injuries.

DEFINITIONS

"Crown Road" means a public road that is declared to be a crown road for the purposes of the Roads Act 1993.

"public road" means:

- a) any road that is opened or dedicated as a public road, whether under the Roads Act 1993 or any other Act or law,
- b) any road that is declared to be a public road for the purposes of the Roads Act 1993, and
- c) any road that complies with Clause 701 of the Local Government Act, 1993.

"Regional roads" are roads defined by the state as performing a function between that of State road and a local road and provide for travel between smaller towns and districts and perform a sub-arterial function within major urban centres. They receive part funding by the State Government.

"road" includes:

- a) the airspace above the surface of the road, and
- b) the soil beneath the surface of the road, and
- c) any bridge, tunnel, causeway, road-ferry, ford or other work or structure forming part of the road.

"carry out road work" includes carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a road work.

"Asset Register" refers to Council's financial register of all fixed assets, including all road related infrastructure.

SCOPE

The Policy outlines Council's level of service for road renewal and maintenance activities and details procedures for the management of the road network, road related infrastructure and activities. In particular, the Policy covers the following areas:

- Road hierarchy,
- Renewal standards,
- Road maintenance and maintenance limits, and
- Acceptance of roads to the financial Road Asset Register.

Other objectives consistent with this policy include:

- Advocating for and facilitating the maintenance and improvement of roads and related infrastructure that are the responsibility of NSW Government agencies,
- Providing access throughout the Shire to facilitate the provision of assistance in times of emergency,
- Protecting and maintaining roadside vegetation in accordance with Blayney Shire Council's Roadside Vegetation Management Plan,
- Minimising any adverse environmental impacts of roads,
- Contribute to effective fire control,
- Providing for the grazing of livestock on rural roads in accordance with the Local Land Services Act 2013 and Roads Act 1993, and
- Treat ratepayers equitably in the allocation of maintenance services.

Road Hierarchy:

Council uses a 6 level road hierarchy based on the Local Government Functional Road Classification (Institute of Public Works Engineering Australasia), which determines the road class based on:

- Regional Road classification,
- Function within the road network,
- Typical traffic volumes,
- Number of heavy vehicles,
- School bus routes, and
- Level of connectivity it provides.

The road classes are shown in Table 1 below.

Renewal Standards:

Council has a set of target renewal standards for each road class. These apply to sealed roads, as it is unlikely Council will renew an unsealed road, other than through the maintenance program.

Table 1:

Road Hierarchy – Target Renewal Standards						
Class	Description	Road Seal Standard			Line Marking	
		Seal Width (m)	Lane Width (m)	Shoulder Width (m)	Centre Line	Fog Line
1	Main Arterial	9.0	3.5	1.0	Yes	Yes
2	Shire Arterial	8.0	3.5	0.5	Yes	Yes
3	Main Collector	7.5	3.25	0.5	Yes	As Req.
4	Collector	7.0	3.0	0.5	As Req.	No
5	Access	6.0	3.0	None	No	No
6	Road Reserve / No dwelling access	No Renewal Standard				

Renewal frequency:

The time intervals for renewal works on sealed roads are based on the life for which each road component is designed and within the limits of Council's finances, as set out in the Transportation Asset Management Plan and Long Term Financial Plan. These targets are indicative, as the need for any renewal works will be assessed based on the condition of the road component on a rolling (approximately) 3-year basis. Unsealed roads are included in the maintenance standards.

Table 2:

Road Hierarchy – Sealed Road Target Renewal Frequency						
Class	Top Surface (Years)			Pavement Base Layer (Years)	Pavement Sub Base Layer (Years)	Formation / Earthworks (Years)
	Spray Seal	Asphalt	Concrete			
1	13	20	80	40	150	Infinite
2	13	25	80	40	150	Infinite
3	15	25	80	45	150	Infinite
4	20	NA	100	60	150	Infinite
5	25	NA	100	75	150	Infinite
6	NA					

Other road assets, including Bridges, Culverts, Urban Stormwater and Kerb and Gutter have varying renewal frequencies and are considered on a case-by-case basis, based on condition, function or capacity. These asset sub classes will be covered in other policies.

Maintenance Activities:

In order to prioritise maintenance activities on the Sealed and Unsealed road network, Council has adopted a Response Priority Matrix, which has been developed in line with Councils Enterprise Risk Management Policy and Plan.

The Response Priority Matrix uses a similar approach to a risk matrix, but in this instance only refers to the priority with which Council assigns to the response to an identified maintenance defect.

The actual response time will be determined by the severity of the defect, the hierarchy of the road, and the availability of resources. A response may range from placement of temporary signage to major repairs.

A major failure of road infrastructure is individually assessed and is treated in accordance with the Risk Rating Matrix within Council’s Enterprise Risk Management Policy and Plan framework. This would illicit an individually prioritised response and would not be managed as a maintenance activity.

For maintenance activities the Priority Response Matrix is shown in Figure 1 below

Figure 1: Priority Response Matrix

Defect Severity	High	Very High	Very High	High	Medium
		Very High	High	Medium	Medium
	Low	High	Medium	Medium	Low
		Medium	Medium	Low	Low
		Class 1			Class 5
Road Hierarchy / Traffic Volume					

Sealed Road Maintenance:

For the purposes of this Policy, Council accepts the maintenance for the full length of all existing sealed public roads included in its asset register. This does not include that portion of a sealed road that leaves the road reserve, and terminates within private property.

Sealed roads are formally condition assessed on a rolling 3-year (approximately) basis utilising electronic / laser measurement of rutting and cracking. The survey generates a Seal and Pavement condition rating, which

is used to develop the ongoing resealing, pavement rehabilitation and heavy patching programs.

In addition to these assessments, Council staff undertake ongoing assessments of the sealed road network and prioritise repairs and maintenance on an as needs basis. Following a customer request, relevant staff will assess any defects and allocate a priority in line with Council's Priority Response Matrix (Figure 1).

Table 3:

Maintenance standards for Sealed Roads			
Class	Inspection Program	Maintenance Intervention Level	Response Priority¹
1	3 Yearly, Staff informal, Customer Request	Surface defect (Pothole)	H
		Edge drop (>150mm depth)	VH
		Delineation (Guide Posts, Linemarking)	M
		Pavement Failure (Shoves >100mm)	VH
		Visibility encroachment (Vegetation)	M
2		Surface defect (Pothole)	H
		Edge drop (>150mm depth)	VH
		Delineation (Guide Posts, Linemarking)	L
		Pavement Failure (Shoves >100mm)	VH
		Visibility encroachment (Vegetation)	M
3		Surface defect (Pothole)	M
		Edge drop (>150mm depth)	H
		Delineation (Guide Posts, Linemarking)	M
		Pavement Failure (Shoves >100mm)	H
		Visibility encroachment (Vegetation)	M
4		Surface defect (Pothole)	M
		Edge drop (>150mm depth)	M
		Delineation (Guide Posts, Linemarking)	L
		Pavement Failure (Shoves >100mm)	H
		Visibility encroachment (Vegetation)	L
5	Surface defect (Pothole)	L	
	Edge drop (>150mm depth)	M	
	Delineation (Guide Posts, Linemarking)	L	

Maintenance standards for Sealed Roads			
Class	Inspection Program	Maintenance Intervention Level	Response Priority ¹
		Pavement Failure (Shoves >100mm)	L
		Visibility encroachment (Vegetation)	L
6	NA	Council will not maintain these roads	

1. Defect response priority is determined with reference to Council's Enterprise Risk Management Policy and Plan.

Unsealed Road Maintenance:

For unsealed roads, it is recognised that condition varies greatly due to traffic type and usage, topography, available construction and maintenance materials and can vary greatly along the length of a road. Over the full road length, various homogenous segments will generally remain in a good level of service with other sections tending to be in a poorer state.

Council undertakes regular inspections of its unsealed road network, as detailed in the Table 4 below. Unsealed roads are assessed for their drivability, profile (shape) and percentage of gravel remaining. Other defects in the road are also recorded and considered in developing an actual response.

Response priorities are determined with reference to Council's Risk Management Policy and Plan.

An Unsealed Class 5 road can be further divided into category A and B segments. Class 5A segments of a road are defined as the road to the point of the second last lawfully continuously occupied residence. Class 5B segments are from the second last to the last lawfully continuously occupied dwelling access, or other facility approved by Council. Council will not maintain roads beyond the last lawfully continuously occupied dwelling access, or other facility approved by Council.

Class 5B segments will be inspected as Class 5 roads as detailed in the Table 4 below. Required maintenance will be determined and programmed following each inspection, will generally be minimal in nature, but sufficient to ensure the road is trafficable. They are not included on a scheduled grading program. These roads / road segments will be maintained on an as needs basis and as Council funding permits.

Council will not maintain Class 6 roads at Council expense and they are not included in Council's Financial Assistance Grant (FAG) calculations or Council's asset register. They include, but are not limited to Crown or Council Road Reserves with no formed road; evidence of vehicular tracks; or evidence of previously formed road structure.

Where a property owner has placed a gate or other barrier over a road on a Crown Road Reserve, Council will deem the road beyond the gate / barrier to be a Class 6 road and will not undertake any inspection or maintenance of that road segment. Where this occurs on a Council owned Road Reserve,

Council will require the removal of the gate / barrier at the property owner's expense, or will consider selling that segment of the road to the property owner.

Council will consider 'closing' and selling or leasing roads to property owners who wish to maintain a road segment at a higher standard than Council is able to maintain within its budgetary constraints.

Table 4:

Maintenance standards for Unsealed Roads			
Class	Inspection Program	Maintenance Intervention Level	Response Priority¹
1	3 monthly, Customer Request	Surface defect (Roughness)	VH
		Edge drop (>150mm depth)	M
		Delineation (Guide Posts, Signs)	L
		Pavement Failure (Rutting, Bogs)	VH
		Visibility encroachment (Vegetation)	L
		Scours (Washout in travelled area)	H
2	N.A	N.A (There are no Class 2 Unsealed Roads)	NA
3	6 monthly, Customer Request	Surface defect (Roughness)	H
		Edge drop (>150mm depth)	M
		Delineation (Guide Posts, Signs)	L
		Pavement Failure (Rutting, Bogs)	H
		Visibility encroachment (Vegetation)	L
		Scours (Washout in travelled area)	M
4	12 monthly, Customer Request	Surface defect (Roughness)	L
		Edge drop (>150mm depth)	H
		Delineation (Guide Posts, Signs)	L
		Pavement Failure (Rutting, Bogs)	M
		Visibility encroachment (Vegetation)	L
		Scours (Washout in travelled area)	M
5A	12 monthly, Customer Request	Surface defect (Roughness)	L
		Edge drop (>150mm depth)	M
		Delineation (Guide Posts, Signs)	L

Maintenance standards for Unsealed Roads			
Class	Inspection Program	Maintenance Intervention Level	Response Priority ¹
		Pavement Failure (Rutting, Bogs)	M
		Visibility encroachment (Vegetation)	L
		Scours (Washout in travelled area)	M
5B		When access not possible	H
6	NA	Council does not maintain these roads	

1. Defect response priority is determined with reference to Council's Risk Management Policy and Plan.

Acceptance of Roads onto the Road Asset Register:

The asset register has been determined by assessing and measuring all current roads maintained by Council. These include roads that have been constructed by Council or by another party to Council standards and formally handed to and accepted by Council.

They are stored in Council's Asset Management System, which also contains information on some roads that are not maintained by Council. These roads are not included in Council's Financial Assistance Grant (FAG) calculations, or included in Council's asset register.

For Council to accept any additional road on to the asset register, the road must meet all of the criteria outlined below:

1. The subject road will be the sole means of access to at least one lawful continuously occupied residence with an approved dwelling consent, or other facility approved by Council. If a residence is able to obtain access from another maintained road, the road may not be included.
2. The road shall be constructed at no cost to Council to the required standard as determined from Council's 'Guidelines for Engineering Works'.
3. The maximum length accepted shall be the distance to the access point of the last lawful continuously occupied residence(s) with a lawful dwelling consent, or other facility approved by Council.
4. The constructed road shall be wholly located within the designated road reserve. Where this is not practical, it may be acceptable to realign the road reserve, with all costs to be met by the applicant.
5. There shall be no timber bridges located on the subject road and any culvert or bridge structures shall comply with the relevant Australian Standards and any provisions within Council's 'Guidelines for Engineering Works'.
6. Where Council accepts the transfer of a Crown Road it shall approach the State Government to have the road reclassified as a public road over the nominated length. If the road is accepted for inclusion to the

asset register, all costs for reclassification are to be met by the applicant.

Additions to the asset register will only be considered on a written request to Council or lodgement of a Development Application. In determining a written request or an application, Council will consider the above criteria, Council's financial position, the maintainability of the road including the gradient and the additional road length.

Where Council accepts additional lengths of road in association with a Development Application for a dwelling-house or dwelling envelope the road transfer and construction will be required prior to the release of the subdivision / occupation certificate.

LEGISLATIVE AND POLICY LINKS

This Policy has been formulated with reference to a number of key pieces of Legislation and associated Regulations and in accordance with other Council Policies.

These include, but are not limited to:

- NSW Roads Act, 1993,
- Local Government Act 1993,
- Disability Inclusion Act 2014,
- Environmental Planning and Assessment Act 1979,
- Civil Liability Act 2002,
- Blayney Shire Council Enterprise Risk Management Policy and Plan,
- Blayney Shire Council Complaints Management Policy,
- Blayney Shire Council Legislative Compliance Policy,
- Blayney Shire Council Work Health and Safety Policy,
- Blayney Shire Council Asset Management Policy, and
- Blayney Shire Council Road and Bridge Naming Policy.

IMPLEMENTATION

Appeals to the Policy or its application can only be made by submission to a Council meeting.

End of Policy

	Date	Minute
Adopted:		
Last Reviewed:		
Next Review:		

A green rectangular area contains the following text:


Blayney Shire Settlement Strategy
DRAFT

Client: Blayney Shire Council
Date: 06 April 2020



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Executive Summary

The Settlement Strategy (Strategy) investigates and identifies housing needs to assist Blayney Shire Council (Council) meet the accommodation demands generated by the changing demographic profile and population growth. The Strategy has been prepared in response to both the limited supply of residential land available to meet the short and medium terms needs of the community, particularly in Blayney and Millthorpe, and to satisfy the goals of the Central West and Orana Regional Plan 2036.

Blayney needs to plan for housing to support growth and change in population, including workers who may move to the area as a result of major projects and spill over growth from Orange and Bathurst. Demographic analysis indicates that while there has been modest growth in Blayney Shire over the last 10 years of approximately 665 people, there has been significant inward migration into the Shire from a wide variety of locations. This, combined with escalating average rents, a downward trend in rental vacancy rates and an upward trend in sale prices of dwellings, indicates there is latent or unmet demand in the Shire.

Added to this is the need to ensure there is diverse housing available for both an ageing population and addressing affordability concerns.

In considering the opportunities for growth, the Strategy also looks at the opportunities available in the villages and includes:

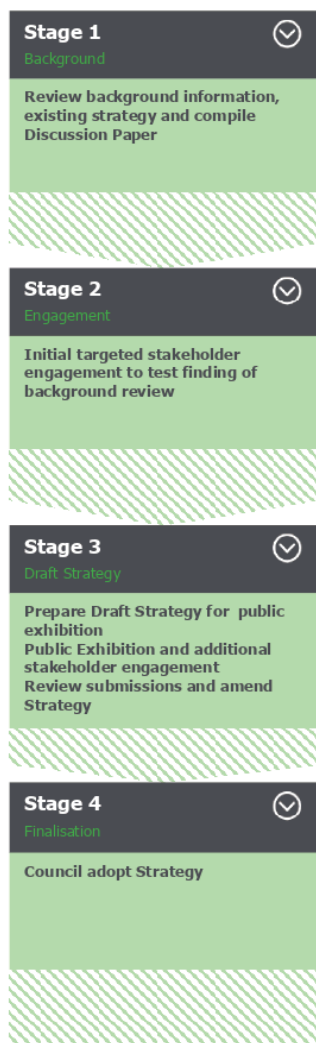
- | | |
|--------------|-------------|
| » Blayney | » Lyndhurst |
| » Millthorpe | » Neville |
| » Carcoar | » Newbridge |
| » Mandurama | » Barry |

In response, the Strategy identifies:

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

Methodology

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



Stage 1 – Background

Following an initial inception meeting with Council staff, Elton Consulting reviewed a number of Council planning documents including the existing Strategy, the Blayney Local Environmental Plan and Development Control Plan, the Regional Economic Development Strategy, the Central West and Orana Regional Plan and population and demographic data. A Background Paper was prepared as a working document to inform the initial stakeholder engagement.

The key issues identified in the Stage 1 analysis are:

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

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

Stage 2 – Stakeholder Engagement

This Key Issues Discussion Paper contains the key takeaways from the analysis of the evidence base. The contents of this paper were presented in a Councillor and Council staff workshop and targeted community consultation workshops on May 28 and 29, 2019. A copy of the Stage 1 Consultation Outcomes Report is available under separate cover. The engagement at this stage focused on testing the evidence gathered to date, explored the character of the existing towns and villages and identify elements of a local housing vision and identify potential areas for housing growth.

The sessions were broken into two parts:

Activity 1—Developing a local housing vision

Participants were given a range of photos of housing, streets and character examples. We invited participants to add post-it notes identifying what they liked or disliked in the photos and asked them to provide feedback on what they would like to see more of in the future and a discussion about the opportunities and barriers to delivering housing.

Activity 2—Identifying potential growth opportunities and constraints

Using aerial maps overlaid with land use zoning, participants were invited to provide their insights on:

- » Key entrance points
- » Elements of character and heritage that are important to retain
- » Opportunities for growth

Insights

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

- » Participants value and want to **maintain heritage and character** of towns and villages particularly Carcoar and Millthorpe. New development in these villages should occur away from the historic core to protect tourism and maintain the integrity of the villages
- » **lack of housing that is suitable to** for those looking to downsize and as a result, there is strong support for more **compact styles of housing**.
- » design, materials and landscaping are important in new development and **contemporary housing should be appropriate for a rural lifestyle**. A common reaction to modern examples of housing was that it was 'appropriate in the city but not in Blayney'.
- » Participants understand that modern housing will not look the same as existing housing. They very much want to see a **variety of housing design**, and not 'cookie-cutter' houses. However, participants generally understood and acknowledged the challenges in delivering contemporary housing that is attractive and suits their needs.
- » There is strong support for **street trees and landscaping** as creating attractive environments. Many participants felt that good landscaping is very important to the overall look and feel of a house.
- » Generally, participants **support growth** in the villages, and particularly growth that would attract families to the area. There is some concern about the short-lived nature of demand generated from the mine.

- » Participants, including council staff and Councillors, emphasised their view there is **demand for housing in Millthorpe and Carcoar**. This demand is not likely to be reflected in the demographics or development application data, as there is little available for sale to meet this demand.
- » Council is in the process of delivering a 14-lot subdivision in Blayney town, with land parcels selling for around \$130,000. There was a **sense of excitement** amongst the residential builders and developers who participated in the workshops, who view this as a positive sign for the market.

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

Stage 3 – Draft Strategy

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

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

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

Housing Vision and Guiding Principles

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

The key objectives of the Strategy are:

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

Population and Demographics

Growth across the LGA has been modest over the past decade increasing by 9% to 7,259 in 2016 and this rate of growth is expected to be maintained over the next 20 years by the Department of Planning, Industry and Environment (DPIE). DPIE projects a population of 8,000 living in 3,200 dwellings in Blayney Shire by 2036. This is an increase of approximately 300 dwellings to 2036.

However, analysis undertaken as part of this Settlement Strategy, based on trends in housing approvals and other factors, suggests more demand for housing than DPIE has forecasted. The anticipated population growth will generate the need for an additional 560 dwellings in the Shire by 2036, the majority of which will be in the serviced urban areas of Blayney and Millthorpe.

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

As is typical across NSW and Australia, the population of the LGA is aging and in 2016 over 40% of the resident population was aged over 50. A function of the changing demographic profile is the corresponding change in housing and accommodation needs. Household size is trending down

and there is not a corresponding downward trend in the size of dwellings. This continued change is likely to generate an increase in demand for smaller dwellings.

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

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

Housing Demand

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

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

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

It should be noted that the forecast demand does not account for accommodation needs driven by major projects and Council will also need to consider how to address demand generated should the McPhillimy's Mine Project proceed.

Temporary workers accommodation is best provided within existing communities, rather than as stand-alone facilities adjacent to the mines or project sites themselves, however, this can also depend on the likely timeframe. Council will need to continue to work closely with proponents and DIPE to ensure that the best outcomes are achieved for the community.

Housing Supply

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

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

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

The adequacy of land release is therefore crucial for the supply of housing. From first principles the supply of housing directly impacts the price of housing. A constrained supply of land will drive up landowner expectations making site assembly a high risk and high resource activity. Planning controls within the Blayney Local Environmental Plan (BLEP) provide an opportunity for development (including infill) in the R1 General Residential zone. The BLEP also provides for a full range of residential accommodation typologies and this may not be fully appreciated by

landowners and industry. The existing zoned land and infill development is not expected to provide a substantial stream of future housing supply but it does present an opportunity to contain some growth within the existing urban footprint.

Based on an assessment of the current planning controls and land supply, there is capacity for an additional 792 dwellings. However, considering constraints to development and locational factors, this is more likely to be in the order of **271 dwellings** a shortfall of 289 dwellings to 2036. Under this scenario, supply will be exhausted in under 10 years.

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

Constraints to Development

The Strategy includes consideration of environmental constraints. The combined constraints to development are identified in the Town and Village Snapshots in **Section 2**. The maps sieve out that land that presents a challenge to development and in doing so identifies the land that is least constrained. This is particularly important in Blayney and Millthorpe where additional land will be required for urban development.

Key Recommendations

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

Blayney

Blayney is the largest town and will continue the experience the majority growth. The key recommendations are included in Section 4.5, illustrated on the Town Structure Plan and include the following:

- » Identification of short and medium term Urban Release Areas to the west and south
- » Preservation of land in the long term for future investigation as required (beyond the life of the Strategy)
- » Consideration of additional residential land uses in the town centre without compromising the integrity of the main street
- » Consideration of a mix-use zone north of the rail corridor in Hill Street
- » Protection of the visual amenity of the entrance to town
- » Consideration of additional planning controls that will enable the delivery of dual occupancy development by allowing subdivision despite the minimum lot size
- » Encouraging in-fill development accessing laneways where practical
- » Considering a range of housing options in rural areas that contribute to housing supply but do not inhibit agricultural productivity or require a reduction in lot sizes
- » Protect the proposed future alignment of the Blayney bypass corridor
- » Consider reducing the minimum lot size for the R5 Large Lot Residential zone on Browns Creek Road from 20ha to 2ha with an average of 5ha

Millthorpe

The preservation of the heritage character of Millthorpe and the integrity of the urban form of existing village is key to managing growth in Millthorpe. Consideration needs to be given to the protection of the entrances to the village. Topography and drainage are key limiting factors in the expansion of Millthorpe to the north on land already zoned RU5 Village and east on land in the existing rural zone.

These sites provide a logical and efficient extension to the village structure. Consideration will need to be given to the management of the water catchment and this can be accommodated through water sensitive urban design and treatment of stormwater within the site in a similar manner as development within the Sydney Drinking Water Catchment.

The area should not be developed until such time as a Development Control Plan is in place that includes a master plan for the sites and will ensure that development occurs in a logical and cost-effective manner in accordance with a staging plan. The Development Control Plan should include a road and transport hierarchy, landscape strategy, open space network, stormwater and water quality management controls and detailed urban design controls.

The key recommendations as shown on the Town Structure Plan and include the following:

- » Future Investigation Area north of Vittoria Road and Kingham and Fleet Streets subject to master planning and rezoning
- » Include the existing RU5 Village zoned land West of Millthorpe Road and adjoining R5 Large Lot Residential Land north of the Village zone and south of Richards Lane in a development control plan to ensure that the area is developed in an orderly and efficient manner having regard to the existing historic character and visual amenity of the entrance to the village.
- » Protection of key town entrances as important visual corridors that contribute to the character of the village
- » Consider the opportunity to create green linkages or a "green grid" around the village, particularly in the north as part of future development
- » Contract the Village zone to the area that are providing commercial and mixed use development and consider a suitable residential zone for the balance of the village
- » Inclusion of an additional provision in the LEP that allows for dwellings on RU1 General Rural zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone
- » Retain the minimum lot size of 2ha for land within the R5 Large Lot Residential zone along Forest Reefs Road and to the north and west of Millthorpe

Carcoar

Carcoar is significantly constrained by slope and the historic subdivision pattern. While there are significant parcels of vacant land, achieving a dwelling and associated on-site sewer treatment is challenging. In the interim, an increase in the minimum lot size for the erection of a dwelling to 4000sqm should improve certainty for new entrants into Carcoar and assist in the protection of the environment from contamination.

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

Recommendations:

- » Increase the minimum lot size applicable to land in the RU5 Village zone to 4000 m²

- » **Inclusion** of an additional provision in the LEP that allows for dwellings on RU1 General Rural zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone

Smaller Villages

Like Carcoar, the smaller villages all have some opportunity for expansion within the current village and in the case of Lyndhurst, the R5 Large Lot Residential zone. Historically, the growth of the villages has been limited. None the less, it remains important to provide opportunities for growth as a key element of housing affordability within the Shire. Council should closely monitor land take up in villages over the medium term. There are opportunities immediately adjacent to the villages that could be suitable to small expansions, however, until such time as the existing supply has been exhausted, the focus should be on consolidation rather than expansion into otherwise rural land.

Like Carcoar, increasing the minimum lot size for new subdivision and the erection of dwellings in villages is recommended.

In order to facilitate the continued growth of the villages, the Strategy recommends the inclusion of an additional provision in the LEP that allows for dwellings on certain RU1 General Rural zoned land in certain circumstances where the title already exists, the lot has an area of at least 2ha and is within 500m of an existing RU5 Village zone.

Recommendations:

Mandurama, Newbridge and Neville

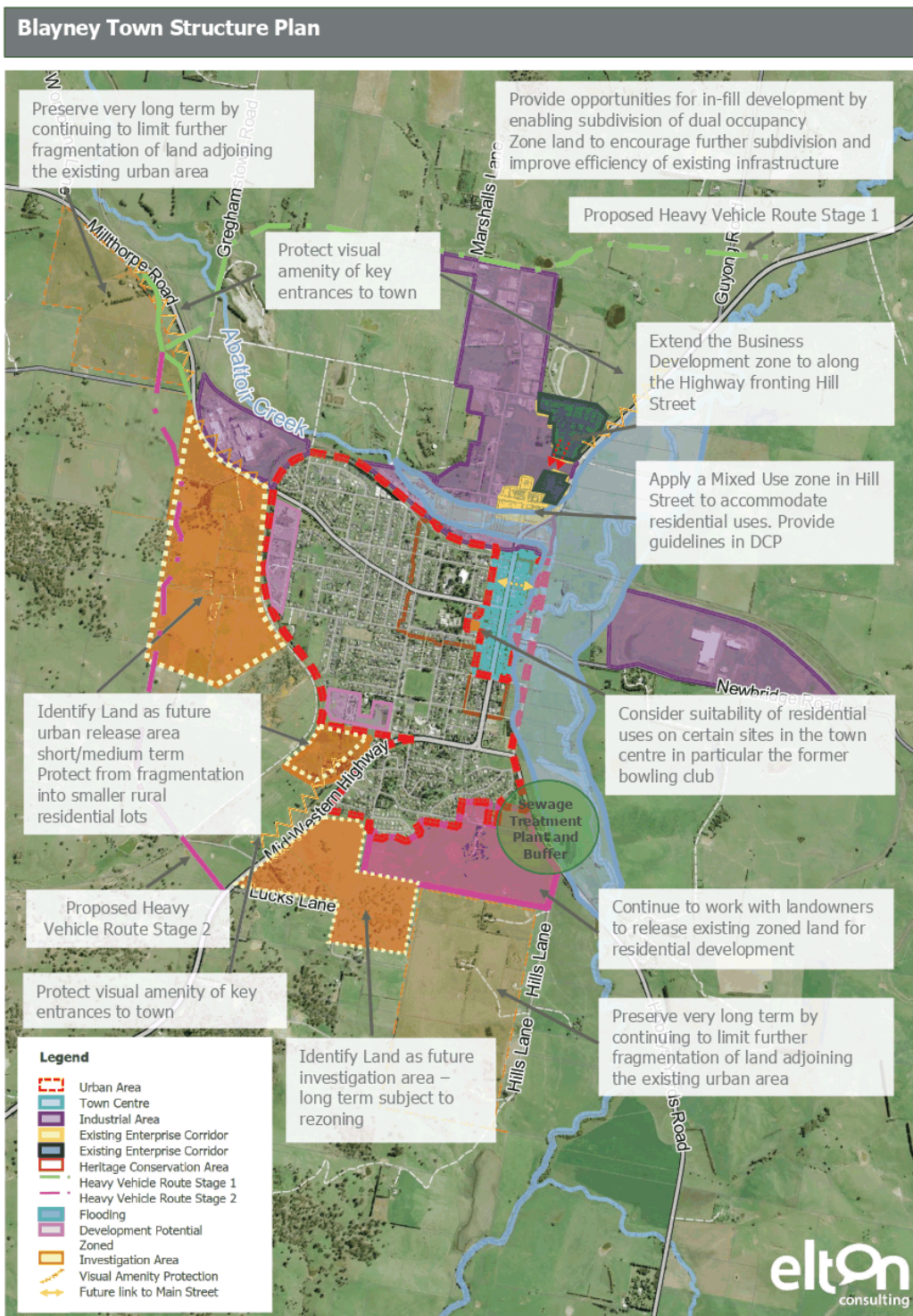
- » Increase the minimum lot size applicable to land in the RU5 Village zone to 4000 m²
- » **Inclusion** of an additional provision in the LEP that allows for dwellings on RU1 General Rural zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone

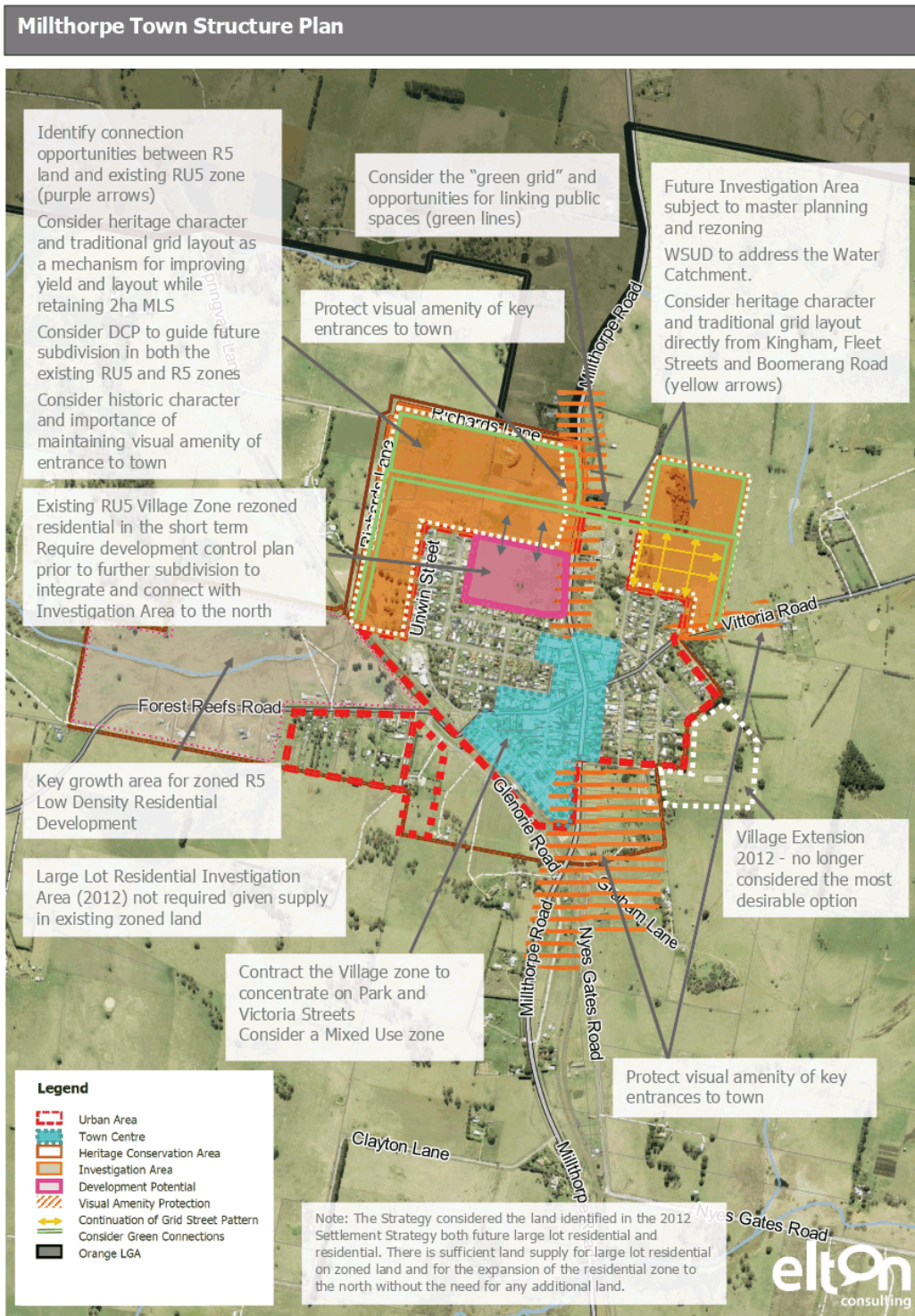
Lyndhurst

- » Increase the minimum lot size applicable to land in the RU5 Village zone to 4000 m²
- » Increase the minimum lot size for a dwelling in the R5 Large Lot Residential zone to 1ha
- » **Inclusion** of an additional provision in the LEP that allows for dwellings on RU1 General Rural zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone or R5 Large Lot Residential zones

Barry

- » Increase the minimum lot size applicable to land in the R5 Large Lot Residential zone to 4000 m²
- » **Inclusion** of an additional provision in the LEP that allows for dwellings on RU1 General Rural zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the R5 Large Lot Residential zone





1 Introduction

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

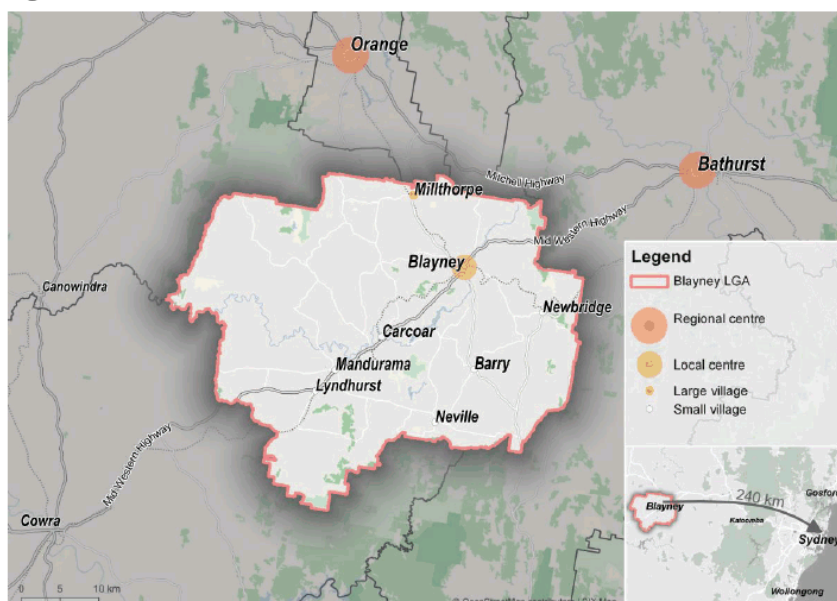
A key driver for this review is the need for Blayney to ensure that the land use controls support the anticipated growth and change in population, including workers who may move to the area as a result of major projects and spill over growth from Orange and Bathurst. Demographic analysis indicates that while there has been modest growth in Blayney Shire over the last 10 years of approximately 665 people, there has been significant inward migration into the Shire from a wide variety of locations. This, combined with escalating average rents, a downward trend in rental vacancy rates and an upward trend in sale prices of dwellings, indicates there is latent or unmet demand for residential accommodation in the Shire.

The need to ensure the availability of housing suitable for an ageing population and responding to housing affordability are also important as we move into a new decade.

The review will result in a 20-year Settlement Strategy for Blayney Shire's key settlements of Blayney and Millthorpe and the smaller villages of Carcoar, Mandurama, Lyndhurst, Neville, Newbridge and Barry (refer **Figure 1**).

The key objective of the Strategy, therefore, is **to identify the future housing needs for the Blayney Shire and provide recommendations to guide land use decisions and local policy.**

Figure 1 Context



1.1 Document Structure

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

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

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

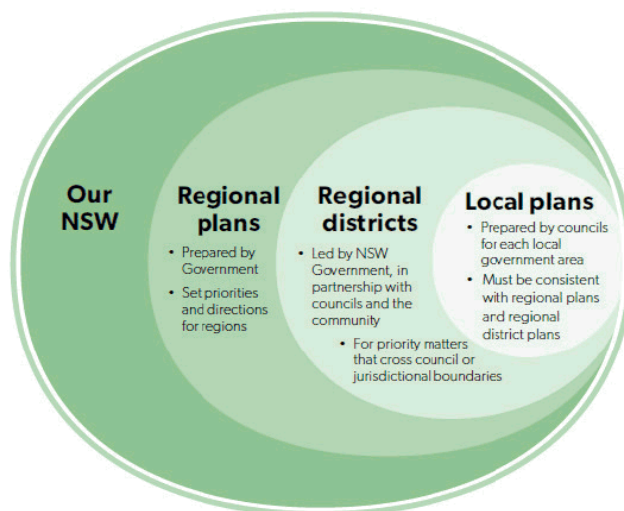
Section 3 – The Evidence – comprises an overview and analysis of demographic, housing and affordability statistics to establish the local context and housing needs.

Section 4 – Planning Priorities & Actions – the recommendations and table of strategies and actions are provided in line with the Regional Plan and including indicative measure and timeframes.

1.1 Planning Policy and Context

In planning for growth in the Blayney Shire LGA it is important to understand the strategic policy and planning framework that applies to the area. This framework is set primarily by the NSW Government and the Blayney Shire Council (Council). The planning policy framework is illustrated as follows:

Figure 2 State Planning Hierarchy



Source: Central West and Orana Regional Plan 2036. Note: There are no Regional districts declared in the Central West and Orana Region

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

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

The Local Strategic Planning Statements, in particular, will complete the strategic planning hierarchy and will set out the land use vision, priorities and actions for the local area.

1.2 NSW Plans and Policies

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

1.2.1 Central West and Orana Regional Plan 2036

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

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

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

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

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

Goal 1: The most diverse economy in NSW

Goal 2: Stronger, healthier environment and diverse heritage

Goal 3: Quality freight, transport and infrastructure networks

Goal 4: Dynamic, vibrant and healthy communities.

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

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

Direction 23: Build the resilience of towns and villages

Direction 25: Increase housing diversity and choice

Direction 26: Increase housing choice for seniors

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

Direction 28: Manage rural residential development

Direction 29: Deliver healthier built environments and better urban design

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

1.2.2 State Environmental Planning Policies

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

The most relevant SEPPs are highlighted in the following table.

Table 1 State Environmental Planning Policies

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

SEPP	Implication for the Strategy
	Caravan parks may provide an opportunity to deliver temporary accommodation of mining industry employees.
State Environmental Planning Policy No 36— Manufactured Home Estates	Like caravan parks, Manufactured Home Estates provide affordable housing in a medium density environment as an alternative to traditional housing. A manufactured home is a “dwelling” for the purpose of the BLEP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purpose, including village and rural zones of the edge of towns and villages. Much of the land surrounding Blayney and all of the villages could be developed under this policy.
Primary Production and Rural Development 2019 Objectives include: facilitate use of land for primary production reduce rural land sterilisation identify and preserve state significant agricultural land	Replaces five former agricultural-themed SEPPs and gives priority to agricultural uses over rural living uses, addressing concerns that the preceding Rural Lands SEPP was contradictory in its attempt to balance the two incompatible land uses. This gives effect to the NSW Right to Farm Policy, which applies to any Planning Proposal (PP), the mechanism that rezones land, in a rural zone or any PP seeking to change the minimum lot size in an environmental zone. PPs are to demonstrate consistency with the priority of minimising rural land fragmentation and land-use conflict Development in or contiguous with existing urban areas is preferable to ensure productive land remains viable. Large lot rural residential should be carefully considered and all opportunities to future-proof existing residential land resources to support population growth should be considered.
State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)	The policy identifies the need for affordable housing within each area of the State. The SEPP allows for Councils to include affordable housing contribution schemes and amend their local environmental plans to reference the schemes. Given the concerns about access to affordable housing in the LGA, Council should consider how this SEPP could be applied in the LGA.

SEPP	Implication for the Strategy
Affordable Rental Housing	The policy provides incentives for the delivery of affordable rental housing as part of a development proposal.

1.2.3 Other NSW policies

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

Table 2 State plans and policies

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

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

1.2.4 Council Strategies and Plans

The Local Strategic Planning Statements, in particular, will complete the strategic planning hierarchy and will set out the land use vision, priorities and actions for the local area.

The local plans and policies are summarised below.

Table 3 Local Plans and Policies

Description and Objectives	Key Implications for Settlement Strategy
Blayney Shire Community Strategic Plan 2018-2028	
<p>The Community Strategic Plan out the community's priorities, aspirations and vision for the next 10 years:</p> <p>'With positive population growth, employment opportunities, increased diversity of industry and economic growth, Blayney Shire's township, villages and settlements will be dynamic and prosperous, welcoming those who live here and also those who visit.</p> <p>Strengths include the availability of serviced and accessible industrial land, the major mining and manufacturing / transport businesses, well preserved heritage architecture and streetscapes, railway infrastructure which can be re-opened if required, proximity to Bathurst and Orange airports.</p> <p>Residential land supply is limited in Blayney town and constrained by the industrial estate and the river.</p> <p>Limited capacity exists in Carcoar, Mandurama and Lyndhurst for residential development if sewerage servicing is constrained.</p> <p>A Business Case should be developed to provide access to sewerage services for Carcoar, Mandurama and Lyndhurst.</p> <p>Investment by the NSW government should be sought to re-open:</p> <p>Blayney to Demondrille railway</p> <p>Millthorpe and Newbridge railway stations for on-request services.</p>	<p>Identify opportunities for housing and potential for growth, particularly in Millthorpe, given proximity to Orange and Orange airport</p> <p>There is a need to identify opportunities in Blayney given limited residential land supply</p> <p>The Strategy needs to consider the implications of the lack of sewer services in some villages.</p>
DRAFT Blayney Local Strategic Planning Statement	
<p>Builds on the Community Strategic Plan by setting out planning priorities and actions to achieve a 20-year vision for land use planning in the LGA. The priorities are consistent with those set out in the NSW Government's Central West and Orana Regional Plan 2036.</p> <p>The most relevant priorities relate to:</p> <p>leveraging the Shire's strategic location close to the centres of Orange and Bathurst, as well as Sydney and Canberra, to attract new jobs and people</p> <p>increasing housing diversity to accommodate a growing and aging population</p> <p>The statement notes the majority of growth has been, and will continue to be, in the Settlements of Blayney, Millthorpe and Newbridge.</p>	<p>Most residential development should be focused in Blayney and Millthorpe, due to their strategic locations and higher levels of services and infrastructure to support growth.</p> <p>Demand for medium density and retirement living is expected to increase. Greater housing diversity will be required to cater to the changing and growing population.</p>
Blayney Employment Lands Study 2016	

Description and Objectives	Key Implications for Settlement Strategy
<p>Assesses the viability and strategic merit in re-zoning part of the industrial-zoned land in the north of Blayney town to residential.</p> <p>The assessment found: the land is not suitable for housing it would be difficult to replace lost industrial land in future alternative options for large lot residential should be identified.</p>	<p>Residential land should not be co-located with industrial land in north Blayney, to prevent land use conflicts.</p> <p>The industrial land is considered to have long term value and should not be relied upon to provide future residential land at this time.</p>
Blayney 2020 Masterplan	
<p>Provides strategies to: develop and grow key economic activities in the Shire; Tourism, Agriculture, Food & Beverage manufacturing, manufacturing reinvigorate and grow the Blayney town centre. Identifies and maps significant vacant land and buildings in Blayney town's centre. Notes the: limited opportunity to grow outwards, due to the need to protect productive rural land the need for appropriate zoning and dwellings for aged care and seniors housing in Blayney centre.</p>	<p>The need to protect agricultural land results in the need to limit large lot residential development. The subdivision and development of vacant land and buildings close to the main street should encouraged to cater to growth.</p> <p>The strategy should consider ways of encouraging housing diversity near the main street and how to ensure suitable housing can be developed for the Blayney's ageing population.</p>
Blayney Floodplain Risk Management Study 2016	
<p>To address the existing, future and continuing flood risk in Blayney town and develop formal floodplain risk management strategies to protect the community.</p>	<p>The Floodplain is close to the main street, constraining growth immediately to the east of Blayney centre.</p> <p>Flooding from the Belubula River presents the highest risk to properties around Henry Street and Farm Lane; these areas therefore have limited development potential.</p>

1.3 Local Environmental Plan

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

The relevant aims of this Plan are as follows:

- (a) to encourage development that **complements and enhances the unique character and amenity of Blayney including its settlements**, localities, and its rural areas,

(b) to provide for a **range of development opportunities that will contribute to the social, economic and environmental resources of Blayney** in a way that allows present and future generations to meet their needs by **implementing the principles of ecologically sustainable development**,

(c) to **facilitate and encourage sustainable growth and development** that—

(i) avoids and minimises risks to human life and property and minimises the cost of development by **restricting development in areas prone to natural hazards and significant environmental constraints**, and

(ii) protects, enhances and conserves prime agricultural land and the contribution that agriculture makes to the regional economy, and

(iii) avoids or minimises impact on drinking water catchments to protect and enhance water availability and safety for human consumption, and

(iv) **protects and enhances** environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and **areas that have potential to contribute to improved environmental and scenic outcomes**, and

(v) **protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance**, including Aboriginal relics and places, and

(vi) encourages the sustainable management, development and conservation of natural and human-made resources whilst avoiding or minimising any environmental and social impacts, and

(vii) **encourages a range of housing choices** in planned urban and rural locations to address population growth and **meet the diverse needs of the community**, and

(viii) allows for the **orderly growth** of land uses while **minimising conflict between land uses** within the zone and land uses within adjoining zones, and

(ix) promotes the **efficient and effective delivery of utilities, infrastructure and services that minimises long-term costs** to government, authorities and the community.

Residential zones

The BLEP includes two primary Residential zones; General Residential (R1) and Large Lot Residential (R5); and the Village zone (RU5). The General Residential R1 zone applies in Blayney town, the other settlements, including Millthorpe apply the RU5 village zone. The Large Lot Residential zone is reserved for land that might otherwise be called rural residential development.

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

Minimum lot size

The minimum lot size for the erection of a dwelling in the R1 zone and the RU5 zone in Millthorpe is 450m², however, despite the minimum lot size the median lot size in the R1 zone in Blayney is 885sqm. In Millthorpe, the lot sizes ranges from over 670sqm in Unwin Street to larger 1000sqm on the eastern side of the village in William Street and between Morley and Pitt Streets. Across the village, the median lot size is 810sqm.

The R1 and RU5 zones also permit both attached and detached dual occupancy development, however, the BLEP does not include provisions (typical in many planning instruments) that

specifically deal with the development subdivision of dual occupancy. The exclusion of these provisions may be impacting the delivery of dual occupancy development.

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

Heritage conservation

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

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

1.4 Local Government Area Snapshot

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

Economy

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

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

Mining in particular, along with agribusiness and transport and logistics, is expected to grow in significance in the future. Approval is currently being sought by Regis Resources Ltd for McPhillamy's Gold resource operation, located 8km from Blayney town. The preliminary environmental assessment anticipates that the mine would employ more than 200 people during the construction phase and 250 people during the operational phase.

The nearby Flyers Creek Wind Farm, anticipated to commence construction early to mid-2020, will have a construction period of approximately 18 months. This will overlap with the peak period of temporary housing requirements for construction workers of the McPhillamy's Gold operation, should consent be granted.

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

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

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

The region will also likely benefit from infrastructure projects in the coming two decades, discussed below.

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

Population and Housing

On the evening of the ABS' 2016 census, 7,259 people lived in Blayney Shire, in 2,656 dwellings (occupied dwellings). Approximately 11.9% were unoccupied. The Department of Planning, Industry and Environment (DPIE) projects a population of 8,000 living in 3,200 dwellings in Blayney Shire by 2036.

However, while there has been modest growth of approximately 665 people between 2006 and 2016, approximately 30% of people that resided in Blayney Shire in 2016 did not do so prior in 2011 (excluding children under 5 years as of the 2016 Census). Therefore, there has been significant change in the population which are likely creating housing pressures, particularly in certain locations (discussed further in Section 2).

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

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

Of a total 2,656 occupied dwellings in the Shire, most are owned with a mortgage (approximately 38% of all stock), followed by outright ownership (approximately 35%) and rentals (approximately 23%), including rental from social housing providers and the like. The remainder is mainly households that did not state tenure type. By comparison, in NSW dwelling tenure is generally very evenly spread, with around 32% of dwellings each owned with a mortgage, owned

outright, or rented. Blayney Shire's dwelling tenure is weighted more towards ownership with or without a mortgage as opposed to renting. Around half of rental properties are managed by private real estate agencies, although this has seen a steady increase from 2006 to 2016 (from 48% to 57%).

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

Further discussion is provided in Section 2 of this report.



Population

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

7,259

Population over 65 as of the 2016 census

19%

Projected population for the whole LGA to 2036

8,000 (+741)

Population over 65 by 3036

24% (+500)

Projected annual growth rate

0.3% per year

Average Household Size 2016 census

2.51 persons

Lone Person Households

26.7%



Property

BLAYNEY

Total number of dwellings 1,219

MILLTHORPE

Total number of dwellings 299

LGA

Total number of dwellings 3,189

MEDIAN RESIDENTIAL LAND VALUE

Median house price
www.realestate.com.au/neighbourhoods/

Blayney
\$300,000

Millthorpe
\$453,000

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

% of detached dwellings –

94%

% of medium density dwellings –

6%

% of high-density dwellings ^

>0.1%

Number of dwellings approved 2008/20017 –

319

* includes dual occupancy attached , villa and town house development
 ^ residential flat buildings, shop top housing



Employment and Income

2,922

residents employed 2016 census

\$1,277

median household weekly income 2016 census

INDUSTRY OF EMPLOYMENT

Mining 22.6 %

Agriculture 12.3 %

Manufacturing 11.9 %

1.5 Housing Vision



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

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

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

2 Settlements

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

For each of the settlements there is:

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

Larger townships of Blayney and Millthorpe

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

Landholding and vacant titles in smaller villages

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

Blayney Township Overview



"We are the quintessential rural country town and by engaging with our vibrant, welcoming, innovative and caring community we will build a better Blayney."
Vision for Blayney (Community Plan 2018-2028)

Key outcomes of demographic

- Blayney town centre is attracting high numbers of single and couple-only households.
- It is one of the areas in the Shire attracting significant inward migration from outside and within the LGA
- There is low levels of and declining smaller housing stock
- Blayney is one of the key areas of growth in the LGA, but this growth is now becoming constrained

Township Overview

Blayney is the largest centre in the Shire and well placed to accommodate the workforce of surrounding mines and service their needs. Blayney is a 30-minute drive from key centres of Bathurst and Orange.

Blayney has great schools and recreational facilities including a new state park, and offers housing affordability. However, it has limited housing diversity and choice, with very few medium density offerings. These housing choices are actually declining (likely to be a result of classification of some as short-term rentals). Increased demand is expected for smaller housing types to meet requirements of an ageing population (increasing single and couple-only households).

Vacant residential land supply in Blayney township appears to exhibit little change, which may be a result of some planning mechanisms that are a barrier to change. Blayney township is constrained to the east by the river and flood impacts and to the north by industrial, which limits the Blayney's capacity to expand its urban footprint. A significant parcel of land has been rezoned to the south of the town. Half of the land is impacted by a sewerage treatment buffer zone and the landowner does not have interest in subdividing the land for residential. The key land release opportunity is west of Blayney. However, there are some key constraints, most notably the high cost of infrastructure delivery based on initial investigations of subdivision. It is essential this is revisited.

What we heard during consultation

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

Blayney Town Centre

Locality description

The town centre is located on the eastern boundary of the settlement, on the western bank of the Belubula River. The area has a high diversity of land uses, including residential, shops, hospitality, places of worship, health services, public administration and recreation.



Character & Planning Controls

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

What we heard during consultation

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

Blayney Town Centre Overview

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

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

More intensive residential development in the town centre would:

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

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

Most of the town centre is within the Blayney Heritage Conservation Area (HCA). Development will be required to be sensitive to the heritage significance of the surrounding buildings and the HCA as a whole. Flooding to the east of the main street will limit the locations and type of residential development in the centre.

2012 Settlement Strategy

- Key recommendations in 2012 Settlement Strategy
- **implemented** Replace the village zone with business zoned land –
 - **implemented** Introduce a heritage conservation area over business zone –

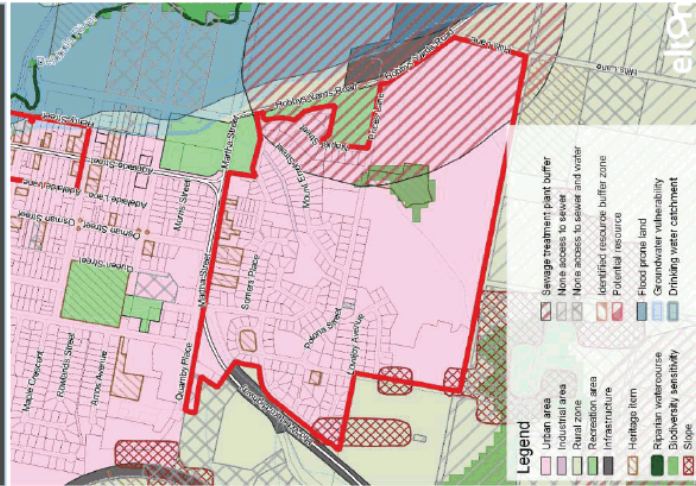
Recommendation in Community Plan 2018-2028 to adopt a DCP for Blayney and review Residential Land Strategy and LEP. A DCP for Blayney Shire was introduced in 2018 and this project reviews the Residential Land Strategy.

Blayney South

Locality description

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

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



Character & Planning Controls

Key residential & tourist typologies	Detached dwellings on single lots A small number of rural-residential lots
Land use zoning	R1 General Residential
Permitted residential typologies	Attached dwellings, Semi-detached dwellings, Boarding houses, Dwelling houses, Dual occupancies, Residential flat buildings, Seniors housing, Shop top housing
Minimum lot size	450 sqm (NOTE: generally, development in the area has delivered larger lots around 800 sqm)
Setbacks	Front: 4.5m Side: 900mm Rear: 1.5m
Heritage	The homestead (marked 1 on map)
Sewerage Plant Buffer	Impacts the eastern part of the site

Precinct overview

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

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

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

In the longer term, land north of Lucks Lane may be considered subject to more detailed investigation including the suitability of the area for the extension of reticulated water and sewer infrastructure.

What we heard during consultation

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

Key recommendations from the 2012 Settlement Strategy

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

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

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

Blayney Infill

Precinct Overview

This area, as with all of Blayney, offers reasonable affordability but low level of housing diversity and choice, with very few non-separate dwelling offerings.

Demand for medium density and smaller housing types is expected to rise as the population of Blayney ages and the number of single-person and couple-only households increases.

There is some vacant land supply within this area. The 2012 Strategy identified vacant land that is serviced, zoned and suitable for low density infill housing. This is a prime opportunity for some smaller dwelling typologies, but planning controls and market factors are likely to inhibiting take-up. This includes the land area for each dwelling in multi-dwelling development in the DCP.

Medium density – including multi-dwelling housing, attached and semi-detached dwellings – is permissible in the R1 zone. However, in the last five years, no applications for multi-dwelling housing have been received by Council. Just one application for a dual occupancy in this area has been received.

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

The opportunity also exists to consider infill development north of Shillingfleet Street to Charles Street to better utilise existing infrastructure and proximity to the town centre.

Character & Planning Controls

Key residential & tourist typologies
Detached dwellings on single lots
A very small number of dual occupancies and multi-dwelling developments.

Land use zoning
R1 General Residential (western edge)
R5 Large Lot Residential (western edge)

Permitted residential typologies
Attached dwellings, Semi-detached dwellings, Boarding houses, Dwelling houses, Dual occupancies, Residential flat buildings, Seniors housing, Shop top housing

Minimum lot size
450 sqm
6,000 sqm (buffer to rail line)

Setbacks
R1: Front, 4.5m; Side, 0.9m; Rear, 1.5m
R5: Front, 8m; Side, 3m; Rear, 6m

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

Locality description

This is the residential area in Blayney township. The development is almost exclusively single detached dwellings with a range of lot sizes from over 1,000sqm to 450sqm which is now the minimum lot size for subdivision.

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



What we heard during consultation

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

Key recommendations in 2012 Settlement Strategy

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

Blayney West

Potential precinct overview

This area is a key opportunity for residential expansion for Blayney township, as the areas to the north and east of the township are constrained by industrial activities and flood impacts respectively. The land is owned by two landowners and early conversations with Council suggest interest in subdivision. The area is contiguous with the existing urban boundary, however, it is separated by the rail line.

A concept subdivision report was prepared for this area in 2014 on behalf of Council. The report indicates that the area could provide up to 119 lots for new dwellings, including 18 large lots (over 4000sqm). There are significant issues with the forecasted servicing costs and land would need to be serviced to ensure long term land efficiency.

Additional key constraints noted in the subdivision report are:

- The need to protect the industrial activities at Nestle Purina and also the potential for industrial uses to impact desirability of residential lots.
- The need to protect the railway line from encroachment so as not to impact on the future operation of the line.
- Slope in certain parts of the site exceeds 10%.
- Groundwater vulnerability affects some land fronting the Orange-Milthorpe Road.
- Protecting the scenic qualities of the land due to the ridgeline to the western and south sides of the site, which is why the land is zoned R02 Rural Landscape. This would likely preclude significant development above RL930.

Infrastructure requirements to facilitate development include an intersection upgrade and realignment of Memorial Drive, upgrading the level crossing via Plumb Street, enhancing sewer capacity, drainage buffers and detention systems, and a reservoir to service development over RL900.

Key recommendations in 2012 Settlement Strategy

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

Character & Current Planning Controls

Key residential & tourist typologies	Detached rural dwellings (minimal development)
Land use zoning	R02 Rural Landscape (at present)
Permitted residential typologies	Dual occupancies, dwelling houses
Minimum lot size	100 ha (at present) but initial subdivision investigations suggest 800 to 4000 sqm lots
Setbacks	Public road frontage: 20m Side or rear boundary: 50m
Heritage	There are two heritage items within the area – Lime Kilns, General Cemetery – and two items on lots that partially fall within the area – the former Blayney Copper Mine, Marsden Family Vault.
Visual impacts	Dwellings must be located away from ridgelines or seek to minimise their impact on the skyline. Buildings must be designed and constructed to integrate with the surrounding rural landscape.

What we heard during consultation

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

Locality description

This area is located to the north-west of the township of Blayney, west of the Blayney-Demondrille Railway Line and extending to the Orange-Milthorpe Road to the north and to the south of Plumb Street.

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



Blayney Business

Locality description
 Blayney has a business area located north of the town separated by Abattoir Creek in the south, Hill and Gerty Streets to the west and the Mid Western Highway to the east.
 Development is varied with a range of light industrial and business uses. There is limited residential accommodation and that which is scattered through this area is older housing stock.
 The Catholic School is located in Hill St.

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

Key Issues and opportunities

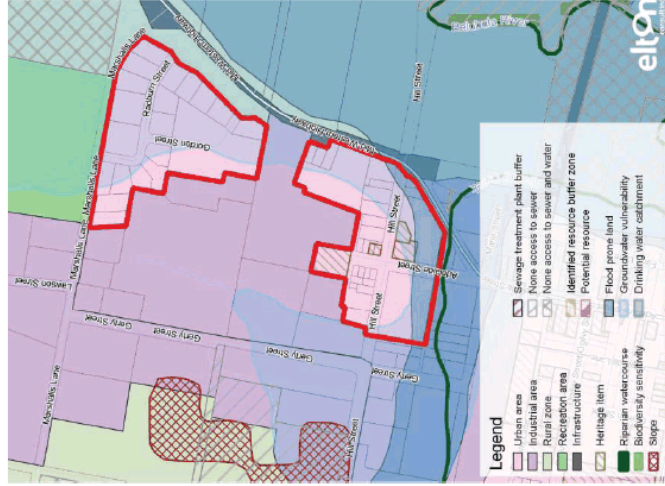
The business zones do not have a residential function other than the exiting residential uses. Previous investigation suggested that the residential uses are unlikely to relocate from Hill Street and there appears to be no change since 2015 in this regard.

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

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

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

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



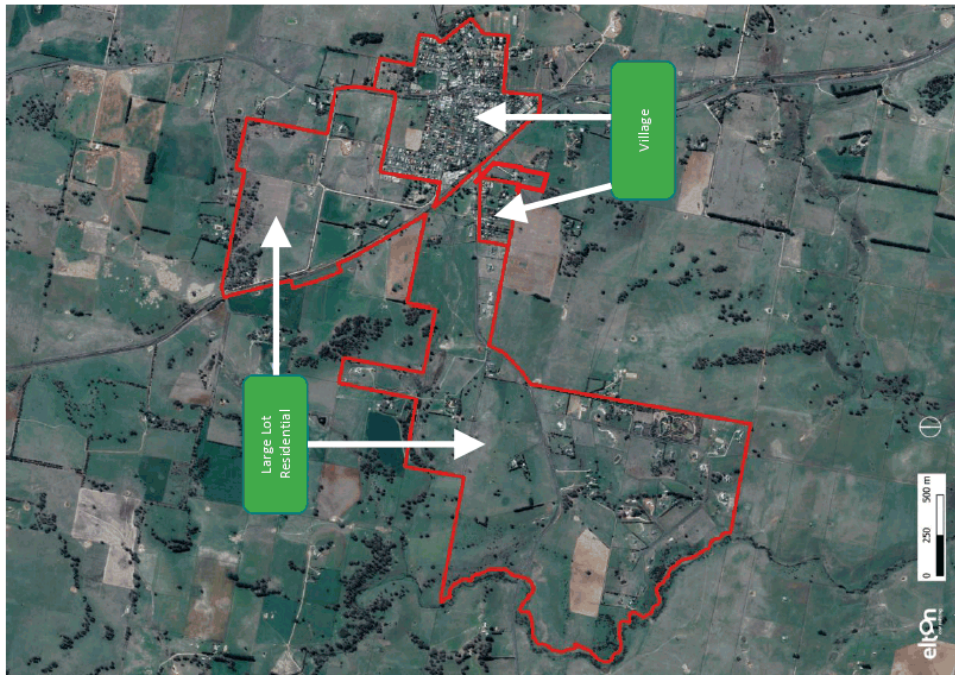
What we heard during consultation

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

Key recommendations in 2012 Settlement Strategy

- Not applicable

Millthorpe overview



Vision (Community Plan 2018-2028)

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

Who lives here?

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

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

Village Overview

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

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

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

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

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

What we heard in consultation

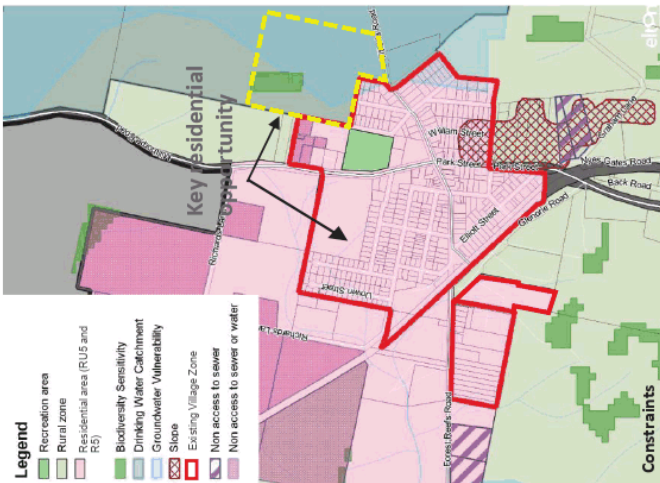
- Growth needs to be met through additional land supply and must not negatively impact the historic core or village entrances—especially from the north.
- Millthorpe village should be contained as a well-defined area, distinctly separate from future residential land.
- Potential growth opportunities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

Milthorpe - village

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

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

Key Issues and Opportunities
 Milthorpe is likely to benefit from growth in Orange and could be an attractive option for housing given its proximity to the economic opportunities in Orange and the airport.
 The 2012 Settlement Strategy found that there was sufficient land supply to meet demand for the next 10 years, noting that a significant amount of demand would be met by large lot residential lands. It did not propose to change the existing urban boundary.
 A strong level of development activity was seen in Milthorpe's village zone between 2008-2018—41 development applications. There is limited vacant land supply in existing serviced urban area of Milthorpe village.
 There are two key opportunities in Milthorpe – land zoned RUS that is vacant but not yet subdivided in the north of Milthorpe; and potential to expand the urban boundary in the east, along Vittoria Road.
 The area of zoned land in the north is around 7 hectares. Council's 2012 Settlement Strategy states this area could yield around 35 lots of 1000sqm (which was the minimum lot size under the previous planning controls). Under the current minimum lot size of 450sqm, or if lot sizes similar to the recent subdivisions to the west of the area were adopted of around 700sqm, the yield could be even higher. This entry point to Milthorpe from Orange along Milthorpe Road is a picturesque, tree-lined avenue. A key issue for development of this area is consideration of the character of this important entrance point into Milthorpe. Drainage through here is also a constraint.
 Another potential opportunity for growth in Milthorpe is to expand the urban boundary at the eastern edge of the village, either along Vittoria Road or Pitt Street. In the last 10 years there have been a number of development and subdivision applications in the Pitt/Morley/Victoria Street area. The land is identified as groundwater vulnerable and is within a drinking water catchment; however, these constraints should be able to be addressed by Water Sensitive Urban Design principles and the provision of reticulated water and sewer.



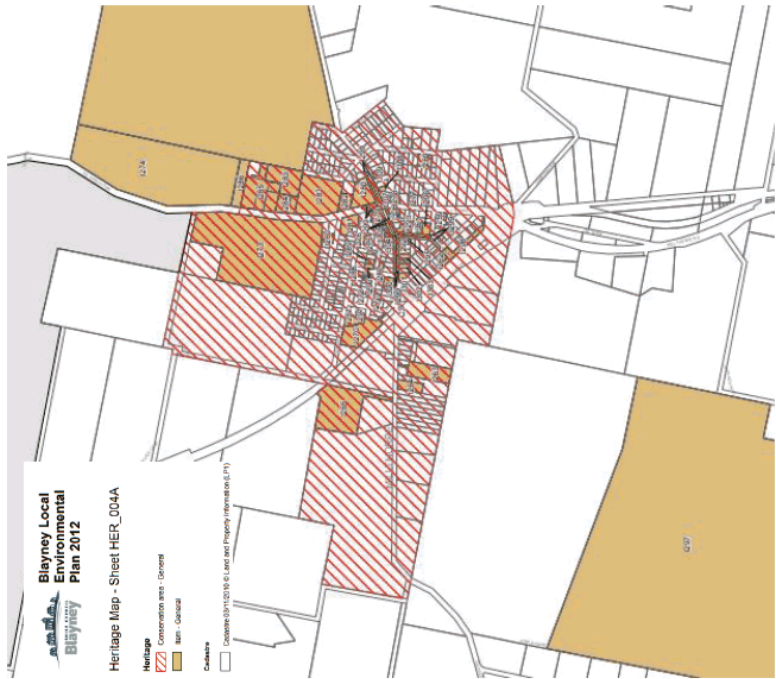
What we heard in consultation

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

Key recommendations of the 2012 Settlement Strategy
 Extension to the drinking water catchment to be immediately to the east of the village – implemented

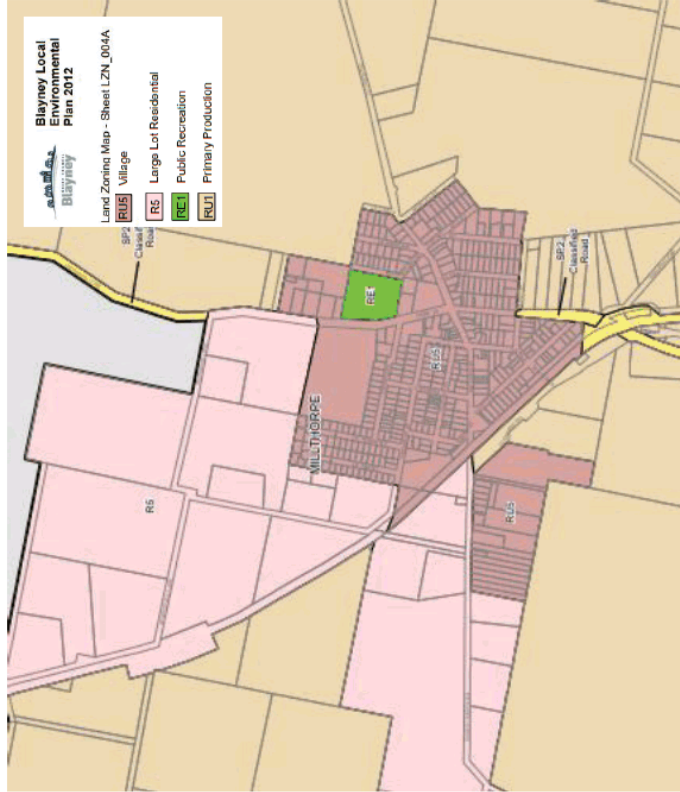
- Reduce the village zone to not include surrounding roads – implemented
- Promote a compact settlement to maximise access to town's service and facilities, avoid urban sprawl and minimise impacts on surrounding agricultural uses
- Further investigation into the suitability of an extension of the Village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

Millthorpe - village



Heritage Conservation Area – in Millthorpe is extensive, however, it plays an important role in tempering the impact of generic planning controls for residential that apply to NSW under the Exempt and Complying Development Code SEPP.

Any extension of the urban footprint should consider a corresponding extension of the HCA.



Village Zone – the village zone is an open zone that allows a large range of land uses including retail and commercial premises and light industry amongst others. It is an “open” zone, so that anything not lists as “prohibited” is permissible. As Millthorpe has grown can identify a distinct retail core, it might be timely to considering introducing more structure to the town through, for example the use of the R1 General Residential zone to protect the residential amenity of purely residential areas and provide certainty for residents.

Lot Size – given the saturation of development in the town the 450MLS has little impact and the median lot size of over 800sqm.

Millthorpe - large lot residential

Locality description
 Millthorpe's large lot residential zone consists of three distinct areas. The first two are east of Cowringa Creek distinct areas, separated by the rail line. The smaller of the two areas is located to the town's north. Despite its relative proximity to the town centre and associated servicing and infrastructure, investigations have indicated that servicing would be difficult and the resulting yield may not warrant the expense. The area retains its rural character.
 The larger area extends from the town's western boundary for approximately 7kms. It is characterised by large, modern houses on lots of approximately 2ha.

Character & Planning Controls	
Key residential & tourist typologies	Detached dwellings on large single lots
Land use zoning	R5 Large Lot Residential
Permitted residential typologies	Dwelling houses
Height of building	n/a
Minimum lot size	4000sqm and 2ha
Floorspace controls	n/a
Setbacks	Front: 8m Side: 3m Rear: 6m
Heritage	A heritage conservation area extends along Forest Reefs Road and applies to part of this area.

Key Issues and Opportunities
 The large lot residential area to the north and west of Millthorpe offers scenic rural landscapes and views, with easy access to the services and facilities of Millthorpe.

The 2012 Settlement Strategy identified a significant supply of undeveloped land zoned R5 Large Lot Residential:
 - North and north west of the village. Under the lot size controls at that time – which remain current today – it was estimated 120 lots could be delivered. Sewer extensions would be required and this
 - Area 2 West of the village. While minimal subdivision potential exists west of Cowringa Creek, there was potential for 60-80 lots at 2ha east of the creek, between it and the rail line.

As with the villages, providing suitable on-site sewer is a challenge, particularly in areas, as this is, of groundwater vulnerability.

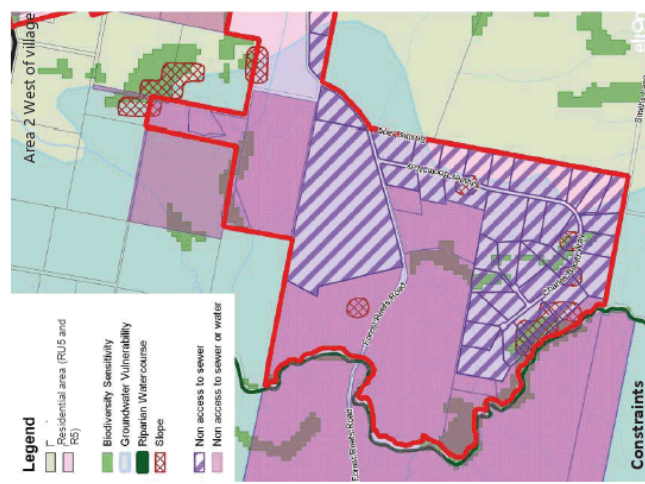
A significant amount of large lot residential land remains undeveloped. The feasibility of extending reticulated water and sewer west along Forest Reefs Road to improve the yield on the undeveloped northern side of the road may be an option. Resubdivision of the existing rural residential lots would be difficult because of the siting of the dwellings. The use of dual occupancy provisions to increase density may be an option, however, not all lots will be suitable.

Allowing for the future expansion of the village into the land zoned R5 north of Unwin and Stabback Streets to Richards Lane through detailed master planning could be considered.

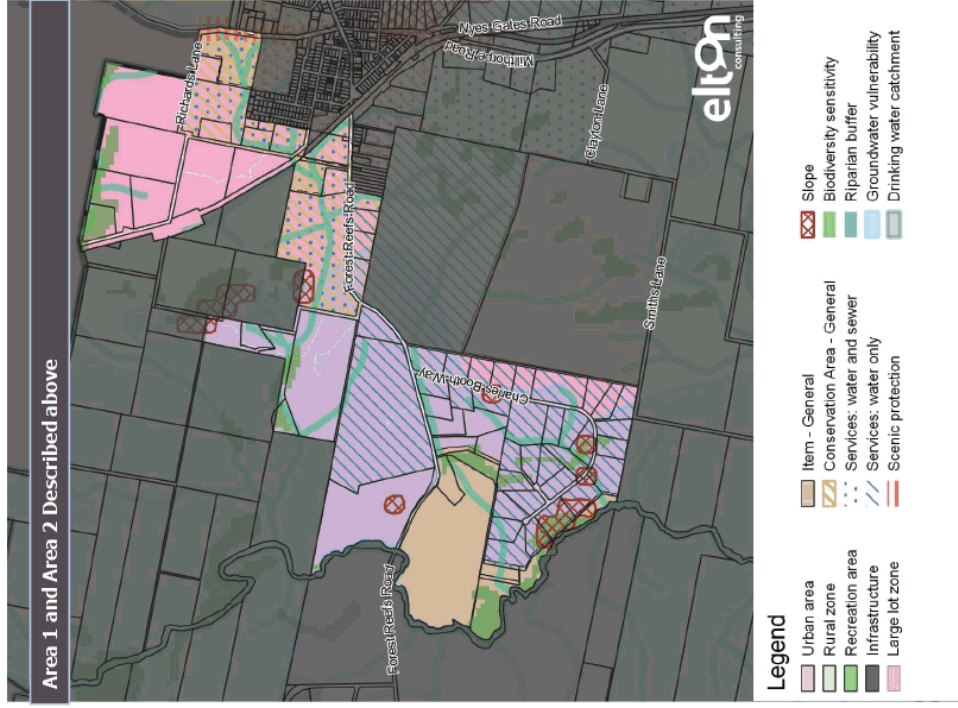
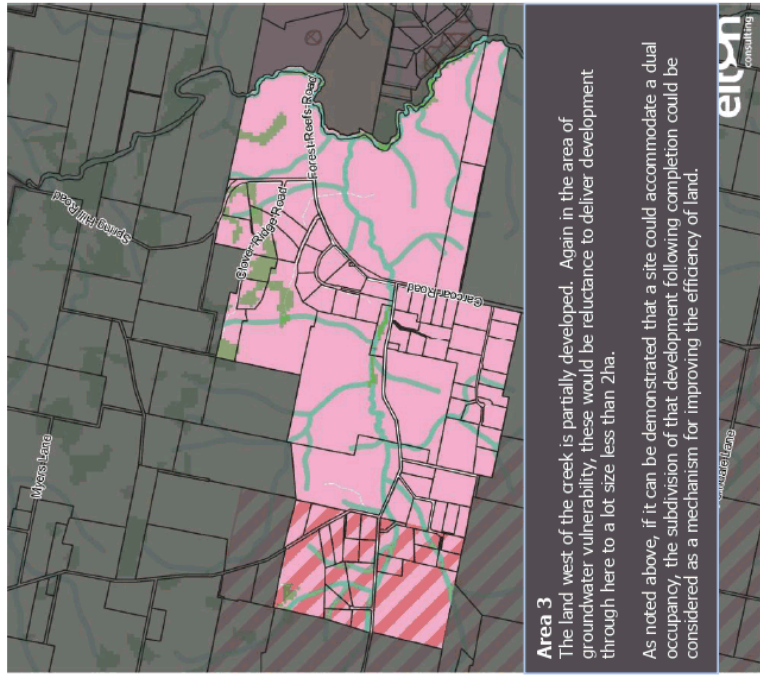
NSW strategic priorities require the protection of agricultural and resource-rich land, meaning that outward growth is to be minimised. Any further expansion of the large lot residential zone should therefore be limited to comply with these strategic directions.

What we heard in consultation

- Growth needs to be met through additional land supply and must not negatively impact the historic core or village entrances—especially from the north. Which should remain as open space.
- Millthorpe village should be contained as a well-defined area, distinctly separate from future residential land.
- Opportunities identified for new large lot development included south of Forest Reefs Road and to the north of the village



Millthorpe – large lot residential

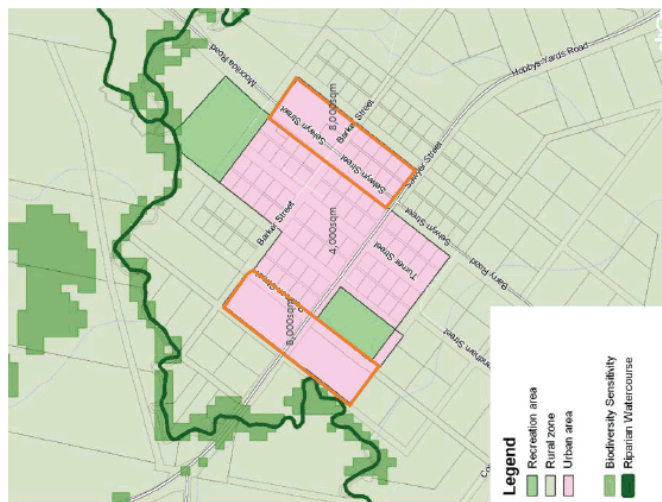


Barry

Who lives here?

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

*Estimated population not including people living on surrounding rural land



Village Overview

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

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

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

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

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

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

Vision (from Community Plan 2018-2020)

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

Character & Planning Controls, Servicing

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

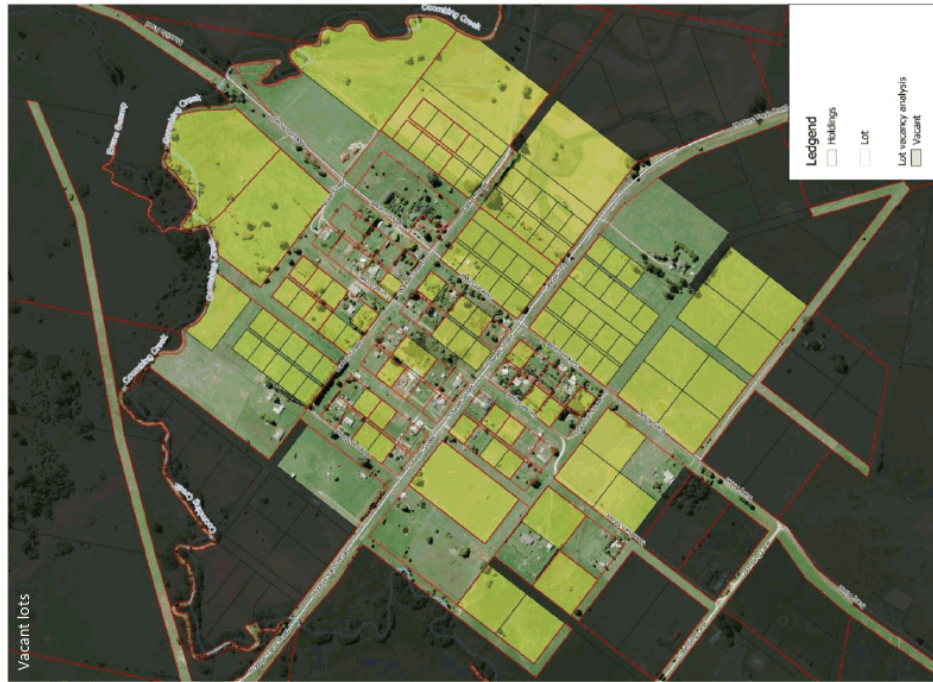
Key recommendations of the 2012 Settlement Strategy

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

What we heard in consultation

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

Barry



Carcoar

Vision (from Community Plan 2018-2020)
"Living and celebrating our history, culture and rural lifestyle we are a welcoming and prosperous community."

Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings on single lots Bed and breakfast Pub / hotel accommodation
Land use zoning	RU5 Village and R5 Large Lot Residential
Permitted residential typologies	RU5: Dwelling houses RS: Dual occupancies, Dwelling houses
Minimum lot size	3000sqm, 6000sqm and 2 ha
Lot sizes	Most lots are between 1,900 and 2100sqm
Setbacks	RU5 Front: 4.5m; Side: 900mm; Rear: 1.5m R5 Front: 8m; Side: 3m; Rear: 6m
Heritage	A heritage conservation area covers the whole town with many heritage items concentrate in the town centre.
Servicing	Water only Potential for sewer medium-long term

Key recommendations of the 2012 Settlement Strategy

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

Village overview

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

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

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

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

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

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

What we heard in consultation

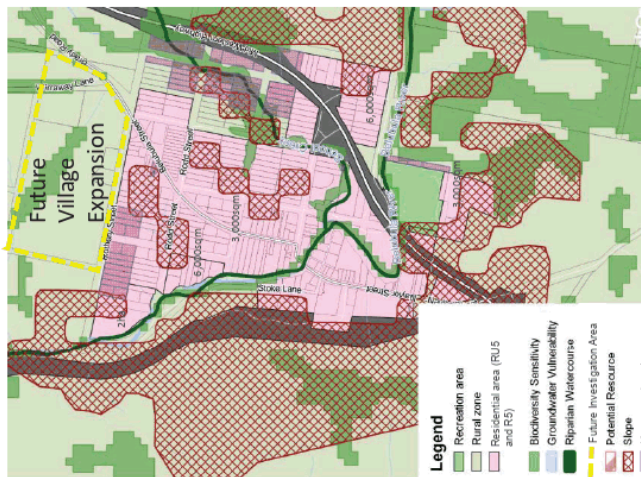
- Current demand cannot be satisfied through the existing housing stock.
- Preference for new development to occur away from the core, to retain heritage character
- Opportunities included:
 - infill in the area contained by Belubula Jones and Rodd Streets
 - to the north around Cemetery Road
 - east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

Who lives here?

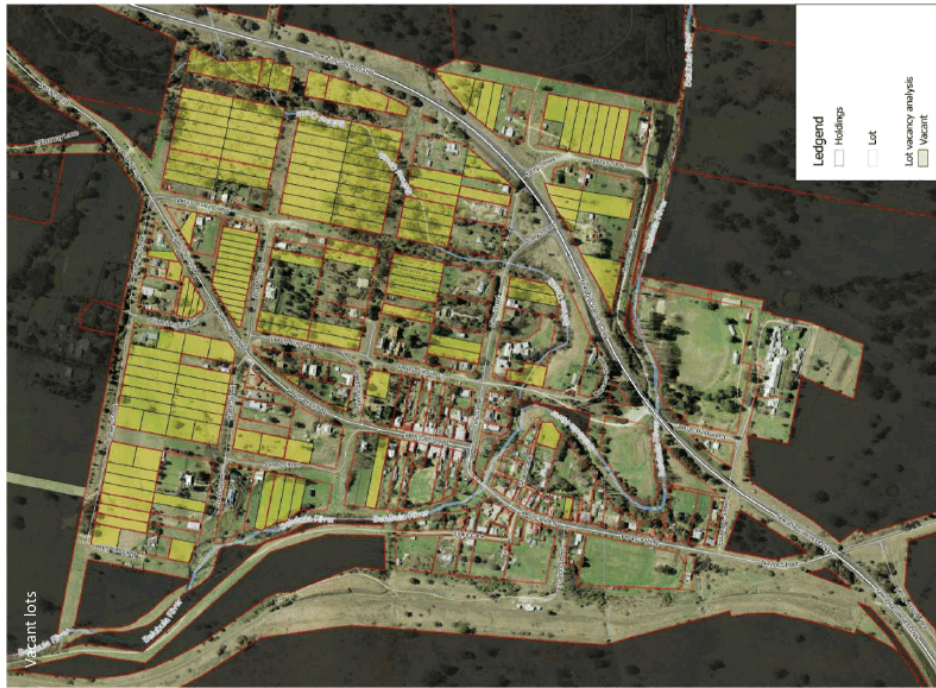
In 2016, approximately 185* people lived in Carcoar. The population has decreased by 25 people from 2006:

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

*Estimated population not including people living on surrounding rural land



Carcoar



Lyndhurst

Vision (from Community Plan 2018-2020)

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

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

Key recommendations of the 2012 Settlement Strategy

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

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

Village overview

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

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

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

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

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

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

What we heard in consultation

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

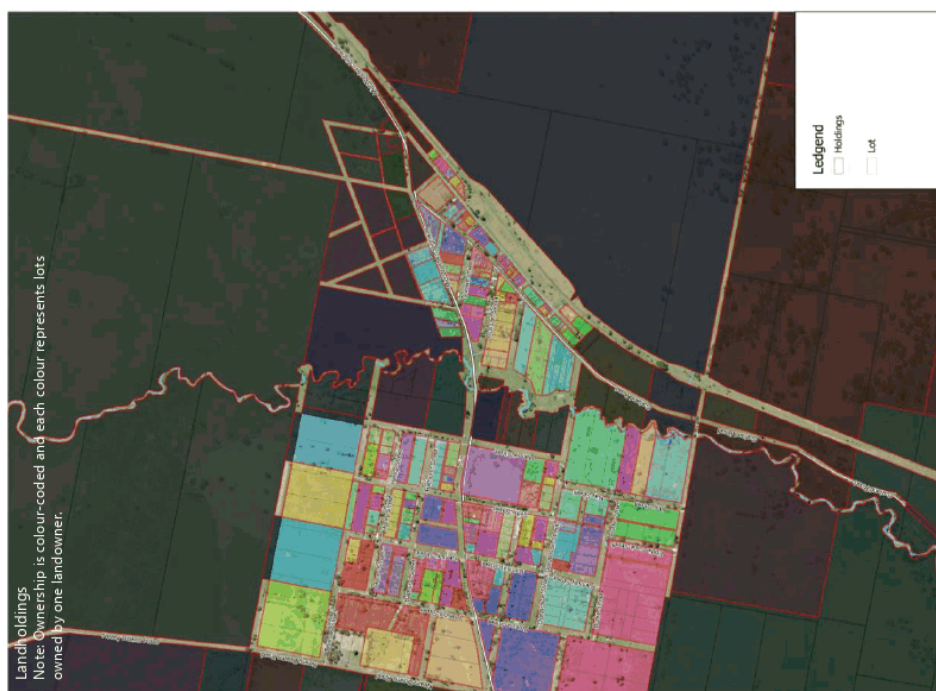
Who lives here?

In 2016, 236 people lived in Lyndhurst. There has been a decline from 258 in 2006 and 210 in 2011

- Family households are dominant (close to 75%)
- Retired and ageing couples are well represented:
 - Almost 50% of residents are 50 years and older.
 - Family households without children are the most represented family household type (approx. 54%).
- Representations of age groups and family households have been a steady trend over the past 5 years. (ABS Census Data, 2016)



Lyndhurst



Mandurama

Who lives here?

In 2016, 492 people lived in the village and surrounding area with an estimated 216 residing in the village itself.

- Most residents are over 50 years of age (close to 7%).
- Strong representation of families with children (approx. 45%):
 - Younger than 20 years of age (approx. 20%)
 - Between 35 to 49 years of age (approx. 20%)
- Representations of age groups and families with children have been steady over the past 5 years. (ABS Census Data, 2016)



Village overview

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

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

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

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

What we heard in consultation

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

Vision (from Community Plan 2018-2020)

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

Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings, hotel
Land use zoning	RUS Village and R5 Large Lot Residential
Permitted residential typologies	RUS: Dwelling houses RS: Dual occupancies, dwelling houses
Minimum lot size	RUS: 1000sqm R6: 4000sqm (south west of the village) and 2ha (on the other side of the railway line)
Lot sizes	Regular lot size pattern. Typical lot sizes in Mandurama are around 500sqm and 1000sqm, which make up around 75% of lots in the village.
Heritage	There are heritage items scattered throughout Mandurama and a cluster around the intersection of Olive and Gold Streets
Servicing	Water only Potential for sewer medium-long term

Key recommendations of the 2012 Settlement Strategy

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

Mandurama



Neville

Vision (from Community Plan 2018-2020)

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

Character & Planning Controls, Servicing

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

Village overview

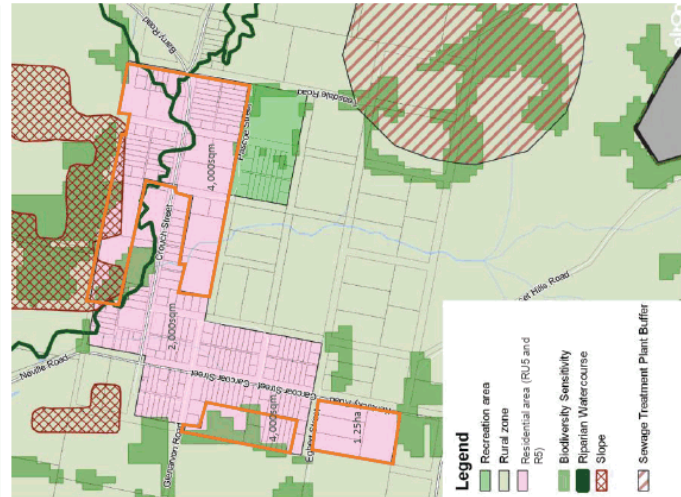
Neville has a significant amount of vacant land supply. In the last 10 years, Neville's population has contracted. If this trend continues, it is unlikely that Neville would require any additional land release within the life of the strategy.

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

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

Who lives here?

- In 2016, 134 people lived in Neville down from 126 in 2006
- Majority of residents are over 50 years of age (close to 45%)
- Most family households are couples with children (approx. 54%)
- There has been a steady trend in residents aged between 50-64 and over 85, and a slight decline in residents aged 65-84 over the past 10 years.
- The representation of family households is declining.



What we heard in consultation

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

Key recommendations of the 2012 Settlement Strategy

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

Neville



Newbridge

Vision (from Community Plan 2018-2020)

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

Character & Planning Controls, Servicing

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

Key recommendations of the 2012 Settlement Strategy

- Extension to the R5 zone to the north to include the church and school – implemented
- New R5 zones to the south and east – implemented southern area is larger than recommendation
- To extend the village by two lots in south west corner – implemented
- MLS of 1,600m² in the village zone – implemented
- MLS for R5 is 4,000m² – implemented
- Include a structure plan for business and industrial land in the DCP – not implemented

Village overview

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

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

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

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

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

What we heard in consultation

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

Who lives here?

In 2016, it is estimated that 86 people lived in Newbridge. Changes in the way in which census and population data is collected impacts the population trend over time.

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



Newbridge



3 The Evidence

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

3.1 Demographic overview

3.1.1 Population

The current estimated population of Blayney Shire in 2018 is 7,342.¹ The estimates are based on the Australian Bureau of Statistics (ABS) Census data and updated by ABS on June each year.

Settlements

In 2016, Blayney town had the highest estimated resident population of 2,963² people, followed by Millthorpe with 738 people. The statistics used for the remaining villages were those collected by the ABS and based on large geographic areas, rather than being limited to the urban area of the villages so included the outlying rural areas.

Assumptions have also been made in the table as to the balance of the population who are living outside these statistical areas.

Table 4 Population trends by Settlement 2006-2016

Village town centres	2006	2011	2016	Change 2006-2016		
				No.	%	Av. ann. (%)
Barry ¹	N/A	98	93	-5	-5.1%	-1.1%
Blayney [^]	2,753	2,768	2,963	+195	+7.1%	+0.7%
Carcoar	218	205	185	-33	-15.1%	-1.6%
Lyndhurst	258	210	236	-22	-8.5%	-0.9%
Mandurama	155	217	216	61	+39.4%	+3.4%
Millthorpe*	725	741	735	13	1.79%	0.18%
Millthorpe outskirts	N/A	372	444	72	19.35%	3.60%
Neville ¹	N/A	118	134	16	+13.1%	+2.5%
Newbridge	88	73	86	-2	-2.3%	-0.2%
Total urban and village	4,197	4,802	5,077			

¹ Source: Remplan <https://app.remplan.com.au/blayney/economy/summary>

² ABS Community Profile Blayney (UCL115018)

Village town centres	2006	2011	2016	Change 2006-2016		
				No.	%	Av. ann. (%)
Other rural	2,397	2,183	2,182			
Blayney LGA Total*	6,594	6,985	7,259	+663	+10.1%	+1.0%

Source: REPLAN

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

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

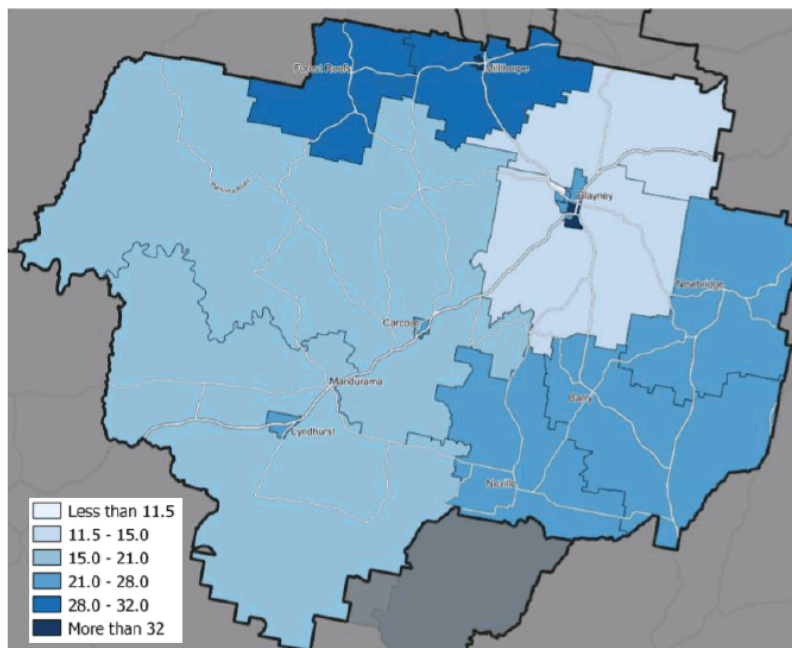
3.1.2 Mobility

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

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

The mobility between 2001 and 2016 is illustrated below.

Figure 3 Inward migration % change 2011-2016



3.1.3 Age distribution trends

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

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

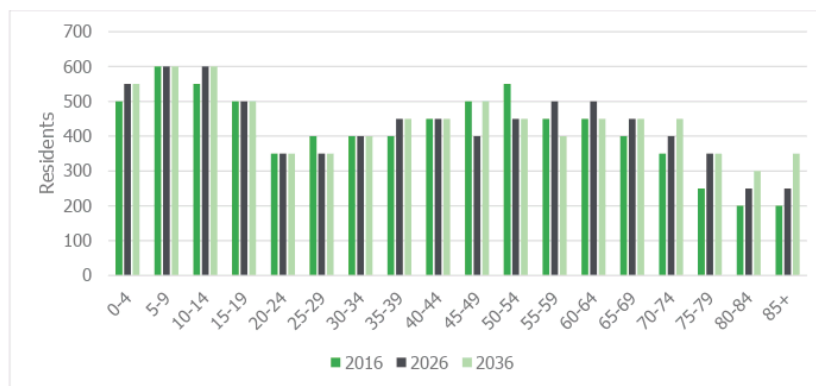
Persons aged between 20 to 34 are the lowest represented age groups in Blayney Shire LGA. However, there has been a steady increase over the 2006 – 2016 period, likely as a result of attraction to employment opportunities in major projects.

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

Figure 4 Population age distribution 2006 - 2016



Figure 5 Forecast population age trends 2016 - 2036



3.1.4 Households

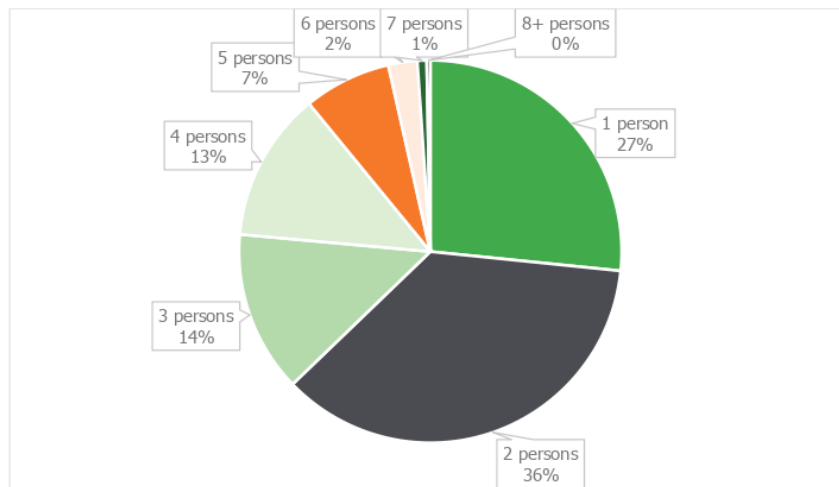
One and two-person households comprise the majority (63%) of all households in the Shire, and across the settlements. This proportion has been increasing over the decade to 2016 and is

Blayney Shire

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

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

Figure 6 Number of people per household 2016



Settlements

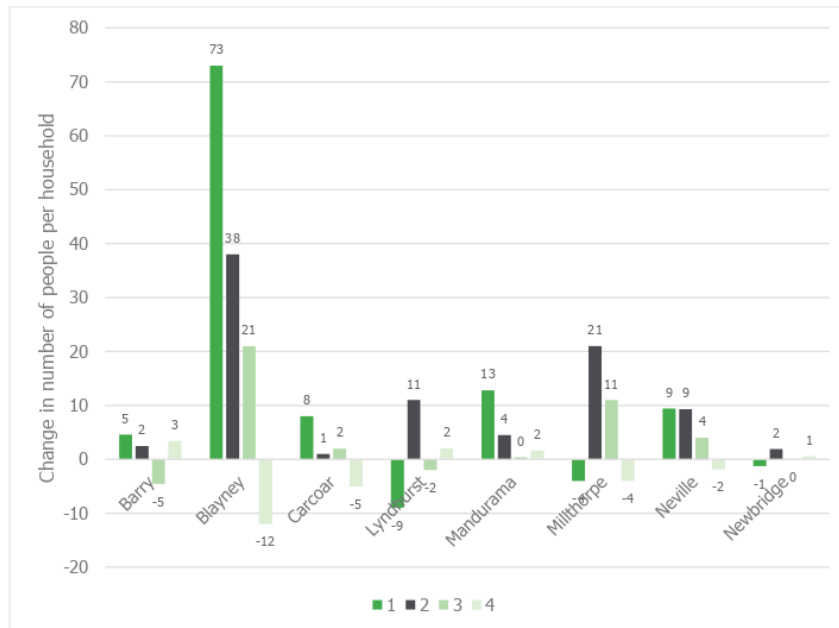
In 2016, two-person households represented the most common household composition across all eight settlements, followed closely by one person households. The number of households containing three or more people accounted for an average of just 30% of dwellings across the settlements.

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

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

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

Figure 7 Change in people per household 2006-2016



3.1.5 Household Characteristics

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

3.1.6 Dwelling Characteristics

In 2016 there were 2,838 occupied private dwellings in Blayney Shire with a further 351 unoccupied private dwellings. This represents an increase of 391 occupied private dwellings and a reduction of 61 unoccupied private dwellings since 2006.

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

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

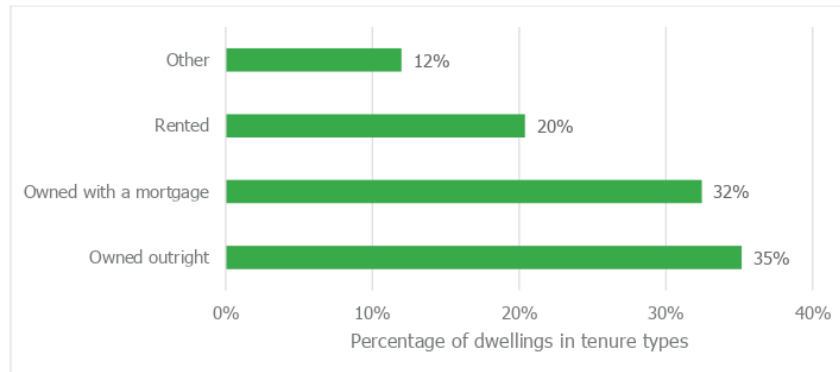
The statistics indicate a loss of attached dwellings such as row houses and apartment or flat dwellings. The key reason for this is likely some changes to the way in which dwelling typology is

interpreted by the ABS.³ However, this may also be a result of the classification of some dwellings as short-term accommodation.⁴

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

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

Figure 8 Types of tenure in Blayney Shire LGA 2016



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

3.1.7 DPIE Population and Dwelling Forecasts

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

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

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

Table 5 DPIE population and household projections, Blayney LGA

³ ABS, <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/2900.0main+features101352016> – refer to Data Usage section of this page

⁴ ABS, <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2900.0~2016~Main%20Features~NPDD%20Type%20of%20Non-Private%20Dwelling~10131>

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

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

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

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

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

Blayney Shire

In 2016, the usual resident population of Blayney Shire LGA was 7,343⁵. The population had grown by 749 people since the 2006 census, representing an average annual increase of approximately 1.5%. The NSW DPE projects that the Shire's population will grow to 8,000 people by 2036.

Table 6 Population change in Blayney Shire 2006-2036

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

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

⁵ ABS 2016 Community Profile Blayney
Blayney Shire Settlement Strategy

3.1.8 Employment

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

Table 7 Industry sector of employment

LGA	2011		2016	
	Number	%	Number	%
Agriculture, Forestry and Fishing	396	14.41%	367	12.3%
Mining	530	19.29%	661	22.6%
Manufacturing	328	11.94%	356	11.9%
Electricity, Gas, Water and Waste Services	34	1.24%	29	1.0%
Construction	249	9.06%	218	7.3%
Wholesale Trade	91	3.31%	84	2.81%
Retail Trade	138	5.02%	176	5.9%
Accommodation and Food Services	122	4.44%	149	5.0%
Transport, Postal and Warehousing	121	4.40%	76	2.6%
Information Media and Telecommunications	3	0.11%	9	0.3%
Financial and Insurance Services	21	0.76%	10	0.3%
Rental, Hiring and Real Estate Services	28	1.02%	20	0.7%
Professional, Scientific and Technical Services	83	3.02%	82	2.7%
Administrative and Support Services	69	2.51%	65	2.2%
Public Administration and Safety	91	3.31%	100	3.3%

LGA	2011		2016	
Education and Training	172	6.26%	182	6.1%
Health Care and Social Assistance	146	5.31%	180	6.0%
Arts and Recreation Services	13	0.47%	12	0.4%
Other Services	113	4.11%	101	3.4%
Total	2,748	100%	2,991	100%

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

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

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

All of these projects will concentrate housing demand in the north of the LGA, particularly Blayney and Millthorpe. However, it could also increase demand in Newbridge.

3.1.9 Household income

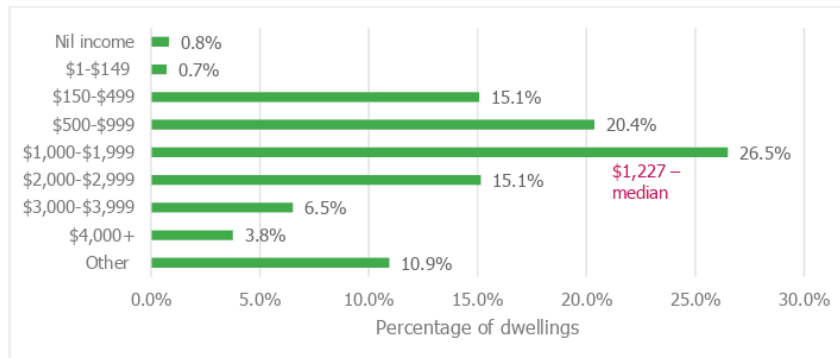
Blayney Shire

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

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

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

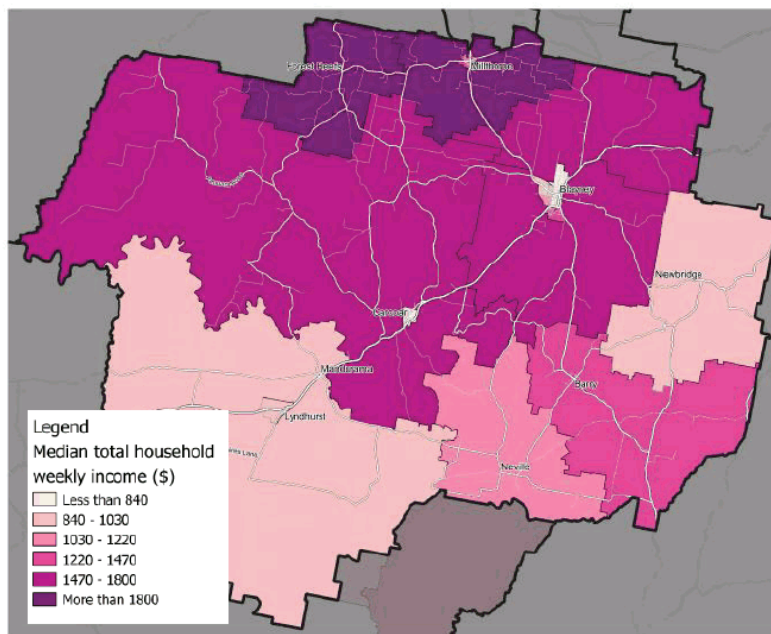
Figure 9 Median weekly household income in Blayney Shire 2016



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

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

Figure 10 Average household income



Settlements

In 2016, only Millthorpe recorded a majority of income earners with weekly incomes higher than the Blayney Shire median of \$620. Millthorpe along with Barry and Newbridge showed a close to even split between incomes earning either below or above \$600 per week (approx. 50/50). The \$600 income mark has been chosen to indicate people close to or above median income to grow

greater distinction between settlements. In general, this indicates that the further south the settlement, the more likely it is to have residents with lower personal income.

Table 8 Income per week by settlement 2016

Town centres	Number of people earning less than \$599/wk		Number of people earning more than \$600/wk	
	No.	%	No.	%
Barry	90	52%	83	48%
Blayney	1,164	57%	872	43%
Carcoar	115	68%	54	32%
Lyndhurst	109	68%	52	32%
Mandurama	205	63%	123	36%
Millthorpe	232	44%	293	56%
Neville	99	64%	56	36%
Newbridge	64	51%	62	49%

Rental and mortgage stress

In Blayney Shire, weekly median rents have increased by 57%, and monthly mortgage repayments have increase by close to almost 40% between 2006 and 2016 (refer Table 9).

Over the past five years the proportion of households in rental stress has increased significantly from 4.5% to 7.3%. This is significantly under the NSW average of 12.9%, but is a concerning trend. Of more serious concern is that rents have risen dramatically in the LGA in the 2017/18 period by approximately 9% (refer to table 13) with the neighbouring LGAs of Orange and Cabonne only rising by 3% in the same period. Conversely, the proportion of households in mortgage stress has decreased from 7.5% to 5.3% (refer Table 10).

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

Table 9 Rental & mortgage repayments in Blayney Shire 2006-2016

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

Table 10 Changes in % rental & mortgage stress in Blayney Shire 2011-2016

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

3.1.10 Key Findings

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

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

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

- » An increase in lone person households and declining household sizes
- » Dwelling demand will be highest in Blayney and Millthorpe
- » The population is ageing in all areas across the LGA
- » Expected change in household types presents a mismatch with existing supply

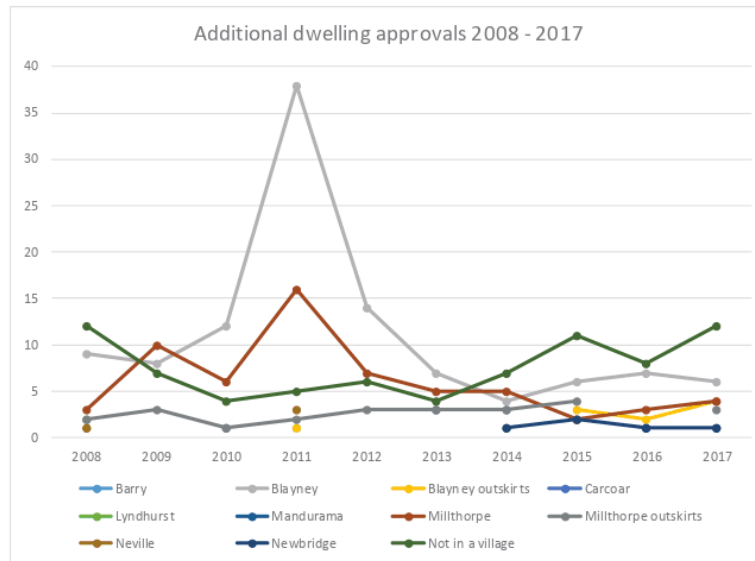
3.2 Housing Demand

3.2.1 Blayney Dwelling approvals data – 2008 – 2017

A total of 319 dwelling approvals or Complying Development Dwelling Certificates were provided in Blayney Shire during the 2008 - 2017 timeframe, averaging at just below 32 dwellings per year. However, the dwelling approvals not in a village are related primarily to a sunset clause for dwelling entitlements on some rural zoned land. Therefore, there have been a number of applications for dwellings on this land (73 in total). Without the "not in a village" applications, there would have been 246, averaging 24.6 dwellings. This would indicate that there is demand for at least an additional 492 dwellings to satisfy anticipated demand to 2036, based on past trends.

The following graph provides the dwelling approvals data for 2008 – 2017 in Blayney Shire.

Figure 11 Dwelling approvals data by location in Blayney Shire



Source: Data provided by Blayney Shire Council

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

Blayney and Millthorpe

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

Smaller villages

There has been minimal activity in other settlements. Smaller settlements are inherently less attractive for the majority of newcomers to the Shire for a range of reasons including; access to

employment, education and social and community services. Although more affordable in term of the price of land, there is, in most cases limited or not access to reticulated water and sewer infrastructure. These locations are complicated by the environmental requirements of septic systems which can be highly variable depending on site conditions. The lack of certainty and ownership patterns are key barriers to the on-going orderly development of the smaller settlements.

Specific target groups housing

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

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

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

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

Discussions with affordable housing providers has confirmed a need for affordable housing in the Shire. The key location is the existing urban footprint in Blayney where social disadvantage is concentrated. Feasibility constraints suggest that only land that can be provided a no or very low cost (e.g. Council-owned land) is the only viable option. At this stage, no land has been able to be identified for this purpose.

Therefore, of the housing target ideally 50% of the housing should be delivered as alternative typologies to separate dwellings, as well as other forms of residential accommodation such as seniors living or residential aged care.

3.2.2 Key Findings

There has been a significant take-up of available housing opportunity in Blayney peaking at 2011. While this was associated with a major project, it is also likely that a lack of new dwelling applications in the later years were likely to be constrained by a lack of opportunity. The same set of circumstance, the McPhillamy's Gold Mine, is expected to be approved within the year.

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

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

- » The historical trends suggest when suitable supply is available, it is taken-up
- » Inward migration trends indicate that these locations are the two key attractors
- » There are indications that these two locations are key attractors for one and two person households, as well as families. Therefore, delivery of smaller, village feel type housing for downsizers, will also unlock opportunity for housing stock suitable for families.

3.3 Housing Supply

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

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

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

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

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

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

- » Strategic identification of opportunity areas based on high level constraints analysis
- » the identification of residential land development opportunities in circumstances where the land owner is a willing participant
- » ensuring that the site is in sync with the existing urban development footprint, that is, not leapfrogging land
- » providing a planning framework that will ensure that land is developed in a coordinated and orderly manner, that is via a concept plan or structure plan
- » determining the impact of growth on local infrastructure and providing a mechanism to deliver it.

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

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

3.3.1 Capacity of the land use controls

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

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

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

Other than Millthorpe which is serviced with reticulated water and sewer, the other Village zones have a range of minimum lot sizes from 1000sqm in Lyndhurst to 1600sqm in Newbridge and 3000sqm in Carcoar. The R5 Large Lot Residential zone provides for larger dwellings on larger, typically un-serviced lots and range in size from 1,000sqm and increasing to 2 hectares.

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

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

Therefore, while the theoretical capacity in or adjacent to settlement in Blayney Shire is nearly 800 dwellings, the actual capacity that can be relied on is much less at approximately 271 dwellings. It should be noted the land at Millthorpe north has not been subdivided which accounts for 155 dwellings in this capacity assessment.

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

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

Table 11 Theoretical dwelling capacity

Theoretical housing capacity - additional dwellings	Under current planning framework or plans underway	Key issues or notes
Blayney West	119	While initial subdivision investigations indicate 119 lots, there was also a very high infrastructure cost (approximately \$68K) which would make the development unlikely to be feasible As per subdivision report
Blayney South	130	This land has been rezoned for quite some time and the landowner has not expressed much interest in converting it to residential Assumes 13 ha developable @ 10 dwellings per hectare
Blayney key sites for multi-dwellings vacant	32	Due to the size of land for multi-dwellings in most cases development is unlikely feasible
Blayney R1 General Residential	39	Development application currently in with Council
Secondary dwellings or dual occupancies	10	This is based on historic trends across the LGA (2008 – 2017)
Millthorpe North R5 Large Lot Residential	155	Based on the R5 Large Lot Residential area north of Millthorpe
Outside Blayney and Millthorpe		
Lyndhurst	6	
Mandurama	26	Highly dependent on both sale of land and contiguous lots being available for septic requirements
Carcoar	40	
Barry	0	Note: a change in minimum lot size to 4,000sqm for un-serviced RU5 land will reduce the yield for villages by around 50% from 120 to 50
Neville	41	
Newbridge	7	
Small village capacity	120 to be reduced to approximately 50 with introduction of 4000m² MLS	
Take-up of dwelling approvals on rural land due to sunset clause	73	
Total villages and rural	123	
Total theoretical capacity	608	
Total theoretical capacity (discounting locations where there are feasibility or other constraints)	277 lots	

Housing supply gaps

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

- » choice and housing affordability
- » suitability of housing for older people to down size
- » limited opportunity to age in place, and
- » difficulties for first home buyers looking to enter the market at a lower entry point

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

Building typologies

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

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





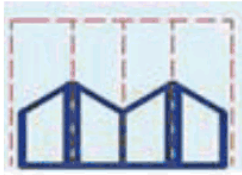

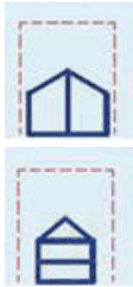

To continue to meet the needs of the existing and future community, the Council will need to ensure a greater range of housing types in different built forms is encouraged and developed.

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

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

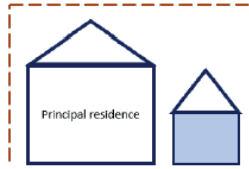
The following table details examples of the low, medium and high-density building typology options.

Table 12 Dwelling typologies

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

A self-contained dwelling that:

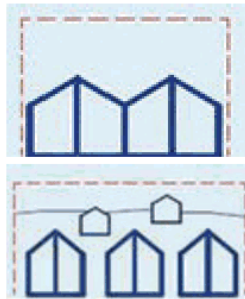
- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.



Multi-dwelling houses (terraces or townhouses and villas)

Three or more dwellings on one lot of land where:

- » each dwelling as access at ground level
- » no part of a dwelling is above any part of any other dwelling, and,
- » dwellings face and generally follow the alignment of one or more public roads.



Manor houses

A building containing 3 or 4 dwellings, where:

- » Each dwelling is attached to another dwelling by a common wall or floor, and
- » At least 1 dwelling is partially or wholly located above another dwelling, and



-
- » The building contains no more than 2 storeys (excluding any basement).

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

Other important types of residential accommodation include:

Boarding houses

A building that:

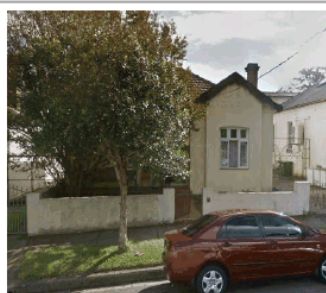
- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom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



Group home

Means a dwelling:

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



Seniors housing

A building or place that is:

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



Source: *Standard Instrument LEP 2018 (NSW)*

3.3.2 Key Findings

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

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

3.4 Opportunities and constraints analysis

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

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

3.4.1 Environmental Constraints

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

Table 13 Key Constraints

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

Constraint	Application/comment
Watercourses	<p>The north-eastern area of Mandurama is also subject to potential inundation, limiting development potential. The flooding potential of Lyndhurst is relatively unknown, but it appears there is a significant floodplain dividing the eastern village with the R5 Large Lot Residential to the west. A flood study and impacts on on-site sewerage design would need to be undertaken before any intensification of residential uses could be recommended.</p> <p>Watercourses have been mapped according to the Strahler System of ordering watercourses. Classification under this system determines the width of riparian buffer required. Regardless of watercourse classification, a buffer of 100m is generally required from any on site effluent system to any watercourse within a drinking water catchment. This poses a constraint to large lot residential (un-serviced lots) land use in some villages.</p>
Groundwater Vulnerability	<p>Groundwater Vulnerability has been mapped in the BLEP and includes a local provision to ensure that the hydrological functions of key groundwater systems are maintained as well as protecting them from contamination as a result of development. Blayney, Millthorpe and Newbridge are impacted. This has implications for on site sewer treatment.</p>
Drinking Water Catchment	<p>A small part of the northern area of Blayney Shire to the east of Millthorpe is in the drinking water catchment of Suma Park Dam; the primary water source of Orange. A larger area in the south of the Shire surrounding the settlements of Barry and Neville forms the drinking water catchment for Lake Rowlands; the primary water source for Blayney Shire and a number of other local government areas in the Central West. The impact on drinking water catchments on growth potential needs to be considered for Neville, Barry and Millthorpe.</p> <p>Part of Millthorpe identified as a future urban development opportunity is within the Drinking Water Catchment. The Drinking Water Catchment is protected in the BLEP by a local provision. Despite this, the area, which is at the top of the catchment is considered suitable for development as it will be serviced and all run-off managed under Water Sensitive Urban Design criteria.</p> <p>WaterNSW has developed strategic land and water capability assessments (SLWCA) for land in the Sydney Drinking Water Catchment and these can be applied here. Factors such as slope, soil erodibility, permeability and depth, distance to watercourse and vegetation cover are assessed to determine land and water capability for different land use types.</p> <p>Key constraints to residential land use are:</p> <ul style="list-style-type: none"> » Land management – including proper storage and disposal of chemicals and pesticides, control of weeds and pest animals, maintaining groundcover to prevent erosion, and protection and restoration of native vegetation.

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

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

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

3.4.2 Potable Water

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

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

3.4.3 Sewer

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

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

On-site sewage management

There has been a great deal of research on the impact of on-site sewage management systems in sensitive environmental areas, for example areas of high water table, close to watercourses and other potable water supplies such as ground water bores. *The On-site Sewage Management for Single Households* (NSW Government, 1998) document remains the most relevant guideline for managing these systems.

The underlying premise is that the initial site planning and investigation process will occur to determine site suitability and minimum lot size prior to any rezoning of land. Where on-site sewage management is determined to be the best long-term option for an area, appropriate development standards, including minimum lot sizes, should be established before the land is released. When setting the development standards, factors such as climate, soil, geography, environmental sensitivity, and risks to public health should be taken into account.

The reality in and around the villages is that land titles are pre-existing. The villages typically have an historic subdivision and title structure that enables land to be transferred from one person to another without necessarily engaging with Council to determine the suitability of the individual lot for a dwelling. This continues to create uncertainty for people wanting to move to the villages because, despite the title to the land and the BLEP allowing a dwelling as a permissible use, the lot is not always going to be capable of supporting a dwelling.

The current range of minimum lot sizes for subdivision and the erection of a dwelling in the RUS Village and R5 Large Lot Residential zones is misleading. It is a minimum only, however, assumed to be the benchmark for residential development.

"An EPA model has been developed for estimating land requirements for effluent irrigation, based on eliminating impacts on soils, waters, and public health (NSW Environment Protection Authority 1995). Assessments with the model in many areas of the State have shown that new subdivisions for residential development involving on-site sewage management require a minimum of 4000 - 5000 m² total area per household to reduce impacts in the medium to long term."
On-site Sewage Management for Single Households (NSW Government, 1998)

In order to address these issues in the first instance, providing a minimum lot size that in most circumstances will be sufficient in area to accommodate on-site treatment is key. In the absence of detailed site, soil, drainage and environmental assessment of each of the settlements, it is proposed to adopt the minimum cited in modelling by the Environmental Protection Authority of 4,000sqm. This approach will also reduce the complexity in dealing with a multitude of minimum lot sizes across the village and large lot residential zones.

Given the changing in technologies and existing subdivision and ownership patterns, Council may consider provisions in the BLEP at address circumstances where, despite the minimum lot size, dwellings could be considered on smaller lots subject to a pre-determined set of criteria.

Guidelines for development of dwellings with on-site sewage management should continue to be supported by development controls in the Blayney Development Control Plan including adoption of the performance objectives developed for on-site sewage management (refer breakout box below) and include details such as:

- » minimum land application areas
- » setbacks to watercourses, boundaries, etc.
- » recommended or required treatment technologies and on-site sewage management methods
- » performance standards or criteria, for example in relation to effluent quality – suspended solids, biochemical oxygen demand (BOD), faecal coliforms, etc. - and quantity vegetation retention/planting/harvesting
- » water conservation measures.

Performance Objectives

- **prevention of public health risk** - sewage contains bacteria, viruses, parasites and other disease-causing organisms. Contact with effluent should be minimised or eliminated, particularly for children. Residuals, such as composted material, should be handled carefully. Treated sewage should not be used on edible crops that are consumed raw
- **protection of lands** - on-site sewage management systems should not cause deterioration of land and vegetation quality through soil structure degradation, salinisation, waterlogging, chemical contamination or soil erosion
- **protection of surface waters** - on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that surface waters are not contaminated by any flow from treatment systems and land application areas (including effluent, rainfall run-off and contaminated groundwater flow)
- **protection of groundwaters** - on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that groundwaters are not contaminated by any flow from treatment systems and land application areas
- **conservation and reuse of resources** - the resources in domestic wastewater (including nutrients, organic matter and water) should be identified and utilised as much as possible within the bounds posed by the other performance objectives; water conservation should be practiced and wastewater production should be minimised
- **protection of community amenity** - on-site sewage management systems should be selected, sited, designed, constructed, operated and maintained so that they do not unreasonably interfere with quality of life, and, where possible, so that they add to the local amenity - special consideration should be given to aesthetics, odour, dust, vectors and excessive noise.

On-site Sewage Management for Single Households (NSW Government, 1998)

3.4.4 Transport

The highway and road network in the wider Central West and Orana region includes the Newell Highway, Great Western Highway, Mid-Western Highway, Mitchell Highway and Lachlan Valley Highway. The Mid-western Highway, which joins the Great Western Highway heading east, is the main arterial route linking Blayney Shire to the neighbouring LGA of Bathurst and then to Sydney via the Blue Mountains. Key linkages with the neighbouring LGA of Orange is via Millthorpe Road, which forms one of the central economic hubs of the region.

The Orange Regional Airport, owned by Orange City Council, provides daily passenger services to Sydney operated by REX, and is a base for growing aero-industry businesses. Around 55,000-60,000 passengers fly this route per year. It also supports corporate air services.

Blayney's FCL Pty Ltd inter-modal transport terminal facility enables the interchange of shipping containers via road and rail to Botany Bay, and provides an important potential source of economic growth for Blayney.

The Main Western Railway Line intersects Blayney Shire, with stops at Blayney and Millthorpe (on request). Newbridge station is also on the Main Western line, but is closed.

Whilst there are no significant transport infrastructure projects planned that directly impact Blayney Shire, the following projects identified in the Future Transport 2056 are relevant to the sub-region and have potential to increase growth in the Shire.

- » Mt Victoria to Orange road corridor improvements (some sections underway)
- » Extending Bathurst commuter rail to Orange (0-10 year investigation initiative)
- » Electrification of intercity to Bathurst (10-20 year investigation initiative)

3.5 Individual Settlements

3.5.1 Blayney

The following provides an analysis of various precincts within Blayney, but also considers other constraints that are not physical or strictly planning-control related. These include key landholder intent and feasibility of development.

Summary of housing need

There is an urgent need to promote housing opportunity to respond to major project development in the area to prevent the leakage of economic benefits, smaller housing for an ageing population and development that provides alternative residential accommodation. These typologies include: multi-dwelling housing, aged-care facilities and affordable housing and opportunities for the provisions of short-term accommodation for a temporary workforce.

The Blayney settlement requires some quick win options to deliver more diverse housing. The key rationale for this is:

- » Blayney is a key attractor of single and couple-only households and more diverse housing options that are affordable and accessible to services are required
- » Blayney will be a key location for workers associated with major projects. Not providing accommodation options will mean that the economic benefits of projects may be lost to surrounding LGAs
- » Promoting appropriate densification will support the vitality of the Blayney commercial centre, enabling it to retain and offer more services.

Blayney B2 Local Centre zone

The following figure illustrates constraints for the B2 Local Centre in Blayney.

Figure 12 Blayney Local Centre opportunities and constraints

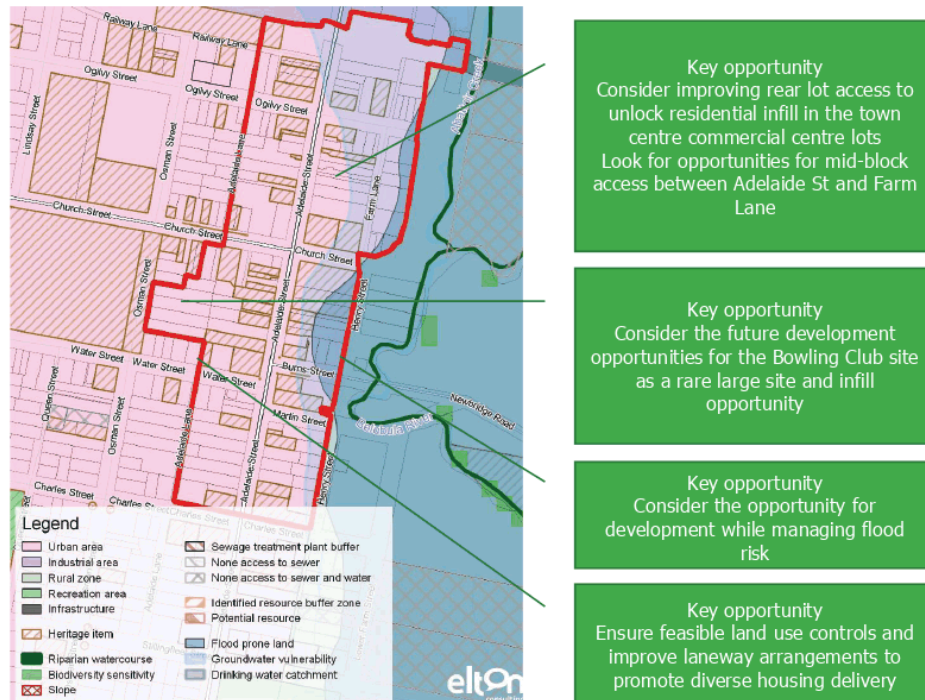


Table 14 Summary of key constraints and opportunities

Constraints	Opportunities
Flood affectation to the east of the B2 Local Centre and ground water vulnerability	No opportunity – flood affected land should be avoided, however, some limited development could be accommodated if it can be delivered above the flood planning level
Maintaining sufficient land resources for commercial activities in the B2 Local Centre	Optimise access from new housing to further support the economic function of Blayney with diverse housing development to the south creating a cohesive extension of the Adelaide Street core
Deep blocks including at the rear of key commercial functions where access is not clearly defined	Consideration of formalising laneway arrangements to promote access deliver housing opportunity without undermining commercial function. Look for opportunity for mid-block access through to Farm Lane from Adelaide St
Large land area requirements for multi-dwelling development (3 bedroom at 360sqm)	Revise the land size for multi-dwelling development to enable greater feasibility of delivery

Constraints	Opportunities
in the DCP which may limit development potential due to feasibility concerns	
Heritage and heritage conservation considerations	Provide design guidelines to ensure cohesive development that complements heritage items

Implications for the Settlement Strategy

- » Focus on delivering housing diversity at some key opportunity sites in the B2 Local Centre
- » Improving flexibility in residential accommodation land uses in the B2 zone while preserving integrity of the business function, especially properties with direct frontage to Adelaide St

Blayney R1 General Residential zone

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

Figure 13 Blayney R1 General Residential zone opportunities and constraints

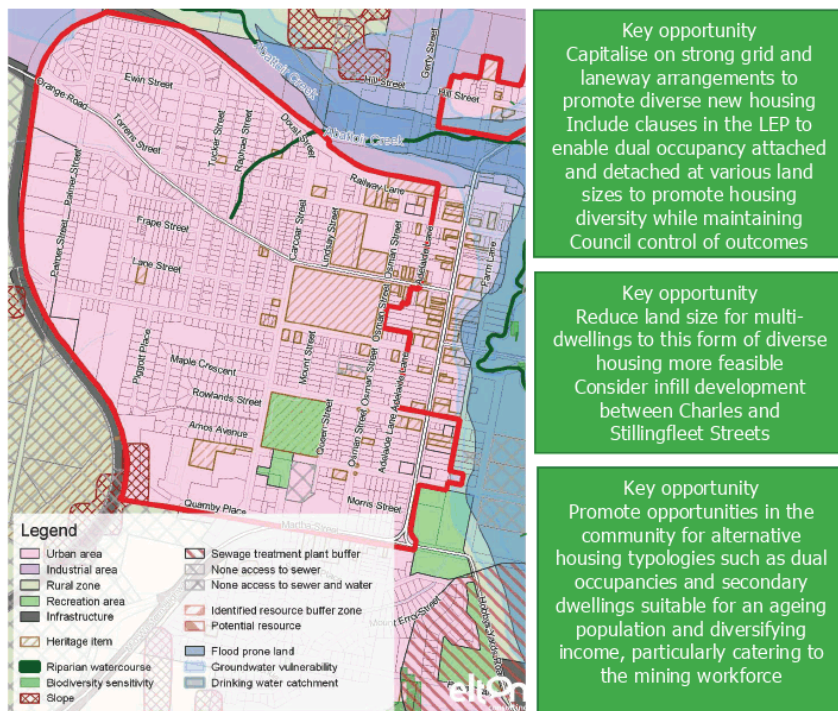


Table 15 Blayney R1 General Residential Constraints and Opportunities

Constraints	Opportunities
Limited vacant land and where vacant, little intent by landowners for conversion to residential	Significant areas of the R1 General Residential zone have a strong grid pattern with laneways that could support more intensive development. A contributions framework could be developed for the improvement of laneways to support increased residential accommodation (over the long term)
Land area per dwelling for multi-dwellings	Consider a reduction in land area requirements in the DCP for 2 and 3 bedroom typologies
Lack of transparency on permissibility of dual occupancies (is permissible but not listed in the land use table other than being a form of residential accommodation while other forms are such as residential flat buildings are)	Introduce opportunities for a range of dual occupancy opportunities with attached at 600sqm and detached at 800sqm. Unlocks more opportunity in the existing urban footprint and potentially a diversity of housing at various price points. Requires Council development assessment as opposed to comply development if minimum lot size reduced enabling subdivision.

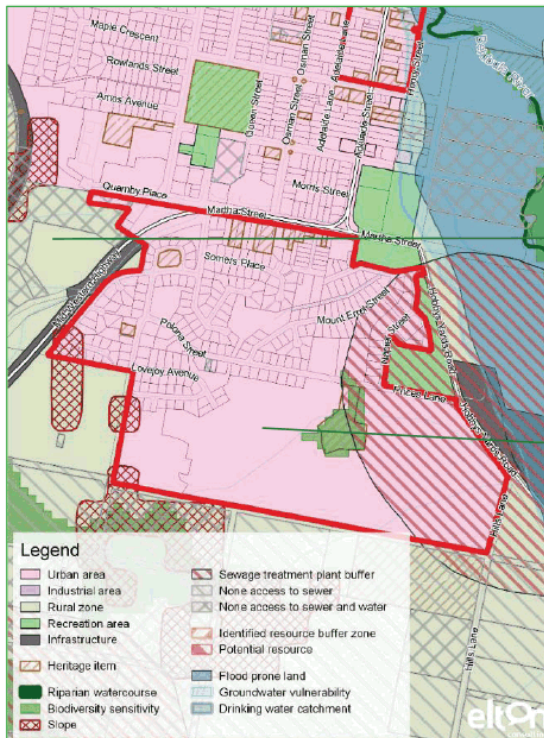
 **Implications for the Settlement Strategy**

- » Focus on key areas where solid urban structure could be converted to deliver slightly more intensified development and a diversity of housing
- » Consider a laneways strategy and funding framework
- » Increase potential for dual occupancy development through revised planning controls

Blayney South

Blayney South has been rezoned for residential development, but has not yet been subdivided.

Figure 14 Blayney South opportunities and constraints



Opportunity
Consider development in unconstrained but serviceable land off Quamby Place in the short term

Opportunity
Continue to work with the landowner to facilitate development

Figure 15 Quamby Place




The key constraints related to this land are summarised in the table below.

Table 16 Blayney South

Constraints	Opportunities
Sewerage plant buffer zone impacts the east of the site. Not suitable for residential development	Continue to liaise with the landowner regarding the future of Blayney South and adjust other strategies accordingly if the land becomes available.
Heritage listed property adjacent to the buffer zone Heritage item would need to be retained with a likely buffer zone	
High quality agricultural land being used for that purpose and lack of landowner interest in converting to residential. The key constraint is lack of landowner desire to convert the land to residential. There may be housing opportunity at this location at a later date totalling approximately 17.5 ha.	

Constraints	Opportunities
Small areas of land with unsuitable topography. If subdivision should occur, these small areas should be avoided.	
Land ownership, fragmentation and existing uses	Quamby Place, consider in-fill and redevelopment of suitable zoned residential land including Tourist Park and adjoin land
Unzoned and unserviced land south of Quamby Place	Rezoning opportunity for land south of Quamby Place across to the Mid-Western Highway. Would require rezoning and consideration of constraints, in particular buffer to the road and rail and drainage.

 **Implications for the Settlement Strategy**

- » Zoned land is considered by the Department as "supply" despite reluctance of landowner to deliver it to the market
- » Need to rezoning to make additional land in Quamby Place available subject to services

Blayney West

Blayney West has been nominated as a future housing opportunity. This is the most logical extension of the urban area, despite the rail corridor. Fragmentation of this land should be avoided to ensure the long term security of land for development.

At this stage, a preliminary subdivision plan provides for approximately 119 dwellings. Under this proposal the majority of lots are in excess of 800sqm with most being over 1,000sqm and up to 4,000sqm. Any rezoning here should look to maximise the yield the improve efficiency of the development. Delivering large residential lots will limit the future ability of the town to expand in this direction.

There is a small parcel of land developed for large lot residential development in Palmer Street. The Palmer Street parcel is zoned R5 Large Lot Residential which is likely as a result of the transition to the Standard Instrument LEP in 2012 and based on the existing land use; dwellings on large lots. Despite the challenges of infill development where a dwelling already exists, there is an opportunity to release additional lots with frontage to Palmer Street with a change of zone and lot size. With the relatively scarcity of available serviced land, opportunities like this should be considered.

Figure 16 Blayney West Constraints and Opportunities

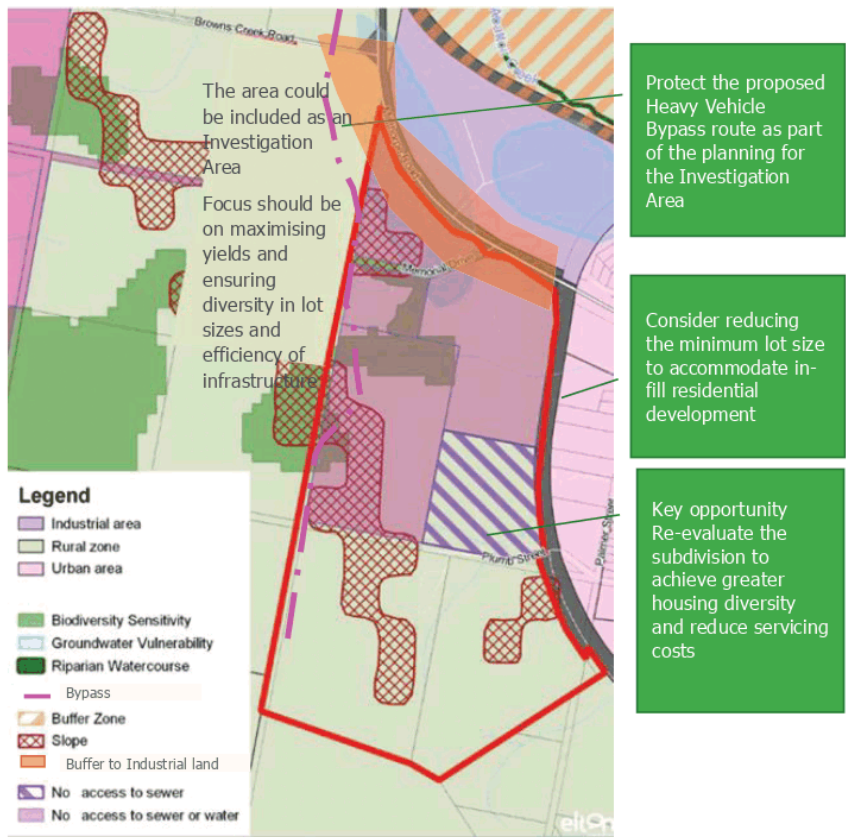



Figure 17 Palmer Street



Table 17 Blayney West Opportunities and Constraints Analysis

Constraints	Opportunities
Lack of servicing and road upgrades – estimated at \$68K per dwelling in the preliminary subdivision (most lots 1,200sqm+)	Reassess the subdivision to deliver more smaller lot housing and diverse housing types such as dual occupancy Limit fragmentation to preserve the future release of land

Constraints	Opportunities
Portions of the site with biodiversity and topography constraints	Larger lots should be limited to areas where topography limits development to produce a wide variety of housing at different price points, sizes and typologies
Part of the site is impacted by a heritage item - Can be managed	
Noise buffer zone to industrial land to the north Manageable in sub-division planning	

 **Implications for the Settlement Strategy**

- » Re-evaluate the subdivision plan for Blayney South to deliver better outcomes for infrastructure and other costs
- » Consider incorporation of a variety of housing typologies in the subdivision plan to meet a diverse range of housing need and increase affordability considerations.

Blayney Industrial Area

The Blayney industrial area is necessary for future employment purposes and is not suitable for residential development. Similarly, industrial land needs to be protected from land use conflict as much as possible. Despite this, constraints to redevelopment, existing assets, slope, access and heritage implications in some parts of the area currently zoned B6 Enterprise Corridor could be reconsidered to enable limited residential development in Hill Street adjacent to the Catholic School. For example, alterations and additions, secondary dwellings and bed and breakfast accommodation.

This should be considered in the context of work undertaken and recommendations in the Subregional Rural and Industrial Lands Strategy and may include the rationalisation of Business zones:

- » Remove B6 Enterprise Corridor and replace with B4 Mixed Use zone
- » Extend the existing Business Park zone south along the Highway to Hill Street
- » Review land use tables and objectives
- » Include specific controls in the DCP to manage the residential/business/industrial interface

Any decision taken should be consistent with the outcomes of the Subregional Rural and Industrial Lands Strategy.

Figure 18 Hill Street



Source: Six Maps edited by Elton

Blayney Large Lot Residential Area

There is an area of Large Lot Residential development immediately west of Blayney town along Browns Creek Road. Under the Blayney Local Environmental Plan 1998 (LEP1998) this area was zoned Rural Small Holdings 1(c). Subdivision was permissible in this zone provided the resulting lots had an area of at least 2ha. Subdivision was controlled by clause 15 of LEP1998.

The introduction of the Standard Instrument LEP in 2012 saw this area rezoned to R5 Large Lot Residential. The minimum lot size applicable to this area is 20ha. Despite that, a significant number of smaller lots existing in the area as a result of approvals under earlier provisions.

Analysis undertaken by Council indicates that there are currently 49 lots either existing 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.

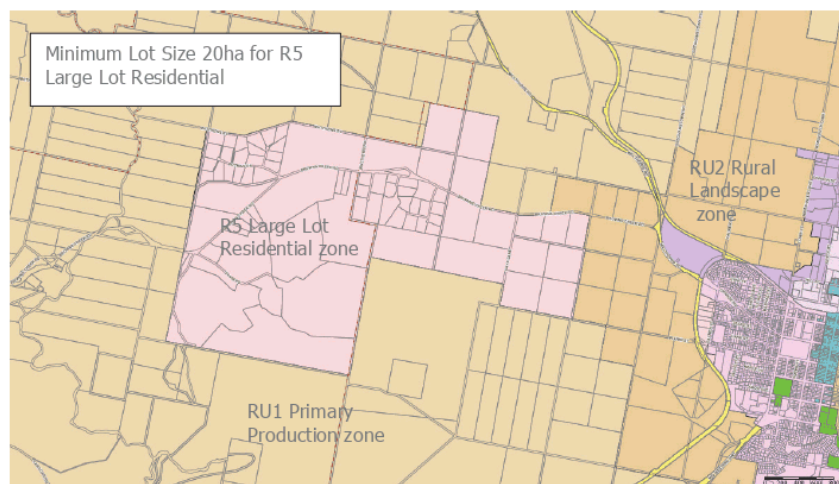
Given the proximity to Blayney, coupled with the existing fragmentation and to continue to provide a choice in terms of living opportunities, this area and the accompanying planning controls have been revisited.

The area is not without constraints; fragmentation, existing uses, topography, vegetation and drainage are the key limiting factors when it comes to the potential for additional development. Despite this, 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, it is likely that, while a minimum lot size of 2ha (as was previously the case) would be consistent with the equivalent area west of Millthorpe, the introduction of an average lot size of 5ha may encourage the existing landowners to contemplate the most suitable arrangement of lots based on constraints.

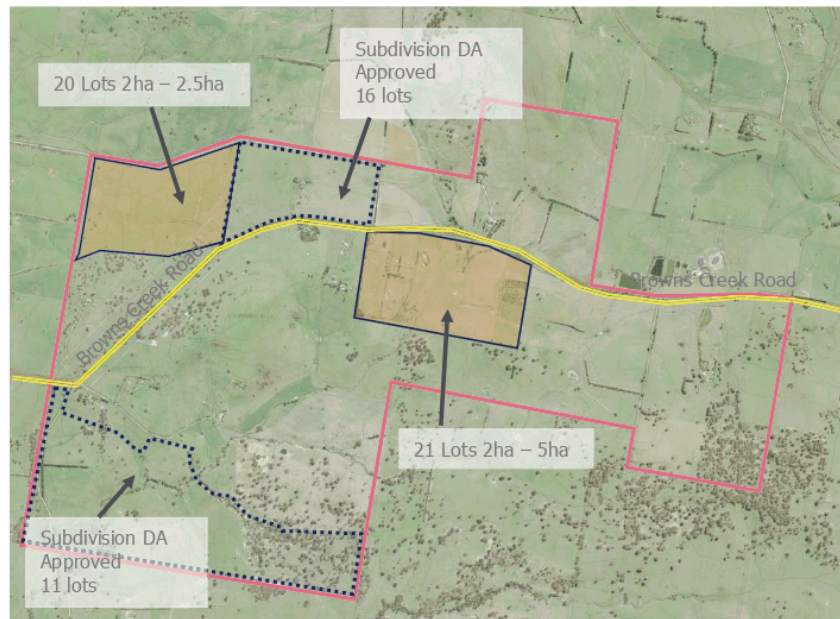
An average minimum lot size of 5ha across the zoned land could yield up to 84 additional lots. A key to the efficient subdivision of the precinct will be ensuring that individual land owners are able to work together to achieve linkages and avoiding, where possible cul de sacs and no through roads.

Figure 19 Browns Creek Road – Current Zoning



Source: Blayney Shire Council

Figure 20 Browns Creek Road – Aerial



Source: Six Maps edited by Elton

3.5.2 Millthorpe

Millthorpe is the second most populous settlement in Blayney Shire. While the village has not had substantial population growth, it has had major shifts in population living there from outside the Shire between the 2011 and 2016 Census. Development data also shows that when dwelling opportunity is available it is quickly taken up.

Millthorpe is a settlement that is undergoing significant change, with multiple land use and housing pressures, despite a very low increase in population. These factors include:

- » Attraction as a residential location for people who work in Orange and further afield and has attracted significant inward migration with over 39% of residents in 2016 not residing the Blayney Shire LGA in 2011
- » Attracting people from within the LGA (another 10-15% of 2016 residents changed address in Millthorpe between 2011 and 2016 in addition to inward migration)
- » Proximity to the Cardia Valley Gold Mine, attracting workers and their families, which will be further intensified by other projects such as the McPhillamy's Gold Mine if approved.

There are two primary opportunities for development in Millthorpe – one to the north of the village and the other on the north east entry to the town beyond Kingham and Fleet Streets.

The northern site is currently zoned RU5 Village and R5 Large Lot Residential with lot sizes ranging from 450sqm to 2ha. This is undulating land that may have some flooding issues that need investigation. Consideration will also need to be given to the relationship between the

entrance to Millthorpe from the north and the impact that the development under the existing zone could have on the village character and amenity.

The second potential development opportunity is for the expansion of the urban area to the north east. This area is located at the top of the water catchment and appropriate planning is required to ensure any extension of the village does not adversely impact drinking water quality.

While the strategy has identified the higher order constraints, a master planning process, in consultation with the community, to carefully plan the future of Millthorpe is a key recommendation of the Strategy. This process will enable consideration of the character of the town, consideration of open space and key green linkages and opportunities for sensitive infill.

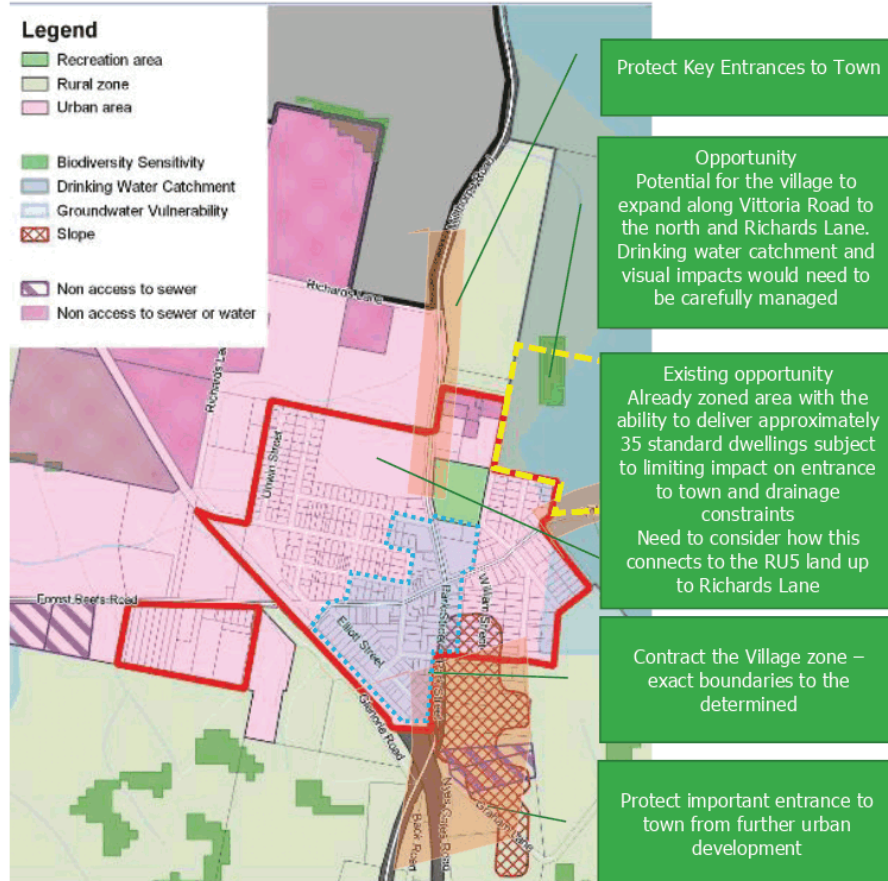
As the town continues to grow it will be important to manage the expectations of residents in terms of the permissible land use activities. At present the RU5 Village zone applies to the entire urban area. A better approach would be to make a distinction between the established residential areas both east and west and the mix of residential and business uses in the central part of the village along Park and Victoria Streets. Given the heritage character and significance of the town, it may be more appropriate for a B4 Mixed Use zone that allows for business and commercial land uses but prohibits industrial development.

Millthorpe also provides most of the large lot residential development to the West along Forest Reefs Road where large areas of land has been zoned to R5 Large Lot Residential. These areas should not be allowed to be development into parcels smaller than the current 2 ha minimum lot size.

Millthorpe Village

The following map indicates the constraints and opportunities in Millthorpe village.

Figure 21 Millthorpe Village Opportunities and Constraints



A summary of the opportunities and constraints associated with Millthorpe village are outlined below.

Table 18 Millthorpe Village constraints and opportunities

Constraints	Opportunities
Topography to the South-east of Millthorpe	Opportunity for very minor infill development by reducing minimum lot size marginally but also retain the scenic qualities of the landscape

Constraints	Opportunities
Heritage items and heritage conservation area	Minor infill development should be encouraged where it complements the heritage fabric of the village
Orange Drinking Water Catchment	Land to the east of the village is within the Orange drinking water catchment. Any future development in this area will need to ensure net neutral or positive impact on water run-off
Retaining scenic quality of the land at the northern gateway to the village and Large Lot Residential zoning to the north of the village (not serviced)	A substantial scenic buffer zone could be provided but still provide denser form of development. Future-proofing development to facilitate servicing could be achieved through the DCP.
	Opportunity to consider expanding the village to the north and east. Any development would require rezoning and the development of an urban release area with specific development controls to consider the layout and character of the development and manage the staging, building design and construction outcomes.

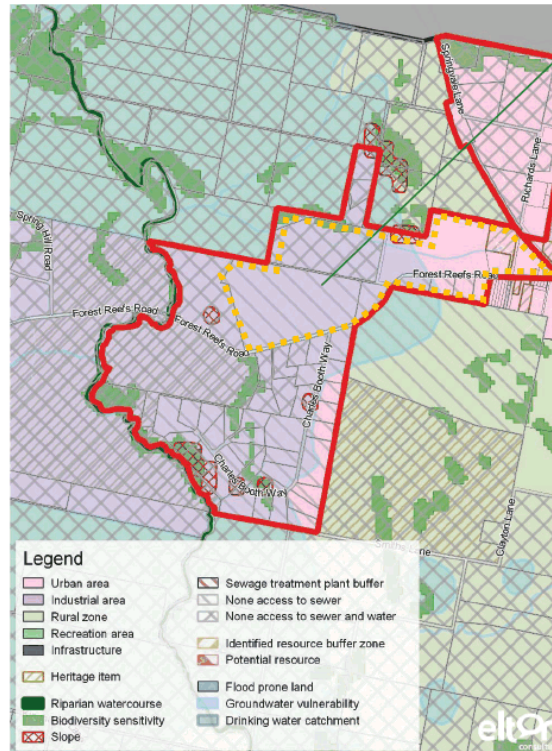
Implications for the Settlement Strategy

- » Need to consider appropriate future urban areas for Millthorpe
- » Ensure that the R5 Large Lot Residential to the north of Millthorpe is developed in a manner that respects the heritage character and importance entrance to the town

Millthorpe West Large Lot

Millthorpe West, including land along Forest Reefs Road, contains extensive areas of large lot residential areas. The existing subdivision lot size facilitates a reasonable transition from the urban areas of the village to the rural area to the west.

Figure 22 Millthorpe West Large Lot Residential



Sufficient long term supply of large lot residential development
No need for the expansion or identification of additional land

Table 19 Millthorpe West Opportunities and Constraints

Constraints	Opportunities
<p>Much of Millthorpe West is in an area of groundwater vulnerability and without sewerage is an appropriate size for development</p> <p>The sprawl of zoned land is inefficient in terms of the impact on agricultural land.</p> <p>Lot sizes result in underutilisation of land.</p>	<p>There is sufficient land zone and not yet developed to maintain a supply of this form of development in the long term</p>

Implications for the Settlement Strategy

» Sufficient land zone R5 for the long term

3.5.3 Carcoar

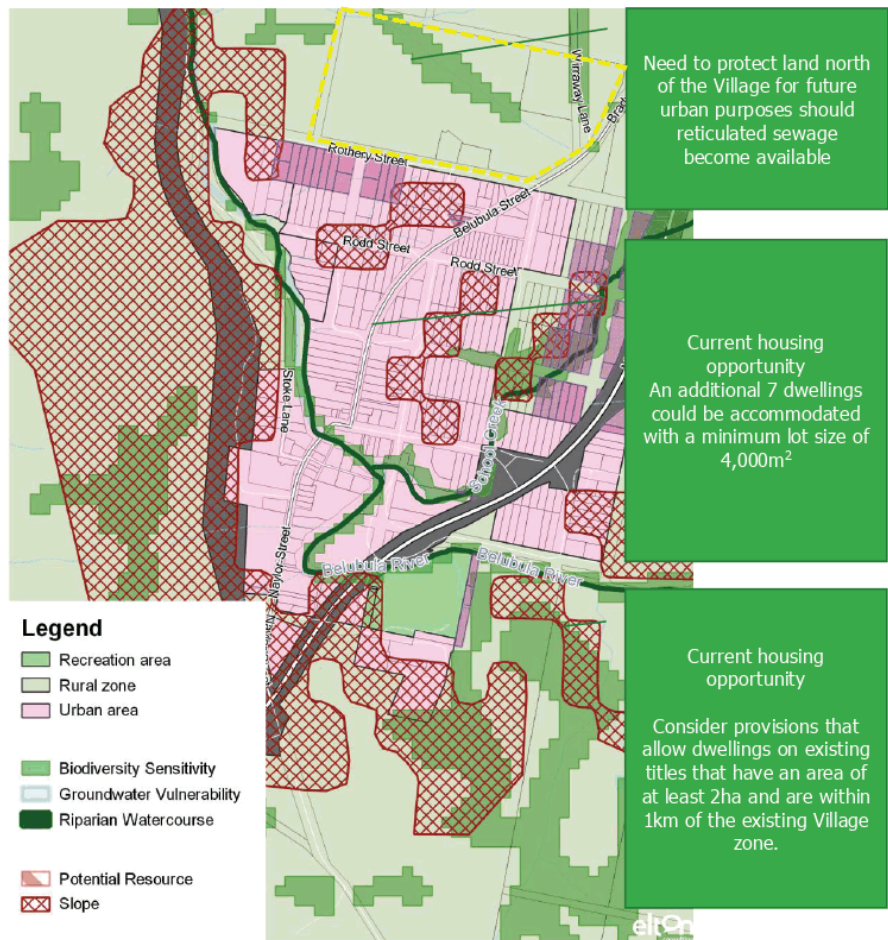
Like Millthorpe, Carcoar has unique character and heritage attributes that make it highly attractive for a village lifestyle. It is also one of the closest villages to Blayney. While potable water servicing has been achieved for Carcoar, the village is currently not sewered. The village has not attracted much growth and part of this is likely the uncertainty around lot size for dwelling entitlement.

The predominate lot size in Carcoar is generally around the 2,000sqm size. This is the result of the original town survey. A combination of slope, heritage, existing orientation of lots and the requirement to adequately dispose of waste water on-site create significant challenges to realising additional dwellings within the current town structure. Some of the key factors in an appropriately size on-site sewerage system include:

- » The topography and the direct of slope across the site (steeper terrain requires more space and if lots are orientated in an inappropriate direction, it is likely that appropriate handling of on-site sewerage will not be possible)
- » Soil profiles determine the ability of the soil to hold and process on-site sewerage – this factor is currently unknown.
- » Flooding, which impacts some parts of Carcoar.

The village of Carcoar has the following opportunities and constraints illustrated below.

Figure 23 Carcoar Opportunities and Constraints




The following constraints and opportunities apply to Carcoar.

Table 20 Carcoar constraints and opportunities summary

Constraints	Opportunities
Carcoar is serviced with potable water but not for wastewater and related issues such as topography and soil profile.	<p>Servicing for wastewater investigations are identified by Blayney Shire Council. To inform the business case, analysis of the subdivision pattern should be undertaken to see if laneways should be incorporated in Carcoar’s structure in some key areas.</p> <p>However, should the business case not be viable (or potentially prior to business case development) an assessment of the key factors impacting safe on-site sewerage could be investigated including soil profile, topography and flood affectation and other factors to determine appropriate land requirements for on-site</p>

Constraints	Opportunities
Heritage items and heritage conservation areas	sewerage. This could be developed as an overlay in the DCP to deliver certainty to purchasers of land. Should the above be resolved a design guide should be prepared to ensure that development in the core heritage area of Carcoar is complemented.

 **Implications for the Settlement Strategy**

- » If wastewater servicing is viable at Carcoar, planning should respond to potential increased market interest to deliver increased serviceability of urban structure and protect heritage
- » If wastewater is not viable, consider an overlay of conditions that impact safe on-site sewerage servicing and provide an overlay of dwelling entitlements in the DCP to provide certainty.
- » Need for a reduction in the MLS for a dwelling.

3.5.4 Mandurama and Lyndhurst

Mandurama is now serviced with potable water, but not sewerage services. The village has an approximate capacity of 13 additional dwellings if a minimum lot area of 4,000sqm is used as a benchmark for an on-site sewerage system. While there are significant numbers of vacant lots, in some area lots of around 1,000sqm are developed contiguous to one another.

In order to provide opportunities for further growth, it is recommended that provisions be made in the BLEP that will enable an opportunity for additional dwellings on lots with a minimum area of 2ha or lots that could be consolidated to achieve an area of 2ha that are located within 1km of existing RU5 Village zones. In the case of Lyndhurst, this may extend to include land within 1km of the R5 Large Lot Residential zone.

The R5 zone in Lyndhurst has a MLS of 3,500m² for the erection of a dwelling. This is inconsistent with the R5 zoned land in other localities and a lot size of 1ha may be considered a more appropriate lot size given the existing and potential density of development and to limit the impact of on-site sewerage management systems on adjoining properties. Such a change will not impact existing dwellings.

The village has biodiversity and ownership pattern constraints generally to the south and south-west, which also forms private but green spaces in the town. Should sewerage servicing occur, consideration of expansion of the village to north-west along the river front could be considered. This would mean a ring of biodiversity and recreational opportunity could surround the town.

The RU5 Village area of Lyndhurst is separated from the R5 Large Lot Residential west of Grubbenbun Creek. Historical aerial photography is indicative of this area being a significant floodplain, with very flat topography dominating the landscape. It is unknown the extent of the flooding.

Flood affectation is of particular concern, particular in regards to septic system. The future vision of Lyndhurst must be guided by this key factor.

The following map provides an illustration of the constraints at Mandurama. However, it must be noted that the flood extent in Mandurama is unknown and has the potential to impact much of the river frontage.

Figure 24 Mandurama constraints mapping

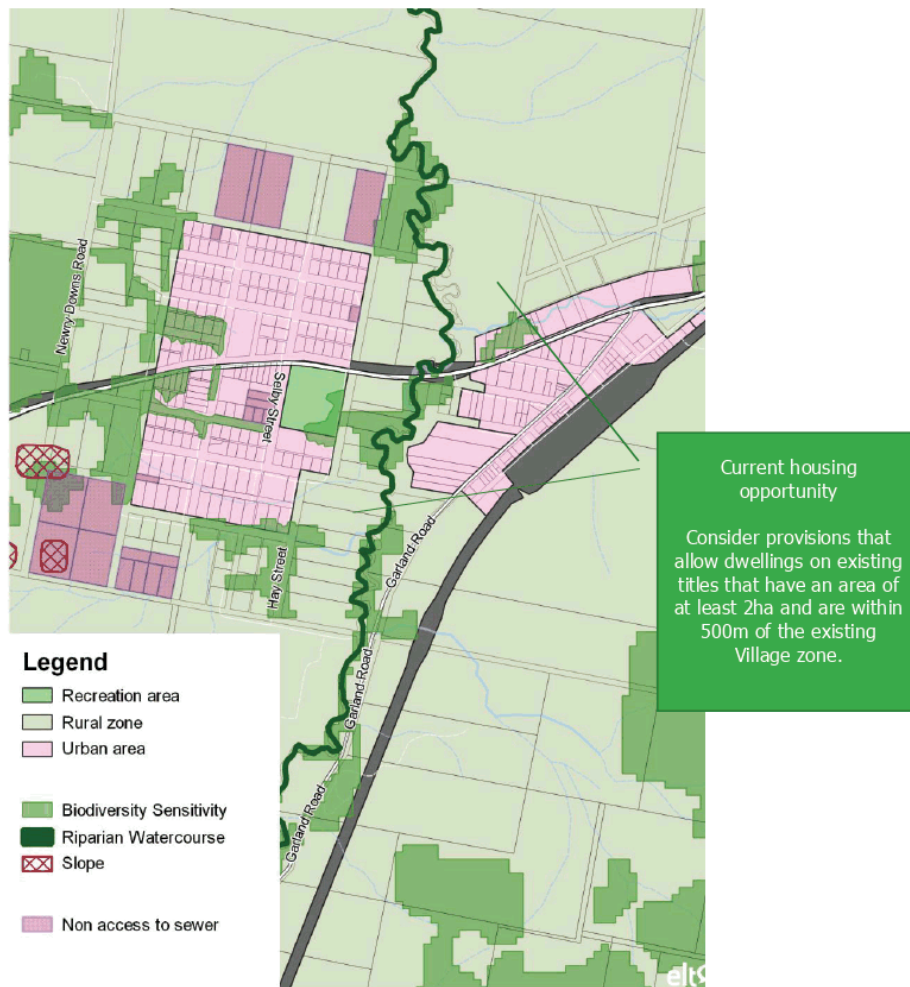


Table 21 Mandurama and Lyndhurst constraints and opportunities

Constraints	Opportunities
The level of flooding (impacting the safe installation of sewerage systems and other factors) is unknown for Mandurama and Lyndhurst. Much of Lyndhurst appears to be	Council has indicated investigation into wastewater servicing for Lyndhurst and Mandurama. With wastewater servicing there would be significant existing capacity in Mandurama

Constraints	Opportunities
on a significant flood plain and Mandurama appears to be partially on a floodplain	Without wastewater servicing approximately 13 dwellings could be delivered in Mandurama but there may be a reduction in this potential due to inability to deliver on-site sewerage on a limited number of flood prone areas.
Lyndhurst needs significant investigation into potential flood impacts for on-site sewerage. At present, there is only an estimated capacity of 6 dwellings in Lyndhurst (land area for each dwelling 4,000sqm plus). However, this should not change until flood levels are properly understood.	6 dwellings under current planning controls

Figure 25 Lyndhurst



Implications for the Settlement Strategy

- » Need to consider increasing the MLS for a dwelling in the R5 zone
- » Opportunity for dwellings on existing titles under certain circumstances

3.5.5 Newbridge, Neville and Barry

Neville and Barry do not have access to reticulated water and sewer. While potable water is being considered for the settlements without potable water by the catchment authority as a medium-term priority and is beyond Council control other than to strongly advocate for this to occur.

There has been a long-running water security issue in the Central West since the late 90s. While a study has been more recently commissioned to indicate that upgrade of the Lake Rowlands is necessary, approvals of funding has not been able to be secured.⁶ Engineering feasibility is currently underway. Until there is certainty in relation to water availability, expansion of these villages should not occur.

Both of these settlements are also within the drinking water catchment increasing the health and environmental risks associated with on-site sewage management systems.

Both villages have experienced low demand based on new dwelling applications between 2008 – 2017 (Barry having three applications and Neville six applications four of which were in the R5 Large Lot Residential zone). Analysis of vacant land lots and potential to accommodate on-site sewerage with optimal design parameters requiring 4,000sqm, indicates there is no opportunity in Barry in the RU5 Village zone, but at least 5 opportunities in the R5 Large Lot zone. There is an abundance of dwelling opportunities in Neville (refer Snapshots in **Section 2**– Neville vacant lot and landholding pattern).

Newbridge has similar servicing constraints with the exception that it does not fall within the drinking water catchment. However, the west of the village is within the area identified on the groundwater vulnerability maps. Newbridge has experienced low demand with 5 dwelling applications over the ten-year period to 2017. There are approximately 3 dwelling opportunities based on the existing zoned land.

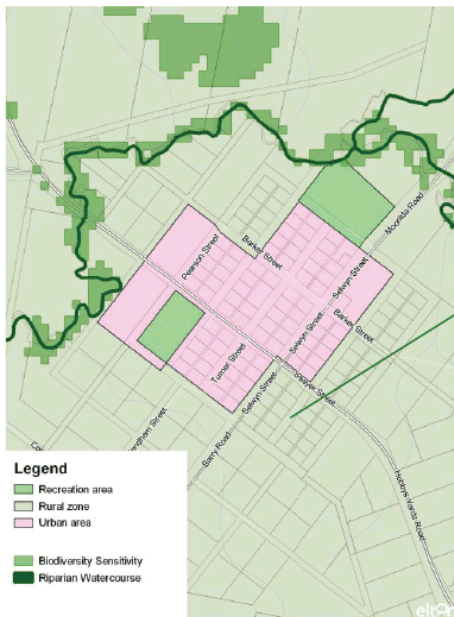
The logical expansion of Newbridge would be to join up disparate parts of the village, both north and south of the railway corridor.

As with Lyndhurst and Carcoar, there may be an opportunity to consider additional dwellings on lots with a minimum area of 2ha or lots that could be consolidated to achieve an area of 2ha within 500m of existing RU5 Village zones.

On-going monitoring of the take up of land in and adjacent to the villages should be a key outcome of the Strategy.

⁶ <http://www.ctw.nsw.gov.au/LakeRowlands.html>

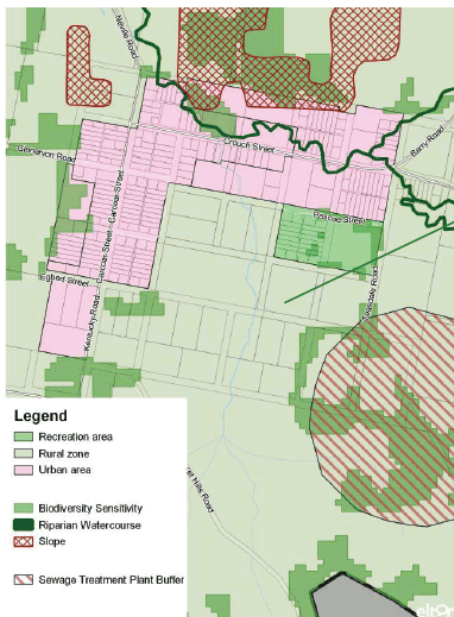
Figure 26 Barry constraints analysis



Current housing opportunity

Consider provisions that allow dwellings on existing titles that have an area of at least 2ha and are within 500m of the existing Village zone.

Figure 27 Neville constraints analysis



Current housing opportunity

Consider provisions that allow dwellings on existing titles that have an area of at least 2ha and are within 500m of the existing Village zone.

Figure 28 Newbridge constraints analysis



Implications for the Settlement Strategy

- » Council to continue to advocate potable water and water security in general for Blayney Shire
- » Consider modifications of planning controls for Neville and Barry once potable water security is achieved
- » Consider investigations of slope, soil characteristics and other factors in delivering safe on-site sewerage systems to determine minimum lot sizes in these villages for any further expansion of the villages and provide an overlay of minimum land area for dwelling entitlement in the DCP in existing areas to provide a level of certainty.

3.6 Summary of dwelling potential

Based on the opportunities and constraints analysis, the following capacity for housing development has been assessed below.

There are very low take-up assumptions (10 – 15%) for secondary dwellings or dual occupancies to ensure a realistic target even with a communications campaign to support the development of this type of housing

Only one key site, the most developable, is assumed to deliver multi-dwellings in Blayney with modified controls, although all sites should be pursued concurrently to maximise opportunities.

Table 22 Additional dwelling total expected capacity

Assessed capacity additional dwellings – Blayney and Millthorpe	Planning changes or other strategies	Large lot or rural	Standard lot	Smaller dwellings
Blayney West	Revised subdivision plan to increase yield. Modifications to planning controls for dual occupancy in R1.		152	18
Blayney South	17.5 ha with a conservative yield of 10 dwellings per hectare as the upper amount. 10% reduction as a "undevelopable" contingency.		152	
Blayney key sites for multi-dwelling vacant	Change minimum land area for multi-dwelling to 240sqm but not related to the bedrooms in the dwelling			48
Blayney R1 General Residential	Dual occupancy provisions allowing attached dual occupancy at 600sqm and detached at 800sqm. Encouragement of multi-dwelling development in some key areas offering good urban structure. Low take-up rate of 10-15% assumed.			140

Blayney R1 General Residential	Subdivision opportunities.		30	
Millthorpe North East	Provides a diversity of lots and dwelling types developed through a master planning process with or without the additional land to the south.	210		100
Lyndhurst	Does not assume sewerage issue as resolved as parameters to uncertain at this stage	3		
Madurama	Assumes reticulated sewerage not available	13		
Carcoar	Assumes reticulated sewerage not available	7		
Barry	Assumes no change due to high level of constraints	0		
Neville	Assumes no change due to high level of constraints	20		
Newbridge	Includes existing village zone and provision for dwellings on existing 2ha lots with 500m of the Village	14		
Take-up of dwelling approvals on rural land due to sunset clause and R5 land west of Millthorpe total capacity		417	514	336
% of typology		33%	41%	27%
Total potential dwellings			1,085	

The total provided is well in excess of the dwelling demand of 560 dwellings to 2036. However, due the significant constraints to delivery, it is important that a number of strategies are pursued to ensure the delivery of housing over the 20-year period.

In particular, the strategies to promote more diverse housing stock should be pursued vigorously both through minor planning changes, but also communication with the community about housing options, and engagement with key stakeholders.

4 Planning Priorities & Actions

This section brings together the research and assessment undertaken during the study to provide a set of guiding objectives to inform planning decisions around the delivery of housing in Blayney to 2036 and beyond.

4.1 Local housing strategy objectives

The objectives have been formed by the comprehensive analysis and review of the strategic policy context, demographic analysis, community and stakeholder engagement and consideration of character, opportunities and challenges in the Shire.

- » provide a surplus of residentially zoned land suitable for timely development to meet current and future needs of the Blayney Shire LGA to 2036
- » provide a diversity of choice in residential land and dwelling types in a range of appropriate locations responsive to the demographic needs of the Shire
- » provide flexibility in zoning and Development Control Plans for high quality urban design outcomes and protect character and heritage values and important visual corridors
- » ensure growth occurs in a contiguous and logical manner concentrating on serviceable land adjoining Blayney and Millthorpe
- » future development should strengthen the efficient use of existing infrastructure, services and transport networks and not seek to create unrequired demand for significant new infrastructure
- » provide for development that will complement and reinforce existing and future settlement structure, character and uses and allow for the creation of legible and integrated growth
- » provide and support opportunities for urban intensification through infill and adaptive reuse of heritage items and other sites in the town centre of Blayney and in Millthorpe, Carcoar and Newbridge
- » encourage large lot residential development on existing zoned land
- » residential development should avoid areas of environmental significance, excessive slope, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change
- » establish clear and logical physical boundaries for the containment of urban development allowing transitional land uses and subdivision patterns which protect

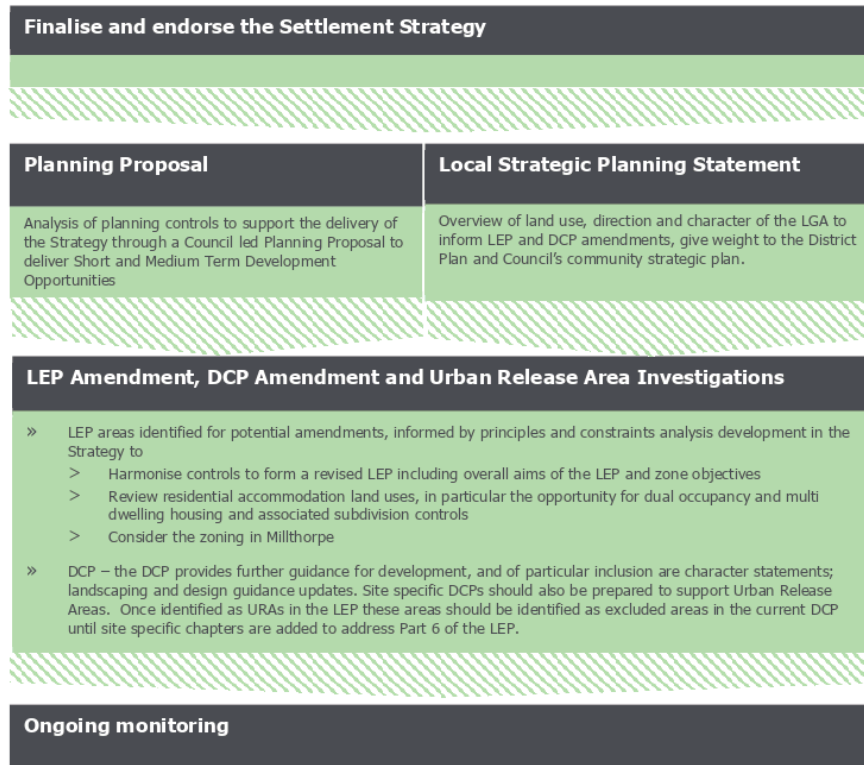
These objectives provide a clear position for the evaluation and recommendations for growth in the Blayney Shire LGA that will deliver sustainable, economic, social and environmental outcomes for the community in the supply of housing.

4.2 Land use planning approach

This Strategy adopts an approach to land use planning (below) that is designed to support the delivery of a diverse range of housing in the right locations and to enhance people’s ability to access jobs and services, compatible with key identified values that contribute to the character of an area.

It predominantly:

- » concentrates urban release areas and development within the urban fringe that can be readily serviced
- » encourages some local infill through reviewing planning controls, particularly in relation to lot sizes for dual occupancy development and residential accommodation
- » includes opportunities for additional development in villages and smaller settlements through a more transparent approach to planning controls and identification of infill opportunities



4.3 Key Recommendations

The key recommendations for additional land identified in the Strategy are summarised below.

4.3.1 Blayney

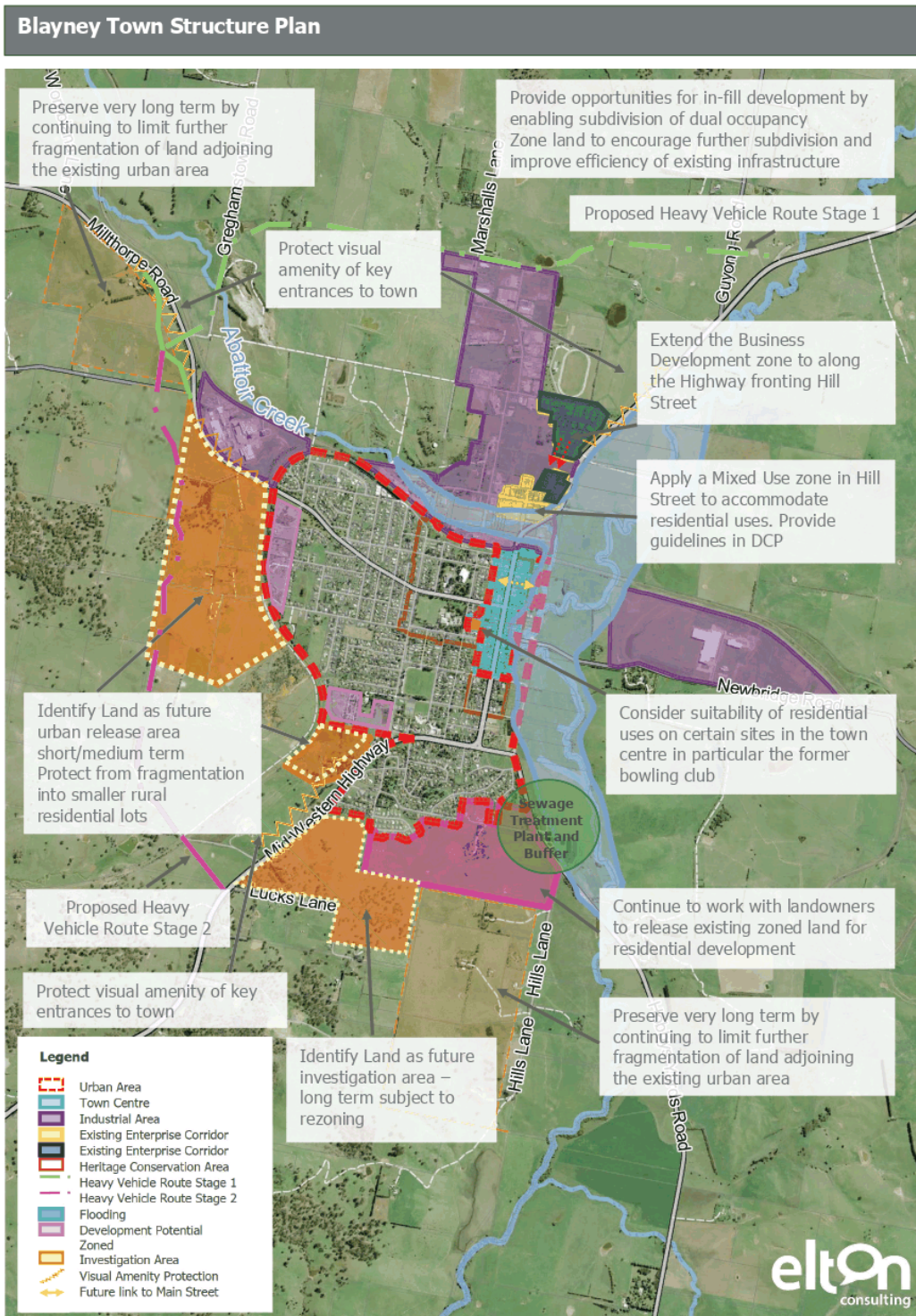


Blayney Settlement Vision

Blayney township will strengthen its position as the commercial heart of the Shire and deliver greater housing diversity in close proximity to the core to support its retail and social function. Housing will be delivered to meet key demographic needs including suitable housing for an ageing population, workers attracted to the area as well as affordable options for families. Housing will be planned to strengthen the urban structure to deliver cohesive streetscapes through quality infill development as well as greenfield housing opportunity.

Blayney is the largest town and will continue the experience the majority growth. The key recommendations are included in Section 4.5, illustrated on the Town Structure Plan and include the following:

- » Identification of short and medium term Urban Release Areas to the west and south
- » Preservation of land in the long term for future investigation as required (beyond the life of the Strategy)
- » Consideration of additional residential land uses in the town centre without compromising the integrity of the main street
- » Consideration of a mix-use zone north of the rail corridor in Hill Street
- » Protection of the entrance to town
- » Consideration of additional planning controls that will enable the delivery of dual occupancy development by allowing subdivision
- » Encouraging in-fill development accessing laneways where practical
- » Considering a range of housing options in rural areas that contribute to housing supply but do not inhibit agricultural productivity or require a reduction in lot sizes
- » Consider reducing the minimum lot size for the R5 Large Lot Residential zone on Browns Creek Road from 20ha to 2ha with an average of 5ha



4.3.2 Millthorpe

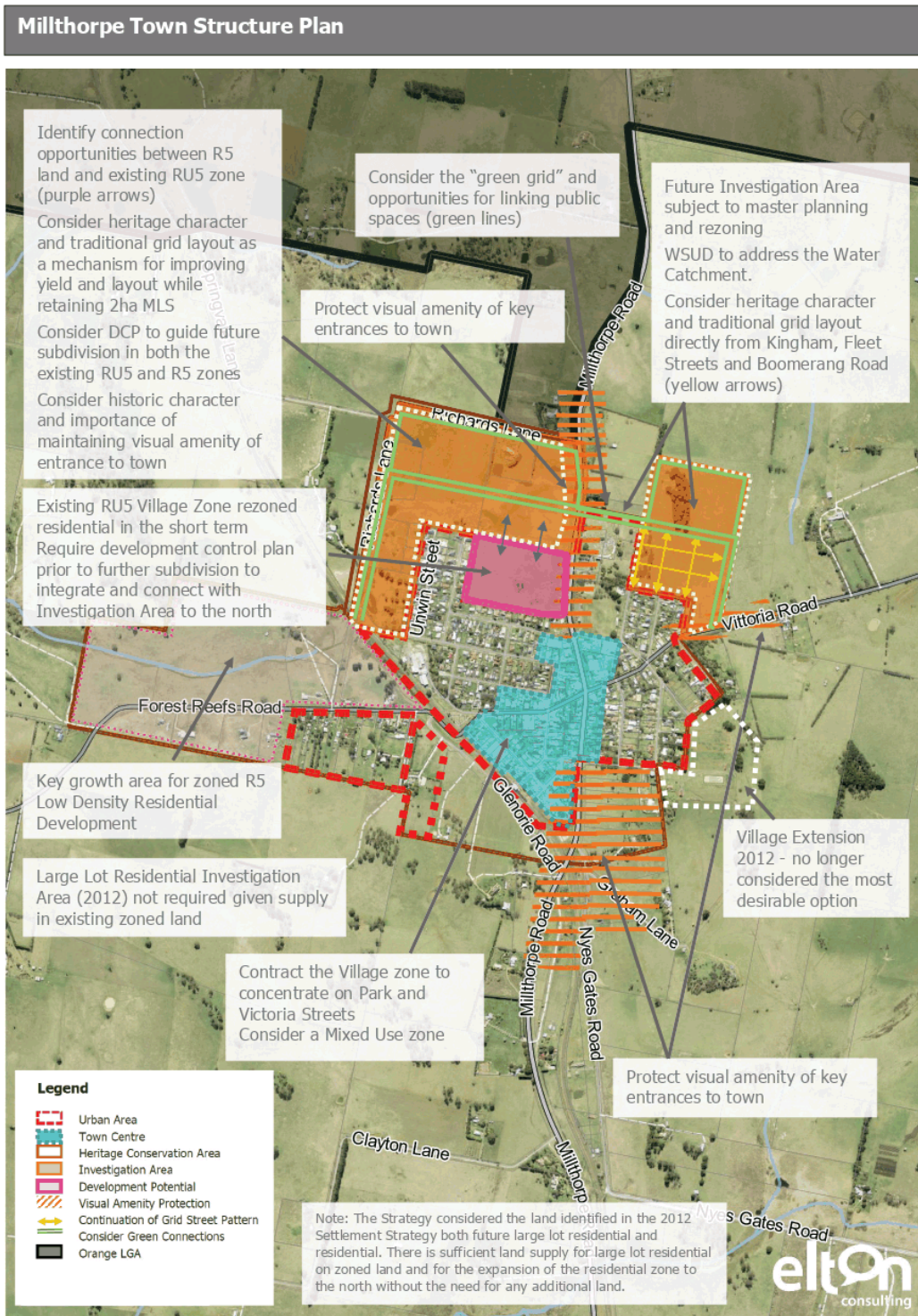


Millthorpe Settlement Vision

Master planning for Millthorpe, in close consultation with the community, will appropriately respond to housing demand in the locality, respecting heritage, character and scenic value. The master planning process will consider delivery of a variety of housing options for expansion that seamlessly integrates with the existing village area and will guide any appropriate infill that complements the existing fabric and heritage values.

Millthorpe has experienced strong growth, particularly in the large lot residential land. There is a limited supply of zoned land in the existing village for traditional residential development. In addition, the town is largely impacted by a Heritage Conservation Area. The key recommendations as shown on the Town Structure Plan and include the following:

- » Future Investigation Area north of Vittoria Road and Kingham and Fleet Streets subject to master planning and rezoning
- » Include the existing RU5 Village zoned land West of Millthorpe Road and adjoining R5 Large Lot Residential Land north of the Village zone and south of Richards Lane, in a development control plan to ensure that the area is developed in an orderly and efficient manner having regard to the existing historic character and visual amenity of the entrance village.
- » Protection of key town entrances as important visual corridors that contribute to the character of the village
- » Consider the opportunity to create green linkages or a “green grid” around the village, particularly in the north as part of future development
- » Contract the Village zone to the area that are providing commercial and mixed use development and consider a suitable residential zone for the balance of the village
- » Inclusion of an additional provision in the LEP that allows for dwellings on RU1 General Rural zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone
- » Retain the minimum lot size of 2ha for land within the R5 Large Lot Residential zone along Forest Reefs Road and to the north and west of Millthorpe



4.3.3 Settlements Summary

The Villages continue to provide diversity and choice in housing as well as an affordable housing option. The biggest constraint, as noted in section 3.5 is the ability to provide suitable on-site sewage management. The following key recommendations have been provided for the villages:

- » Apply a consistent minimum lot size of 4000 sqm for a dwelling. The BLEP could include special provisions for the development on smaller lots in certain circumstances
- » Include a provision in the BLEP to enable the erection of a dwelling on existing lots with an area of at least 2ha and located within 500m of the existing urban zoned land in the village
- » Continue to allow for a range of land uses in village zones

Carcoar



Carcoar Settlement Vision

Carcoar has significant potential to grow as a lifestyle village with character, capitalising on opportunities offered by the heritage core and scenic topography. It will capitalise on its potential, similar to that of Millthorpe, through key investigations into a servicing strategy that will enable the village to grow and prosper offering a unique setting.

- » Prioritise Carcoar as a location for investigation into sewerage servicing to unlock the dwelling potential at Carcoar
- » Allow applicants to propose modification of the urban structure in some key parts of Carcoar (implementing additional street networks or laneways to facilitate development) where the built form outcome will not significantly challenge the historic arrangement of lots and a minimum lot size of 4000 sqm can be achieved
- » Protect the land to the north of Carcoar from fragmentation below 2ha to enable future expansion of the village should reticulated sewage become available.

Mandurama and Lyndhurst



Mandurama Settlement Vision

Mandurama has the opportunity to grow a family-friendly environment that is affordable and friendly. For the size of the community, it has a good range of services that can be strengthened by further growth. The town could potentially benefit from future sewerage servicing that could increase its development

- » Consolidate existing vacant land parcels to achieve development land parcels of at least 4,000 sqm
- » Increase the minimum lot size for a dwelling in the R5 Large Lot Residential zone to 1ha
- » Continue to enable a range of land uses in the village zone



Lyndhurst Settlement Vision

Lyndhurst is will remain a picturesque village adjacent to the floodplain of Grubbenbun Creek. Until the extent of flooding is known and if the town is feasible to connect to sewer, the location will continue to be a key semi-rural lifestyle location on larger lot sizes.

- » Consider provisions that allow dwellings on existing titles with an area of at least 2ha within 500m of the existing urban zoned land
- » Increase the minimum lot size for a dwelling in the R5 Large Lot Residential zone to 1ha

Newbridge, Neville and Barry



Newbridge and Neville Settlement Vision

Newbridge and Neville will continue to grow slowly, retaining their rural landscape character. With capacity to accommodate growth similar to the last 10 years, consideration of expansion of the villages will occur pending the resolution of the availability of water and sewage infrastructure. Considerable care needs to be taken to ensure that appropriate management of environmental risks to guide longer-term future growth.

- » Consolidate existing vacant land parcels to achieve development land parcels of at least 4,000 sqm
- » Consider the implication for including a provision in the BLEP than allows for development of dwellings on existing smaller lots in certain, pre-determined circumstances
- » Continue the enable a range of land uses in the village zone



Barry Settlement Vision

Barry will retain its small village character, providing some limited further opportunity for residential living in a rural setting where environmental constraints can be appropriately managed.

- » Consolidate existing vacant land parcels to achieve development land parcels of at least 4,000 sqm
- » Consider the implication for including a provision in the BLEP than allows for development of dwellings on existing smaller lots in certain, pre-determined circumstances

4.4 Mechanisms to Deliver the Options

In Blayney and Millthorpe, the priority is to secure the release of greenfield land for residential development. Ensuring that local planning controls and development opportunities are sufficiently flexible to ensure the ongoing delivery of a diverse range of dwelling typologies is also important in providing for growth.

The opportunity to introduce changes to the application of certain land use zones and permissible uses in the BLEP are also available.

4.4.1 Local Environmental Plan

Local Environmental Plans guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used. LEPs are the main planning tool to shape the future of communities and also ensure local development is done appropriately.

There are a number of local provisions that can be applied through the BLEP to achieve the intended outcomes of the Strategy. These include minimum lot sizes for particular zones and in certain areas, land use tables that provide a clear indication of the permissible and prohibited land uses, essential services and other local provisions.

Investigation and Urban Release Areas

The Strategy identified future investigation areas in both Blayney and Millthorpe. Master planning will be required to ensure that these areas are delivered in an efficient and orderly manner.

The mechanism for the inclusion of Investigation Areas in the planning framework is the inclusion of urban release area (URA) provisions in the LEP. The objective of the URA provisions in the LEP is to ensure that the development of land occurs in a logical and cost-effective manner and in accordance with a staging plan and DCP.

The URA would generally apply to land that is "up-zoned" as part of an LEP review process. The inclusion of these provision is essential for the orderly development of land identified under then Strategy and would form part of the Planning Proposal.

Planning Proposal

The key actions in term of land uses zoning as identified in the Strategy will require changes to be made to the BLEP noted above. This can be undertaken as part of a wider, comprehensive review of the BLEP or as a specific amendment. The mechanism for amending the BLEP is through a Planning Proposal. A Planning Proposal is the document that explains the intended effect of a Local Environmental Plan and sets out the justification for making the plan.

A Planning Proposal is prepared by either a proponent or Council to affect changes in the control in the Local Environmental Plan. The BLEP can only be amended by a Planning Proposal.

DPE have prepared guidelines under section 3.33 of the EP&A Act to assist in the preparation of Planning Proposals.

4.4.2 Development Control Plan

In addition to an amendment to the BLEP, Council can consider arrange of other mechanisms to enhance, encourage and promote the objective of the Strategy and the delivery of a range of housing including though the Development Control Plan (DCP).

Working in tandem with the BLEP, the DCP can be reviewed to consider the inclusion of additional controls to relax development standards, for example setbacks, private open space requirements and car parking in certain areas on the LGA.

4.4.3 Adaptable Housing Policy

One of the key findings in term of existing housing is the lack of diversity in terms of typology. Coupled with an aging population and change to household structure, 3-4 bedroom single detached dwellings are unlikely to be the most suitable option. In response to the changing demographic and principle of aging in place, Council could consider the introduction of adaptable residential accommodation guidelines in the DCP or local policy.

Adaptable accommodation is a dwelling that is able to respond effectively to these needs without requiring costly and energy intensive alterations. Council could work with local developers and builders to address elements like bathroom size, corridor width and the general accessibility of the products currently being delivered. Development controls such as minimum targets for adaptable housing in multi-dwelling housing development could be introduced. This could encourage older people to relocate to smaller dwellings and age in place.

Seniors Housing and Housing for People with a Disability

The Seniors Housing SEPP applies in the LGA.

Seniors housing is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these.

but does not include a hospital.

The application of specific provisions in the DCP could be a starting point for Council as a mechanism to deliver a housing product that is better suited to older people.

Affordable Housing

Affordable Housing Policies are a mechanism for the delivery of smaller lot housing in particular areas or circumstances. As noted above, the villages already provide a diversity in terms of housing affordable and lifestyle. The margins for development in regional towns and villages are already reasonably tight which itself limits the options in terms of incentives that can be provided for developers in this space. Nonetheless, Council should continue to look for opportunities to ensure that housing is available at a range of price points.

Considering the development of a local housing affordability policy should provide the starting point for addressing affordability.

4.5 Actions

Notes: The Overarching Policy Directions Correspond to the relevant Directions of the Central West and Orana Regional Plan (eg. CWORP Direction 24) and the reference is made after the direction is cited. This has been done to provide direct correlation between the CWORP and the Strategy.

- The Strategy is overarching and it has a corresponding Action or series of Actions
- Implementation Outcomes provide a simply measure of the success in delivery of the Action
- Timeframe is in Short term 12 months, Medium 10-5 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth
- Responsibility, predominately Council but some Actions require collaboration

Direction Increase housing diversity and choice (CWORP Direction 25)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A1 Review Settlement Strategy in line with Draft guideline for the preparation of housing strategies	A1-1 Complete and endorse the Local Housing Strategy	Strategy adopted	Short	Council/DPIE
A2 Provide a for a range of housing typologies to suit the demands of the changing demographic of the current population and the incoming population.	A2-1 Review the Land use tables for the R1 General Residential, R5 Large Lot Residential and RUS Village zones to reflect the expectation of residents.	Strategy Adopted by Council and DPIE Planning controls provide for housing choice. Community have more certainty as to the likelihood of the type of development in their street Amendment to the BLEP made	Short Medium	Council/DPIE
A3 Provide opportunities for increase in densities in Blayney	A3-1 Consider an amendment to the BLEP to provide for subdivision provisions in dual occupancy housing	An increase in the number of infill development, including multi dwelling housing	Medium	Council

development and multi-dwellings housing				
<p>A4 Provide flexibility in the Planning Controls to encourage infill development in suitable locations, particularly in Villages</p>	<p>A4-1 Consider an amendment to the BLEP to allow for dwellings on existing titles adjacent to Villages.</p> <p>A4-2 Consider an amendment to the BLEP that includes a requirement for a Site Capability Assessment that will enable dwelling on an existing lot or consolidated lots less than the MLS.</p>	<p>Additional dwelling opportunities in Villages</p>	<p>Short</p>	<p>Council</p>
Direction B Increase housing choice for seniors (CWORP Direction 26)				
Strategy	Action	Implementation Outcome	Timeframe	Responsibility
<p>B1 Engage with the Community to understand housing needs for seniors in the LGA</p>	<p>B1-1 Use Councils existing communications channels to start and continue the conversation about accommodation for a changing demographic</p> <p>B1-2 Work with business and industry to unlock opportunities for development of seniors housing</p>	<p>Improved education around demographic change Additional supply of housing suitable for seniors.</p>	<p>Short/on-going</p>	<p>Council</p>
<p>B2 Ensure that planning controls provide opportunity for housing for older people.</p>	<p>B2-1 Amend the DCP to include controls for adaptable housing in the R1 and RU5 zones</p> <p>B2-2 Engage with the building and development industry about the opportunities for including adaptable housing in planning controls</p>	<p>DCP revised and commenced</p>	<p>Medium</p>	<p>Council</p>

Direction C Deliver a range of accommodation options for seasonal, itinerant and mining workforces (CWORP Direction 27)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
C1 Ensure planning controls are in place that support and promote alternative housing options for seasonal, itinerant and mining workforces	<p>C1-1 Review planning controls and land use tables across all zones to facilitate the delivery of accommodation options.</p> <p>C1-2 Work with adjoining Councils to provide a consistent approach to development of worker accommodation, particularly in rural areas.</p> <p>C1-3 Consider the definitions of tourist and visitor accommodation in the context of temporary accommodation in rural areas and villages in particular, the opportunity to transition from a dwelling to tourist accommodation.</p> <p>C1-4 Consider a range of alternative housing typologies, tiny houses and re-use of existing structures to delivery temporary accommodation</p>	Additional beds available for short term workforce	Short term	Council/Orange 360/Adjoining Councils

Direction D Manage rural residential development (CWORP Direction 28)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
D2 Maximum the efficiency of rural land and infrastructure	D2-1 Provide for a range of lot sizes that enable the efficient use of land	Better utilisation of land and efficiency of infrastructure	Short/medium term	Council

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	D2-2 Investigate the implications of a reduction in the MLS for existing R5 zoned land on Browns Creek Road to enable smaller lots (2-5ha) and including lot averaging.			
Direction E Deliver healthy built environments and better urban design (CWORP Direction 29)				
Strategy	Action	Implementation Outcome	Timeframe	Responsibility
E1 Deliver well planned suburbs and communities	E1-1 Include Neighbourhood Planning Principles in the consideration of the future inclusion of Urban Release Area provisions in the LEP for land identified as Investigation Areas	Improved residential amenity	On-going	Council
E2 Reduce the risk of on-site wastewater management systems to environmental and human health	E2-1 Consider an amendment to the BLEEP that increases the MLS for subdivisions and new dwellings in Village zones to 4000 sqm E2-2 Include provisions that enable smaller lot sizes to be considered for dwellings where the lot is existing and the proponent can provide a full site and soil capability assessment.	Improved consistency and certainty in the approval of dwellings in villages	Short	Council
E3 Provide suitable Urban Release Areas that can be readily serviced and infrastructure accommodated into a local contributions plan as	E2-3 Increase the minimum lot size in the R5 zone in Lyndhurst to 1ha E3-1 Strategy identifies areas that are in sequence and suitable for rezoning	A development footprint that demonstrated sequential release of land	Short	Council/ Community/ Landowners

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
<p>part of the planning process for the Structure Plan</p>	<p>for residential development in Blayney and Millthorpe</p> <p>E3-2 Consider an amendment to the BLEP to rezone land in Blayney south (Quamby Place) in the short term.</p> <p>E3-3 Consider an amendment to the BLEP to rezone land in Millthorpe north east. Any such amendment should include a structure plan and address key issues including; visual impact on entrance to the village, maintaining the historic grid and avoiding cul de sacs, incorporating a range of lot sizes and dwelling typologies (smaller lot and adaptable housing), infrastructure delivery and sequencing and adopt a Water Sensitive Urban Design approach.</p> <p>E3-4 Consider the existing urban (and historic) character of existing towns and villages when preparing urban release area controls.</p>			
<p>E4 Maximise the efficient of hard Infrastructure (water and sewer)</p>	<p>E4-1 Ensure that DSP are up to date</p> <p>E4-2 Review Council's planning resources and update/create information sheets or on-line resources to assist mum and dad developers understand the controls</p>	<p>Up to date DSP</p> <p>Increase in infill development</p> <p>Local Contribution Plan reflects additional demand and local infrastructure delivery</p>	<p>Medium</p>	<p>Council</p>
<p>E5 Ensure Social and Community Infrastructure is available to meet the needs of the incoming population</p>	<p>E5-1 review Community and Recreation Plans and Strategies to</p>	<p>Local Infrastructure delivered by the developer and apportioned to new</p>	<p>Medium</p>	<p>Council</p>

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	support the delivery of infrastructure to new development E5-2 Review the Local Contributions Plan	development with no cost to the community. Plan complete and updated		

Direction F: Deliver more opportunities for affordable housing (Council)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
F1 Facilitate affordable housing	F1-1 Retain planning controls in the LEP that allow a range of residential accommodation across some residential zones. F1-2 Prepare an affordable housing strategy F1-3 Investigate the incorporation of affordable housing targets in new release areas F1-4 Ensure development is readily able to be connected to services and devoid of high value biodiversity thereby reducing the cost of development. F1-5 Retain planning controls that encourage the delivery of one and two bedroom dwellings	Ready supply of land to the market to meet demand. A range of housing types available. Reduction in wait times for rental accommodation.	Medium	Council
F2 Recognise the villages as playing a key role in the delivery of affordable housing	Work with village progress associations to promote the villages	Additional dwellings in Villages	Short	Council/Village associations

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