



# Blayney Shire Settlement Strategy

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# Executive Summary

## Introduction

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

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

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

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

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

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

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

In response, the Strategy identifies:

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

# Methodology

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

## Stage 1 – Background

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

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

The key issues identified in the Stage 1 analysis were:

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

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

## Stage 2 – Stakeholder Engagement

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

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

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

## Insights

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

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

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

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

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

### Stage 3 –Strategy

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

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

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

## Public Exhibition

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

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

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

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

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

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

## Housing Vision and Guiding Principles

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

### **Housing Vision and Guiding Principles:**

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

## Population and Demographics

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

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

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

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

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

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

## Housing Demand

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

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

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

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

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

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

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

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

## Housing Supply

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

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

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

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

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

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

## Constraints to Development

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



## Key Recommendations

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

### Blayney

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

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

### Millthorpe

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

The Strategy identifies areas for the expansion of Millthorpe to the north on land that adjoins already zoned RU5 Village and to the east on land zone RU1 Primary Production (Morley, Pitt and Kingham Streets) which provide a logical and efficient extension to the village structure.

Notwithstanding, topography and drainage are also key limiting factors in these areas.

Consideration will also need to be given to the management of the water catchment, which can be accommodated through water sensitive urban design and treatment of stormwater within the site in a similar manner as development within the Sydney Drinking Water Catchment.

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

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

The key recommendations include the following:

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

## **Carcoar**

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

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

Recommendations:

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

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

## Smaller Villages

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

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

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

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

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

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

Recommendations:

### Mandurama

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

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

### **Lyndhurst**

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

### **Newbridge**

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

### **Neville**

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

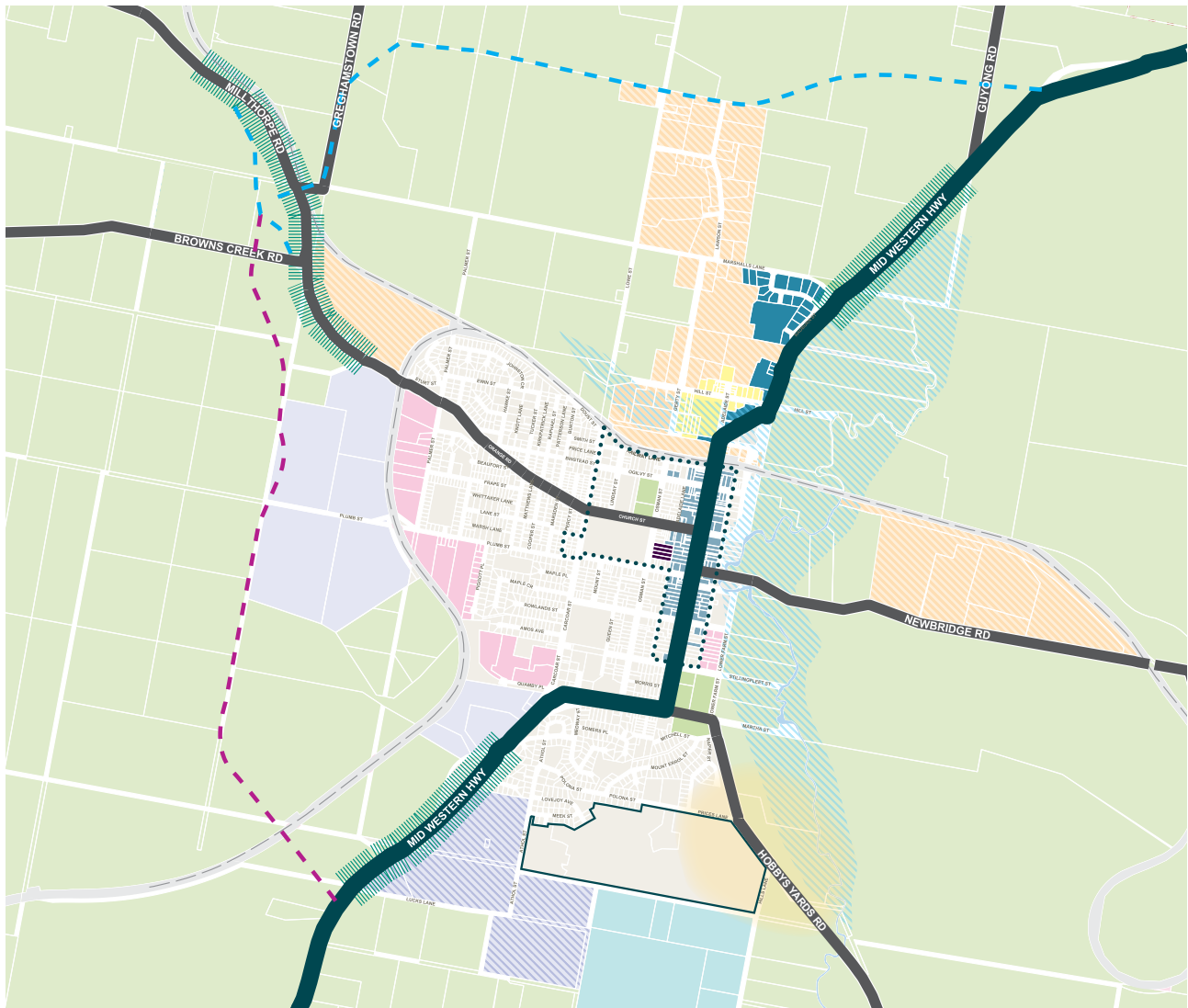
### **Barry**


















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

# BLAYNEY

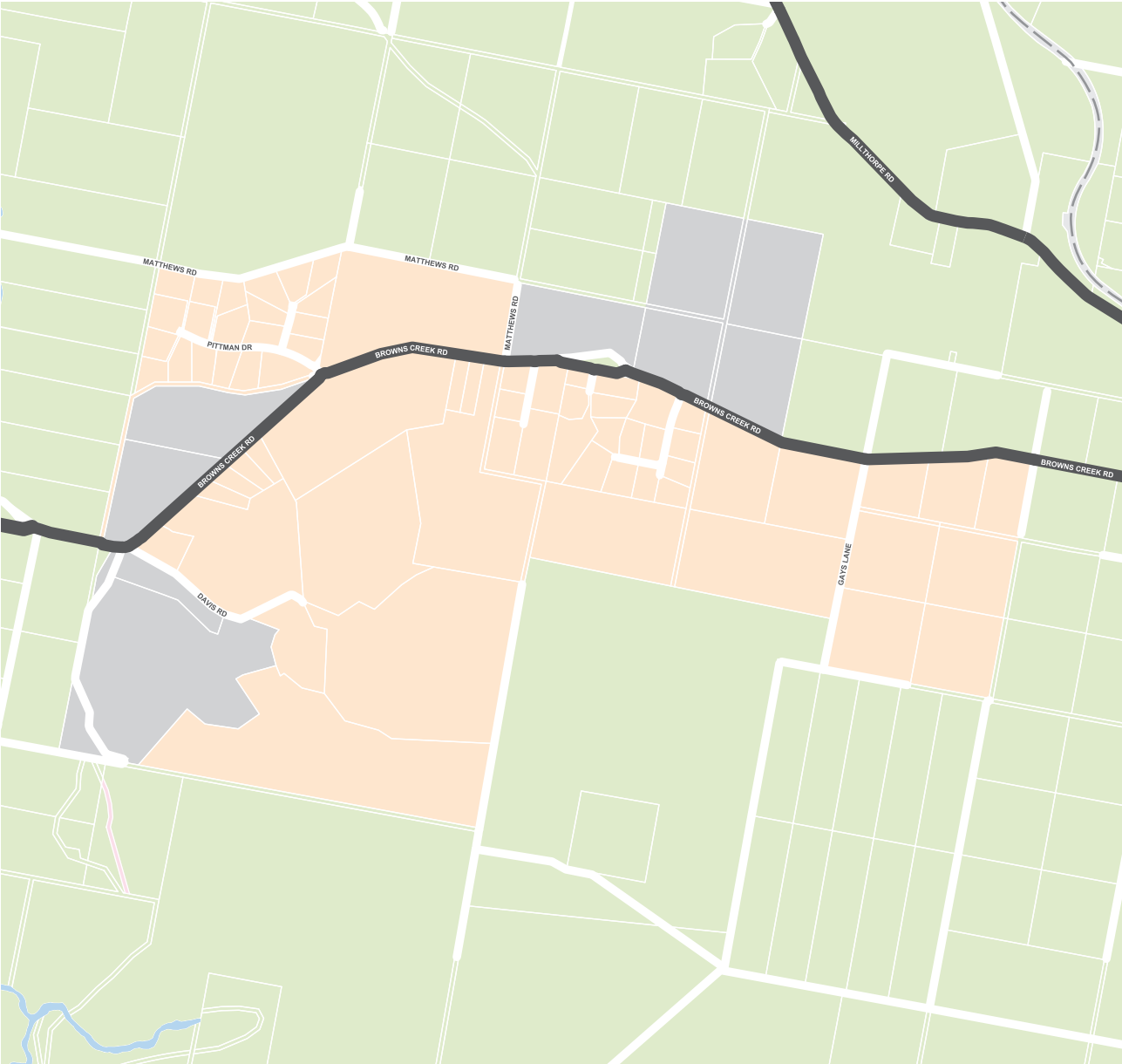
## TOWN STRUCTURE PLAN

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



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

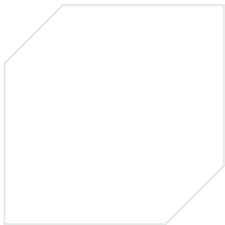
# BROWNS CREEK SETTLEMENT SUMMARY



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



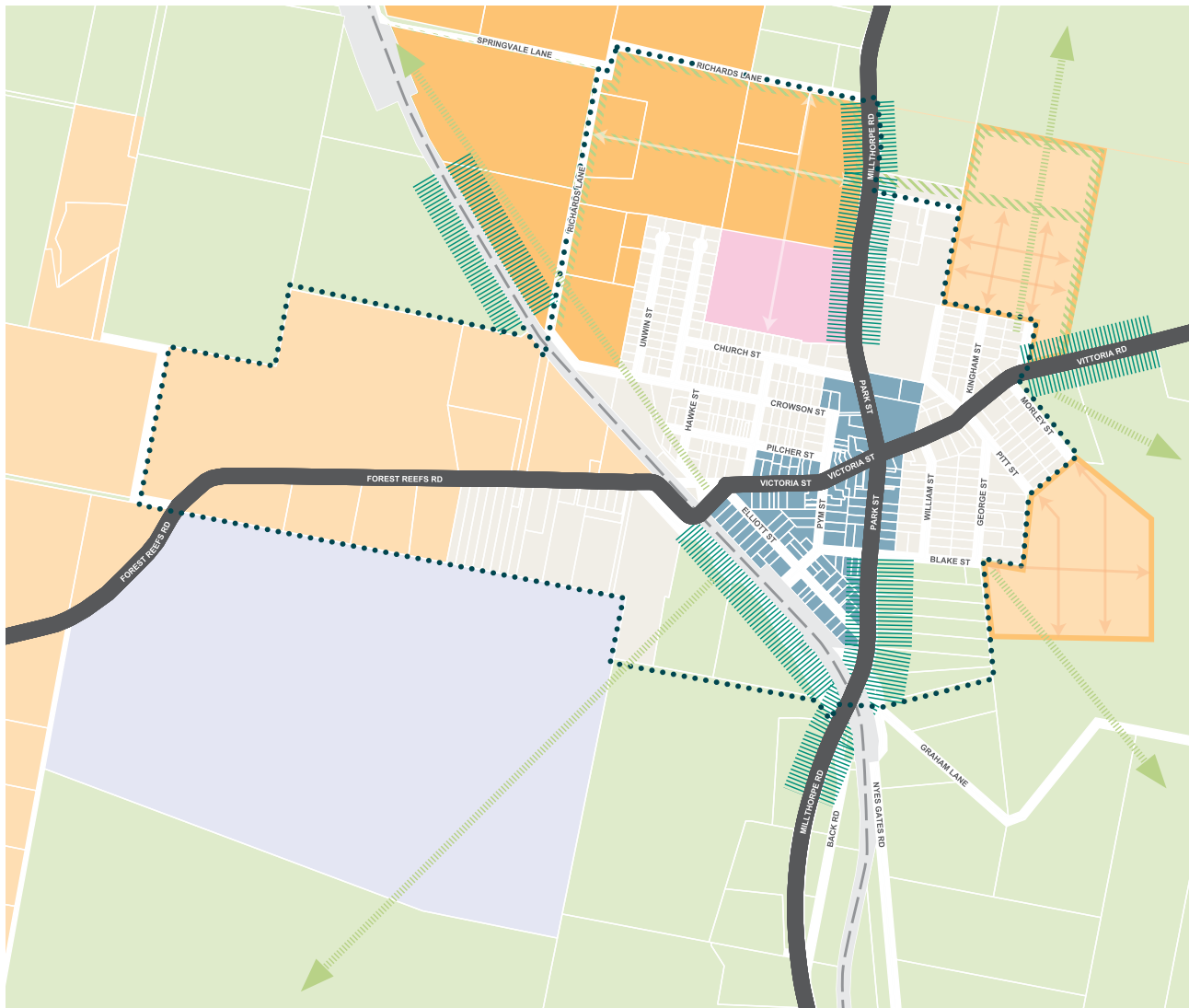
Minimum Lot Size of 20HA for subdivision and erection of a new dwelling.














# MILLTHORPE

## TOWN STRUCTURE PLAN

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



-  Identify connection opportunities from Church and Stabback Streets. Consider heritage character and traditional grid layout (arrows). Minimum lot size of 2HA.
-  Deferred Future Large Lot Residential Investigation Area (2012) consider opportunity for R2 Low Density Residential, serviced with a MLS 4000m<sup>2</sup>.
-  Key growth area for zoned R5 Low Density Residential Development.
-  Deferred future investigation area options subject to master planning and rezoning. Consider heritage character, drainage, visual amenity and traditional grid or modified grid layout (arrows).
-  Protect visual amenity of key entrances to town.
-  Consider the "green grid" and opportunities for linking public spaces.
-  Urban area.
-  Village zone to concentrate on Park, Pym and Victoria Streets. Consider a Mixed Use zone.
-  Development potential, subject to master planning.
-  Heritage Conservation area.
-  Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.



# CARCOAR

## SETTLEMENT SUMMARY



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



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



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



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



Future investigation area. R5 Large lot residential. Minimum lot size 2HA unserved or 4000m<sup>2</sup> fully served.





# MANDURAMA

## SETTLEMENT SUMMARY



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



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



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



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



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



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



# LYNDHURST SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Large Lot Residential zone (R5) and Village-zoned land (RU5). Other requirements apply.



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



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



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



# NEWBRIDGE

## SETTLEMENT SUMMARY



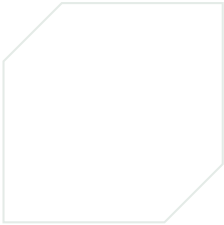
Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.



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

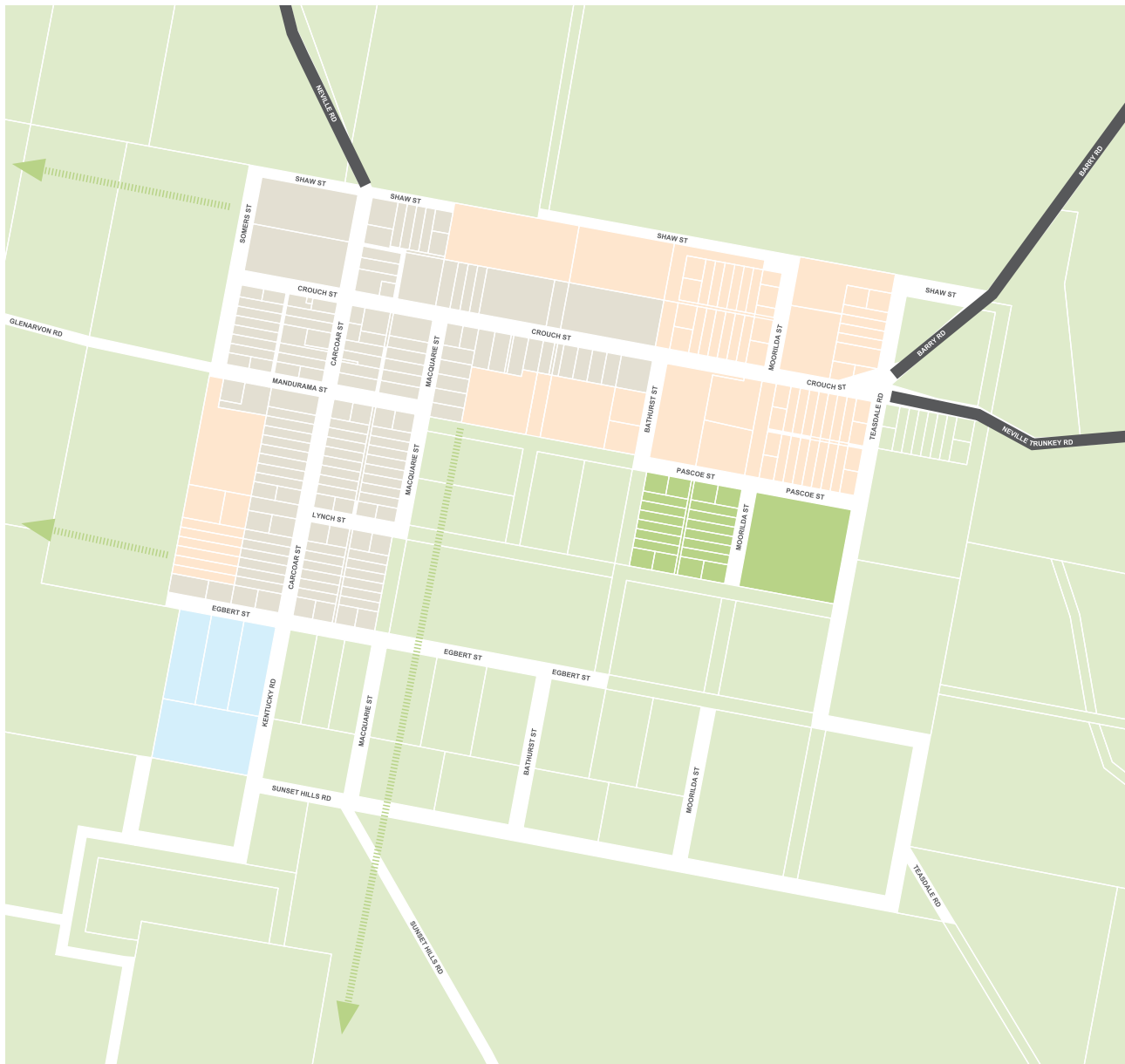


R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



# NEVILLE

## SETTLEMENT SUMMARY



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



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



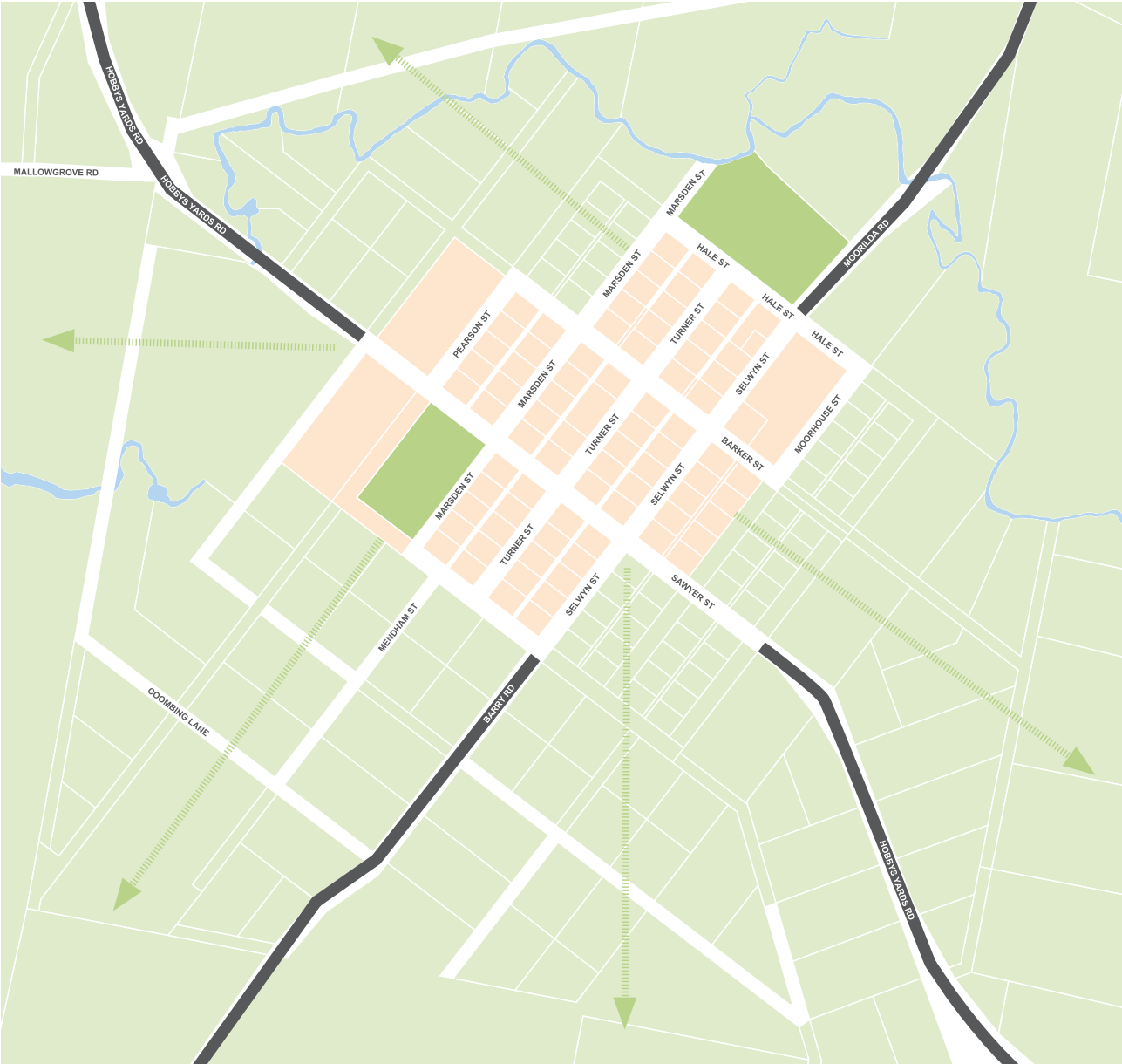
R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



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



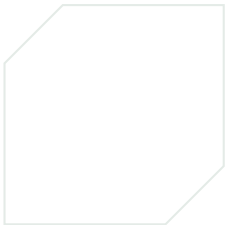
# BARRY SETTLEMENT SUMMARY



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



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



# 1 Introduction

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

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

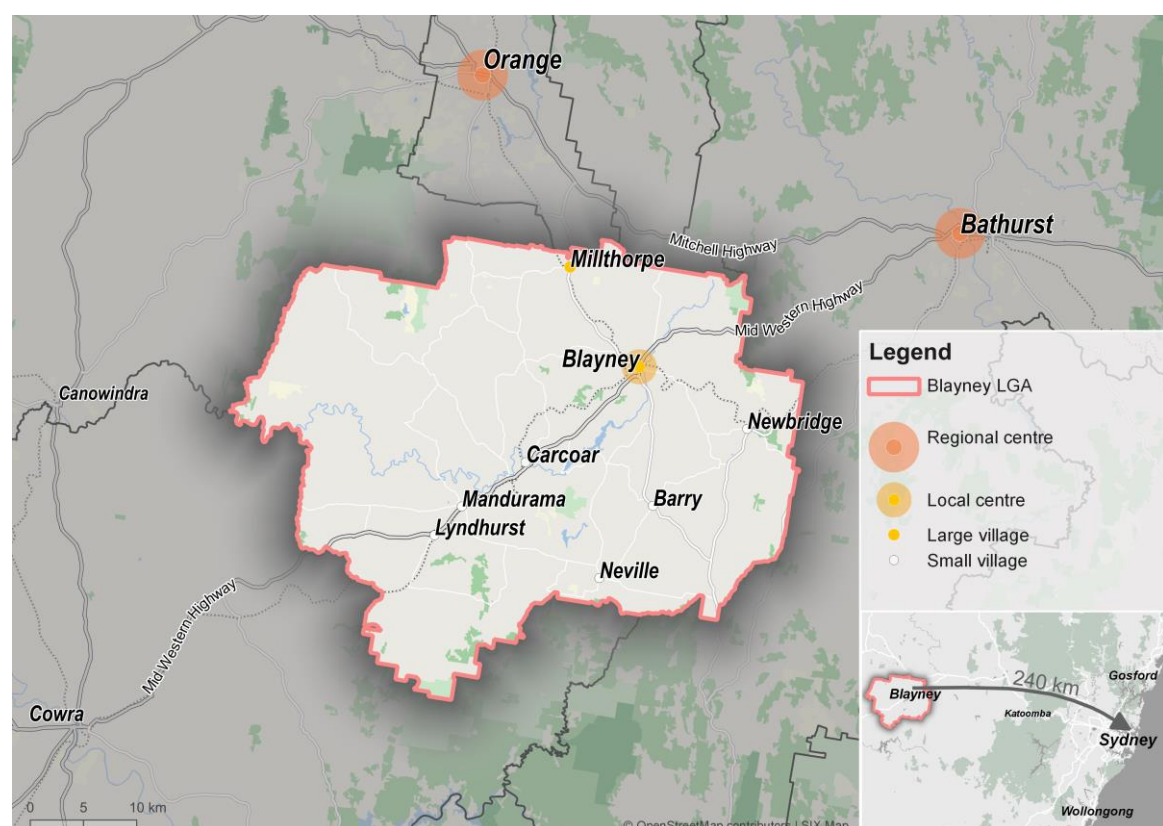
Demographic analysis indicates that while there has been modest growth in the Blayney Shire population over the last 10 years of approximately 665 people, there has also been significant inward migration into the Shire from a wide variety of locations. This, combined with escalating average rents, a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

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

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

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

**Figure 1 Context**



## 1.1 Document Structure

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

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

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

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

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

## 1.2 Planning Policy and Context

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

**Figure 2 Strategic Linkage**





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

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

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

## 1.3 NSW Plans and Policies

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

### 1.3.1 Central West and Orana Regional Plan 2036

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

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

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

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

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

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

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

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

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

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



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

Direction 23: Build the resilience of towns and villages

Direction 25: Increase housing diversity and choice

Direction 26: Increase housing choice for seniors

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

Direction 28: Manage rural residential development

Direction 29: Deliver healthier built environments and better urban design

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

### 1.3.2 State Environmental Planning Policies

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

The most relevant SEPPs are highlighted in the following table.

**Table 1 State Environmental Planning Policies**

SEPP	Implication for the Strategy
Exempt and Complying Development Codes SEPP Inland Code Greenfield Housing Code Medium Density Housing Code	<p>Referred to as the Codes SEPP, this policy allows for certain development, in particular circumstances to be undertaken without a development approval from Council. This includes single dwellings, dual occupancy and multi-dwelling housing.</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 the community and includes the provision of adequate community facilities on site.</p>

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

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

### 1.3.3 Other NSW policies

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

**Table 2 State plans and policies**

Description and Objectives	Key implications for Settlement Strategy
<b>State</b>	
<b>A 20-Year Economic Vision for Regional NSW</b>	
<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 Shire. There is some evidence, discussed further in this strategy, to suggest this is occurring.</p>
<b>Future Transport 2056</b>	
<p>This transport and land use planning strategy sets out a long-term vision for the NSW transport network. It identifies the following projects relevant to the region:</p> <ul style="list-style-type: none"> <li>» Mt Victoria to Orange road corridor improvements (parts underway);</li> <li>» Extending Bathurst commuter rail to Orange (0-10 year investigation initiative); and</li> <li>» Electrification of intercity to Bathurst (10-20 year investigation initiative).</li> </ul> <p>No major projects are planned that will directly impact settlements in Blayney. However, the infrastructure</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>

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

### 1.3.4 Council Strategies and Plans

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

The local plans and policies are summarised below.

**Table 3 Local Plans and Policies**

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

Description and Objectives	Key Implications for Settlement Strategy
<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>and Millthorpe, due to their strategic locations and higher levels of services and infrastructure to support growth.</p> <p>Demand for medium density and retirement living is expected to increase. Greater housing diversity will be required to cater for the changing and growing population.</p>
<b>Blayney Employment Lands Study 2016</b>	
<p>Assesses the viability and strategic merit in re-zoning part of the industrial-zoned land in the north of Blayney town to residential.</p> <p>The assessment found:</p> <p>» The land is not suitable for housing.</p> <p>» It would be difficult to replace lost industrial land in future.</p> <p>» 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>
<b>Blayney 2020 Masterplan</b>	
<p>Provides strategies to:</p> <p>» Develop and grow key economic activities in the Shire; Tourism, Agriculture, Food &amp; Beverage manufacturing, manufacturing;</p> <p>» Reinvigorate and grow the Blayney town centre; and</p> <p>» Identifies and maps significant vacant land and buildings in Blayney town's centre.</p> <p>Notes:</p> <p>» Limited opportunity to grow outwards, due to the need to protect productive rural land; and</p> <p>» 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>
<b>Blayney Floodplain Risk Management Study 2016</b>	
<p>To address the existing, future and continuing flood risk in Blayney town and develop formal floodplain risk management strategies to protect the community.</p>	<p>The Floodplain is close to the main street, constraining growth immediately to the east of Blayney centre.</p> <p>Flooding from the Belubula River presents the highest risk to properties around Henry Street</p>

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

## 1.4 Local Environmental Plan

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

The relevant aims of this Plan are as follows:

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



## Residential zones

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

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

## Minimum lot size

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

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

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

## Heritage conservation

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

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

## 1.5 Local Government Area Snapshot

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



## Economy

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

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

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

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

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

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

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

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

## Population and Housing

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

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

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

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

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

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

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

Further discussion is provided in Section 2 of this report.



## Population

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

7,259

**Population over 65** as of the 2016 census

19%

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

8,000 (+741)

**Population over 65** by 2036

24% (+500)

**Projected annual growth rate**

0.3% per year

**Average Household Size** 2016 census

2.51 persons

**Lone Person Households**

26.7%



## Property

### BLAYNEY

Total number of dwellings 1,219

### MILLTHORPE

Total number of dwellings 299

### LGA

Total number of dwellings 3,184

### MEDIAN RESIDENTIAL LAND VALUE

Median house price

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

Blayney  
\$300,000

Millthorpe  
\$453,000

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

% of detached dwellings –

94%

% of medium density dwellings –

6%

% of high-density dwellings –

>0.1%

Number of dwellings approved

2008/20017 –

319

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

^ residential flat buildings, shop top housing



## Employment and Income

2,922

residents employed 2016 census

\$1,277

median household weekly income 2016 census

### INDUSTRY OF EMPLOYMENT

Mining 22.6 %

Agriculture 12.3 %

Manufacturing 11.9 %

## 1.6 Housing Vision



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

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

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

## 2 Settlements

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

For each of the settlements there is:

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

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

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

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

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



# Blayney Township Overview

## 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

*"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)

## 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 and throughout the town

## Blayney Town Centre Overview

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

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

More intensive residential development in the town centre would:

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

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

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

## 2012 Settlement Strategy

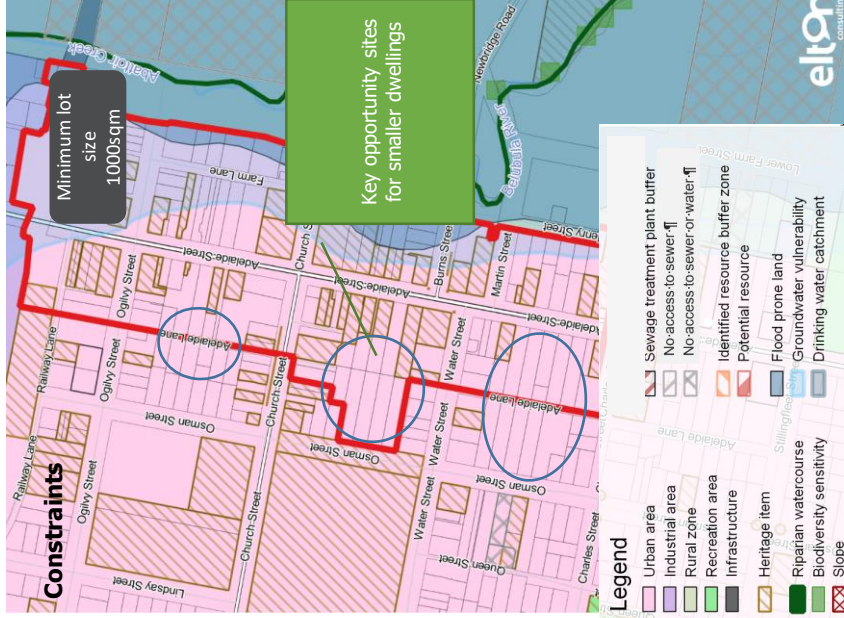
Key recommendations in 2012 Settlement Strategy

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

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

## What we heard during consultation

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





# Blayney South

## Locality description

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

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

## Character & Planning Controls

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

## Precinct overview

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

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

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

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

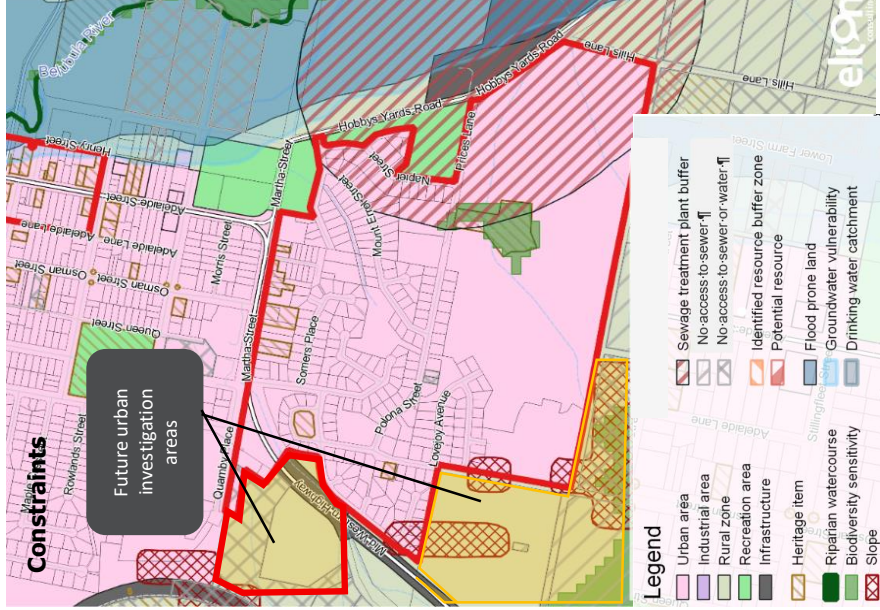
## What we heard during consultation

- 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

## 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 19<sup>th</sup> Century dwellings on the original grid, typically listed as heritage items, to modern low density dwellings in cul-de-sac urban structure.

## 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 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.

## 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.

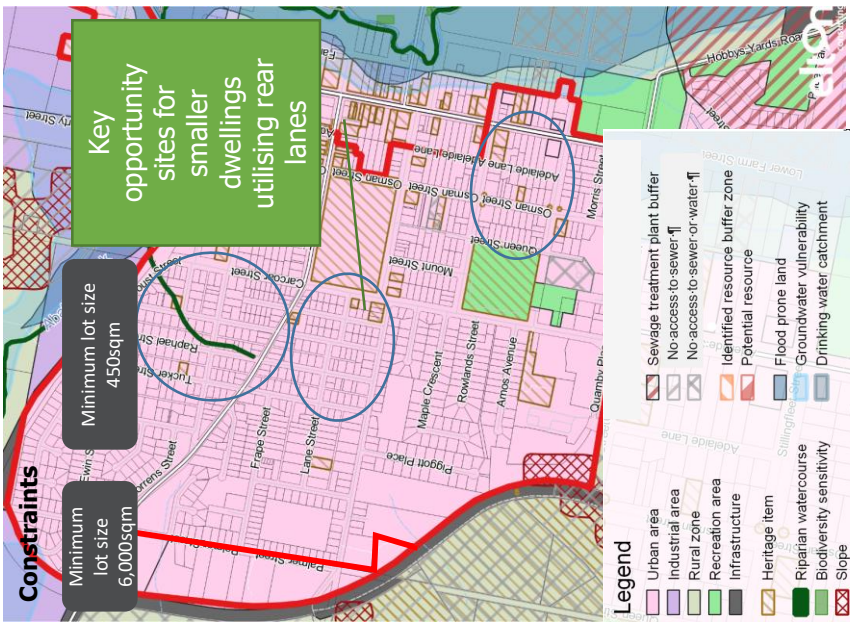
Given demand driven by potential approvals of major projects, planning controls offer an opportunity to provide incentives for multi-dwelling housing and dual occupancy. The existing laneway structure offers a key opportunity for this type of development.

## 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

## 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

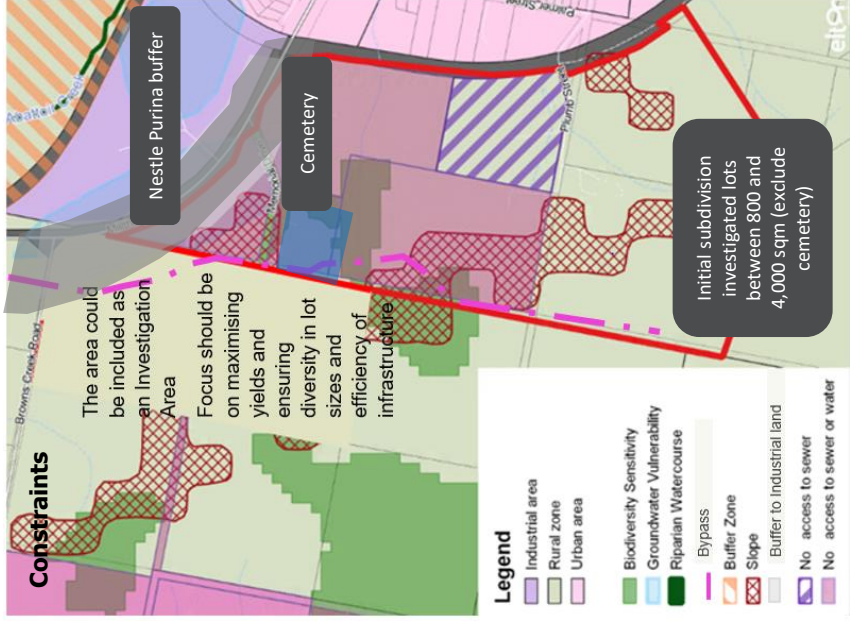


# Blayney West

## 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:



## Character & Current Planning Controls

Key residential & tourist typologies	Detached rural dwellings (minimal development)
Land use zoning	RU2 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

## 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.

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 RU2 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**



# Blayney Business

## Locality description

Blayney has a business area is 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 are 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 2,000sqm
Setbacks	Not applicable for residential uses
Heritage	There are four heritage items on the corner of Hill and Adelaide Street North including the former St Joseph's Convent and Church and "Thurystone" 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.

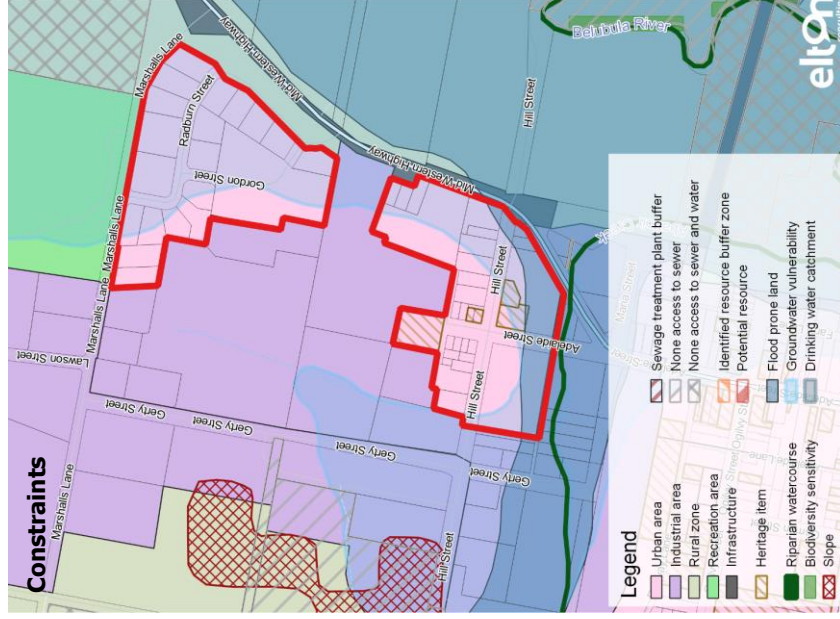
Residential uses should continue to be discouraged from the business areas.

## 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

## 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%).

## Vision (Community Plan 2018-2028)

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

## 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.

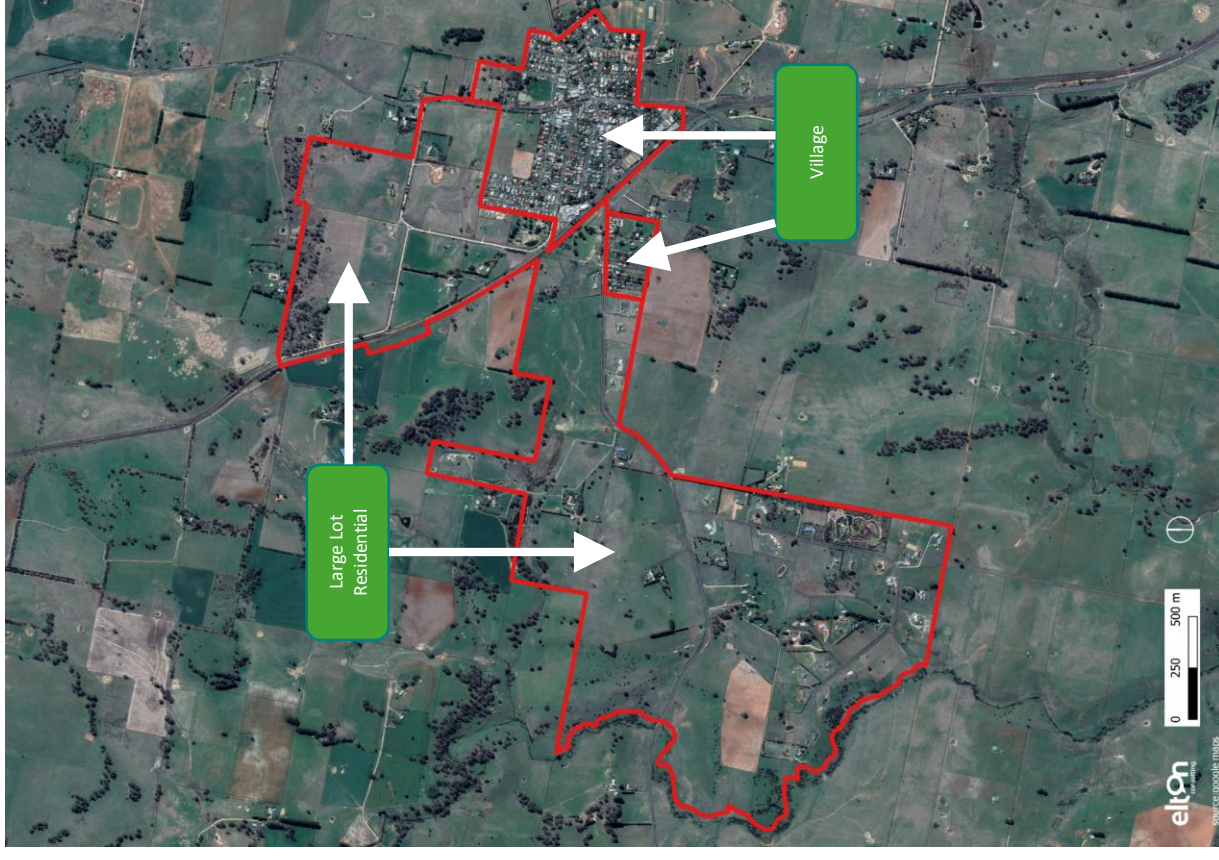
Millthorpe's outward expansion is limited by the need to protect agricultural and resource-rich land, the importance of maintaining the visual corridors on the north and south entry points and the drinking water to the north-east boundary of the village. Topography to the south east and drainage in the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





# Millthorpe - village

## Locality description

Millthorpe 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.

Millthorpe 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	RU5 Village
Permitted residential typologies	Dwelling House are permitted in RU5. The R5 zone allows Dwelling House Dual Occupancies and B&B accommodation
Minimum lot size	450sqm
Lot sizes	Typical lot sizes in Millthorpe are around 800sqm and 1000sqm
Setbacks	RU5 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

Millthorpe 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 Millthorpe's village zone between 2008-2018—41 development applications. There is limited vacant land supply in existing serviced urban area of Millthorpe village.

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

The area of zoned land in the north is around 7 hectares. Council's 2012 Settlement Strategy states this area could yield around 35 lots of 1000sqm (which was the minimum lot size under the previous planning controls). Under the current minimum lot size of 450sqm, or if lot sizes similar to the recent subdivisions to the west of the area were adopted of around 700sqm, the yield could be even higher. This entry point to Millthorpe from Orange along Millthorpe 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 Millthorpe. Drainage through here is also a constraint.

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

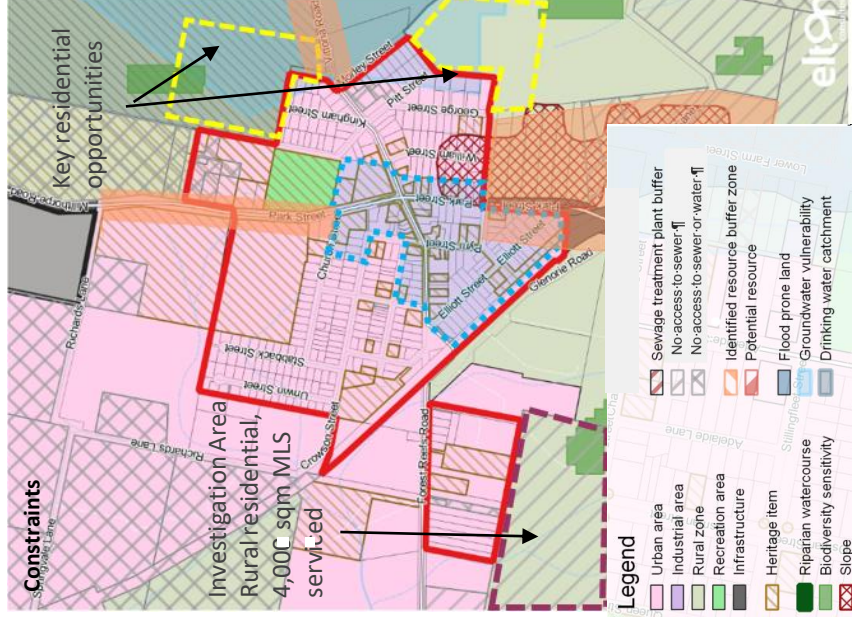
## Key recommendations of the 2012 Settlement Strategy

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

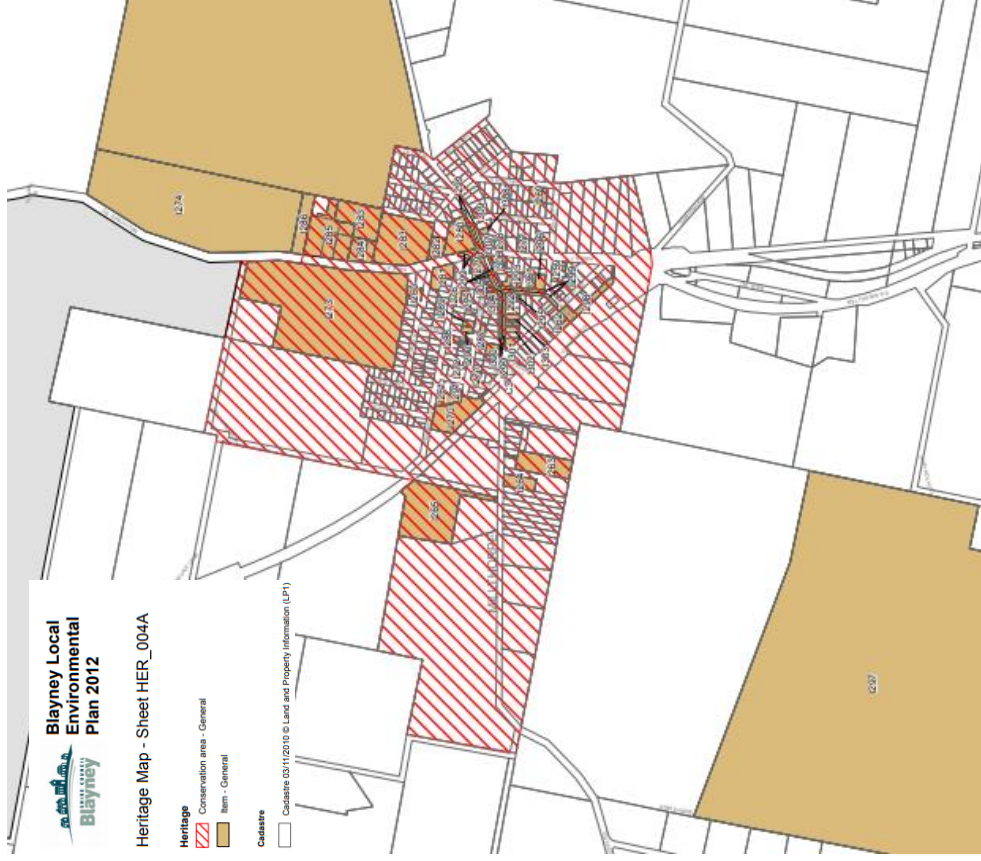
- Reduce the village zone to not include surrounding roads – implemented
- Promote a compact settlement to maximise access to town's service and facilities, avoid urban sprawl and minimise impacts on surrounding agricultural uses
- Further investigation into the suitability of an extension of the Village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

## What we heard in consultation

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

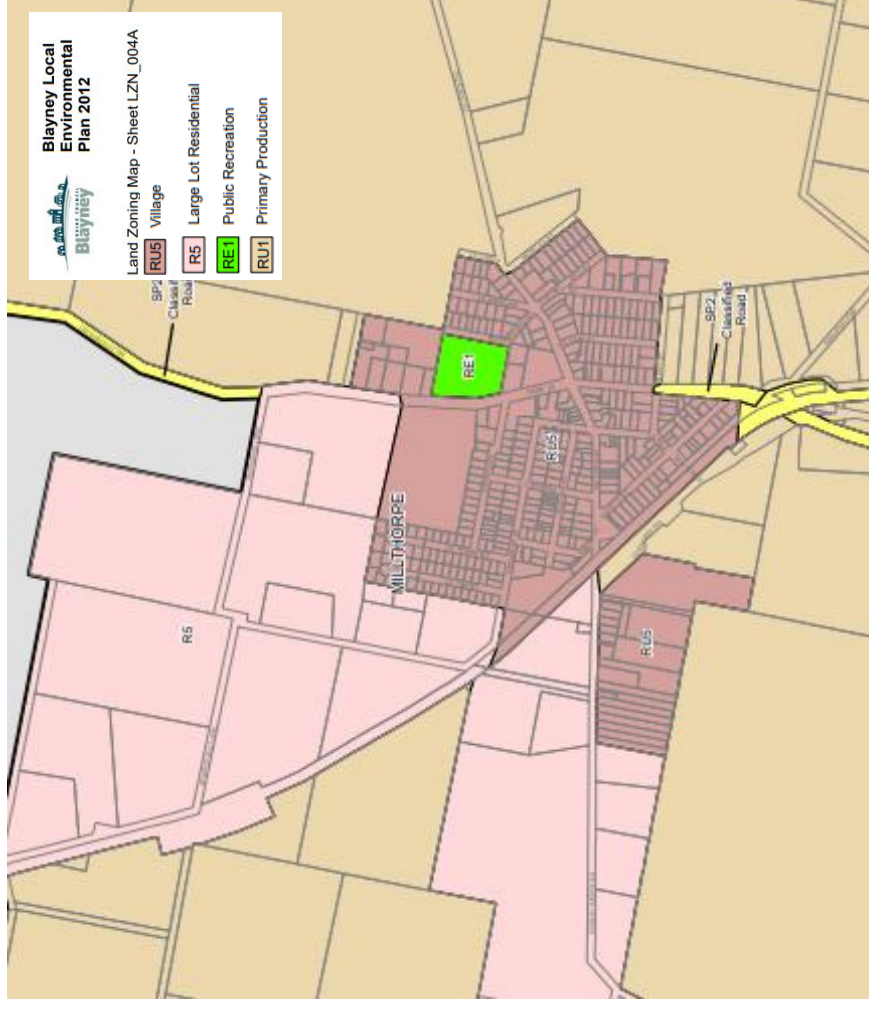


# Millthorpe - village



**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 450 sqm minimum lot size has little impact and the median lot size of over 800sqm.



# Millthorpe – rural 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 Forrest Reefs Road and applies to part of this area.

## 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 Forrest Reefs Road and to the north of the village

## Key Issues and Opportunities

The rural residential areas 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:

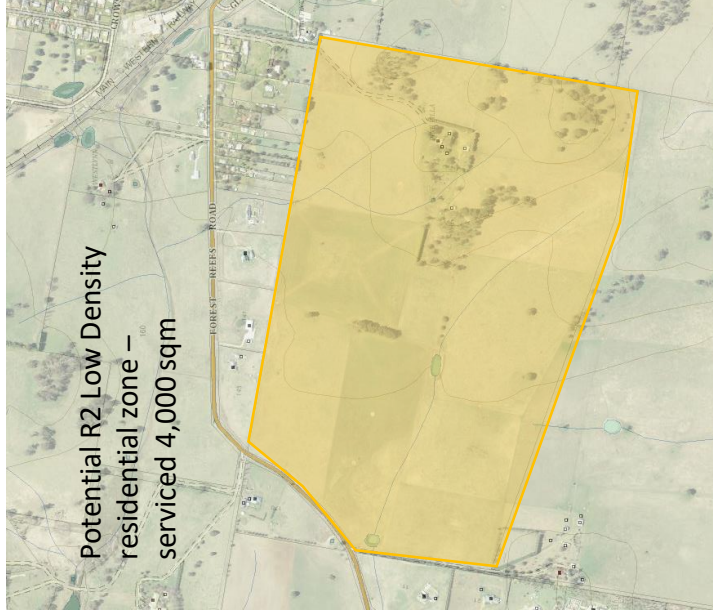
- North and north west of the village. Under the lot size controls at that time – which remain current today – it was estimated 120 lots could be delivered. This would require water and sewer. Having regard to the challenges in servicing this has been revised back to 30 additional lots with an average lot size of 2 ha.
- Area 2 West of the village. This area extends along Forrest Reefs Road. The opportunity for addition development in the existing zoned land is 115 -122 lots with a lot size of 2ha. This estimate has regard to current ownership and subdivision patters and environmental constraints. There are 75 lots approved but not yet developed through this area.

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. Re-subdivision of the existing rural residential lots would be difficult because of the siting of the dwellings.

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.

The 2012 Strategy identified land for future rural residential south of Forest Reefs Road. This could be considered for additional serviced rural residential development in an R2 Low Density Residential zone with a minimum lot size of 4,000 sqm. This are could yield approximately 160 lots subject to master planning for staging of subdivision and infrastructure delivery.



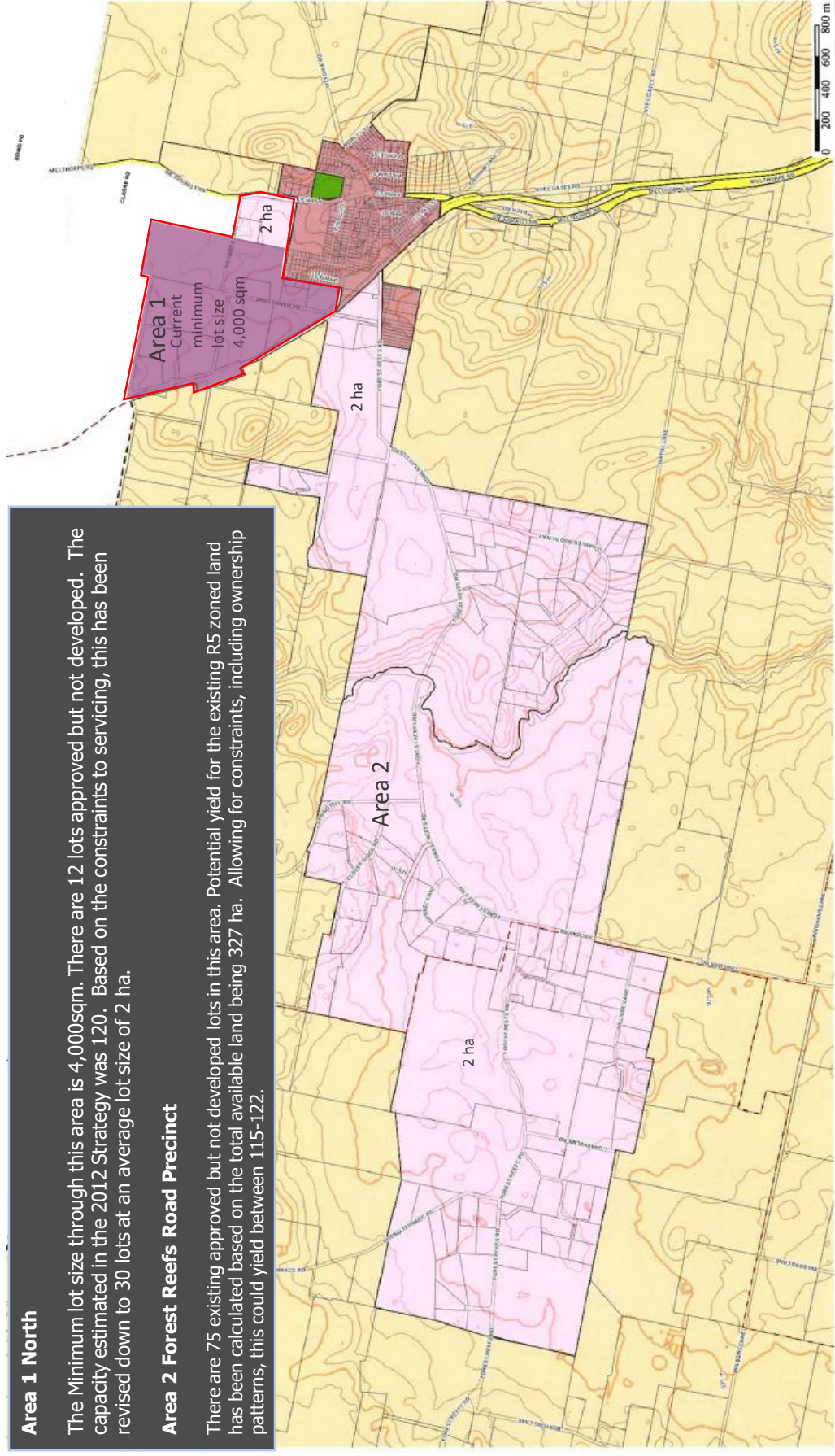
# Millthorpe – large lot residential

## Area 1 North

The Minimum lot size through this area is 4,000sqm. There are 12 lots approved but not developed. The capacity estimated in the 2012 Strategy was 120. Based on the constraints to servicing, this has been revised down to 30 lots at an average lot size of 2 ha.

## Area 2 Forest Reefs Road Precinct

There are 75 existing approved but not developed lots in this area. Potential yield for the existing R5 zoned land has been calculated based on the total available land being 327 ha. Allowing for constraints, including ownership patterns, this could yield between 115-122.





# 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 2006 – 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.

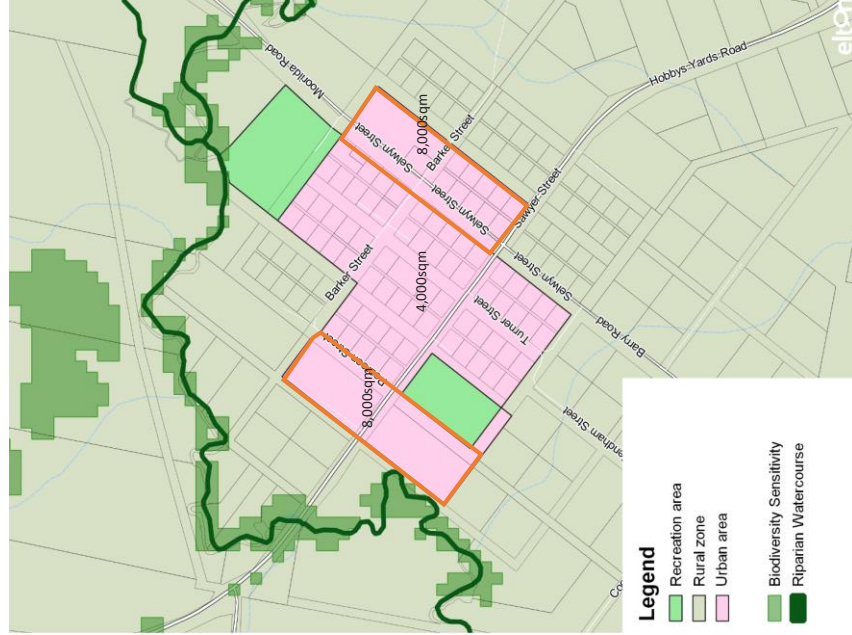
There are limited natural hazards and constraints in the village – much of the village is relatively flat and free from flood and bushfire threats. However, land closer to Coombing Creek may experience flooding.

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

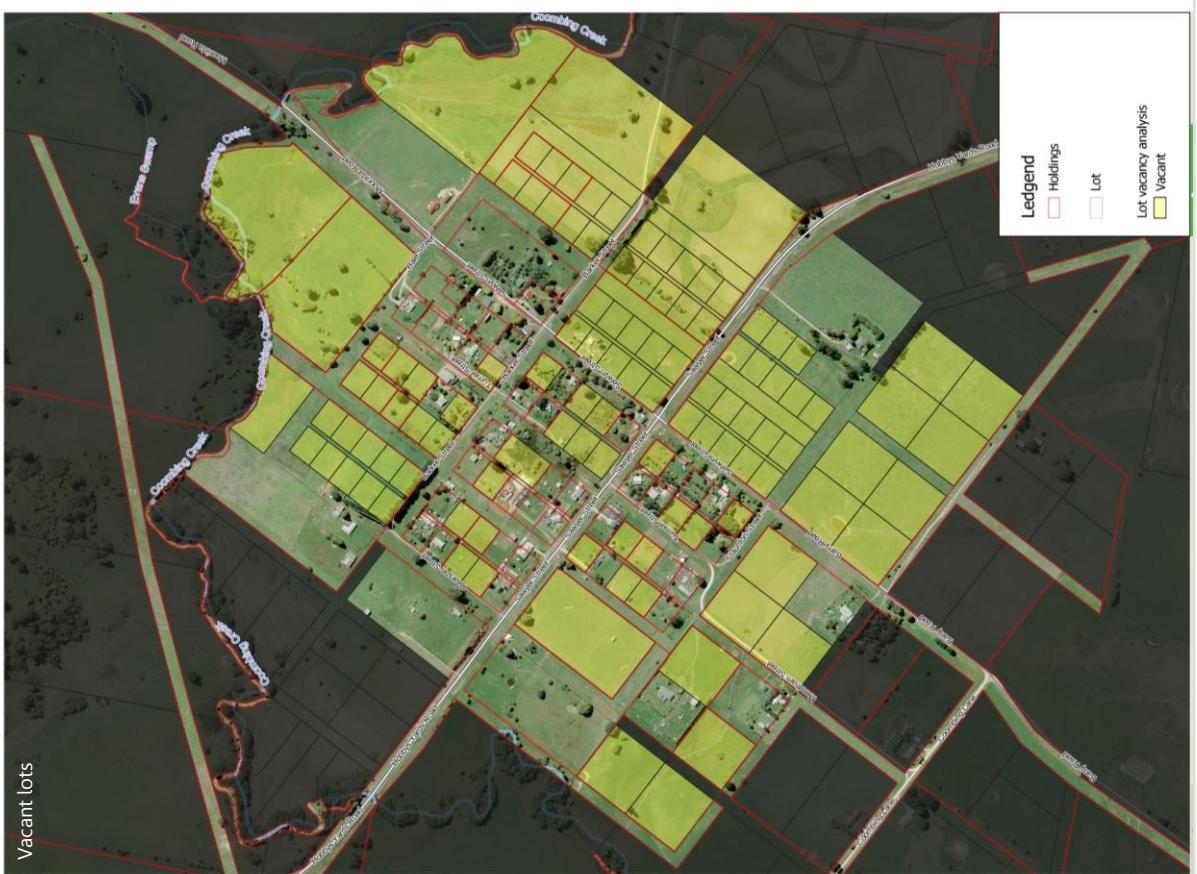
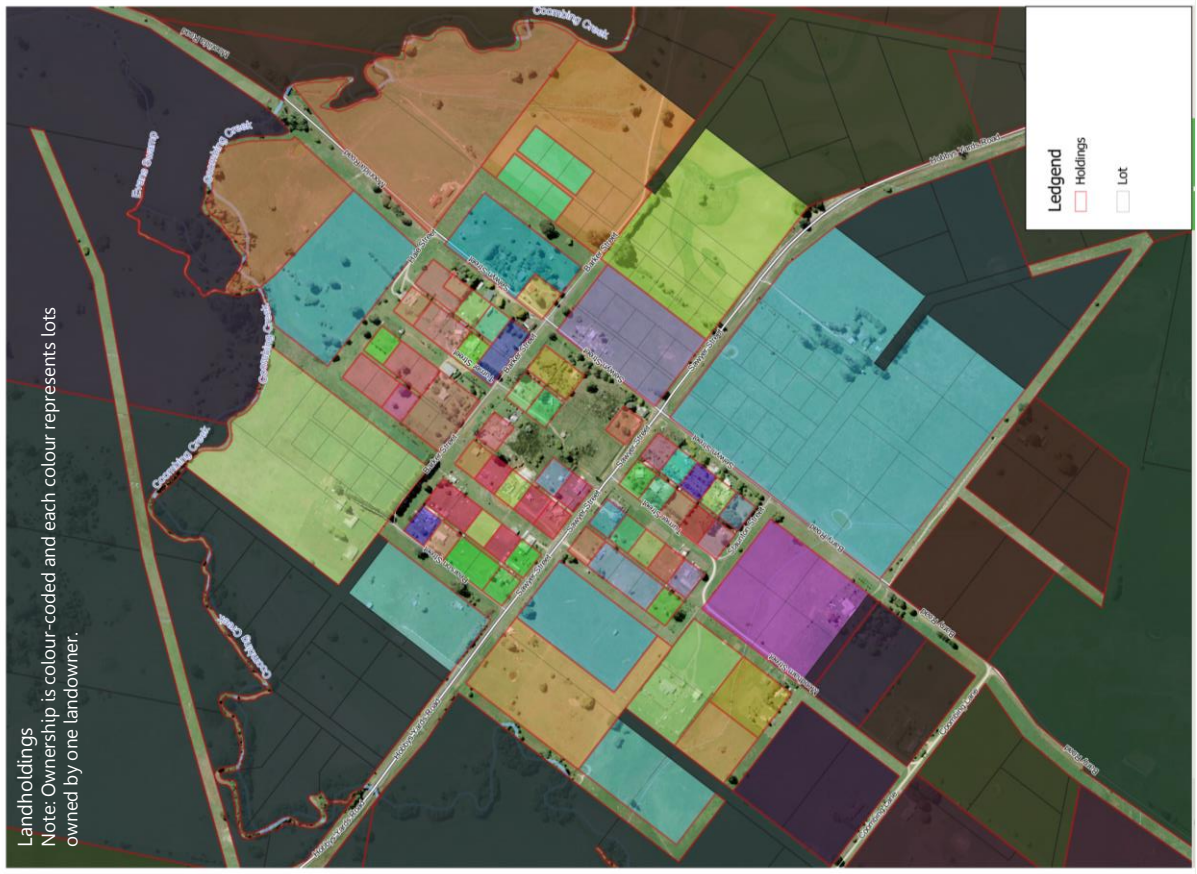
## Key recommendations of the 2012 Settlement Strategy

- 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

## 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

## 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

## Vision (from Community Plan 2018-2020)

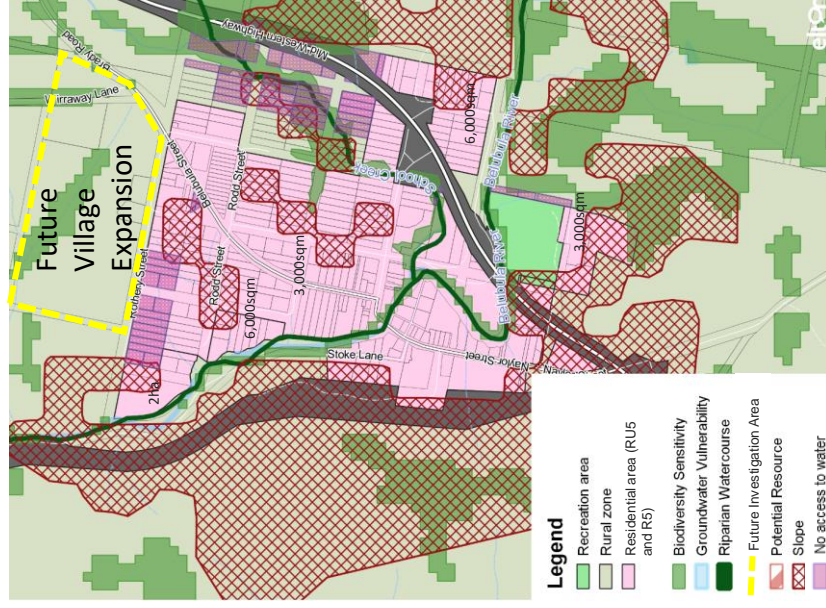
*"Living and celebrating our history, culture and rural lifestyle we are a welcoming and prosperous community."*

## 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 R5: 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 item contrate in the town centre.
Servicing	Water only Potential for sewer medium-long term

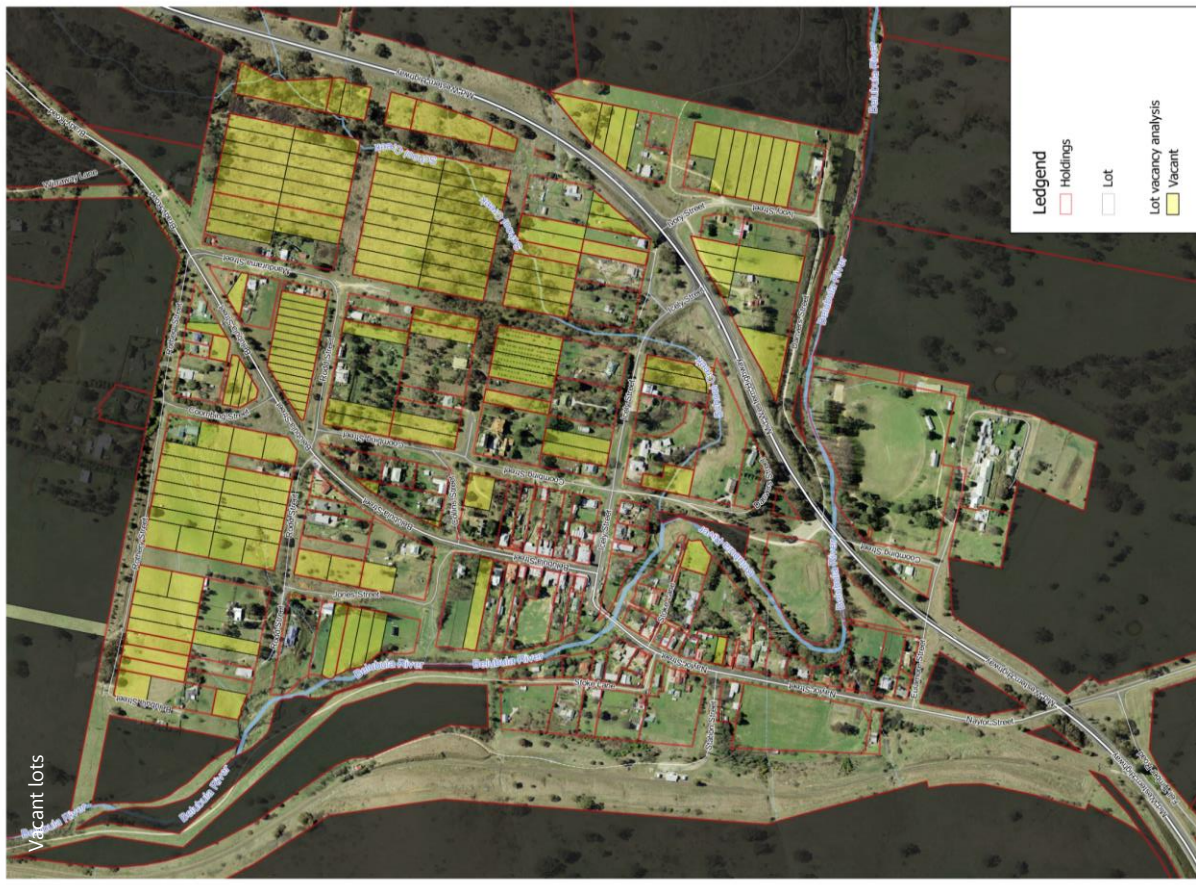
## Key recommendations of the 2012 Settlement Strategy

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





# Carcoar





# Lyndhurst

## Who lives here?

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

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

(ARC Data)



## 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

## 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 rezone 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

# Lyndhurst





# Mandurama

## Who lives here?

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

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

## 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.



## Vision (from Community Plan 2018-2020)

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

## Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings, hotel
Land use zoning	RU5 Village and R5 Large Lot Residential
Permitted residential typologies	RUS: Dwelling houses R5: 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 4,000m<sup>2</sup>, MLS of east R5 2ha – implemented
- Village MLS 2,000m<sup>2</sup> – not yet implemented
- Add a structure plan for business and industrial land in the DCP – not implemented

# Mandurama





# Neville

## Who lives here?

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

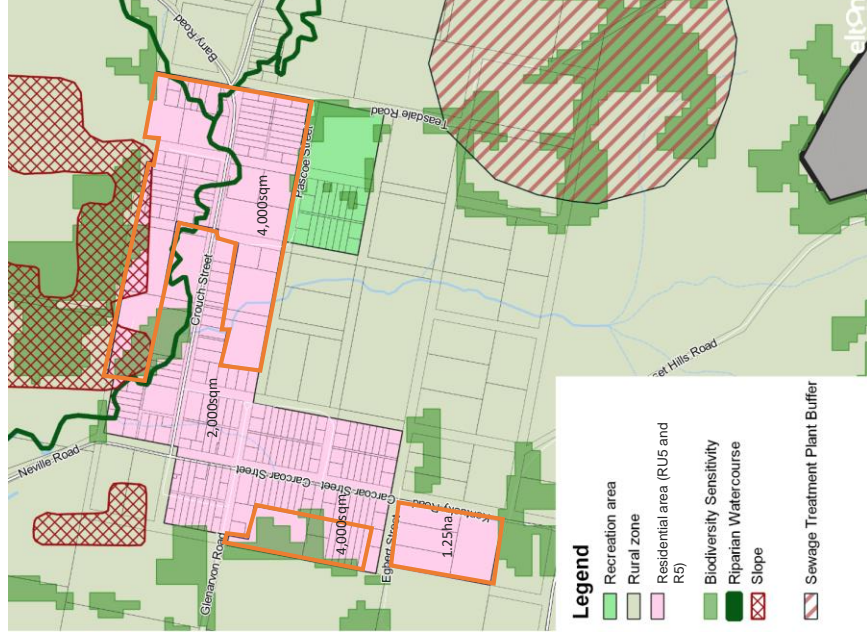
- Majority of residents are over 50 years of age (close to 45%)
- Most family households are couples with children (approx. 54%)
- There has been a steady trend in residents aged between 50-64 and over 85, and a slight decline in residents aged 65-84 over the past 10 years.
- The representation of family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

## 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.



## 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	RU5 Village and R5 Large Lot Residential
Permitted residential typologies	RU5: Dwelling houses R5: Dual occupancies, dwelling houses
Minimum lot size	RU5: 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	RU5 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

## 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

## 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'

# Neville





# Newbridge

## Who lives here?

- In 2016, 207 people lived in Newbridge. Since 2006, the population has more than doubled to 111 people:
- Majority of people are 50 years and older (almost 63%)
  - Family households are the dominant household type (almost 58%), most are families with children:
    - Between 25 to 44 years (approx. 19%)
    - Younger than 20 years of age (16%)
  - Family households with children have decreased over last 5 years
  - Representations of couples without children and people over 65 years have increased over the past 5



## 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

## 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."*

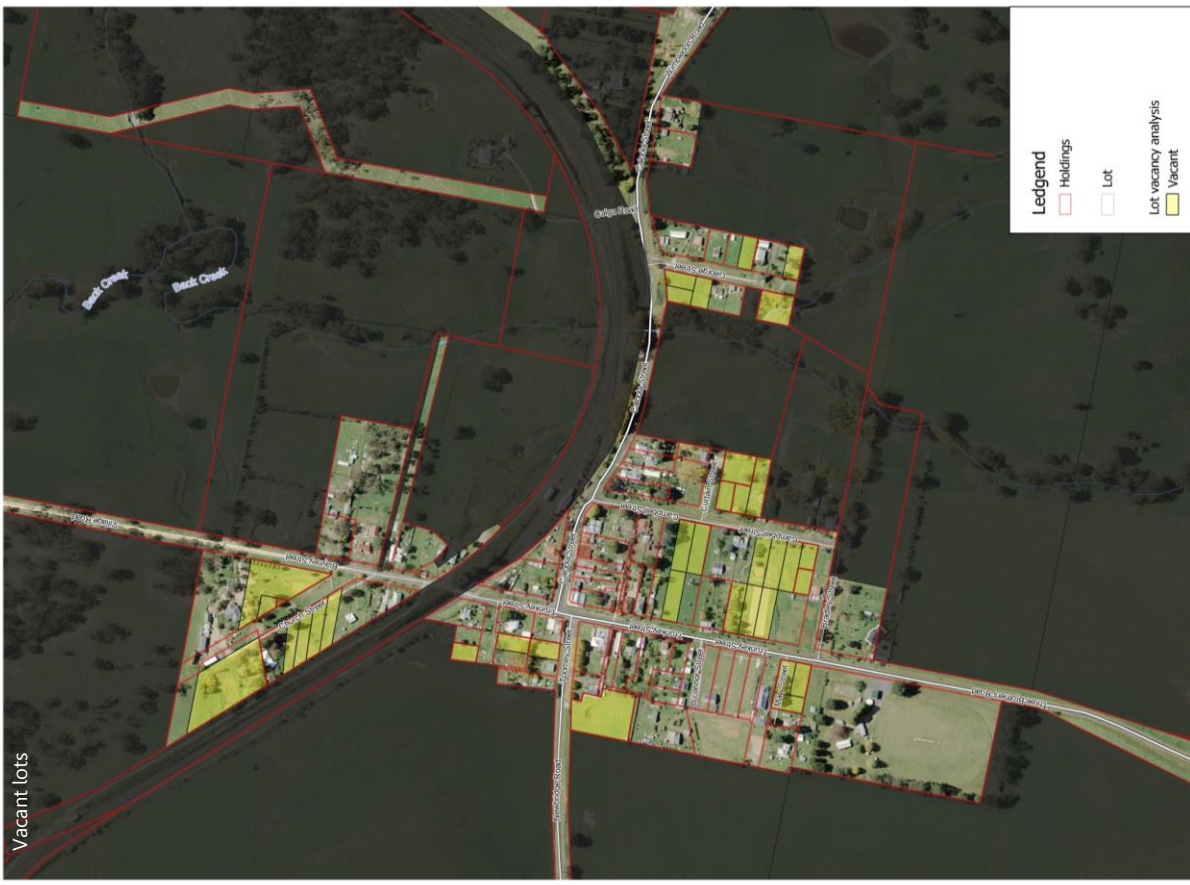
## Character & Planning Controls, Servicing

Key residential & tourist typologies	Detached dwellings, Hotel
Land use zoning	RU5 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	RU5 front setback 4.5m and 900mm for side and 1.5m rear R5 8m front setback, 3m side and 6m rear
Heritage	There is a heritage conservation area over the town with heritage items clustered around the intersection of Trunkley and Toomey Streets and extending along Trunkley and Caloola Streets
Servicing	None

## Key recommendations of the 2012 Settlement Strategy

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

# Newbridge



## 3 The Evidence

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

### 3.1 Demographic overview

#### 3.1.1 Population

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

#### Settlements

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

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

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

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

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

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

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

Source: REMPLAN

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

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

### 3.1.2 Mobility

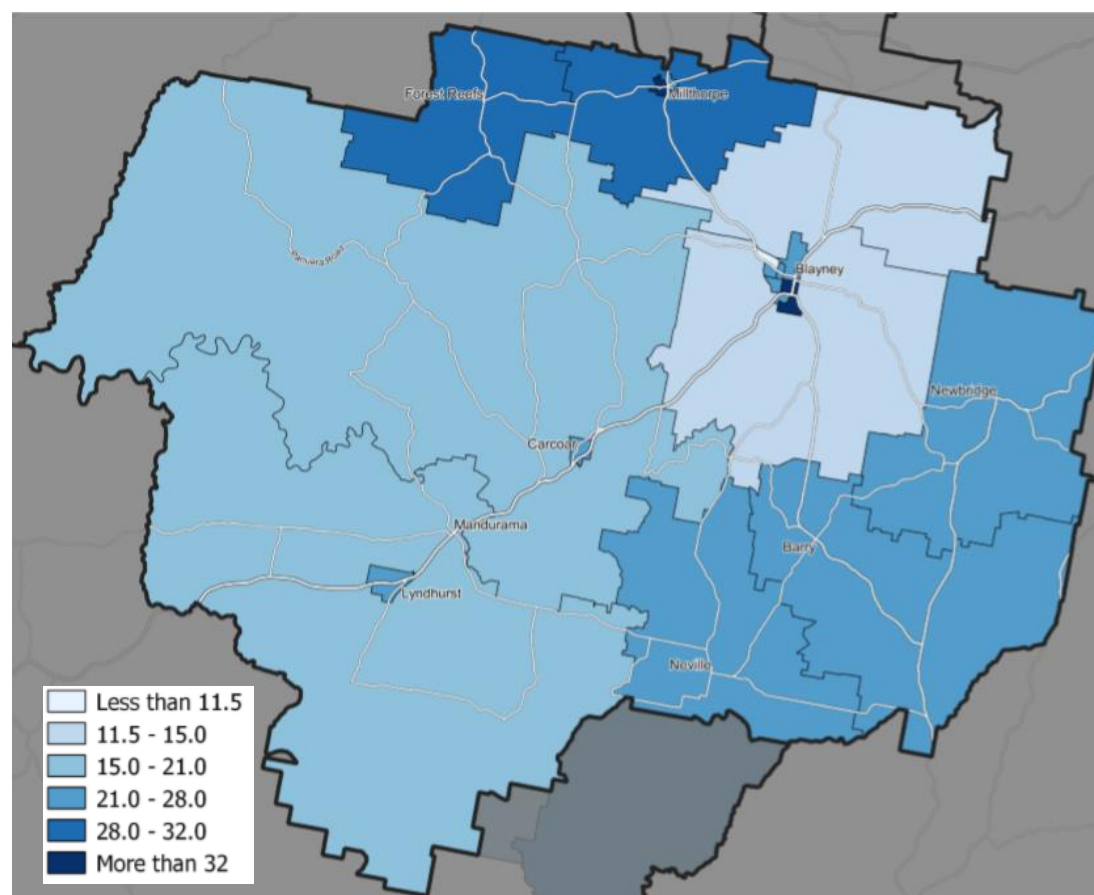
Blayney has a relatively mobile population. The data indicates that 30% of the usual resident population in Blayney Shire (excluding children under 5) moved from outside the area between 2011 and 2016. This equates to approximately 2,000 people. Mobility was also high within the Shire with 13% of the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

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

The mobility between 2001 and 2016 is illustrated below.



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



### 3.1.3 Age distribution trends

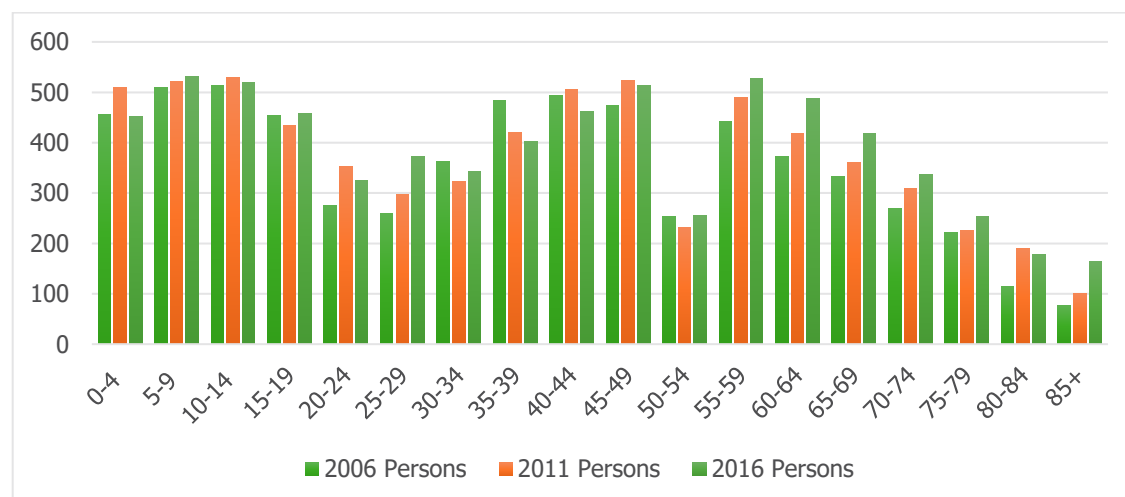
In 2016, approximately 40% of the total Blayney Shire population were aged 50 years and over (compared with 34% for NSW), and this cohort has increased the most over the 2006-2016 period, highly indicative of an ageing population. Over the same period there has been marginal growth in the number of babies,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

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

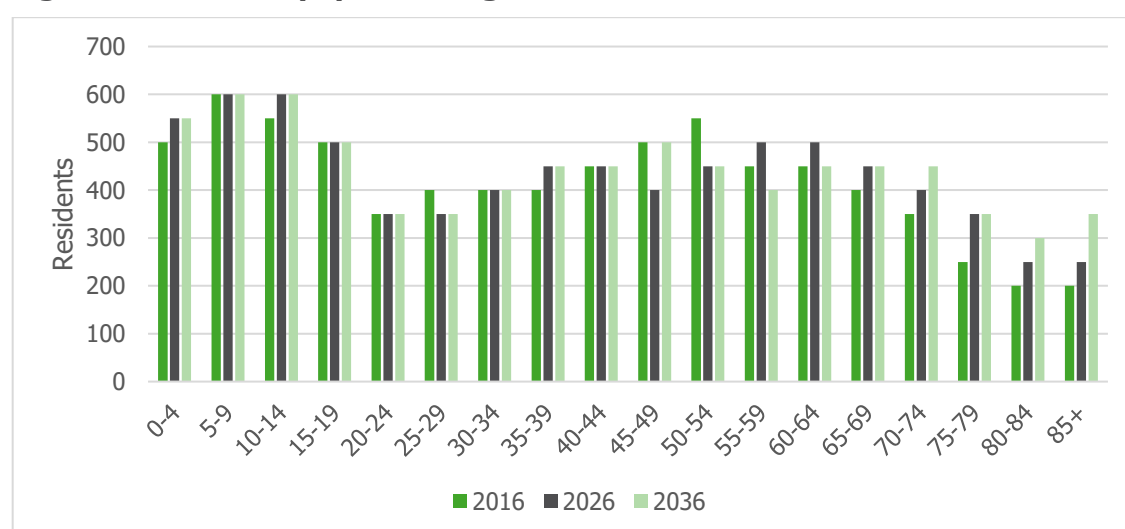
Persons aged between 20 to 34 are the lowest represented age groups in Blayney Shire. However, there has been a steady increase over the 2006 – 2016 period, likely as a result of attraction to employment opportunities in major projects.

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

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



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



### 3.1.4 Households

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

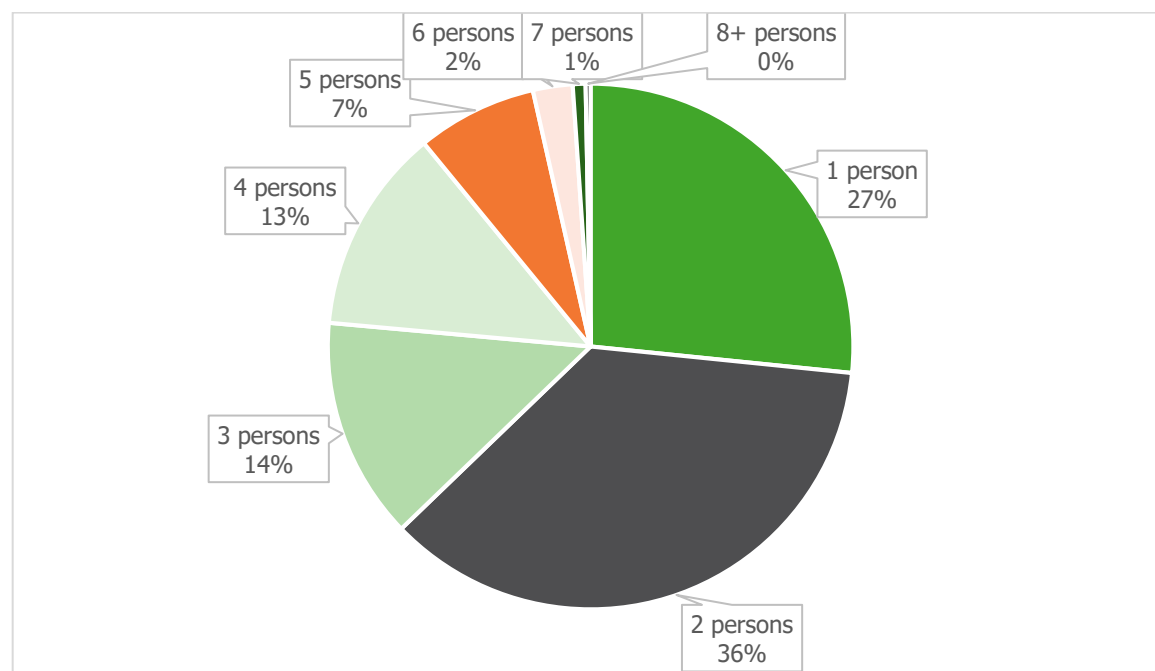
#### Blayney Shire

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

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



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



## Settlements

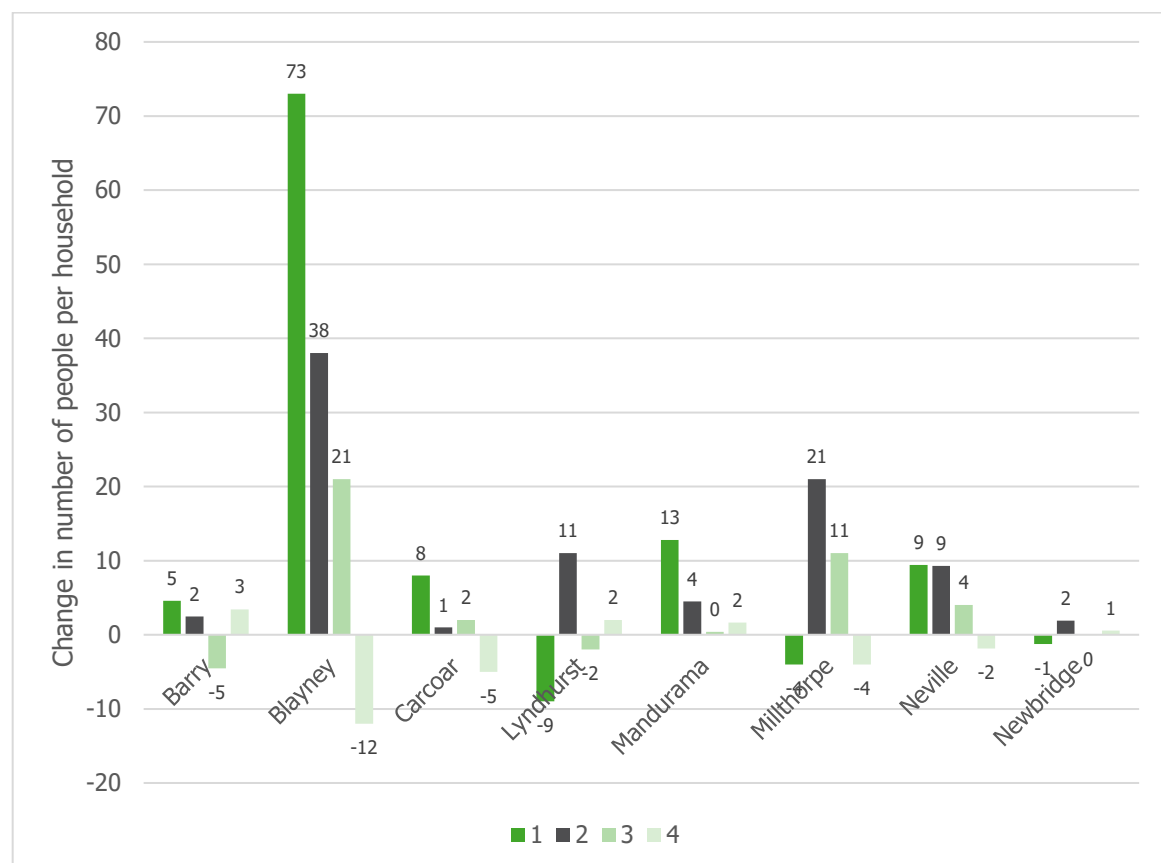
In 2016, two-person households represented the most common household composition across all eight settlements, followed closely by one person households. The number of households containing three or more people accounted for an average of just 30% of dwellings across the settlements.

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

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

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

**Figure 7 Change in people per household 2006-2016**



### 3.1.5 Household Characteristics

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

### 3.1.6 Dwelling Characteristics

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

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

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

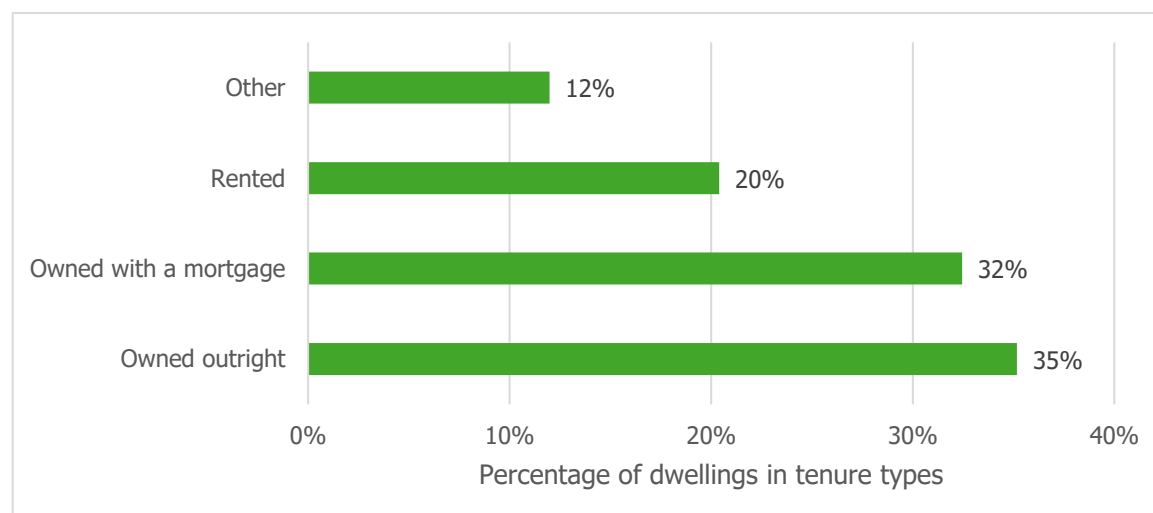
The statistics indicate a reduction in the number of attached dwellings such as row houses. The key reason for this is likely to be the change to the way in which dwelling typology is interpreted

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

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

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

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



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

### 3.1.7 Employment

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

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

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

**Table 5 Industry sector of employment**

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

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

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

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

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

### 3.1.8 Household income

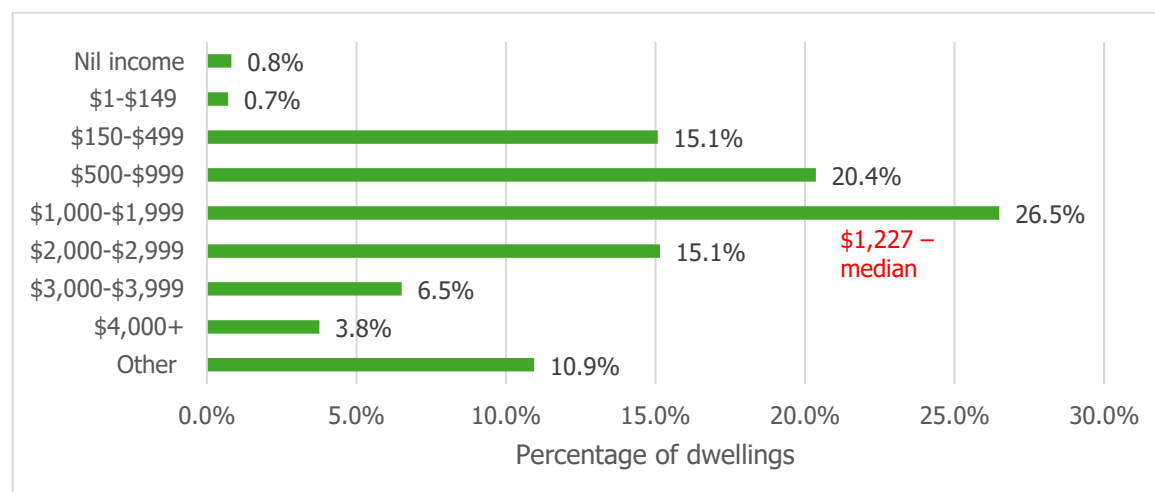
#### Blayney Shire

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

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

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

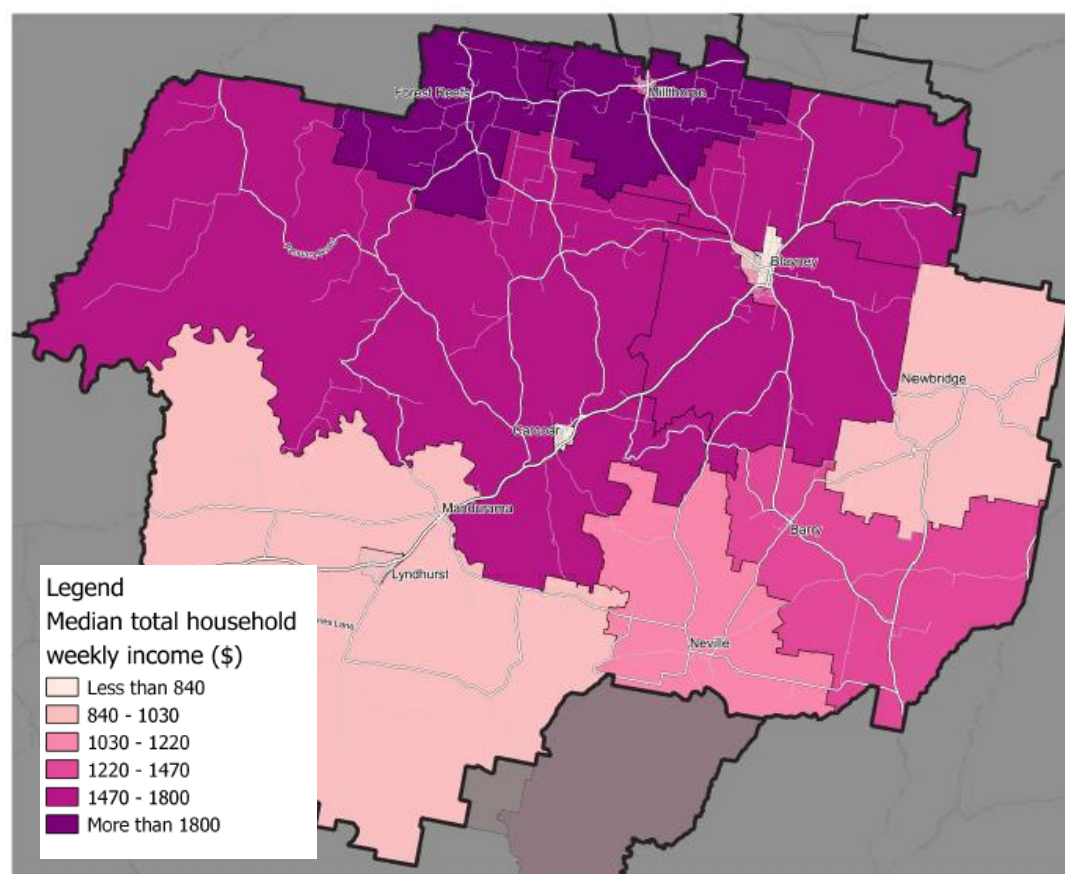
**Figure 9 Median weekly household income in Blayney Shire 2016**



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

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

**Figure 10 Average household income**



## Settlements

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

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

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

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

## Rental and mortgage stress

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

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

Table 8).

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

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

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

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

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



### 3.1.9 Key Findings

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

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

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

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

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

## 3.2 Housing Demand

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

### 3.2.1 DPIE Population and Dwelling Forecasts

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

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

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

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

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

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

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

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

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

## Blayney Shire

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

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

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

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

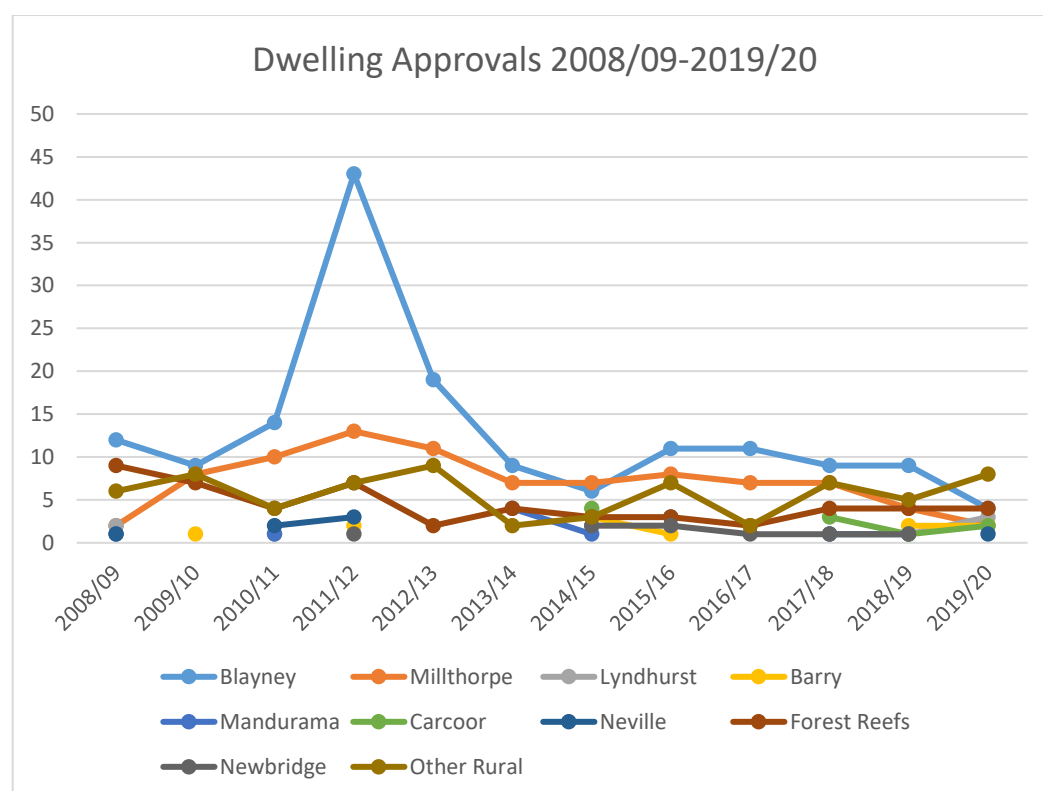
<sup>6</sup> ABS 2016 Community Profile Blayney

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

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

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

**Figure 11 Dwelling Approvals**



**Table 11 Dwelling demand**

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

## Blayney and Millthorpe

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

## Smaller villages

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

## Specific target groups housing

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

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

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

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

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

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

### 3.2.3 Key Findings

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

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

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

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

## 3.3 Housing Supply

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Table 12 Practical dwelling capacity**

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

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

## Housing supply gaps

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

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

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

## Building typologies

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

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

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

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

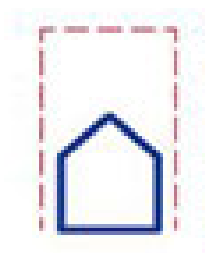
The laneways in Blayney present an opportunity to support dwellings with access at the front and rear of these lots.

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

**Table 13 Dwelling typologies**

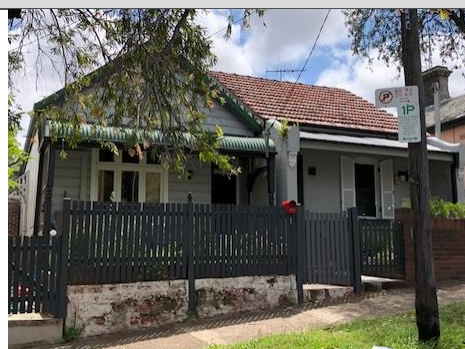
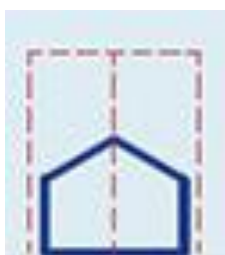
**Single dwellings**

A detached building containing only one dwelling



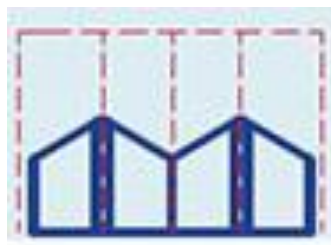
**Two attached dwellings**

One building with two attached dwellings



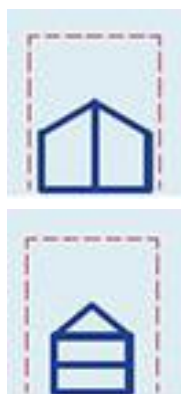
**Terraces**

Three or more attached dwellings which have a frontage to the street



**Dual occupancy**

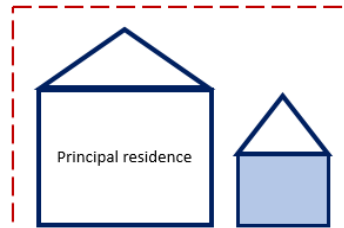
Two dwellings on one lot of land that are either attached to each other or detached, but does not include a secondary dwelling



## Secondary dwellings

A self-contained dwelling that:

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



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

Three or more dwellings on one lot of land.



## Manor houses

A building containing 3 or 4 dwellings



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



Other important types of residential accommodation include:

### Boarding houses

A building that:

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



### Group home

Means a dwelling:

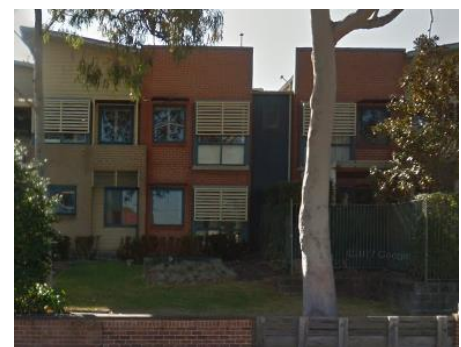
- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are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



### Seniors housing

A building or place that is:

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



Source: *Standard Instrument LEP 2018 (NSW)*

### 3.3.2 Key Findings

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

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

## 3.4 Opportunities and constraints analysis

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

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

### 3.4.1 Environmental Constraints

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

**Table 14 Key Constraints**

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

Constraint	Application/comment
	<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>
Watercourses	<p>Watercourses have been mapped according to the Strahler System of ordering watercourses. Classification under this system determines the width of riparian buffer required.</p> <p>Regardless of watercourse classification, a buffer of 100m is generally required from any on site effluent system to any watercourse within a drinking water catchment. This poses a constraint to large lot residential (un-serviced lots) land use in some villages.</p>
Groundwater Vulnerability	<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 the Strategic Land and Water Capability Assessments (SLWCA) for land in the Sydney Drinking Water Catchment and whilst not applicable to the Blayney LGA, the document could be used in this situation as a guide. Factors such as slope, soil erodibility, permeability and depth, distance to watercourse and vegetation cover are assessed to determine land and water capability for different land use types.</p> <p>Key constraints to residential land use are:</p> <ul style="list-style-type: none"> <li>» Land management – including proper storage and disposal of chemicals and pesticides, control of weeds and pest animals, maintaining groundcover to prevent</li> </ul>



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

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

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

### 3.4.2 Potable Water

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

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

### 3.4.3 Sewer

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

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

#### On-site sewage management

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

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

The reality in and around the villages is that land titles are pre-existing. The villages typically have an historic subdivision and title structure that enables land to be transferred from one person to another without necessarily engaging with Council to determine the suitability of the individual lot for a dwelling. This continues to create uncertainty for people wanting to move to the villages because, despite the title to the land and the 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 RU5 Village and R5 Large Lot Residential zones is misleading. It is a minimum only, however it is generally assumed to be the benchmark for residential development.

"An EPA model has been developed for estimating land requirements for effluent irrigation, based on eliminating impacts on soils, waters, and public health (NSW Environment Protection Authority 1995). Assessments with the model in many areas of the State have shown that new subdivisions for residential development involving on-site sewage management require a minimum of 4000 - 5000 m<sup>2</sup> total area per household to reduce impacts in the medium to long term."

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

In order to address these issues in the first instance, providing a minimum lot size that in most circumstances will be sufficient in area to accommodate on-site treatment is key. In the absence of detailed site, soil, drainage and environmental assessment of each of the settlements, it is proposed to adopt a minimum lot size of 2,000sqm where reticulated sewer is not available. This approach will also reduce the complexity in dealing with a multitude of minimum lot sizes across the village and large lot residential zones.

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

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

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

It should be noted draw analysis and more expensive effluent disposal systems may be required on smaller lots. Significantly small lots may not be able to adequately dispose of effluent which may lead to refusal of a DA.

### Performance Objectives

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

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

### 3.4.4 Transport

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

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

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

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

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

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

## 3.5 Individual Settlements

### 3.5.1 Blayney

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

#### Summary of housing need

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

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

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



## Blayney B2 Local Centre zone

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

**Figure 12 Blayney Local Centre opportunities and constraints**



**Key opportunity**  
Ensure feasible land use controls and improve laneway arrangements to promote diverse housing delivery.

**Key opportunity**  
Consider improving rear lot access to unlock residential infill in the town centre commercial centre lots. Look for opportunities for mid-block access between Adelaide Street and Farm Lane

**Key opportunity**  
Consider the future development opportunities for the Bowling Club site as a rare large site and infill opportunity

**Key opportunity**  
Consider the opportunity for development in Lower Farm Street while managing flood risk. This would be subject to a Planning Proposal

**Table 15 Blayney local centre Opportunities and Constraints**

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



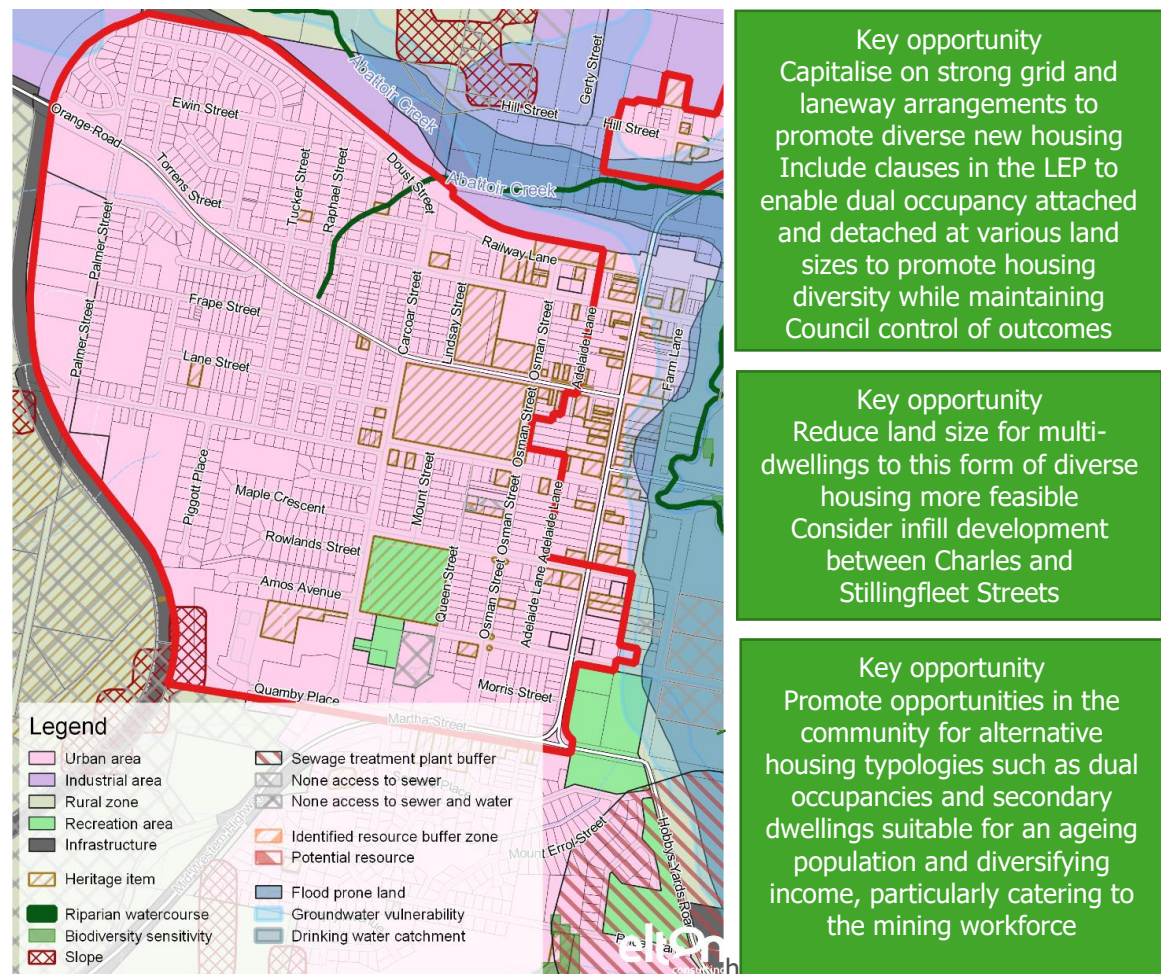
#### **Implications for the Settlement Strategy**

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

## Blayney R1 General Residential zone

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

**Figure 13 Blayney R1 General Residential zone opportunities and constraints**



**Table 16 Blayney R1 General Residential Opportunities and Constraints**

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

**Implications for the Settlement Strategy**

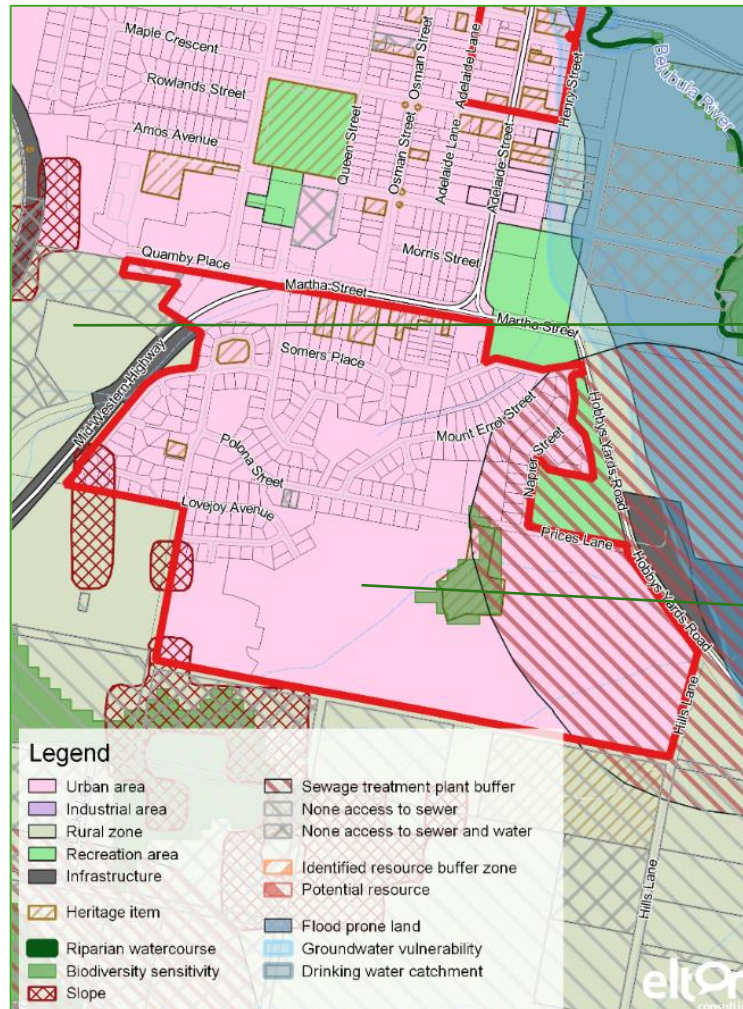
- » Focus on key areas where solid urban structure could be converted to deliver more intensified development and a diversity of housing
- » Consider a laneways strategy and funding framework
- » Increase potential for dual occupancy development through revised planning controls



## Blayney South

A large portion of Blayney South has been rezoned for residential development, but has not yet been subdivided.

**Figure 14 Blayney South opportunities and constraints**



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 17 Blayney South opportunities and constraints**

Constraints	Opportunities
Sewerage plant buffer zone impacts the east of the site. Not suitable for residential development.	Continue to liaise with the landowner regarding the future of Blayney South and adjust other strategies accordingly if the land becomes available.
Heritage listed property adjacent to the buffer zone Heritage item would need to be retained with a likely buffer zone.	Amend buffer areas to key infrastructure where relevant environmental studies recommend it.
High quality agricultural land. The key constraint is lack of landowner desire to convert the land to residential. There may be housing opportunity at this location at a later date totalling approximately 17.5 ha.	
Small areas of land with unsuitable topography. If subdivision should occur, these small areas should be avoided.	

Constraints	Opportunities
Land ownership, fragmentation and existing uses.	Quamby Place, consider in-fill and redevelopment of suitable zoned residential land including Tourist Park and adjoining land.
Unzoned and unserviced land south of Quamby Place.	Rezoning opportunity for land south of Quamby Place across to the Mid-Western Highway. Would require rezoning and consideration of constraints, in particular buffer to the road and rail and drainage.



### Implications for the Settlement Strategy

- » Zoned land is considered by the Department as “supply” despite reluctance of landowner to deliver it to the market
- » Rezoning required to make additional land in Quamby Place available subject to services

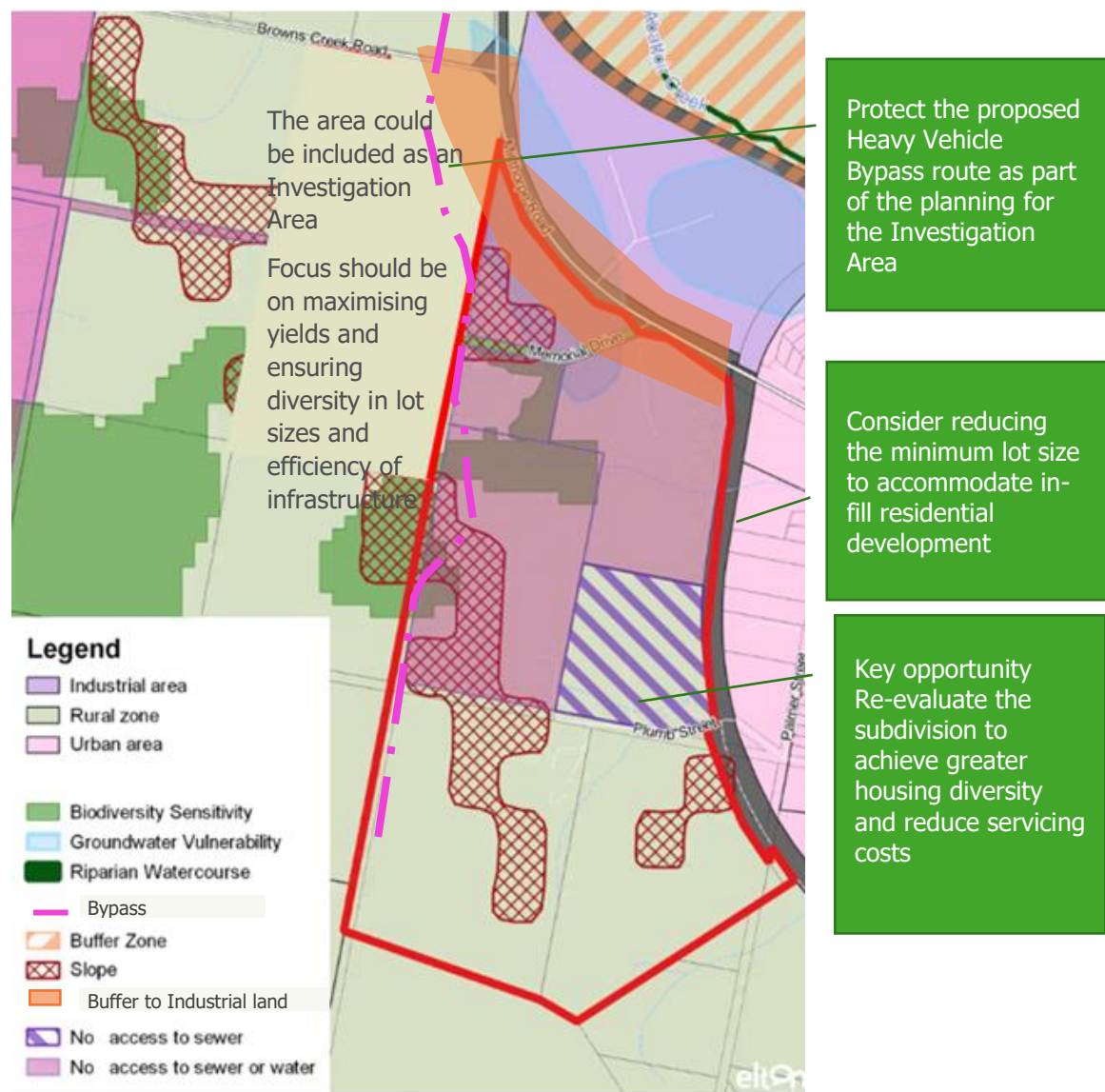
## Blayney West

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

At this stage, a preliminary subdivision plan provides for approximately 119 dwellings. Under this proposal the majority of lots are in excess of 800sqm with most being over 1,000sqm and up to 4,000sqm. Any rezoning here should look to maximise the yield to improve the economic efficiency of the development. Delivering large residential lots will limit the future ability of the town to expand in this direction. Any development in this area will need to acknowledge, address and accommodate a buffer to the Nestle site. The extent of the buffer and uses that might be appropriate within this area will need to be addressed in a Planning Proposal when the area is rezoned.

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

**Figure 16 Blayney West Opportunities and Constraints**





**Figure 17 Palmer Street**



**Table 18 Blayney West Opportunities and Constraints**

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

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



### Implications for the Settlement Strategy

- » Re-evaluate the subdivision plan for Blayney West 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. Further intensification of existing residential uses in Hill Street should be discouraged.

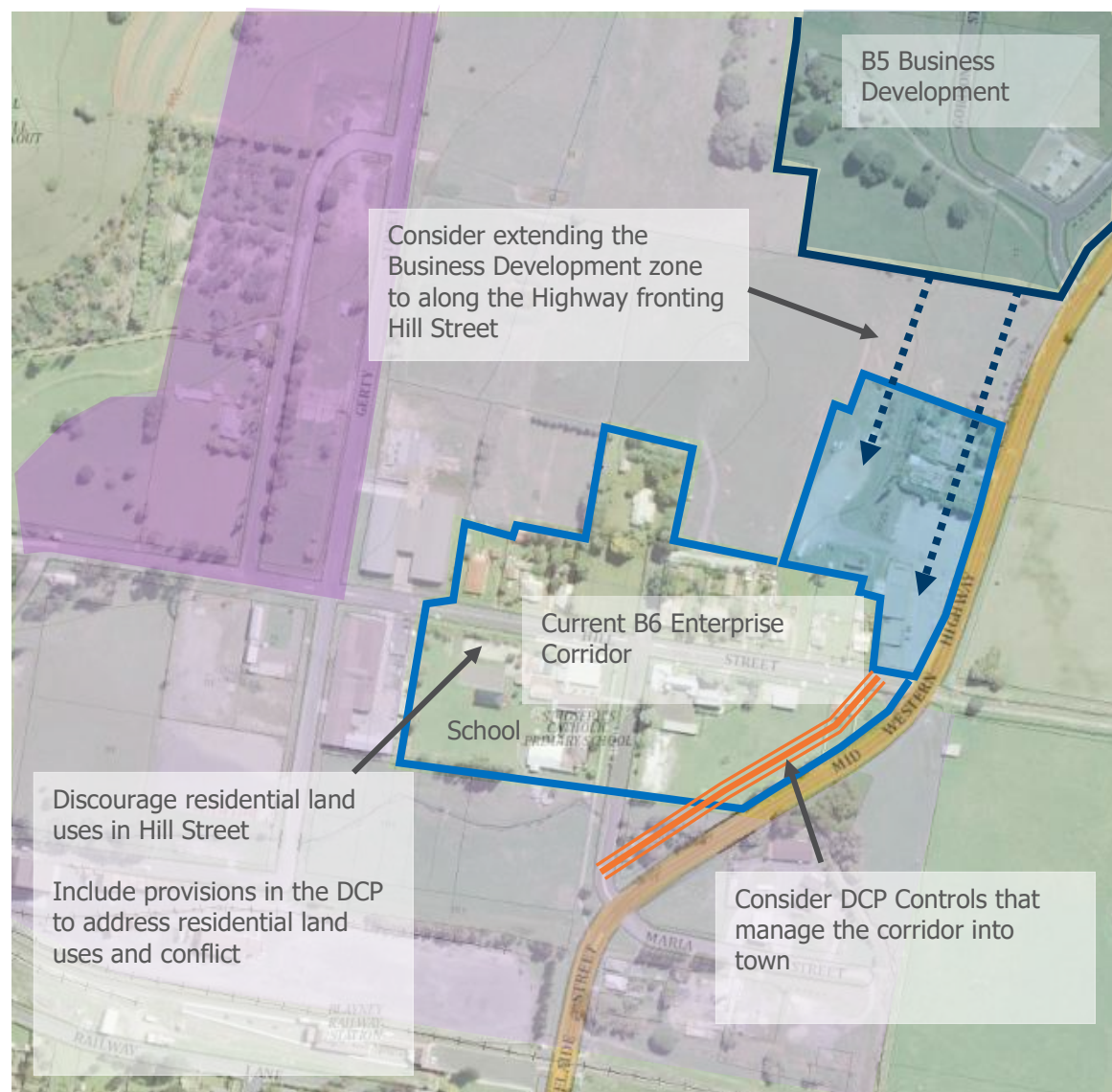
This should be considered in the context of work undertaken and recommendations in the Subregional Rural and Industrial Lands Strategy and may include the rationalisation of Business zones:

- » Retain B6 Enterprise Corridor zone;
- » Consider extending the existing Business Park zone south along the Highway to Hill Street;
- » Review land use tables and objectives; and
- » Include specific controls in the DCP to manage the residential/business/industrial interface.

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



**Figure 18 Hill Street**



Source: Six Maps edited by Elton

## Blayney Large Lot Residential Area

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

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

Analysis undertaken by Council indicates that there are currently 49 lots either existing or with approvals on the R5 zoned land.

Based on the current planning controls and holding pattern, the additional number of lots that could be created in this area is 4.

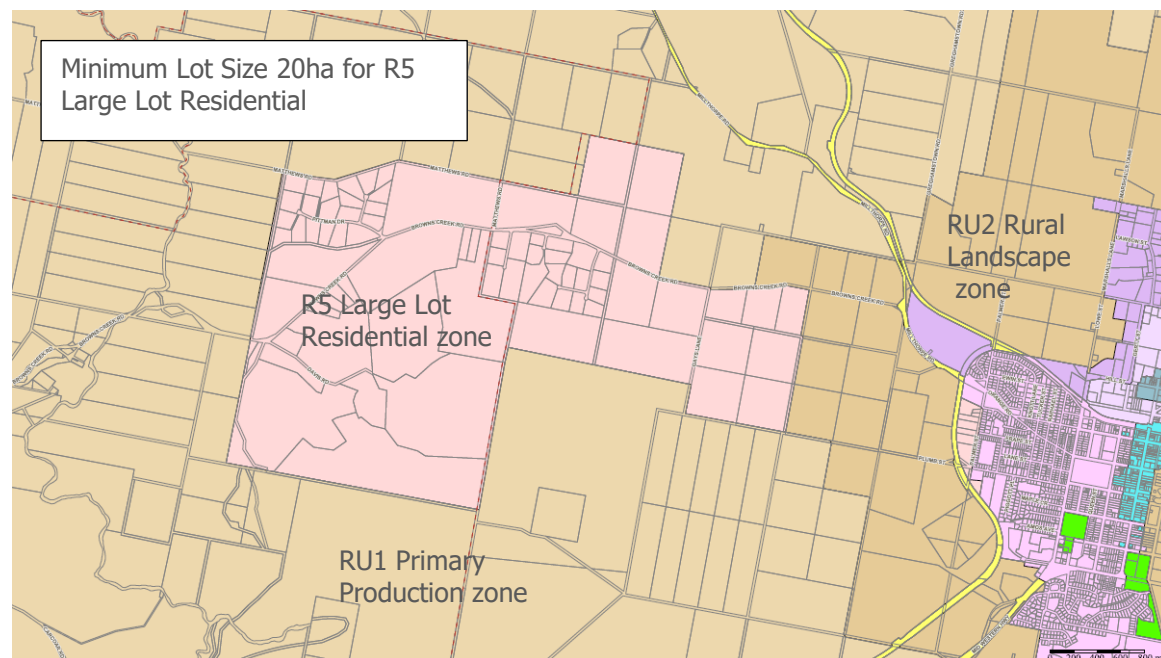
While this area is affected by a number of constraints (fragmentation, existing uses, topography, vegetation and drainage are the key limiting factors when it comes to the potential for additional development), there remains an opportunity to consider a more efficient land use pattern which would include reconsidering smaller lots on the southern side of Browns Creek Road.

Given the constraints, the introduction of an average lot size of 5ha, with a minimum of 2ha, would achieve a suitable arrangement of lots.

An average minimum lot size of 5ha across the zoned land could yield up to 84 additional lots. The key to the efficient subdivision of the precinct will be ensuring that individual land owners are able to work together to achieve linkages and avoiding cul de sacs and no through roads. It should be noted that, if adopted, the 5ha average provision cannot be applied more than once, that is a residue lot created under the provision cannot be re-subdivided.

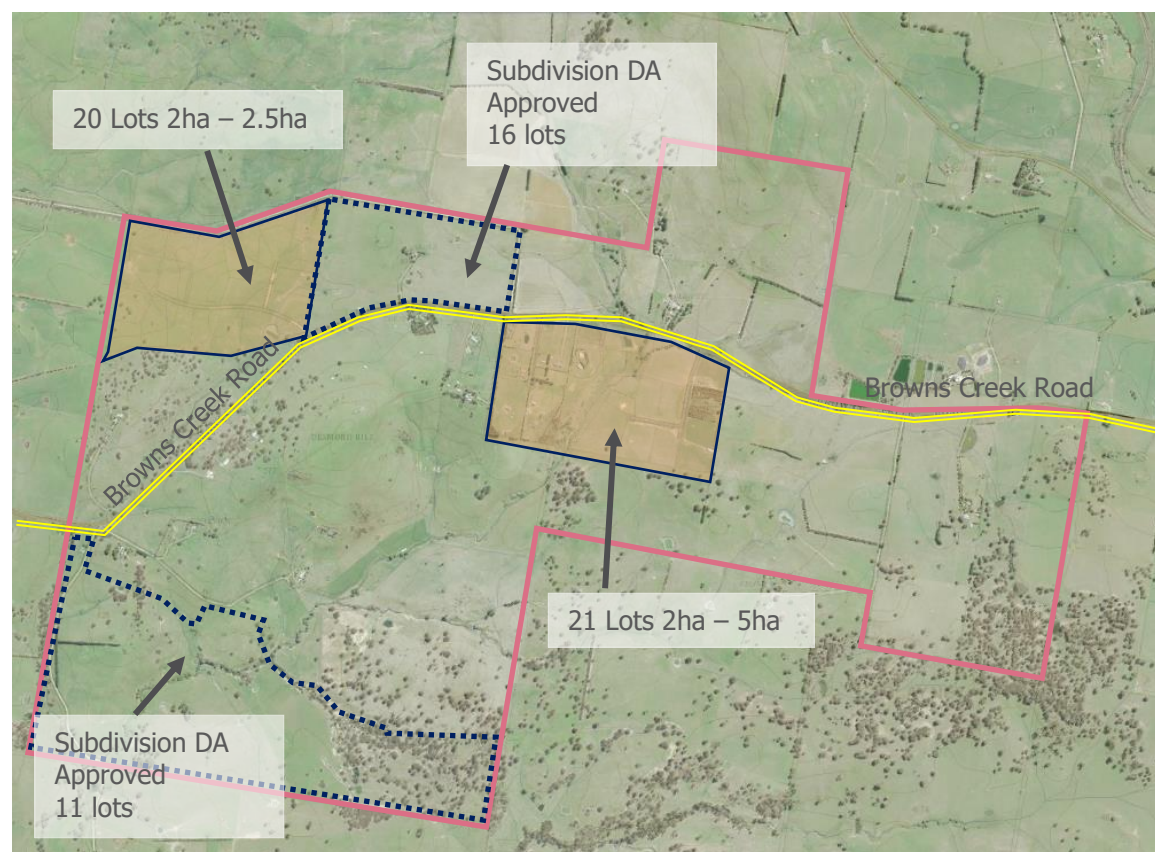
The 20ha minimum lot size should continue to apply to land identified on the North of Browns Creek Road and adjacent to the ANL operation to provide a buffer and manage land use conflict.

**Figure 19 Browns Creek Road – Current Zoning**



Source: Blayney Shire Council

**Figure 20 Browns Creek Road – Aerial**



Source: Six Maps edited by Elton

### 3.5.2 Millthorpe

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

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

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

There are three primary opportunities for development in Millthorpe urban area – one to the north of the village, a second on the north east entry to the town beyond Kingham and Fleet Streets and a third to the south east off Pitt Street as identified in the 2011 Settlement Strategy.



The northern site is currently zoned RU5 Village and R5 Large Lot Residential with lot sizes ranging from 450sqm to 2ha. This is undulating land that may have some flooding issues that need investigation. Specific consideration needs to be given to the relationship between the entrance to Millthorpe from the north and the impact that the development under the existing zone could have on the village character and amenity. The important visual amenity corridors should be identified as a trigger for more detailed assessment and consideration in any development proposal.

The other two areas have been identified as potential development opportunities for the expansion of the urban area to the east of Millthorpe. These areas have been represented as Deferred Future Investigation Area on the Millthorpe Town Structure Plan.

One is off Kingham Street. This area is located at the top of the water catchment and appropriate planning is required to ensure any extension of the village does not adversely impact drinking water quality.

The other site is an extension of Pitt Street. This area was identified in the 2011 Settlement Strategy.

While the strategy has identified the higher order constraints, a more detailed and site specific investigation is required, in consultation with the community, to carefully plan the future of Millthorpe. This process will enable consideration of the character of the town, consideration of open space and key green linkages and opportunities for sensitive infill.

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

Millthorpe also provides most of the large lot residential development to the west along Forest Reefs Road where large areas of land have been zoned to R5 Large Lot Residential. There is still capacity for an additional 115 lots in the R5 Large Lot Residential zone west of Millthorpe. These areas should not be allowed to be developed into parcels smaller than the current 2 ha minimum lot size.

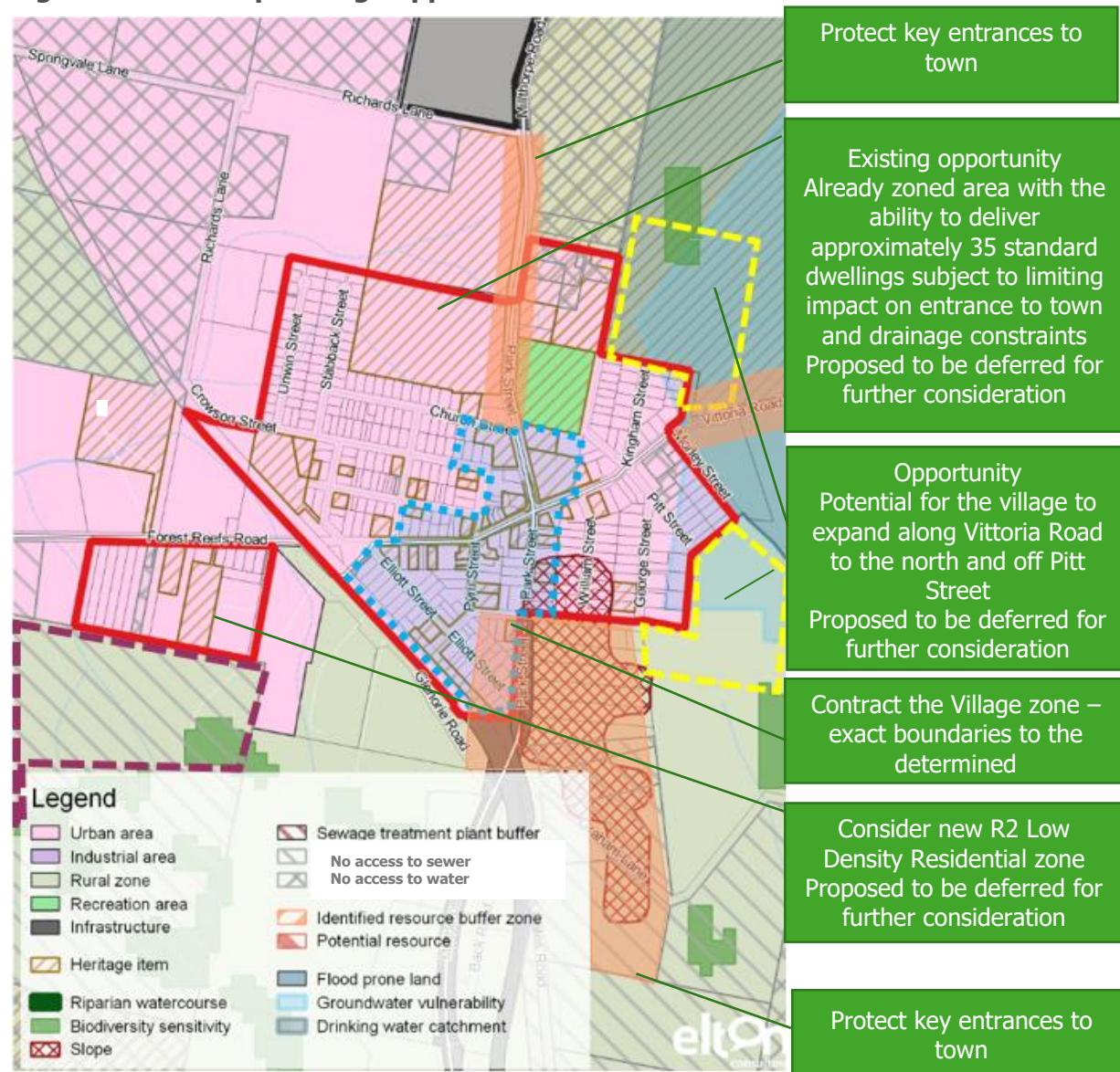
There is a parcel of land that was identified in the 2011 Settlement Strategy for future rural residential development immediately south of Forest Reefs Road. This site may be suitable for serviced rural residential development under a R2 Low Density Residential zone with a 4,000sqm minimum lot size. This form of development provides an alternative residential option that is not available at present. However, like the Future Investigation Areas described above, this site will require further investigation in consultation with the community prior to formal inclusion in the strategy, therefore, has also been identified as a Deferred matter in the Millthorpe Town Structure Plan.



## Millthorpe Village

The following map indicates the constraints and opportunities in Millthorpe village. The constraints are mapped and the opportunities highlighted in the green text boxes.

**Figure 21 Millthorpe Village opportunities and constraints**



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

**Table 19 Millthorpe Village opportunities and constraints**

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

Constraints	Opportunities
Heritage items and heritage conservation area.	Minor infill development should be encouraged where it complements the heritage fabric of the village.
Orange Drinking Water Catchment.	Land to the east of the village is within the Orange drinking water catchment. Any future development in this area will need to ensure net neutral or positive impact on water run-off.
Retaining scenic quality of the land at the northern gateway to the village and Large Lot Residential zoning to the north of the village (not serviced).	<p>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.</p> <p>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.</p>



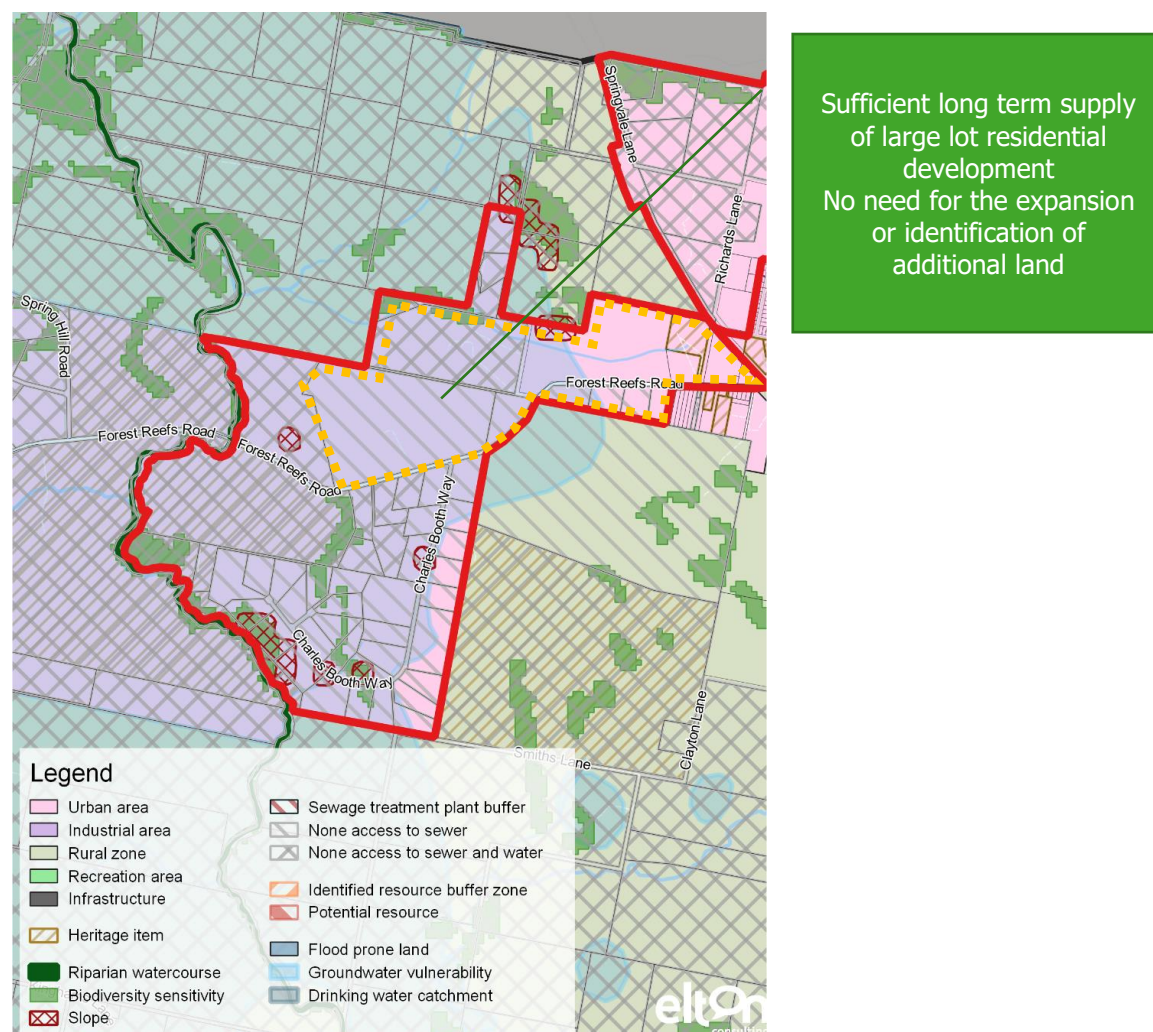
#### Implications for the Settlement Strategy

- » Need to consider appropriate future urban areas for Millthorpe
- » Ensure that the RU5 Village and R5 Large Lot Residential zoned land to the north of Millthorpe is developed in a manner that respects the heritage character and important entrance to the town.

## Millthorpe West Large Lot Residential – Forest Reefs Road Precinct

Millthorpe West, including land along Forest Reefs Road, contains a large area of land zoned R5 Large Lot Residential with a 2 hectare minimum lot size. The existing subdivision lot size facilitates a reasonable transition from the urban areas of the village to the rural area to the west.

**Figure 22 Forest Reefs Road Precinct opportunities and constraints**



**Table 20 Forest Reefs Road opportunities and constraints**

Constraints	Opportunities
<p>Much of Millthorpe West is in an area of groundwater vulnerability and without sewerage 2ha is an appropriate size for development.</p> <p>The sprawl of zoned land is inefficient in terms of the impact on agricultural land.</p> <p>Lot sizes result in underutilisation of land.</p>	<p>There is sufficient land zoned and not yet developed to maintain a supply of this form of development in the long term.</p>



#### Implications for the Settlement Strategy

- » Sufficient land zoned R5 Large Lot Residential for the long term

### 3.5.3 Carcoar

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

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

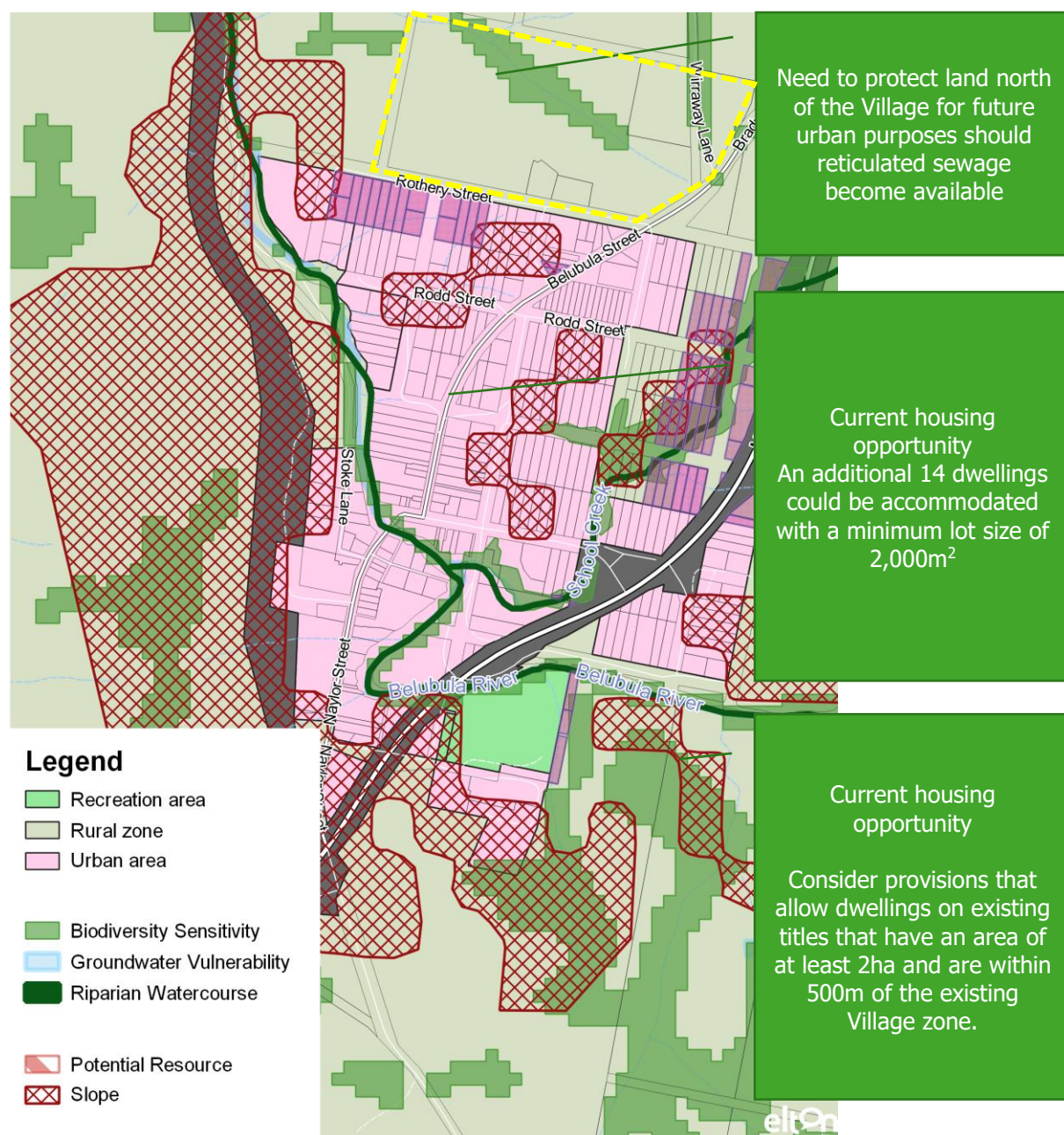
- » The topography and the direction of slope across the site (steeper terrain requires more space and if lots are orientated in an inappropriate direction, it is likely that appropriate handling of on-site sewerage will not be possible);
- » Soil profiles which determine the ability of the soil to hold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

Where an additional dwelling is proposed on a holdings that consist of multiple titles, Council will need to ensure that the existing dwelling is retained on a residue lot with an area of at least 2,000sqm.

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



**Figure 23 Carcoar opportunities and constraints**



The following constraints and opportunities apply to Carcoar.

**Table 21 Carcoar opportunities and constraints**

Constraints	Opportunities
Carcoar is serviced with potable water but not for wastewater and related issues such as topography and soil profile.	Servicing for wastewater investigations are identified by Blayney Shire Council. To inform the business case, analysis of the subdivision pattern should be undertaken to see if laneways should be incorporated in Carcoar's structure in some key areas.
Heritage items and heritage conservation areas	Should the above be resolved a design guide should be prepared to ensure that development in the core heritage area of Carcoar is complementary.



### **Implications for the Settlement Strategy**

- » If wastewater servicing is viable at Carcoar, planning should respond to potential increased market interest to deliver increased serviceability of urban structure and protect heritage.
- » Need for an increase in the MLS for a dwelling.

## **3.5.4 Mandurama and Lyndhurst**

Mandurama and Lyndhurst are serviced with potable water, but not sewerage services. Mandurama village has an approximate capacity of 26 additional dwellings if a minimum lot area of 2,000sqm is used as a benchmark for an on-site sewerage system. While there are significant numbers of vacant lots, in some area lots of around 1,000sqm are developed contiguous to one another.

Where an additional dwelling is proposed on a holding that consist of multiple titles, Council will need to ensure that the existing dwelling is retained on a residue lot with an area of at least 2,000sqm.

In order to provide opportunities for further growth, it is recommended that provisions be made in the BLEP that will enable an opportunity for additional dwellings on lots with a minimum area of 2ha or lots that could be consolidated to achieve an area of 2ha that are located within 500m of existing RU5 Village zones. In the case of Lyndhurst, this may extend to include land within 500m of the R5 Large Lot Residential zone.

A precinct comprising approx. 1.8ha, south of Banana Street Mandurama has stormwater, access and servicing constraints.

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

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

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

Flood affectation is of particular concern, particularly in regard to the use of septic systems.

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

**Figure 24 Mandurama opportunities and constraints**



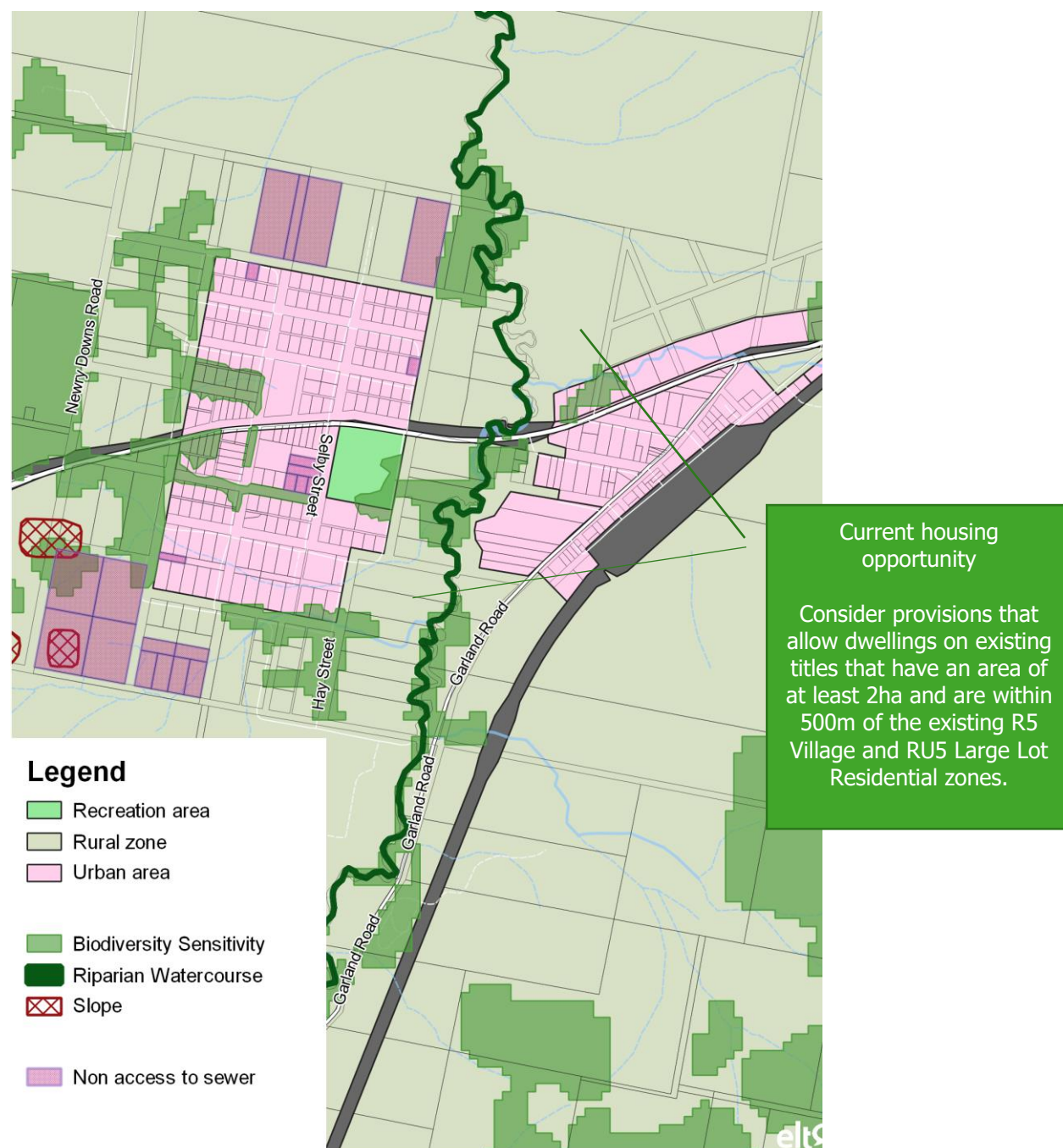
**Table 22 Mandurama and Lyndhurst opportunities and constraints**

Constraints	Opportunities
The level of flooding (impacting the safe installation of sewerage systems and other factors) is unknown for Mandurama and Lyndhurst. Much of Lyndhurst is on a significant flood plain and Mandurama is partially on a floodplain. This has a significant impact on environmental health in circumstances where dwellings rely on site waste water disposal.	<p>Council has indicated investigation into wastewater servicing for Lyndhurst and Mandurama. With wastewater servicing there would be significant existing capacity in Mandurama.</p> <p>Without wastewater servicing approximately 26 dwellings could be delivered in Mandurama if a lot size of 2,000sqm is adopted but there may be a reduction in this potential due to inability to deliver on-site sewerage on a limited number of flood prone areas.</p>



Constraints	Opportunities
Lyndhurst needs significant investigation into potential flood impacts for on-site sewerage. At present, the minimum lot size of 1,000sqm in the RU5 zone and the existing subdivision pattern would allow 6 additional dwellings	Adopting a lot size of 2,000sqm allow for 6 additional dwellings.

**Figure 25 Lyndhurst opportunities and constraints**







### Implications for the Settlement Strategy

- » Need to consider increasing the MLS for a dwelling in the RU5 and R5 zones
- » Opportunity for dwellings on existing titles under certain circumstances

## 3.5.5 Newbridge, Neville and Barry

Newbridge, Neville and Barry do not have access to reticulated water and sewer. While potable water is being considered by Central Tablelands Water for these settlements it is beyond Council control other than to strongly advocate for this to occur.

There has been a long-running water security issue in the Central West since the late 90s. While a study has been more recently commissioned to indicate that an upgrade of Lake Rowlands is necessary, approval of funding has not been able to be secured.<sup>7</sup> Engineering feasibility is currently underway. Until there is certainty in relation to water availability, expansion of these villages should not occur.

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

Barry has experienced low demand based on four new dwelling applications between 2008 – 2019. Analysis of vacant land and potential to accommodate on-site sewerage with optimal design parameters requiring 4,000sqm.

Neville has also experienced low demand based on new dwelling applications between 2008 – 2019. Analysis of vacant land and potential to accommodate on-site sewerage with optimal design parameters requiring 2,000sqm. There is an abundance of dwelling opportunities in Neville (refer Snapshots in **Section 2**– Neville vacant lot and landholding pattern).

Newbridge has similar servicing constraints with the exception that it does not fall within the drinking water catchment. However, the west of the village is within the area identified on the groundwater vulnerability maps. Newbridge has experienced low demand with seven dwelling applications over the ten-year period to 2019. There are approximately 3 dwelling opportunities based on the existing zoned land.

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

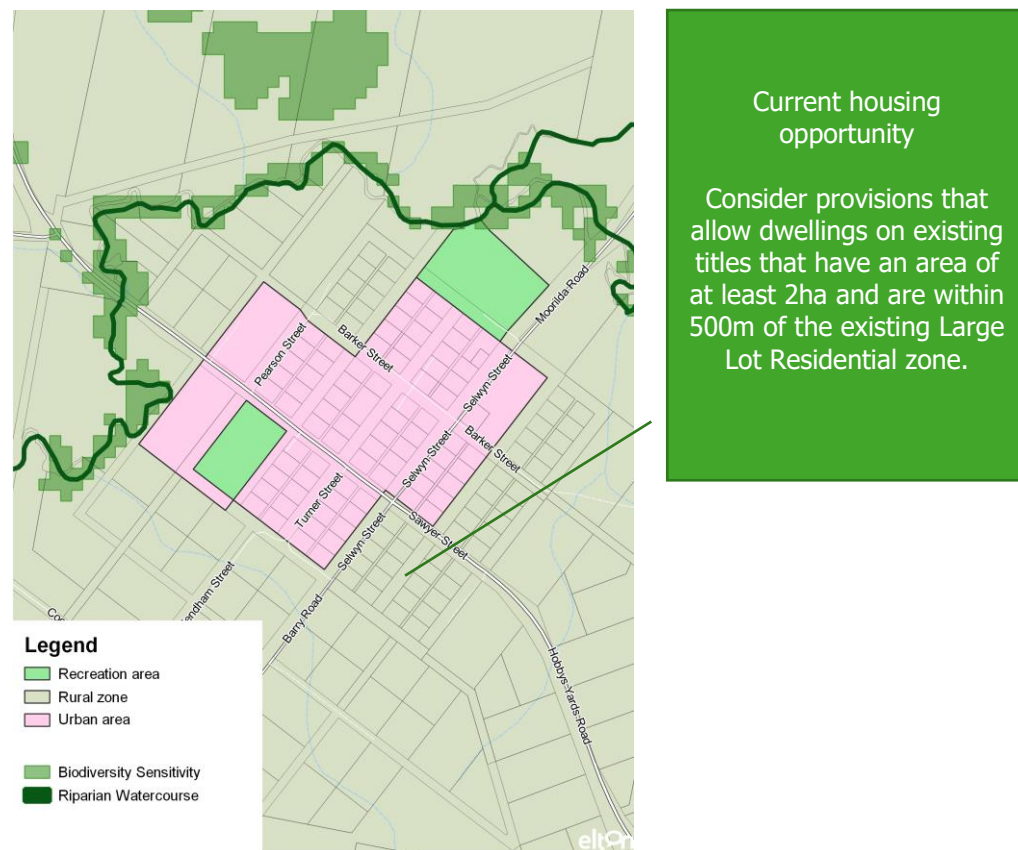
There may be an opportunity to consider additional dwellings on lots with a minimum area of 2ha or lots that could be consolidated to achieve an area of 2ha within 500m of existing RU5 Village zones.

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

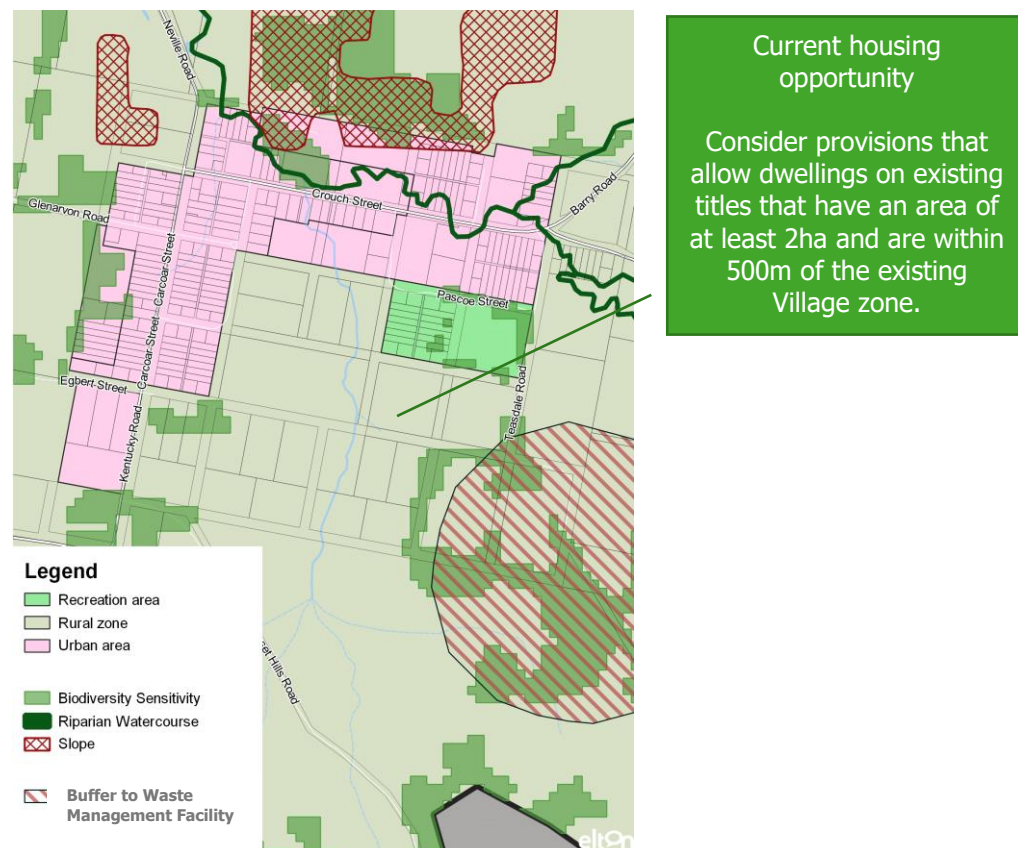
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<sup>7</sup> <http://www.ctw.nsw.gov.au/LakeRowlands.html>

**Figure 26 Barry opportunities and constraints**



**Figure 27 Neville opportunities and constraints**



**Figure 28 Newbridge opportunities and constraints**



Key investigation area for expansion of the Newbridge village subject to availability of water

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.



### Implications for the Settlement Strategy

- » Council to continue to advocate potable water and water security in general for Blayney Shire
- » Consider modifications of planning controls for Neville and Barry once potable water security is achieved

## 3.6 Summary of dwelling potential

Based on the opportunities and constraints analysis, the capacity for housing development is outlined below. Note, the table includes the potential yields from the deferred investigation areas in Millthorpe.

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

There is one key site within Blayney, the former Blayney Bowling Club, which could deliver; multi-dwellings, other residential accommodation and/or tourist and visitor accommodation in Blayney with modified controls, although all sites should be pursued concurrently to maximise opportunities.

**Table 23 Additional dwelling total expected capacity**

Location	Existing Capacity (Dwellings)	Planning changes or other strategies	Additional Capacity (Dwellings)
<b>Blayney</b>			
Blayney West	-	Revised subdivision plan to increase yield. Modifications to planning controls for dual occupancy in R1.	170
Blayney South	130	17.5 ha with a conservative yield of 10 dwellings per hectare as the upper amount. 10% reduction as a "undevelopable" contingency.	
Blayney key sites for multi-dwelling vacant	-	Change minimum land area for multi-dwelling to 240sqm, but not related to the bedrooms in the dwelling	48
Blayney R1 General Residential	10	Dual occupancy provisions allowing attached dual occupancy at 600sqm and detached at 800sqm. Encouragement of multi-dwelling development in some key areas offering good urban structure. Low take-up rate of 10-15% assumed.	140
Blayney R1 General Residential	39	No change but realise existing subdivision opportunities.	
Blayney Browns Creek R5 Large Lot Residential	40	R5 Large Lot Residential 2ha minimum lot size, with an average if 5ha.	84
<b>Sub-total Blayney</b>	<b>218</b>		<b>442</b>



Location	Existing Capacity (Dwellings)	Planning changes or other strategies	Additional Capacity (Dwellings)
<b>Millthorpe</b>			
Millthorpe North Large Lot Residential	120	Area north of Millthorpe. Revised down from 120 in 2012 Strategy likely to remain 2ha un-serviced 75% efficiency = 30 lots	-90
Millthorpe West Large Lot Residential	115	Area west of Millthorpe. Based on assumption of 75% efficiency rate to account for constraints including ownership patterns.	
Millthorpe Low Density Residential		Investigation Area South of Forest Reefs Road approx. 85ha @ 4,000sqm 75% efficiency	160
Millthorpe North East (Fleet Street)		Investigation Area (area to be determined approx. 10-15ha) 15ha @ 600sqm 10 lots per ha	150
Millthorpe South East (Pitt Street)		Investigation Area (area to be determined approx. 10-15ha) 15ha @ 600sqm 10 lots per ha	150
Millthorpe RU5 Village zone	35	No change	
<b>Sub-total Millthorpe</b>	<b>270</b>		<b>370</b>
<b>Villages</b>			
Lyndhurst	6	Capacity would be impacted if sewer became available.	
Madurama	26		
Carcoar	40		
Barry	0		0
Neville	41		
Newbridge	7	Includes existing village zone and provision for dwellings on existing 2ha lots with 500m of the Village	14
Other Rural	73	Take-up of dwelling approvals on rural land due to sunset clause	
<b>Sub-total Villages and Rural</b>	<b>193</b>		<b>14</b>
<b>Total potential dwellings</b>	<b>671</b>		<b>826</b>
<b>Total Capacity</b>			<b>1,497</b>

The total capacity is 1,497, this exceeds the forecast dwelling demand of 560 dwellings to 2036. However, due to the significant constraints to delivery, it is important that a number of strategies are pursued to ensure the delivery of housing over the period.

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

## 4 Planning Priorities & Actions

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

### 4.1 Local Housing Strategy Objectives

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

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

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

## 4.2 Land use planning approach

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

The Strategy:

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

### Finalise and endorse the Settlement Strategy

#### Planning Proposal

Analysis of planning controls to support the delivery of the Strategy through a Planning Proposal to deliver Short and Medium Term Development Opportunities

#### Local Strategic Planning Statement

Overview of land use, direction and character of the Blayney Shire to inform LEP and DCP amendments, and give weight to Council's community strategic plan.

### LEP Amendment, DCP Amendment and Urban Release Area Investigations

- » LEP areas identified for potential amendments, informed by principles and constraints analysis development in the Strategy to
- > Harmonise controls to form a revised LEP including overall aims of the LEP and zone objectives
- > Review residential accommodation land uses, in particular the opportunity for dual occupancy and multi dwelling housing and associated subdivision controls
- > Consider the zoning in Millthorpe
- » DCP – the DCP provides further guidance for development, and of particular inclusion are character statements; landscaping and design guidance updates. Site specific DCPs should also be prepared to support Urban Release Areas. Once identified as URAs in the LEP these areas should be identified as excluded areas in the current DCP until site specific chapters are added to address Part 6 of the LEP.

### Ongoing monitoring



## 4.3 Key Recommendations

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

### 4.3.1 Blayney



#### Blayney Settlement Vision

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

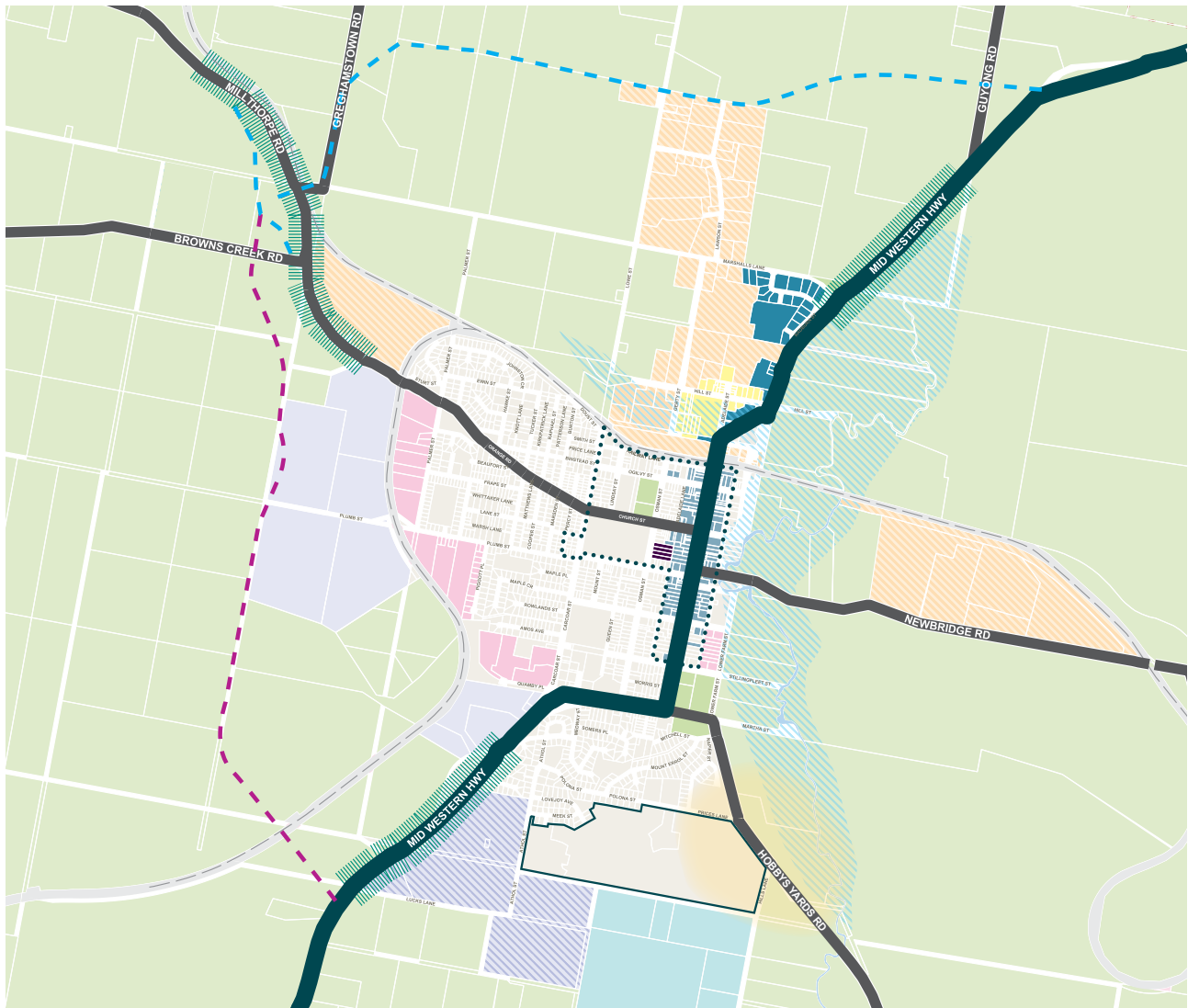
Blayney is the largest town and will continue to experience the majority of growth. The key recommendations include the following:

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

# BLAYNEY

## TOWN STRUCTURE PLAN

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



Preserve very long term by continuing to limit further fragmentation of land adjoining the existing urban area.

Identify land as future investigation area short/medium term. Protect from fragmentation into smaller rural residential lots.

Identify land as future investigation area – long term subject to rezoning.

Protect visual amenity of key entrances to town.

Extend the Business Development zone to land along the Highway fronting Hill Street.

Apply a Mixed Use zone in Hill Street to accommodate residential uses. Provide guidelines in DCP

Consider suitability of residential uses on certain sites in the town centre in particular the former bowling club.

Continue to work with landowners to release existing zoned land for residential development.

Proposed heavy vehicle route stage 1.

Proposed heavy vehicle route stage 2.

Town Centre.

Urban area.

Development potential (infill).

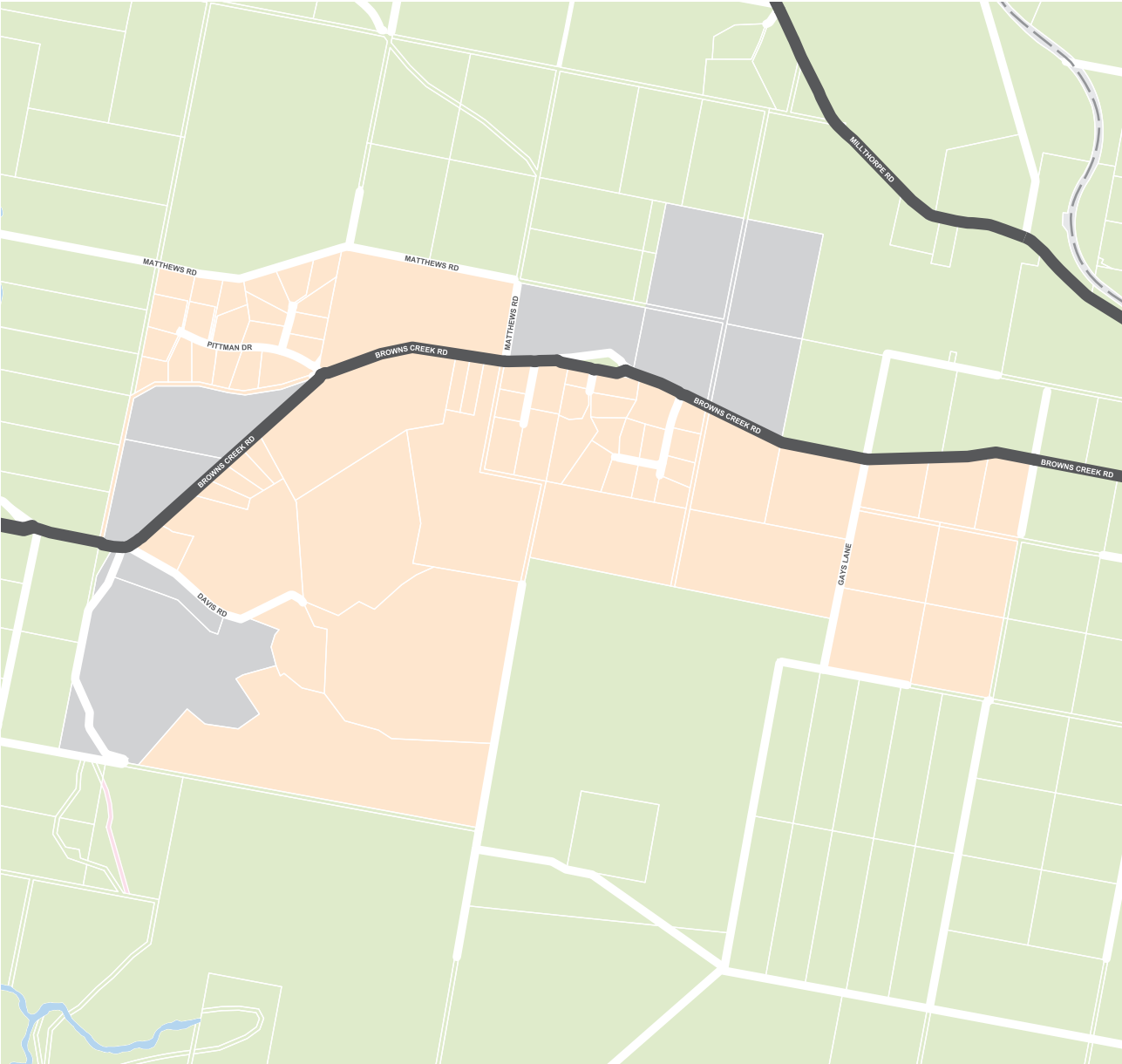
Existing enterprise corridor / industrial.

Heritage Conservation area.

Flood plain.

Sewerage treatment plant and buffer.

# BROWNS CREEK SETTLEMENT SUMMARY



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



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



## 4.3.2 Millthorpe



### Millthorpe Settlement Vision

Master planning for Millthorpe, in close consultation with the community, will appropriately respond to housing demand in the locality, respecting heritage, character and scenic value.

The master planning process will consider delivery of a variety of housing options for expansion that seamlessly integrates with the existing village area and will guide any appropriate infill that complements the existing fabric and heritage values

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

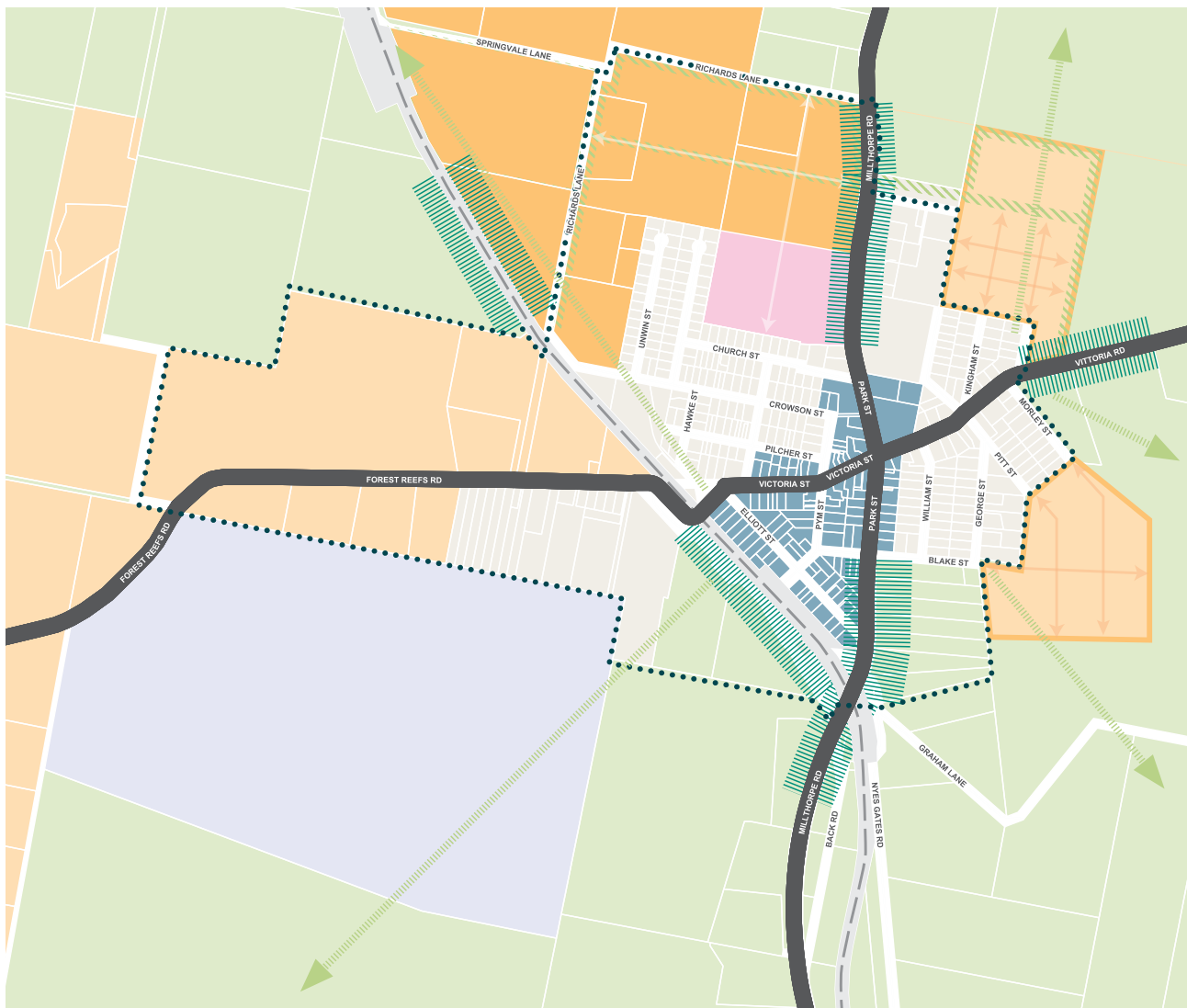
- » Inclusion of the existing RU5 Village zoned land West of Millthorpe Road and the adjoining R5 Large Lot Residential Land north of the Village zone and south of Richards Lane, in a Development Control Plan to ensure that the area is developed in an orderly and efficient manner having regard to the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














# MILLTHORPE

## TOWN STRUCTURE PLAN

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



-  Identify connection opportunities from Church and Stabback Streets. Consider heritage character and traditional grid layout (arrows). Minimum lot size of 2HA.
-  Deferred Future Large Lot Residential Investigation Area (2012) consider opportunity for R2 Low Density Residential, serviced with a MLS 4000m<sup>2</sup>.
-  Key growth area for zoned R5 Low Density Residential Development.
-  Deferred future investigation area options subject to master planning and rezoning. Consider heritage character, drainage, visual amenity and traditional grid or modified grid layout (arrows).
-  Protect visual amenity of key entrances to town.
-  Consider the "green grid" and opportunities for linking public spaces.
-  Urban area.
-  Village zone to concentrate on Park, Pym and Victoria Streets. Consider a Mixed Use zone.
-  Development potential, subject to master planning.
-  Heritage Conservation area.
-  Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.

### 4.3.3 Settlements Summary

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

- » Generally apply a consistent minimum lot size of 2,000sqm for subdivision and construction of a new dwelling in the RU5 Village zone;
- » Generally apply the minimum lot size required for subdivision for the construction of a new dwelling in the R5 Large Lot Residential zone, noting where less than 1ha it will be 4000sqm;
- » Continue to allow for a range of land uses in village zones; and
- » Include a provision in the BLEP to enable the erection of a dwelling on existing lots with an area of at least 2ha, located within 500m of the existing urban zoned land in the village and with an access / frontage to an existing formed road.

Such a provision will need to clearly articulate the criteria and specific circumstances in which it will apply. This should be included in the detailed Planning Proposal. Mapping the land to which the clause applies is also recommended.

In relation to the proposed inclusion of provision that will enable dwellings in rural zones adjacent to villages, it is recommended that Council undertake a review for these provisions after five years following implementation in the BLEP. This will enable Council to consider the effectiveness of the provision.

## Carcoar



#### Carcoar Settlement Vision

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

- » Protect the land to the north of Carcoar from fragmentation below 2ha to enable future expansion of the village as Large Lot Residential zone should reticulated sewage become available. A minimum Lot Size of 4000sqm can be applied if reticulated water and sewer is provided.
- » Increase the minimum lot size for the erection of a dwelling applicable to land in the RU5 Village zone to 2,000sqm, with the ability to reduce the minimum lot size to 1,000sqm if reticulated sewerage is provided.
- » Inclusion of an additional provision in the BLEP that allows for dwellings on RU2 Rural Landscape zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » All Large Lot Residential zoned land around Carcoar which currently has a Minimum Lot Size of less than 1ha to be consistently set at 4,000sqm.

# CARCOAR

## SETTLEMENT SUMMARY



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



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



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



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



Future investigation area. R5 Large lot residential. Minimum lot size 2HA unserviced or 4000m<sup>2</sup> fully serviced.



## Mandurama and Lyndhurst



### Mandurama Settlement Vision

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

- » Generally provide a consistent minimum lot size applicable to land in the RU5 Village zone to 2,000sqm.
- » Apply a 4,000sqm minimum lot size to the RU5 Village zone south of Banana Street.
- » Apply a 4,000sqm minimum lot size to the R5 Large Lot Residential zone.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone.
- » 34 Mandurama Road (lot 1014 DP 834806) which is 22ha allotment as Future Investigation Area for Large Lot Residential zone with a Minimum Lot Size of 2ha.



### Lyndhurst Settlement Vision

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

- » Provide a consistent minimum lot size applicable to land in the RU5 Village zone of 2,000sqm.
- » Apply a 4,000sqm minimum lot size to the R5 Large Lot Residential zone to the west of Grubbenbun Creek.
- » Apply a minimum lot size for a dwelling in the R5 Large Lot Residential zone to 1ha on the East of the village.
- » Include a provision in the BLEP that allows for dwellings on RU1 Primary Production zoned land in certain circumstances where the lot has an area of at least 2ha and is within 500m of the RU5 Village zone or R5 Large Lot Residential zones.

# MANDURAMA

## SETTLEMENT SUMMARY



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



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



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



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



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



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





# LYNDHURST SETTLEMENT SUMMARY



Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Large Lot Residential zone (R5) and Village-zoned land (RU5). Other requirements apply.



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



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



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



## Newbridge, Neville and Barry



### Newbridge and Neville Settlement Vision

Newbridge and Neville will continue to grow slowly, retaining their rural landscape character. With capacity to accommodate growth similar to the last 10 years, consideration of expansion of the villages will occur pending the resolution of the availability of water and sewage infrastructure.

Considerable care needs to be taken to ensure that appropriate management of environmental risks to guide longer-term future growth.

### Newbridge

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

### Neville

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

The Large Lot Residential zoned land (4 lots) at the intersection of Egbert Street and Kentucky Road which currently has a minimum lot size of 1.25ha to be slightly reduced to 1ha.

All other Large Lot Residential zone land shall have the minimum lot size applicable for subdivision under the current BLEP.



### **Barry Settlement Vision**

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

### **Barry**

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

# NEWBRIDGE

## SETTLEMENT SUMMARY



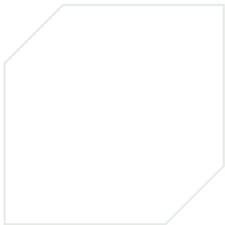
Include a provision to enable the erection of a dwelling on existing lots with an area of 2HA and located within 500m of the Village-zoned land (RU5). Other requirements apply.



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

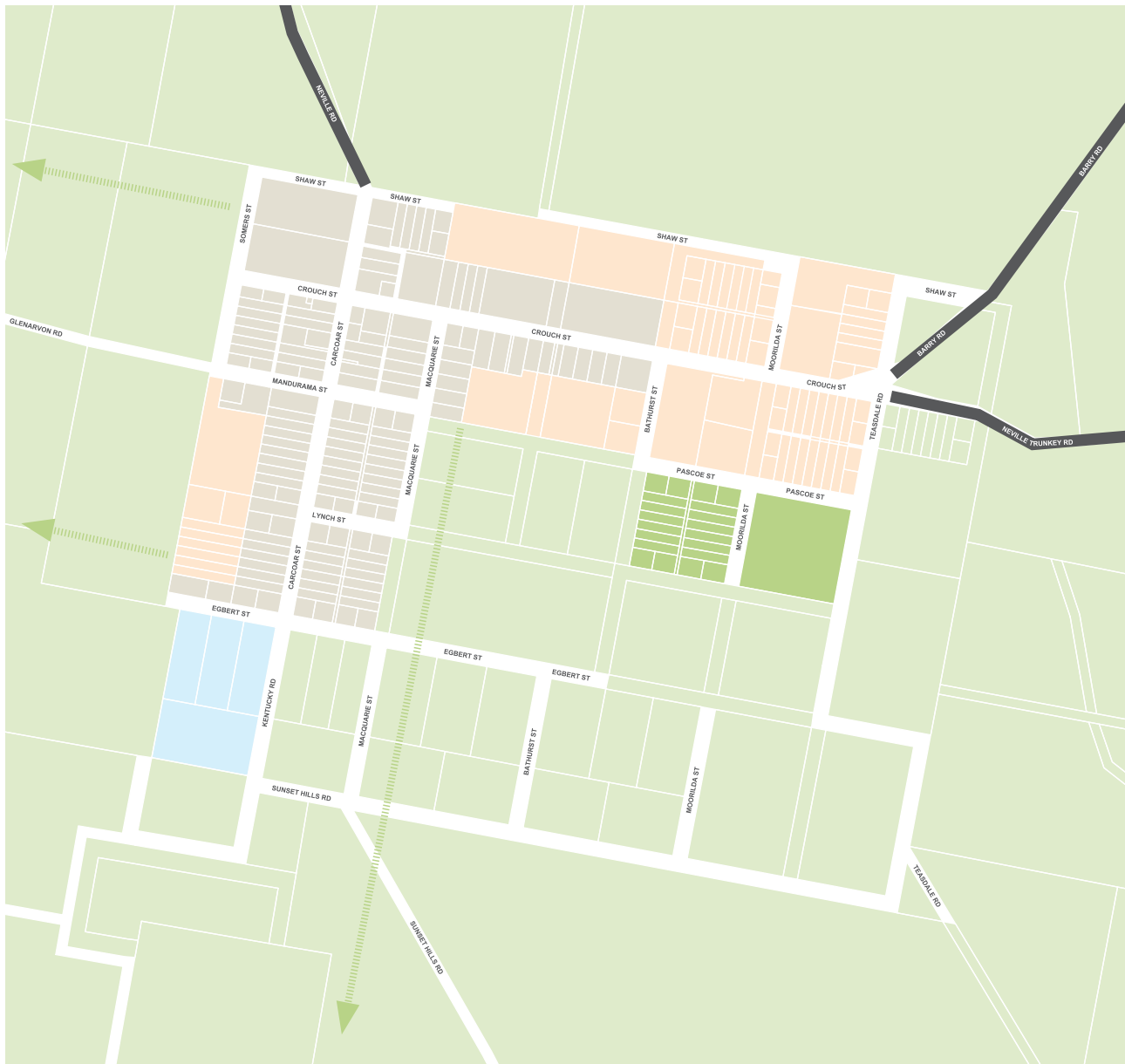


R5 - Large lot zoned land. Minimum lot size of 4000m<sup>2</sup> subdivision and erection of a new dwelling.



# NEVILLE

## SETTLEMENT SUMMARY



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



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



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

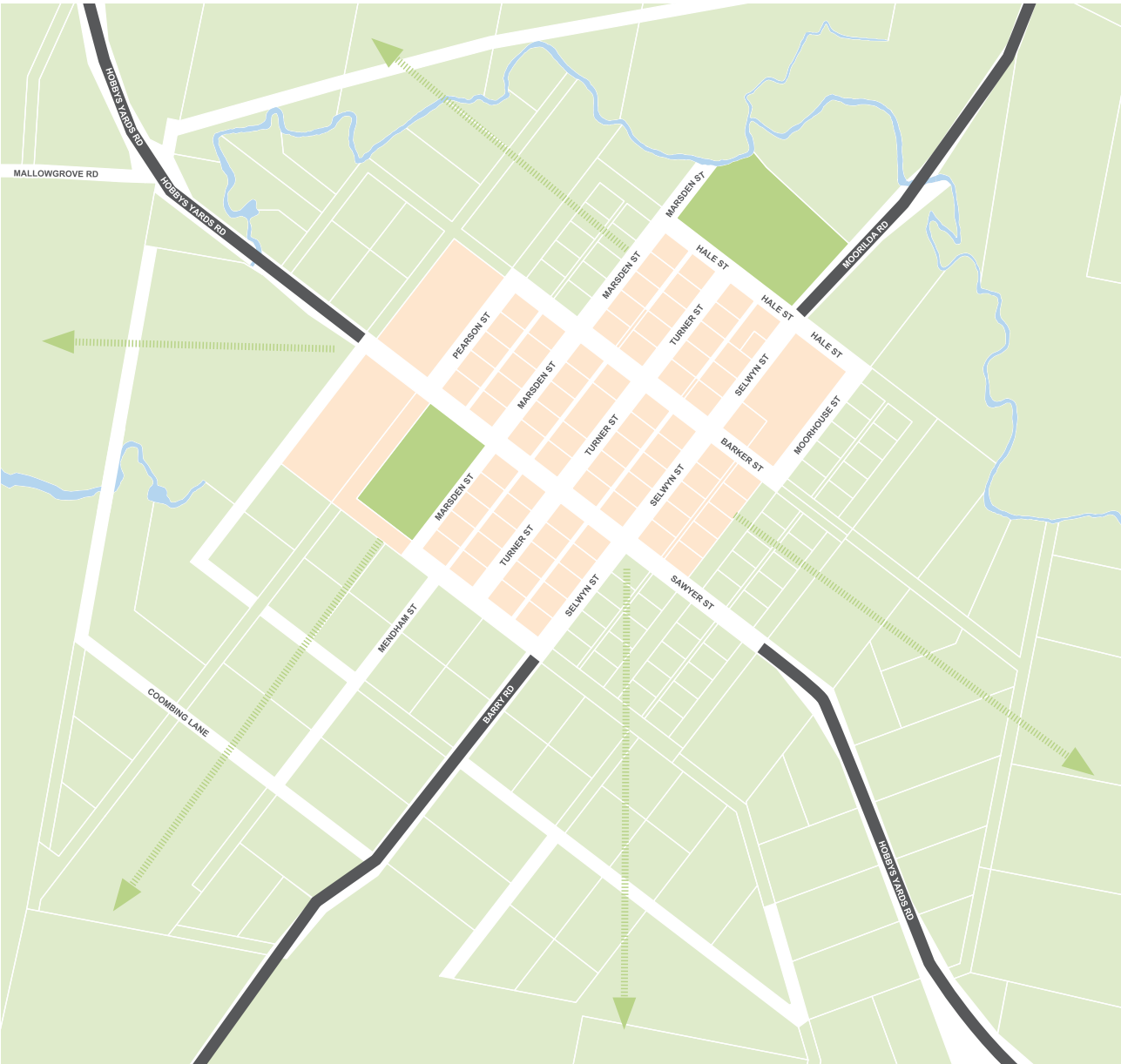


R5 – Large lot zoned land. Minimum lot size of 1HA for subdivision and erection of a dwelling.





**BARRY**  
SETTLEMENT SUMMARY



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



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



## 4.4 Mechanisms to Deliver the Options

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

### 4.4.1 Local Environmental Plan

Local Environmental Plans (LEP) guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used.

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

### Investigation and Urban Release Areas

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

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

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

### Planning Proposal

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

A Planning Proposal is prepared by either a proponent or Council to affect changes in the control in the Local Environmental Plan.

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

### 4.4.2 Development Control Plan

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

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

### **4.4.3 Adaptable Housing Policy**

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

Adaptable accommodation is a dwelling that is able to respond effectively to these needs without requiring costly and energy intensive alterations. Council could work with local developers and builders to address element like bathroom size, corridor width and the general accessibility of the products currently being delivered. Development controls such as minimum targets for adaptable housing in in multi-dwelling housing development could be introduced. This could encourage older people to relocate to smaller dwellings and age in place.

#### **Seniors Housing and Housing for People with a Disability**

The Seniors Housing SEPP applies in the Blayney Shire.

Seniors housing is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these.

but does not include a hospital.

The application of specific provisions in the DCP could be a starting point for Council as a mechanism to deliver a housing product that is better suited to older people.

#### **Affordable Housing**

Affordable Housing Policies are a mechanism for the delivery of smaller lot housing in particular areas or circumstances. As noted above, the villages already provide for diversity in terms of housing affordability and lifestyle. The margins for development in regional towns and villages are already reasonably tight which limits the options in terms of incentives that can be provided to developers in this space. Nonetheless, Council should continue to look for opportunities to ensure that housing is available at a range of price points.

Considering the development of a local housing affordability policy should provide the starting point for addressing affordability.

## 4.5 Actions

Notes: The Overarching Policy Directions Correspond to the relevant Directions of the Central West and Orana Regional Plan (eg. CWORP Direction 24) and the reference is made after the direction is cited. This has been done to provide direct correlation between the CWORP and the Strategy.

- The Strategy is overarching and it has a corresponding Action or series of Actions
- Implementation Outcomes provide a simply measure of the success in delivery of the Action
- Timeframe is in Short term 12 months, Medium 10-5 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth
- Responsibility, predominately Council but some Actions require collaboration

### Direction Increase housing diversity and choice (CWORP Direction 25)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A1 Review Settlement Strategy in line with Draft guideline for the preparation of housing strategies	A1-1 Complete and endorse the Blayney Settlement Strategy	Strategy adopted	Short	Council/DPIE
A2 Provide opportunities for increase in densities in Blayney	A2-1 Amend the BLEP to provide for recommendations in the strategy for Blayney and Browns Creek.	An increase in the number developments, including dual occupancy and multi dwelling housing	Short	
A3 Update zonings and non-deferred matters in and around Millthorpe	A3-1 Amend the BLEP to provide for recommendations in the strategy for Millthorpe.	Amendment to the BLEP made	Short	
A4 Provide flexibility in the Planning Controls to encourage development, particularly in and around the Villages	A4-1 Amend the BLEP to allow for recommendations in the strategy for all villages.	Additional dwelling opportunities in and around Villages	Short	

A5 Millthorpe Strategic Planning for Deferred Areas	A5-1 Investigate most appropriate location for R1 General Residential and R2 Low Density Residential expansion of Millthorpe	Addendum to the Blayney Settlement Strategy endorsed.	Short	Council
A6 Update BLEP Flood Planning Map	A6-1 Amend the Flood Planning map in the BLEP based on Blayney Flood Study 2016.	Ensure development is not undertaken in environmentally appropriate locations.	Short	Council
A7 Ensure adequate planning controls are in place to appropriately guide development	A7-1 Review the Blayney Shire Development Control Plan	Updated DCP endorsed by Council	Medium and Ongoing	Council

### Direction C Deliver a range of accommodation options for seasonal, itinerant and mining workforces (CWORP Direction 27)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
C1 Ensure planning controls are in place that support and promote alternative housing options for seasonal, itinerant and mining workforces	<p>C1-1 Review planning controls and land use tables across all zones to facilitate the delivery of accommodation options.</p> <p>C1-2 Work with adjoining Councils to provide a consistent approach to development of worker accommodation, particularly in rural areas.</p> <p>C1-3 Consider the definitions of tourist and visitor accommodation in the context of temporary accommodation in rural areas and villages in particular, the opportunity to transition from a dwelling to tourist accommodation.</p>	Additional beds available for short term workforce	Short	Council/Orange 360/Adjoining Councils



Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	C1-4 Consider a range of alternative housing typologies, tiny houses and re-use of existing structures to deliver temporary accommodation			

#### Direction D Manage rural residential development (CWORP Direction 28)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
D2 Maximise the efficiency of rural land and infrastructure	D2-1 Provide for a range of lot sizes that enable the efficient use of land that also does not obligate Council to future infrastructure which is not financially viable.	Better utilisation of land and efficiency of infrastructure	Short / Medium	Council

#### 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 Master planning of; Urban Release Area or other large scale identified residential areas.	Improved residential amenity and infrastructure planning	Medium	Council
E2 Provide suitable Urban Release Areas that can be readily serviced and infrastructure accommodated into a local contributions plan as part of the planning process for the Structure Plan	E2-1 Strategy identifies areas that are in sequence and suitable for rezoning for residential development in Blayney and Millthorpe E2-2 Consider an amendment to the BLEP to rezone land in Blayney; Quamby Place and Lower Farm Lane in the short term.	A development footprint that demonstrated sequential release of land	Medium	Council/ Community/ Landowners

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	<p>E2-3 Consider an amendment to the BLEP to rezone land in Millthorpe north east. Any such amendment should include a structure plan and address key issues including; visual impact on entrance to the village, maintaining the historic grid and avoiding cul de sacs, incorporating a range of lot sizes and dwelling typologies (smaller lot and adaptable housing), infrastructure delivery and sequencing and adopt a Water Sensitive Urban Design approach.</p> <p>E2-4 Consider the existing urban (and historic) character of existing towns and villages when preparing urban release area controls.</p>			
E3 Maximise the efficiency of hard Infrastructure (water and sewer)	<p>E3-1 Ensure that Development Servicing Plans are up to date</p> <p>E3-2 Review Council's planning resources and update/create information sheets or on-line resources to assist mum and dad developers understand the controls</p>	<p>Up to date DSP</p> <p>Increase in infill development</p> <p>Local Contribution Plan reflects additional demand and local infrastructure delivery</p>	Medium	Council
E4 Ensure Social and Community Infrastructure is available to meet the needs of the incoming population	<p>E4-1 Review Community and Recreation Plans and Strategies to support the delivery of infrastructure to new development</p> <p>E4-2 Review the Local Contributions Plan</p>	<p>Local Infrastructure delivered by the developer and apportioned to new development with no cost to the community.</p> <p>Plan complete and updated</p>	Short / Medium	Council

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### Direction F: Deliver more opportunities for affordable housing (Council)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
F1 Facilitate affordable housing	F1-1 Retain planning controls in the LEP that allow a range of residential accommodation across some residential zones.	Ready supply of land to the market to meet demand.	Medium	Council
	F1-2 Prepare an affordable housing strategy	A range of housing types available.		
	F1-3 Investigate the incorporation of affordable housing targets in new release areas	Reduction in wait times for rental accommodation.		
	F1-4 Ensure development is readily able to be connected to services and devoid of high value biodiversity thereby reducing the cost of development.			
	F1-5 Retain planning controls that encourage the delivery of one and two bedroom dwellings			

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