



CLIENTS | PEOPLE | PERFORMANCE

EXTRACT

DIRECTOR GENERAL ENDORSED
ON 30 JUNE 2011.



NSW GOVERNMENT
Department of Planning

Councils of Blayney, Cabonne and Orange City

Sub-Regional Rural and Industrial Land Use Strategy

Final Strategy

July 2008



Blayney

SA D Blayney Abattoir (Figure 6.13)

SA D is the former Blayney Abattoir site, located to the west of the existing North Blayney Industrial area. The SA includes only the lower parts of the abattoir site, and does not include the northern part of the site which is sloping and located within the scenic protection zone.

This land is generally unconstrained and its former use for industrial purposes makes it suitable for future industrial use. The relationship with residential development to the south of the railway line will need to be resolved in any future rezoning and development proposals.

SA E Newbridge Road (Figure 6.13)

SA E is located along the Newbridge Road between Mid Western Highway and the railway line. It comprises relatively flat land, and is currently occupied by industrial cold storage facilities (which are permissible with consent in the Rural 1(a) zone).

This SA is in close proximity to the Blayney township and is relatively unconstrained. The main constraint is Class 3 agricultural land, however the existing use of part of the SA for industrial activities precludes highly productive agricultural enterprises.

The western boundary of the SA is defined by the land currently occupied by the industrial cold storage facilities. A buffer between the industrial SA and the existing town is provided.

SA F Marshalls Lane North (Figure 6.13)

SA F is located to the north of Marshalls Lane, adjacent to the existing industrial area in North Blayney.

This land has a low constraint level (2) and is affected by Class 2 and 3 land. However, given its close proximity to existing industrial development, use of the land for industrial purposes is considered to be appropriate, as a logical extension to the existing North Blayney industrial area.

Subject
site



10. Industry

10.1 Objective

Provide adequate opportunities for employment-generating activities that will support the community and the economy of the Sub-Region.

10.2 Strategic Direction

Provision of adequate industrial land

The provision of well-located and suitable serviced land is vital in ensuring that land is available for industrial development when needed. This Strategy sets out the policy framework for achieving this objective by identifying the key areas and locations where industrial activities can be established. These areas:

- ▶ Will be protected from encroachment by activities that could hinder their effective operation, such as residential development;
- ▶ Are located near to transport and freight routes;
- ▶ Are located near existing zoned industrial land;
- ▶ Are located close to reticulated services (water and sewerage, and where necessary, natural gas) that have the capacity to accommodate the development level;
- ▶ Are free of hazards, such as flooding and bushfire; and
- ▶ Are located adjacent to areas with good access to a suitable workforce.

Key areas to be zoned for industry in the region are shown in Figure 6.1.

Staging

Section 6 identified a number of areas within which further industrial development can be justifiably pursued, subject to further detailed site specific investigations and design considerations that account for any site-level constraints.

It should be noted, however, that there needs to be a suitable staging strategy in place to ensure that appropriate amounts of land are available at any one time, and that there is not oversupply.

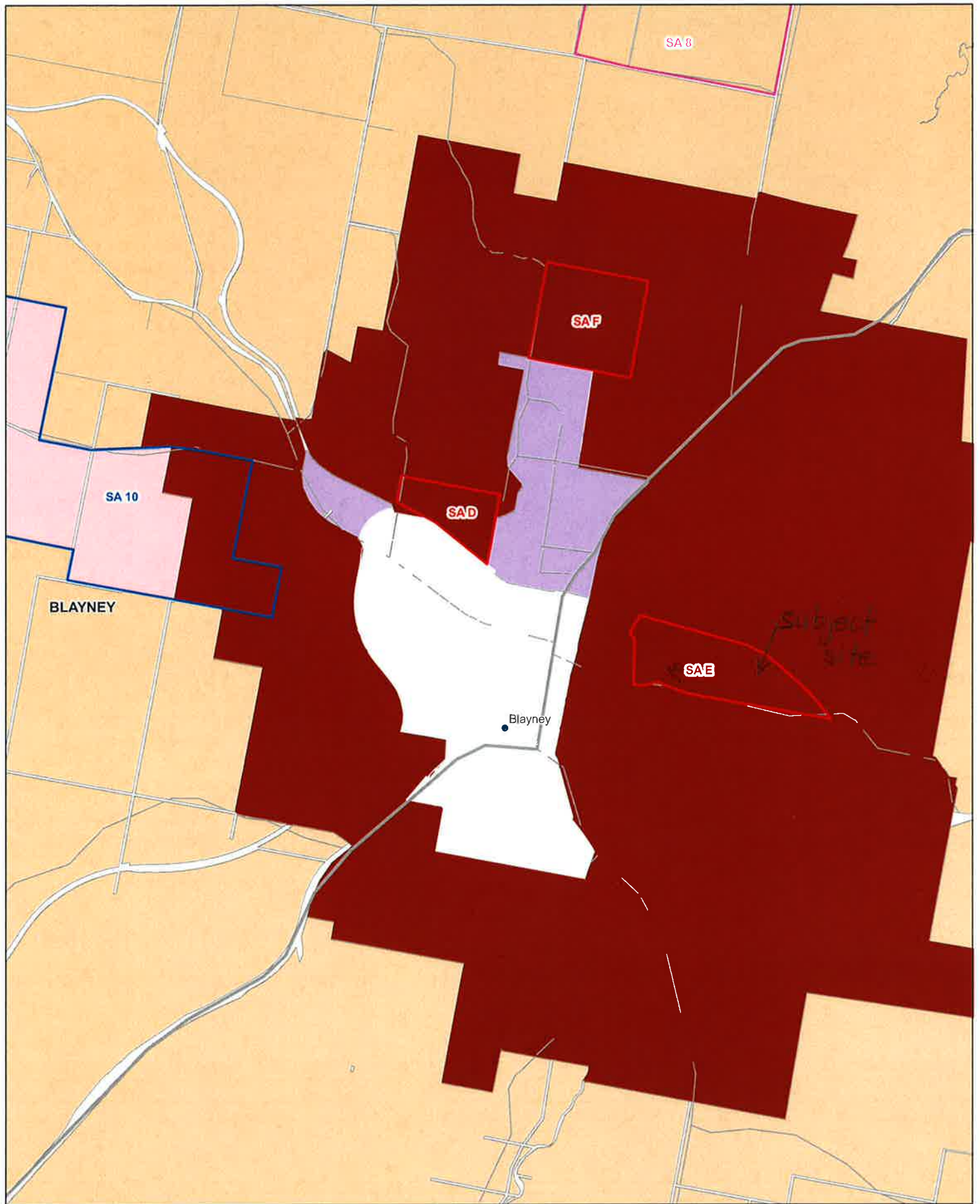
The recommended staging strategy is outlined below. Note that staging will generally operate independently within each LGA.

Blayney

Consideration for rezoning in the short term (5-10 years) is to generally occur in the following order:

- ▶ SA D Blayney Abattoir, for industrial activities that require good access to transport;
- ▶ SA E Newbridge Road, for larger scale industrial activities complementary to the current industrial cold storage use.

subject
site



0.125 0.5 0.75 1
Kilometres

NSW Local Government Areas
● Towns
— Roads

Landuse Strategy
 Lifestyle SAs 1-10
 Lifestyle SAs 11-12
 Industrial SAs
 Sustainable Settlement Strategy Areas

Legend:

Strategy Map Zones
 Primary Production
 Rural Small Holdings
 Rural Landscape
 Forestry
 National Parks and Nature Reserves
 Large Lot Residential
 General Industrial
 Environmental Management
 Land not subject to Strategy



COPYRIGHT
 This document is the property of GHD Pty Ltd. The document may only be used for the purpose for which it was prepared and in accordance with the terms of the contract for its preparation. Unauthorised use of this document in any way is prohibited.



CLIENTS PEOPLE PERFORMANCE

10 Bond Street
 SYDNEY NSW 2000
 Telephone (61 2) 9239 7100
 Facsimile (61 2) 9239 7199
 Email: sydney@ghd.com.au
 Web Site: www.ghd.com.au

VERSION: DRAFT

PROJECT NO: 21-14006

MAP NO: 21-14006-Z016

DRAWN: CW CHECKED: PAP DATE: 21/02/2008

CLIENT: The Councils of Blayney, Cabonne and Orange City

PROJECT: Sub-Regional Rural and Industrial Land Use Strategy

Fig 6.13 Strategy Areas D,E&F

Document [MXD]: G:\2114006\GIS\Map Documents\2016_Strategy.mxd



Strategy	Policy actions		Responsibility	Timeframe
2. Identify land that is appropriate for industrial development.	✖ 2.1	Provide land zoned for industrial purposes as shown in Figure 6.1, using the General Industrial land use designation.	Councils	Short term and ongoing
	2.2	Prohibit inappropriate land uses from locating on land zoned for industrial purposes.		
	2.3	Provide a range of allotment sizes for industrial uses.		
	✖ 2.4	Rehabilitate and make available underutilised industrial land for new development.		
3. Ensure planning policy facilitates and supports business development.	3.1	Ensure planning policy facilitates the establishment of new businesses based on the competitive advantages of the region, including providing access to major road and rail access routes, land, and separation distances from adjoining land uses.	Councils	Medium term and ongoing
	3.2	Develop a partnership approach between Council and business interests for the development of industrial land.		
	3.3	Allow for a mix of related and complementary land uses in employment areas to provide services to local employees, while not undermining the key role and function of the area or zone.		
	3.4	Develop policies and actions to attract and retain youth.		
4. Ensure rail, road and air transport options supports the local economy, integrates land use planning options and is a sustainable network.	4.1	Incorporate projected local and regional urban growth and economic activity into analysis of the need for future transport infrastructure.	Councils and State Government	Medium term
	4.2	Ensure that the location and design of developments protect and maintain the function of State Government-maintained roads, freight, rail and shipping routes.		
	4.3	Ensure transport planning and infrastructure decisions promote development in appropriate locations.		
5. Ensure industrial land has adequate infrastructure.	5.1	Industrial land should be capable of being serviced by all required infrastructure and utilities.	Councils, utility service providers	Short term and ongoing
	5.2	Promote sustainable water and energy use in industrial development.		