

PLANNING PROPOSAL

**Amendment to Blayney Local Environmental Plan 2012
Reclassification of land from Community to Operational**

**1 Beaufort Street, Blayney (Lot 19 DP 244853) and
11 Beaufort Street, Blayney (Lot 7 DP 236443)**

Prepared by
Blayney Shire Council

June 2013

INTRODUCTION

Blayney Shire Council is seeking to change the classification of land from 'Community' to 'Operational' for the following sites:

- 1 Beaufort Street, Blayney (Lot 19 DP 244853); and
- 11 Beaufort Street, Blayney (Lot 7 DP 236443).

The sites are categorised as 'Community' land (public reserves) in Council's Community Land Management Plan that was adopted on 8 September 2003 and are located in a R1 General Residential Zone pursuant to the Blayney Local Environmental Plan 2012.

1 Beaufort Street

The site was created as part of twenty seven (27) lot subdivision of Lots 2 -12 and part Lot 2 of Section B, Lots 2 -12 of Section 9, Lots 1 & 2 Section in DP 1450 and Lots 1 & 2 DP 243864 on the 26 March 1973 (Subdivision Number: 1973/2). At the time of subdivision the site was dedicated as a 'public reserve'.

11 Beaufort Street

The site was created as part of a twelve (12) lot subdivision of Lots 5, part 6, part 7 and 9 Section 10 DP 1450 on the 8 January 1968 (Development Application 68/1). The plan of subdivision does not indicate that this area was nominated as a 'public reserve'. The site was transferred to Council by proclamation in the Government Gazette in July 1977. The reason that the land was vested in Council is not included in the grant and it is assumed that when the lot passed to Council in 1977 that it was nominated as a 'public reserve'.

Appendix A of this report contains relevant zoning maps, aerial photographs and the Land Titles and Reservations.

Appendix B of this report contains an extract of the sections from the Community Land Management Plan and Subdivision Plans.

PART 1: OBJECTIVES OR INTENDED OUTCOMES

The proposal seeks an amendment to the Blayney Local Environmental Plan 2012 (BLEP 2012) and involves the reclassification of 1 Beaufort Street, Blayney (Lot 19 DP 244853) and 11 Beaufort Street, Blayney (Lot 7 DP 236443) from 'Community' to 'Operational' land and to remove any restrictions on the titles to that land that would prevent it from being redeveloped for residential purposes.

PART 2: EXPLANATION OF PROVISIONS

As per Clause 5.2 - Classification and reclassification of public land of BLEP 2012, it is proposed to insert the following provisions into Schedule 4, Part 2 – Land classified or reclassified, as operational land – interests changed of this Plan as outlined below:

Schedule 4 Classification and reclassification of public land

Part 2 Land Classified, or reclassified, as operational land – interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc. not discharged

Blayney	Land at 1 Beaufort Street known as Lot 19 DP 244853	Nil
Blayney	Land at 11 Beaufort Street known as Lot 7 DP 236443	Nil

PART 3: JUSTIFICATION

Section A - Need for the planning proposal

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

The planning proposal is not strictly a result of any strategic study or report. However, the *Blayney Settlement Strategy 2012* (Settlement Strategy) does look at the supply and demand of dwellings, open space and recreational land within the Town of Blayney.

Section 3.21 of the Settlement Strategy estimates that the demand for dwellings in the Town of Blayney is for an additional 609 dwellings over 30 years (or approximately 20 dwellings per year). The primary method to meet this demand for at least the next 10 years is infill development in existing vacant lands within the urban boundary of the Town of Blayney.

Section 3.16 of the Settlement Strategy, looks at vacant land and development potential in the Town of Blayney including potential infill / subdivision opportunities to meet future dwelling demand. The Settlement Strategy relies heavily on supply being provided by infill development of vacant privately held land (which was thought to be sufficient to meet demand) which in turn relies on private land holders releasing land at a rate to meet demand. However, in 2012 there have continued to be insufficient lots placed on the market to meet demand. For example, the 'Highland Estate' area is assumed to provide up to 80% of new subdivision land and 51% of total infill development lots. Whilst Stage 3 of Highland Estate has received a Subdivision Certificate it has not proceeded to sale and this land is currently not available. For this reason, Council is interested in preparing a number of smaller sites for redevelopment to meet short terms needs for dwelling lot demand and to act as a 'catalyst' for other land holders to consider development potential once they see the sale and development of these lots.

The subject sites are deemed surplus to the community's needs for open space and recreation. Section 3.17 of the Settlement Strategy states that the Town of Blayney has over 44 hectares of open space and recreational lands meeting a wide variety of recreational and sporting needs and that *"the current supply of open space and recreational lands is expected to be sufficient to meet future demands for some time (subject to a detailed review)"* that indicates that current supplies equal or exceed demand.

Whilst the planning proposal is not explicitly the result of a strategic study or report, as outlined above, the planning proposal seeks to respond to a demand for housing in the Town of Blayney identified in the Blayney Settlement Strategy 2012.

An extract of the sections from the Settlement Strategy are contained in Appendix C.

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

Amending the BLEP 2012 to reclassify the subject sites from Community to Operational is the best means of achieving the objectives of the planning proposal whilst responding to a demand for housing in the Town of Blayney.

3A. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

It is proposed to extinguish the classification of these sites as 'public reserves' and to thereby remove the caveat by the Registrar General relating to public reserves that forbids the registration of instruments not authorised by the provisions of the *Local Government Act 1993*.

As these sites will no longer function as public reserves and they are intended for sale and potential development for residential purposes then this caveat is no longer applicable. In addition, neither of these spaces has operated 'formally' as public open spaces as they are vacant and have no significant recreational infrastructure so there is very limited impact on recreational needs in the Town of Blayney.

The inclusion on the title of 'Reservations and Condition in the Crown Grant(s)' is a standard inclusion on all land vested in Council. It is intended that this restriction is also removed from the titles of both sites as it is inconsistent with the redevelopment of the sites for residential uses.

3B. The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Blayney Shire Council is the owner of the subject sites.

Section B - Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Western Regional Strategy has not been drafted by the NSW Department of Planning & Infrastructure.

5. Is the planning proposal consistent with the council's local strategy or other local strategic plan?

The Blayney 2025 Community Strategic Plan is Council's local community strategic planning document. The Plan sets out a range of broad objectives that are then implemented through the Delivery Program and Operational Plan. The Delivery Program describes the resourcing strategies required to achieve the priorities and strategic objectives, while the Operational Plan identifies services and activities to be carried out.

The following strategies are outlined in the above Plans:

DP4.1.12 – Identify surplus Council owned assets for possible sale to be invested in infrastructure reserves.

OP4.1.12 Task – Undertake review of Council assets to identify those surplus to requirements.

Accordingly, the subject sites were identified as being surplus to the community's needs for open space and recreation within the Town of Blayney.

Therefore, Council submits that the Planning Proposal is consistent with Council's Community Strategic Plan and other local strategic plans including the Blayney Settlement Strategy 2012.

An extract of the sections from the above Plans are contained in Appendix D.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The Planning Proposal is consistent, or where applicable, justifiably inconsistent with State Environmental Planning Policies, as set out in Table 2 of Appendix E.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent, or where applicable, justifiably inconsistent with Section 117(2) Ministerial Directions, as set out in Table 3 of Appendix F.

Section C - Environmental, social and economic impact

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

The land is not identified as containing threatened species, critical habitat, ecological communities or their habitat. The proposed reclassifications relate to land which is currently vacant of any buildings or significant vegetation. Consequently, reclassifying the land will not impact on any critical habitat or threatened species as the subject sites will be used for residential purposes which is consistent with the predominant use of the area.

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

Any subsequent use/development of the sites for residential purposes resulting from the reclassification will not result in any environmental impacts to surrounding areas. The subject sites are not known to be contaminated, bush fire prone, be subject to land slip or adversely affecting any adjoining heritage items.

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

The Planning Proposal will not have an adverse social or economic impact upon adjoining land owners or the Town of Blayney.

Overall the benefits of undertaking the proposed reclassification include:

- Enable Lot 19 DP 244853 – 1 Beaufort Street, Blayney to be considered for residential development in response to a demand for housing in the Town of Blayney.
- Enable Lot 7 DP 23643 – 11 Beaufort Street, Blayney to be considered for the potential sale and consolidation with adjacent residential sites.
- The ongoing maintenance costs of maintaining the subject sites would be done away with.

Section D - State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Currently there are no services connected to the sites, although reticulated water and sewer, electricity and telecommunication services are available. An existing water main is located onsite, which will require an easement to be created over this asset.

Lot 19 DP 244856 – 1 Beaufort Street, Blayney is accessed from both Beaufort Street and Frape Street, which are formed carriageways with kerb and guttering. Access is available from Cook Street, which is currently not a formed carriageway. Pedestrian access is also available from Rosebery Place, which is currently not a formed access.

Lot 7 DP 236443 – 11 Beaufort Street, Blayney is accessed from Beaufort Street, which is a formed carriageway with kerb and guttering.

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

No consultation has been carried out at this stage with any State and/or Commonwealth Public Authorities or service providers; however, consultation will occur in accordance with the Gateway Determination.

PART 4: MAPPING

The proposal does not seek a change in LEP mapping as it only relates to the reclassification of land from 'Community' to 'Operational'.

Notwithstanding the above, Appendix A of this report contains relevant site identification maps, zoning maps and aerial photographs for information purposes.

PART 5: COMMUNITY CONSULTATION

Council proposes that the Planning Proposal be exhibited in accordance with the requirements of section 57 of the *Environmental Planning & Assessment Act 1979*, section 29 of the *Local Government Act 1993*, the NSW Department of Planning's: LEP Practice Note PN09-003 *Classification and reclassification of public land through a local environmental plan* and *A guide to preparing local environmental plans* (July 2009).

It is proposed that the Planning Proposal will be placed on public exhibition for a minimum of 28 days as the proposal seeks to reclassify Community Land. During exhibition the following written notification will be undertaken:

- Notification in the Blayney Chronicle (local newspaper);
- Notification on Blayney Council's website; and
- Notification in writing to affected and adjoining landowners.

The written notice will contain:

- A brief description of the objectives or intended outcomes of the planning proposal;
- An indication of the land affected by the Planning Proposal;
- Information on where and when the Planning Proposal can be inspected;
- The name and address of the Council for the receipt of submissions; and
- The closing date for submissions.

During the public exhibition period, the following documents will be places on public exhibition:

- The Planning Proposal;
- The Gateway Determination;
- Relevant Council Reports; and
- The LEP Practice Note: Classification and reclassification of land through a Local Environmental Plan (PN09-003).

The above documents will be available at the following locations during the public exhibition period:

- Blayney Shire Council office, 91 Adelaide Street, Blayney; and
- Blayney Post Office, 60 Adelaide Street, Blayney.

A public hearing will be required to be held as the Planning Proposal is reclassifying public land from Community to Operational. In accordance with the Department of Planning Circular (PN09-003) the public hearing will be held after the close of the exhibition period. Public notice of the public hearing will be sent and published at least 21 days before the start of the public hearing.

PART 6: PROJECT TIMELINE

Table 1 provides a project timeline for the proposed reclassifications:

Table 1 – Project Timeline

No.	Description of Tasks	Task Commencement	Task Completion
1.	Gateway Determination Anticipated Gateway Determination.	July 2013	August 2013
2.	Public Exhibition Agency and community consultation to be undertaken as part of the formal public exhibition of the Planning Proposal in accordance with any conditions of the Gateway Determination.	August 2013	September 2013
3.	Public Hearing Public Hearing to be conducted in accordance with the Local Government Act 1993 and/or any conditions of the Gateway Determination.	October 2013	October 2013
4.	Consider Submissions and Document Finalisation Post public exhibition and public hearing, Blayney staff to consider, respond and report on submissions received and issues raised, to Council (if any) and make any relevant changes to the Planning Proposal. This process will determine, amongst other things, the following: • whether or not to endorse and/or support the Planning Proposal; or • whether or not to endorse the Planning Proposal (as exhibited); or • whether or not to endorse the Planning Proposal (as amended).	November 2013	November 2013
5.	Submission to the Department and/or Parliamentary Counsel Council to forward Planning Proposal to the department and/or Parliamentary Counsel for finalisation following public exhibition (including any changes	November 2013	November 2013

	made).		
6.	Notification Anticipated date LEP will be notified.	December 2013	December 2013

APPENDIX A

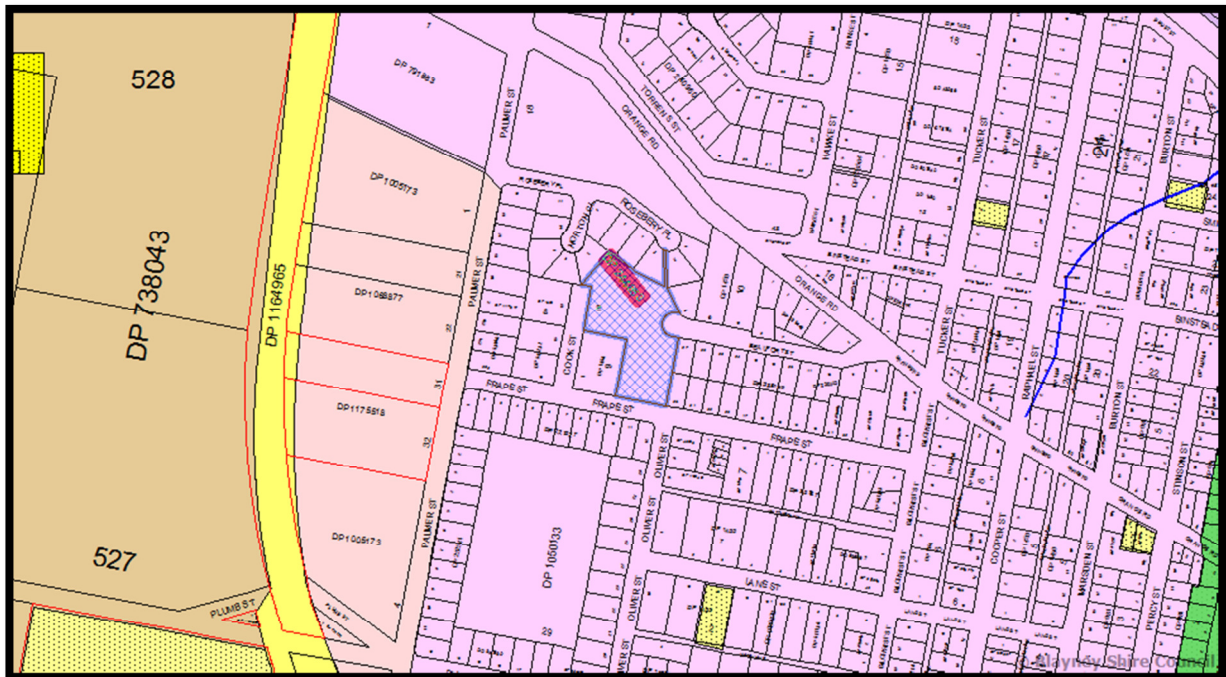


Figure.1: Map of the north-west area of the Town of Blayney showing Lot 19 DP 244853 – 1 Beaufort Street, Blayney (blue hatched area).

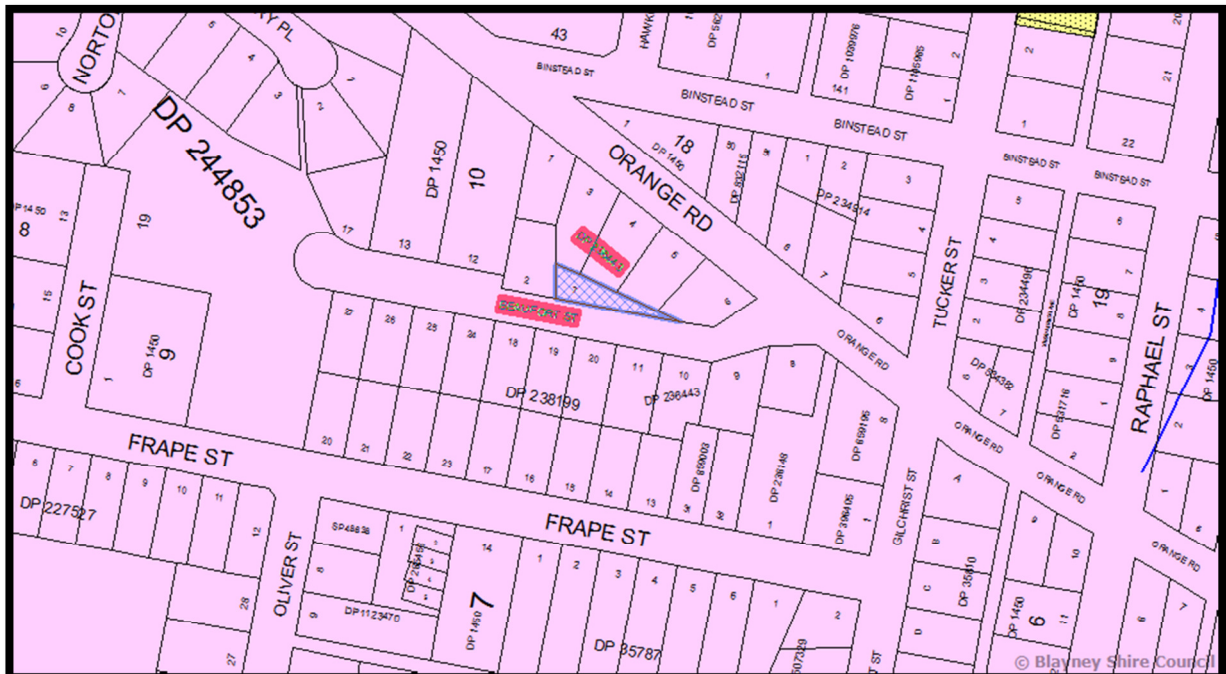


Figure 2: Map of north-west area of the Town of Blayney showing Lot 7 DP 236443 – 11 Beaufort Street, Blayney (blue hatched area).



Figure.3: Aerial photo showing site at Lot 19 DP 244853 – 1 Beaufort Street, Blayney (highlighted in red).



Figure 4: Aerial photo showing site at Lot 7 DP 236443 – 11 Beaufort Street, Blayney (highlighted in red).



Figure.5: – Photos of the site of at 1 Beaufort Street, Blayney with views from the west side of the lot (top) and from Beaufort Street (bottom).

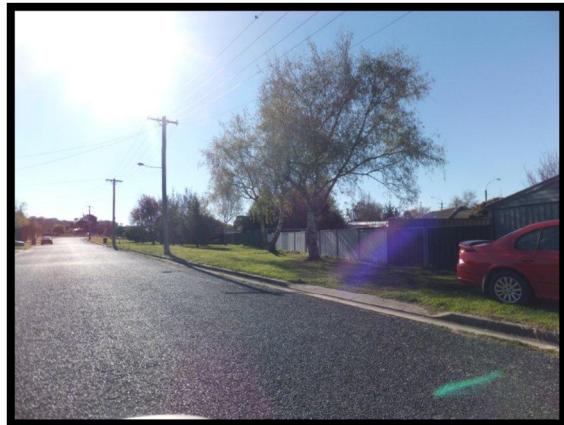


Figure.6: – Photo of the site at 11 Beaufort Street, Blayney.



**Land & Property
Information**

A division of the Department of Finance & Services

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 19/244853

SEARCH DATE	TIME	EDITION NO	DATE
24/5/2013	10:04 AM	-	-

VOL 12423 FOL 165 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 19 IN DEPOSITED PLAN 244853
AT WEST BLAYNEY
LOCAL GOVERNMENT AREA BLAYNEY
PARISH OF LINDSAY COUNTY OF BATHURST
TITLE DIAGRAM DP244853

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF LYNDHURST

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING
REGISTRATION OF INSTRUMENTS NOT AUTHORISED BY THE
PROVISIONS OF THE LOCAL GOVERNMENT ACT, 1919 RELATING
TO PUBLIC RESERVES
- 3 LAND EXCLUDES MINERALS WITHIN 7732 SQUARE METRE GRANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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**Land & Property
Information**

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 7/236443

SEARCH DATE	TIME	EDITION NO	DATE
21/9/2012	9:14 AM	-	-

VOL 10871 FOL 229 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 7 IN DEPOSITED PLAN 236443
AT BLAYNEY
LOCAL GOVERNMENT AREA BLAYNEY
PARISH OF LINDSAY COUNTY OF BATHURST
TITLE DIAGRAM DP236443

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF BLAYNEY (AP Q926025)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING
REGISTRATION OF INSTRUMENTS NOT AUTHORISED BY THE
PROVISIONS OF THE LOCAL GOVERNMENT ACT, 1919 RELATING
TO PUBLIC RESERVES

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lpi:cof-sbrown

PRINTED ON 21/9/2012

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

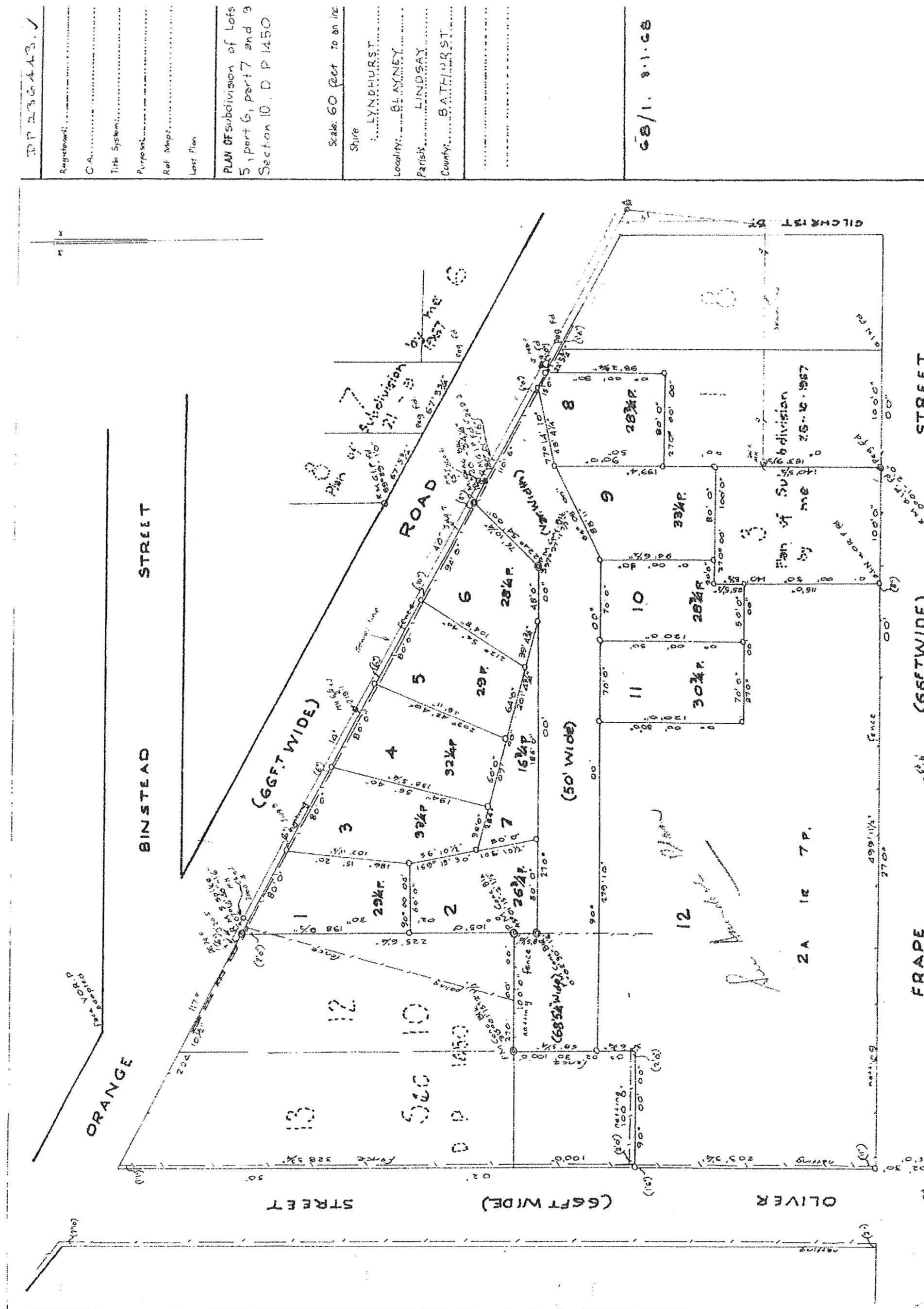
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APPENDIX B

Community Land Management Plan

Ref.	Location	No.	Address	Parish	Lot	Sec.	DP No.	Description/Name	Category
1	Blayney		Adelaide Street	Errol	317 & 701		750380 & 1023215	Blayney Tennis Courts	Sportsground
2	Blayney		Adelaide Street	Errol	320		750380	Heritage Park	Park
3	Blayney		Adelaide Street	Lindsay	26	14	758121	Blayney Shire Council Chambers	General Community Use
4	Blayney		Adelaide Street (North) & Bathurst Road (Crm)	Lindsay	1		746136		Park
5	Blayney	1	Adelaide Street (Crm. Martha)	Errol	A		373865		Park
6	Blayney		Amos Avenue	Errol	161		239084	Amos Avenue Park	Park
7	Blayney		Bathurst Road	Errol	1		779754		Park
8	Blayney		Beaufort Street	Lindsay	7		236443		Park
9	Blayney		Beaufort Street	Lindsay	19		244853	Open Space	Park
10	Blayney		Between Orange Road and Torrens Street	Lindsay	43		240960		Park
11	Blayney		Charles & Carcoar Streets	Errol	21-23		726951	King George V Oval	Sportsground
12	Blayney		Church Street	Errol	B & 103 & A		354739 & 253377 & 373865	Innes Park	Park
13	Blayney		Crm. Athol and Polona Streets	Errol	73		249131		Park
14	Blayney		Farm Lane (End of Ogilvy Street)	Lindsay	1-5 & 701	4	758121 & 1023253	Dakers Oval	Sportsground
15	Blayney	14	Gilchrist Street	Lindsay	3	6	1450	Apex Park	Park
16	Blayney		Marshall's Lane	Lindsay	3 & 1		540356 & 575355	Showground	General Community Use

Blayney Shire Council – Environmental Services Department



[illegible]



3. Town of Blayney

Blayney Settlement Strategy (Final)



Issues & Strategies

- **Supply & Demand:** The aim of this Strategy is to review the supply of land for each land use in the urban area of each settlement and determine the estimated future demand for each land use to ensure there is sufficient supply of urban land for the growth of the settlement.
- **Residential Demand:** Residential land uses are the greatest consumer of urban land and takes up 74.3% of all lots in the existing Blayney Village Zone.
- **Vacant Infill Development:** A proportion of existing total lots that are currently vacant and may be able to support some of that additional growth of this settlement, subject to these lots being suitable for development.
- **Land Use Areas:** This Strategy also seeks to identify appropriate areas in Blayney for specific land uses such as industry, business, residential, open space and recreation, and environmental outcomes that seek to minimise land use conflicts and maximise accessibility.

3.16. Vacant Land & Development Potential

The identification of existing vacant lots is important because they can provide the potential for infill development within the existing Village Zone (excluding industrial areas) that may take up some of the projected future growth of Blayney.

3.16.1. Total Vacant Small Lots

A vacant (small) lot is identified as any lot (2,000m² or less in size) that does not currently contain any significant building (dwelling or business - active or vacant) and may be capable of supporting a dwelling. However, it may contain ancillary sheds, garages, gardens or septic systems on these lots and these lots may be held by an adjacent non-vacant lot. This does not include large allotments where there is only a single dwelling and further subdivision potential (see section below). Figure 24 shows approximately 220 existing vacant small allotments (as at August 2009) out of a total of 1,564 lots in the Village Zone (approximately 14.1% of all lots).

3.16.2. Vacant Small Lots and Natural Hazards

As the history section suggests, many of the settlements in the Blayney Shire were created by the historical subdivision of land which sometimes did not take into account the natural hazards or topography that may make it difficult or costly to develop some lots.

In Blayney, there are approximately 27 vacant small allotments that have a low potential for future development due to natural hazards such as flooding (particularly along the Belubula River and drainage corridors), existing vegetation, difficult access, and topography (Figure 24).

As a result, the total number of vacant lots (220) is reduced down to approximately 193 vacant lots that have a potential of being able to support a building/dwelling (subject to detailed studies and development consent). As these lots are already subdivided, it is assumed that they could be put on the market at any time and may be capable of supporting a dwelling (subject to consent).





3. Town of Blayney

Blayney Settlement Strategy (Final)

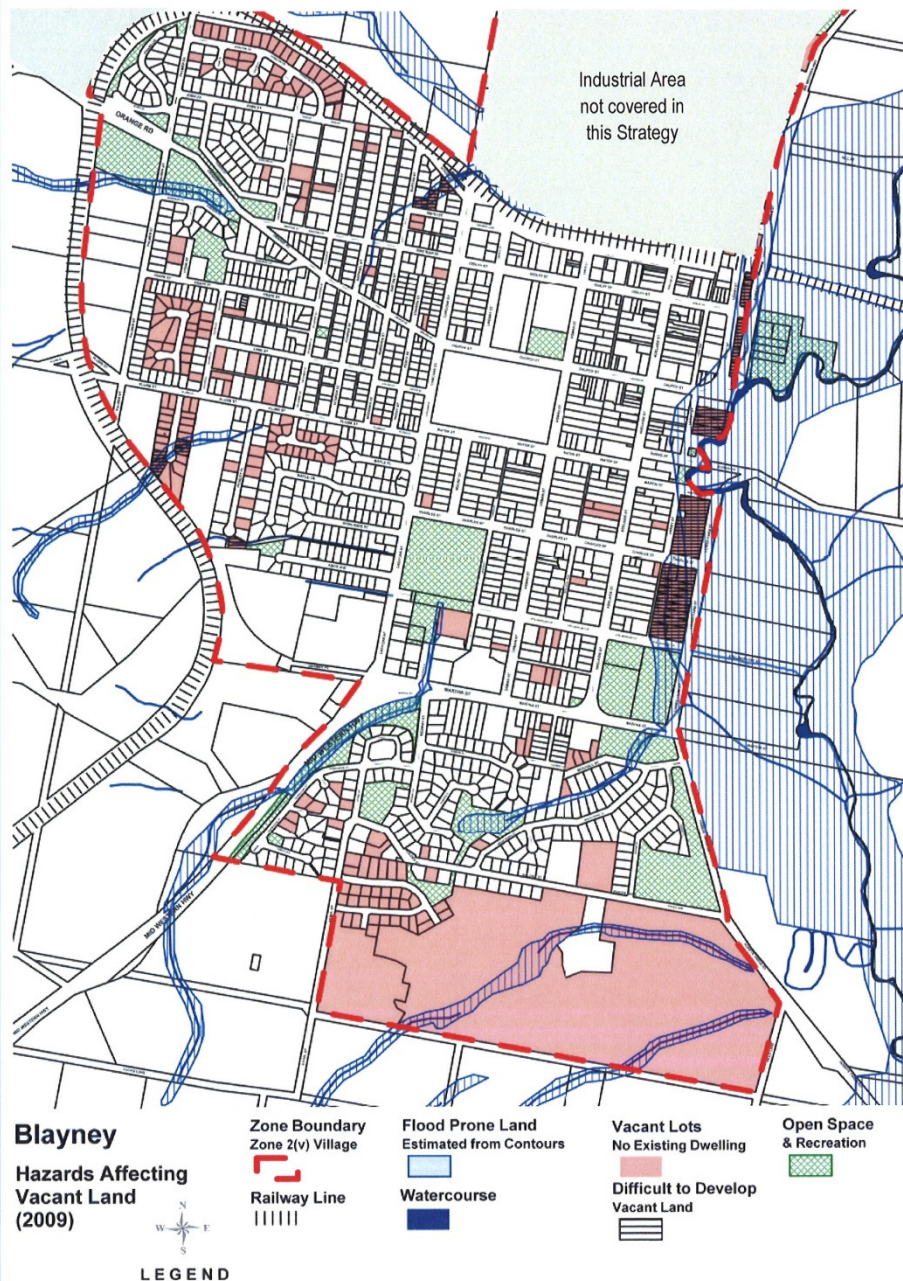


Figure 24: Vacant allotments (red) and those affected by constraints to development (black hatching) in Blayney (as at August 2009) (from aerial photo and brief street analysis).





3. Town of Blayney

Blayney Settlement Strategy (Final)



3.16.3. Vacant Small Lots Released for Development

It is important to note that the community often claims that some of these vacant small lots should not be counted for the purposes of infill development because the current owners are not interested in selling. It is important to note that this Settlement Strategy is looking to review land supply over the next 30 years. Whilst some existing landholders may be currently reticent to make land available, over a 30 year period this position could change, particularly as land prices rise and people no longer need larger lots.

Council can only make a 'guesstimate' of what percentage of lots may become available for sale or development over a 30 year period but this Strategy suggests that:

- Where these vacant lots form part of a recent subdivision by a developer, Council generally assumes that 100% of these lots would be intended for sale. As at 2010, 140 out of 193 lots are recent subdivisions and 100% of this is 140 available lots; and
- Where there are vacant small lots that have been in existence for 10 years or more, Council is proposing a very conservative estimate of 60% being available for purchase in the next 30 years. As at 2010, 53 out of 193 lots are currently vacant but only 60% (32 lots) are likely to be available for development.

On this basis approximately 172 existing vacant small village lots could be developed over the coming 30 years (assuming compliance with development controls).

3.16.4. Subdivision of Larger Lots for Potential Redevelopment

There are a limited number of lots in the Village Zone that are of such a size that they may support additional subdivision to create additional new development lots.

Please note that any estimations of future subdivision potential of large lots are subject to detailed site studies and Council assessment of any subdivision proposal. These figures cannot be relied upon by the Applicant/Community as representing the development potential of these lots as these numbers are an estimate for the purposes of this Strategy only.

Stage 3 – Highland Estate

There are current approvals for subdivision of the area known as Highland Estate (Stages 1 and 2) that have been counted as small vacant lots in the sections above. The next stage of the Highland Estate subdivision is proposed over Lot 2 DP865064 and Lot 12 DP788178 with entry off the new subdivision road in the previous subdivision. The subdivision of this land was not counted in the above 'small lots' count for vacant land in the sections above as the subdivision pattern was not confirmed. Based on maps provided by the Applicant, it is expected that this area could potentially support an additional 26 lots / detached dwellings ranging from approximately 900m² to 2,300m² in size.

Lot 101 DP1072931 ('Price's Land')

The largest vacant lot within the existing Village Zone is south of Prices Lane in South Blayney ('Price's Land') known as Lot 101 DP1072931. It can be assumed that there will be further staged residential subdivision of Price's land which extends towards Hobbys Yards Road.

This lot is approximately 41.5 hectares in size. Not all of this lot is available for development due to constraints such as the adjacent heritage item, the presence of drainage channels through the site, and the need for a buffer from the existing Blayney Sewerage Treatment Plant at the eastern edge of the site.

The following assumptions are made about the development of this land (subject to detailed studies and design and indicative only):

- Up to 10% of the site may be taken up by a buffer from the Blayney Sewerage Treatment Plant to avoid odours that may impact on new residences;





3. Town of Blayney

Blayney Settlement Strategy (Final)



- Up to 15% of the site may be taken up by open space and drainage requirements to incorporate an existing drainage channel/intermittent watercourse with a 15 metre buffer either side of the watercourse.

This would leave 75% of the original site area or approximately 30 hectares remaining of which up to 25% of the developable area will be taken up by roads and infrastructure. Therefore, the area for residential subdivision / dwellings could be approximately 22.5 hectares.

As these lots will be serviced by centralised sewerage and water, subdivision in this area is likely to produce lots ranging in size from 600m² to 1000m² with an average of 800m². The remaining site (22.5 hectares) could produce approximately 280 lots / detached dwellings.

Lot 2 DP830608

There is also a large lot to the north of Price's Lane known as Lot 2 DP830608 which is vacant and has an area of approximately 1.25 hectares. It is assumed this could be subdivided for an additional 12 lots / detached dwellings with a single cul-de-sac style road entrance and dwellings on either side of the road.

Lot 8 DP6188

There is also a large lot to the south of Plumb Street known as Lot 8 DP6188 which is vacant and has an area of approximately 3.3 hectares. It is assumed this could be subdivided for an additional 18 lots / detached dwellings with a single cul-de-sac style road entrance and dwellings on either side of the road.

Lot 10 DP6188

There is also a large lot to the south of Plumb Street known as Lot 10 DP6188. This lot has a single large residence towards the rear of the lot, but the front section of the lot is vacant and clearly separated by a row of trees. It is Council's assumption that this front section could be subdivided and developed in the future. The front section has an area of approximately 1.72 hectares. It is assumed this could be subdivided for an additional 9 lots / detached dwellings with a single cul-de-sac style road entrance and dwellings on either side of the road (and access to the existing allotment).

Lot 298 DP600922

There is also a large lot accessible from Quamby Place known as Lot 298 DP600922 (between the caravan park and the railway line) which has a collection of buildings at its northern end, but the southern end is vacant. The southern vacant end has an area of approximately 1.7 hectares. It is assumed this could be subdivided for an additional 6 lots / detached dwellings (with larger lots required due to proximity to the rail corridor).

Summary

Lot Reference	Estimated Subdivision / Dwelling Potential
Stage 3 – Highland Estate	26
Lot 101 DP1072931	280
Lot 2 DP830608	12
Lot 8 DP6188	18
Lot 10 DP6188	9
Lot 298 DP600922	6
POTENTIAL TOTAL	~350 Future Dwellings
60% Rule	~210 Future Lots / Detached Dwellings over 30 Years (to 2036)

Table 18: Summary of the lot subdivision / dwelling potential for land within Blayney's Village Zone.





3. Town of Blayney

Blayney Settlement Strategy (Final)



Therefore, subject to development consent the existing large vacant (or partially vacant) large lots within the current Village Zone could support an estimated 350 dwellings that could be created over the next 30 years. It is assumed that 100% of any lots subdivided would be made available to the public. However, it is assumed that only 60% of the large lots will be subdivided in the next 30 years (this is a conservative estimate) resulting in approximately 210 new dwellings in the next 30 years.

3.16.5. Total Potential Supply of New Lots

Therefore, a summary of the estimated total lots that could be made available for development for single dwellings would be approximately 382 lots / dwellings over the next 30 years (from 2006 to 2036) as shown in Table 19.

Source of New Lots for Dwellings	Total Lots Available	Likely Number to be Available in next 30 years (60% Rule)
Small Vacant Lots Unaffected by Natural Hazards	195	172
Subdivision of Larger Allotments	350	210
TOTAL	545	382 Lots/Dwellings

Table 19: Estimated number of potential developed lots / dwellings that is available for redevelopment in Blayney over the next 30 years (subject to demand and supply).

3.16.6. Additional Supply of Dwellings in Rural Residential Land

It must be reiterated that this Settlement Strategy does not provide a full review or strategies for rural residential land which is Zoned 1(c) (Rural Small Holdings) as this was address in Rural & Industrial Strategy (GHD, 2008). It is important to note the recommendation in the Rural & Industrial Strategy that the rural residential lands along Browns Creek Road are not appropriately located to support any additional dwellings. Therefore, for the purposes of this Strategy it is assumed that there will not be any additional take up of demand for dwellings within any rural residential area.

However, there is a proposal to create a new large lot residential zone in the Guyong Road area. Whilst this area is somewhat separated from Blayney, as it will not have any degree of local services or facilities it is expected that a reasonable proportion of the future residents of this area will use Blayney as their primary centre for weekly shopping. This area will also serve to meet some demand for dwellings in the area. However, for the purposes of this Strategy the potential dwelling supply in this future area has not been included in relation to Blayney even though this is likely to take up some of the projected demand for larger residential lots.





3. Town of Blayney

Blayney Settlement Strategy (Final)



3.17. Open Space & Recreation

Existing Uses

Table 20 shows the location of existing open space areas in Blayney and Table 20 provides a short description and photos of some of the key open space and recreation areas.

Open spaces can be distinguished by their uses and whether they are:

- **Formal / Informal** – whether the space is designed for specific uses and has facilities to cater for those uses (formal) or whether it provides a multi-use space without any facilities to allow a broad range of uses (informal); and
- **Active / Passive** – whether the space supports active sports (usually associated with formal facilities) or whether the space is merely designed for light recreation, walking etc that are more passive uses.

Name & Location	Facilities & Use	Size (ha)	Photo
Centrepont Sport and Leisure Centre, Cnr Ogilvy & Osman Streets	This facility includes an indoor heated swimming pool, gymnasium, and indoor courts for a range of sporting activities. It is the only formal gymnasium in the Shire and meets a key recreational need, particularly as an indoor facility during winter months.	1.3 ha (entire ground)	
Heritage Park, Adelaide Street, Cnr Adelaide & Martha Streets	This relatively new regional park provides both active and passive recreational opportunities for the entire Shire and region. It includes a formal playground for children as well as walking and cycle paths and informal relaxation areas catering for children of all ages and community events. It also includes a wetland water treatment system. There is a need to prepare a Plan of Management for the park. The maze has been vandalised and needs to be redeveloped. The park may also be able to support more BBQ facilities and possibly relocation of the information centre to this location and/or a driver reviver area.	3.3 ha	
Tennis Courts, Heritage Park, Adelaide Street	This active recreational area adjacent to Heritage Park provides 8 outdoor tennis courts with an artificial surface (formal sporting area). Council owned but leased/ operated by Tennis Club.	0.7 ha	
King George Oval, Carcoar Street	This active recreational area provides the primary sportsground for Blayney and includes football posts, grandstands and canteen for sporting events with a mix of formal and informal areas. The park needs upgrades of some infrastructure such as seating, lighting etc to improve safety and amenity.	6.0 ha	





3. Town of Blayney

Blayney Settlement Strategy (Final)



Name & Location	Facilities & Use	Size (ha)	Photo
Netball Courts, King Georges Oval, Carcoar Street	This active recreational area provides 6 outdoor netball courts with an artificial surface (formal sporting area). It needs resurfacing in the future and this is currently being investigated by Council.	2 ha	
Napier Park, Hobbys Yards Road	This passive and active recreational area provides both a range of formal sportsgrounds (primarily soccer training) as well as informal passive walking and relaxation areas. This has lights for night time operation (unlike the Showground). This should be maintained as a training area because it preserves the main fields at the Showground for weekends.	3.9 ha	
Carrington Park, Church Street	This historic park provides formal but passive recreational opportunities with established trees and gardens, a playground and a rotunda. There is substantial historic background to this park. It includes a war memorial and is a key public gathering place for community events.	0.8 ha	
Dakers Oval, Ogilvy Street	This passive and active recreational area provides an informal playground and walking area on the low-lying area besides the Belubula River. It is sometimes used for cricket. There has been a historical planting of silver poplar and hawthorn with an understorey of ivy. There is a need to remove willows along the Belubula River for improved ecological outcomes.	3.2 ha	
Albert Cook Park, Athol Street	This is an informal and passive recreational park with grassed areas and substantial trees. There are ornamental plums and fruiting trees mixed with eucalypts and other European plantings.	0.4 ha	
Unnamed Park, Rosebery Place	This is an informal and passive recreational park with grassed areas and substantial trees that also functions for drainage and as a landscape entry to the town. Functions as mown open swale. Could possibly incorporate more water sensitive design initiatives. A linking pathway / cycleway from Orange Road to Rosebery Place should be considered.	1.6 ha	





3. Town of Blayney

Blayney Settlement Strategy (Final)



Name & Location	Facilities & Use	Size (ha)	Photo
Presidents Walk Martha Street	This is an informal and passive recreational park with grassed areas that also functions for drainage and as a landscape entry to the town. The Rotary Club was involved with its design for its 50 th anniversary.	1.6 ha	
Showground, Lawson Street (Outside Village Zone)	The showground is outside the current Village Zone but is a key facility for formal sporting events with a focus on animal events and horse racing as well as formal soccer/playing fields. It is also the site for the annual Blayney Show and provides ancillary sheds and facilities for a range of passive and active activities. It does not have lighting so is limited to daytime use.	19.6 ha	
Total Area		44.4 ha	

Table 20: Summary of the major open space and recreational spaces in Blayney.

Supply & Demand

There are a range of passive / active and formal / informal recreational areas spread throughout the Town of Blayney and over 44 hectares of open space and recreational lands. This range of facilities meets a wide variety of recreational needs and different sporting and recreational types including tennis, netball, hockey, soccer, rugby and football, horse-riding, and horse-racing related events. Therefore, the current supply of open space and recreational lands is expected to be sufficient to meet future demands for some time (subject to a detailed review).

Issues & Strategies

- **Open Space Review:** As the town grows, there will need to be a more detailed review of the quantity, quality and facilities at each of these spaces to ensure growing needs are met. This should be completed as part of a Shire-wide recreation and open space assessment and strategy. This should be integrated with the existing Blayney Bicycle and Pedestrian Access Management Plan.
- **Youth Facilities:** There are a range of recreational opportunities that target youth needs. However, there is currently no skate-park or BMX facility in Blayney. It is noted that there is a skate-park in Millthorpe but this is less accessible to Blayney youth. As Blayney has the highest number of youth in the Shire, youth needs may need to be reviewed.
- **Dog Areas:** There are few sign-posted dog-walking areas in the town and no enclosed dog-run. Appropriate areas may need to be provided to address this need and ensure it does not conflict with other users of these spaces.
- **Drainage:** Some of the passive recreational parks are located along drainage corridors, particularly in South Blayney. There may need to be a review of the quality/ operation of these spaces and safety (both from anti-social activities and unfenced water areas).
- **Entrance Features:** Some of the passive recreational parks provide important landscaped entries to the town. Council should ensure that planting and maintenance reinforces this landscaped character, particularly on the entries from Bathurst (most needed), Millthorpe, Cowra, and Hobbys Yards.





3. Town of Blayney

Blayney Settlement Strategy (Final)

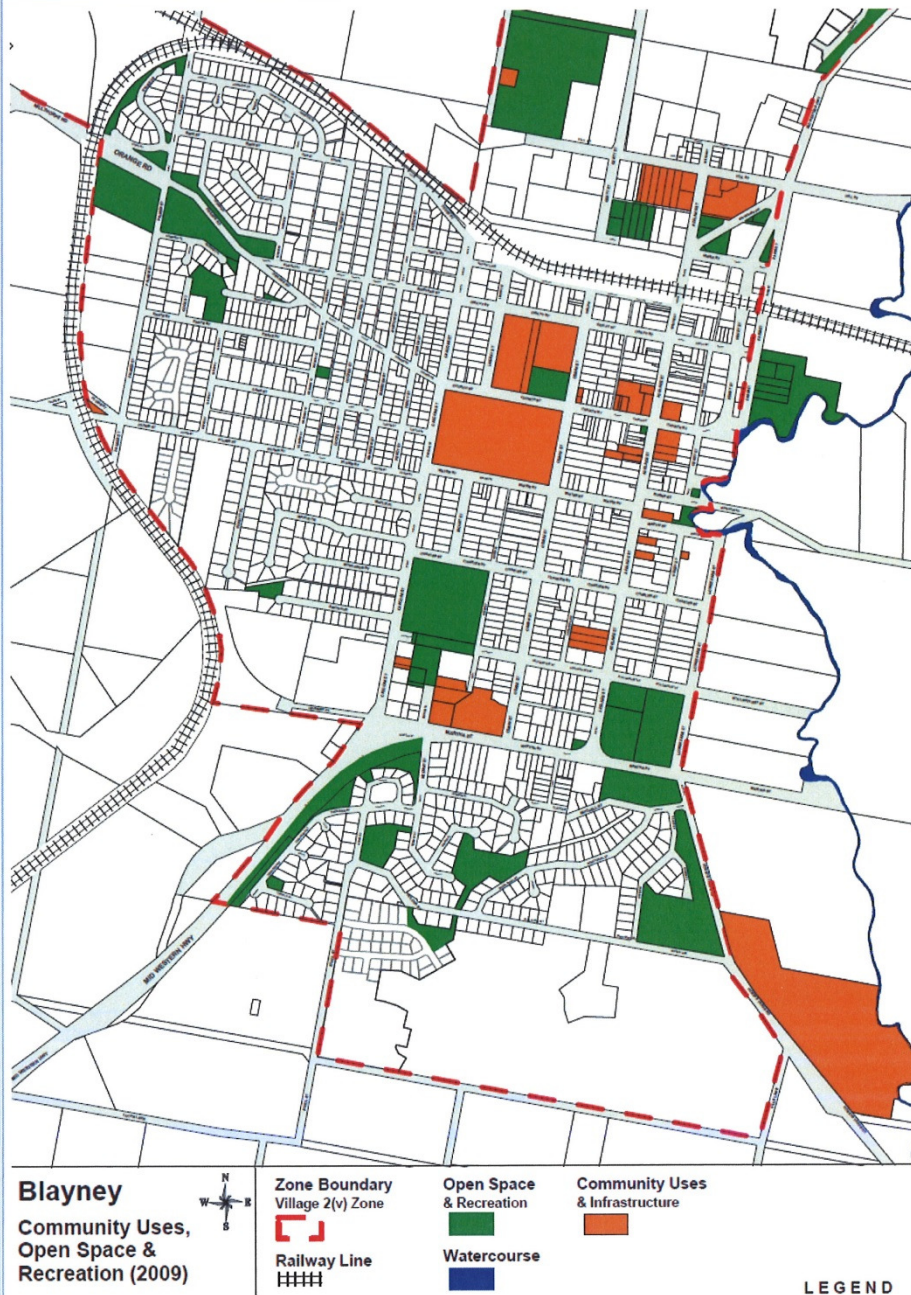


Figure 25: Location of community uses, open space & recreation areas in Blayney Village Zone (excluding part of the industrial areas) (Source: Council GIS 2009).





3. Town of Blayney

Draft Blayney Settlement Strategy



3.21. Urban Residential Land Uses (Village Zone)

3.21.1. Existing Residential Character

Number of Dwellings / Occupancy Rate

As of December 2009, there were 1,163 lots used for dwellings in the Town of Blayney according to a count from aerial photo and street analysis. This is 74.3% of the total lots in the Village Zone (excluding North Blayney industrial area). The ABS 2006 Census (Quickstats) recorded 1,138 dwellings in the Town of Blayney with an occupancy rate of 2.6 people per household. In 2006, there were 111 vacant dwellings out of a total of 1,138 (9.75%) (ABS).

Age of Housing Stock

Blayney was first settled with Carcoar Street as the main street which is where a majority of older housing can be found but few of the public buildings. The town centre later moved to Adelaide Street with the building of the railway in 1876 and new buildings were built around this time that are still around today. There is a lot of newer housing in South Blayney in areas subdivided in the last 20 years and there is also newer housing parallel to the Western Railway Line. Some housing is reaching the end of its life and will need to be replaced where it is not nominated as a heritage item.

Dwelling Types

The dominant dwelling type in Blayney is the detached or separate dwelling (89.7%). Blayney also has a number of flats, units or apartments (7.3%) and semi-detached housing (3%). Some of the heritage dwellings are small miners' cottages on small lots. At the other end of the spectrum along Palmer Street there are large newer houses on large lots (up to 2ha in size). Most dwellings are single storey in character but some of the heritage dwellings and some newer dwellings are two-storeys.

Lot Sizes

As stated in **Section 3.5 – Settlement Pattern**, residential lots in Blayney range from 600m² to 2,300m² with an average size of approximately 1,000m². In general, the trend is toward smaller lots in newer housing estates compared to the older lot pattern. However, the older subdivision pattern and larger lots may provide some opportunities for consolidation and new medium density housing near the town centre in the future.

Dwelling Densities

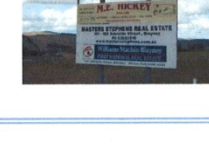
The density of most of the older sections of the Town of Blayney ranges from 9 to 11 dwellings/hectare (excluding roads) and 7 to 9 dwellings/hectare (including part roads). This is a relatively low density of housing, particularly in close proximity to the centre of town. As a result, there is generally a large yard attached to each dwelling with a 'suburban' character. In some of the newer housing areas this density increases slightly but not considerably. With reductions in standard lots down to 600m² there may also be slight increases in density but resulting decreases in landscaped areas.

Rental Rates

Out of 1,027 occupied dwellings in Blayney, 323 dwellings are rental properties (31.5% of dwellings) (Source ABS 2006). Blayney has a reasonably high rate of rental properties but supply does not always equal demand. This is exacerbated by demand from itinerant workers including people associated with mining and the higher number of younger people in Blayney that may not be able to afford to or want to buy a house.

Proposed New Subdivisions

The main area available for significant subdivision in Blayney is the Highland Estate Subdivision. Stage 1 and 2 have been approved and are developed. Stage 3 is approved but not yet developed. There is a subdivision of 61 residential lots with a range of sizes from





3. Town of Blayney

Draft Blayney Settlement Strategy



780m² to 2460m². There is significant area for expansion of this residential estate. In addition, there are some larger vacant lots spread throughout Blayney that could also be available for subdivision.

Issues & Strategies

- **Density / Character:** A combination of larger lot sizes and a dominance of detached dwellings means that the dwelling densities in Blayney are relatively low. This produces a very suburban character for most dwellings with low scale and large yards. However, increased densities may offer an alternative to consumption of more land for growth and improved sustainability.
- **Housing Types:** All of the dwellings in Blayney are detached and there are no medium density housing types. Once again, the attraction of living in Blayney is rarely to live in higher density dwellings. However, with a larger older population there may be a future demand for small or more compact housing that is lower in maintenance on smaller lots and there is currently low choice of housing types in Blayney to meet this future need.
- **Rental Supply:** There may be an issue with the provision of rental properties and affordable housing in Blayney to meet the needs of lower socio-economic groups and itinerant workers.
- **Development Controls:** There are no major issues with the character and design of dwellings in Blayney but there may need to be some controls to ensure that the character of Blayney is preserved. This may involve restrictions on the use of transportable/relocatable houses and shed-style homes to ensure that they are in keeping with the existing housing stock materials and sympathetic to heritage items.



3.21.2. Projected Dwelling Demand in the Year 2036

Dwelling Occupancy Rate

The occupancy rate is the number of people that will live in each house. **Local Profile Paper – Table 2.12**, notes that for the Blayney Shire, the average household size has decreased from 2.8 (1991), to 2.7 (1996), to 2.6 (2001), to 2.6 (2006). Therefore, average household sizes have decreased over the last 15 years and this is also occurring in neighbouring Shires.

The occupancy rate for the Town of Blayney (ABS data) has been reasonably steady between 2001 and 2006 but is expected to also decrease over the next 10-30 years, especially if there are increases in aged care housing (senior citizens living alone); families having less children (smaller family sizes); and greater variety of housing types which attracts younger people to live independently. On this basis it is assumed that the estimated occupancy rate in Blayney in the year 2036 will be approximately 2.3 people per dwelling (down from 2.6 in 2006).

This is reasonably consistent with the Rural & Industrial Strategy which projects an occupancy rate in the northern part of the Shire at 2.4 people per dwelling and for the southern part of the Shire at 2.1 people per dwelling (**Local Profile Paper – Table 8.15**).

Dwelling Demand from Projected Population Growth

As stated in **Section 3.8 – Projected Future Population Growth**, the projected annual population growth rate for Blayney ranges from +0.5% (minimum) to +1.5% (maximum) with an average of 1.05% per year. As this Strategy needs to cater for the greatest potential land demands, dwelling demand will be based on a **maximum** annual population growth rate of 1.5%, even if this rate is never achieved.

On this basis, the projected population of Blayney in the year 2036 is 4,291 people, an additional 1,546 people over the 2006 Census figure. A projected rate of 2.3 people per dwelling in 2036 results in a requirement for the following number of dwellings:





3. Town of Blayney

Draft Blayney Settlement Strategy



- **Additional Population:** Based on the additional population requiring new dwellings (1,546 people divided by 2.3 people per dwelling) this equals approximately 672 additional dwellings by 2036; or
- **Total Pop. / Total Dwellings:** Based on the entire population's requirement for dwellings (4,291 people divided by 2.3 people per dwelling is 1,866 dwellings minus the total number of existing dwellings (1,138) is a demand for an additional 728 new dwellings; or
- **Total Pop. / Occupied Dwellings:** Based on the entire population's requirement for dwellings (4,291 people divided by 2.3 people per dwelling is 1,866 dwellings minus the number of existing occupied dwellings (1,027) is a demand for an additional 839 new dwellings.

Therefore, the requirement for new dwellings based on projected estimations of population growth ranges from 672 to 839 dwellings over 30 years.

Dwelling Demand Projected from Development Applications

An alternative method to estimate dwelling demand is based on the historical number of dwelling applications approved each year by Council for new dwellings (Table 25). Please note that this has limited accuracy as development approval does not necessarily ensure that these new dwellings were built.

On this basis it could be projected that there could be demand for approximately 381 dwellings over 30 years (12.7 per year) (based on a continuation of current approval rates).

Dwelling Applications Approved by Council (per financial year)	2003	2004	2005	2006	2007	2008	2009	Average Annual No. Approved
	7	13	19	15	14	10	11	89 in 7 years = ~ 12.7 / year or 381 dwellings in 30 years

Table 25: Total number of dwelling applications approved 2003-2009 (financial years) (Source: Council records - Fujitsu Database).

Dwelling Demand Projected from Historical Growth in Dwellings

An alternative method to estimate dwelling demand is to project from historical growth of dwellings based on ABS Census data (Table 26). Census information provides the number of total private dwellings and number of occupied dwellings since 1976. Since the average annual growth rate of both total and occupied dwellings is similar – occupied dwellings provides a better estimate of dwelling needs.

ABS Census	Total Dwellings			Occupied Dwellings			% Unoccupied Dwellings
1976	810			738			8.89%
1981	947			861			9.08%
1986	962			890			7.48%
1991	1,017			942			7.38%
1996	Census data not accessible						
2001	1,096			978			10.77%
2006	1,138			1,027			9.75%
Average	△	%△	Av. Ann. %△	△	%△	Av. Ann. %△	
1976-2006	328	40.5%	1.35%	289	39.2%	1.31%	
1986-2006	176	18.3%	0.92%	137	15.4%	0.77%	
2001-2006	42	3.8%	0.77%	49	5.0%	1.00%	

Table 26: Change in occupied and total private dwellings 1976-2006 (Source: ABS Census).





3. Town of Blayney

Draft Blayney Settlement Strategy



Average growth of occupied dwellings from 1976 to 2006 was 1.31% per year. This rate of average annual growth can be projected forward to suggest a number of dwellings in 2036 of 1,682 total dwellings (an addition of 544 dwellings since 2006) or 1,518 occupied dwellings (an addition of 491 dwellings since 2006).

Dwelling Demand - Summary Table

Table 27 seeks to summarise the above methods for projecting the demand for dwellings in the year 2036 and averages the outcomes of these different methods to suggest that approximately 609 additional (new) dwellings will be required compared to the 2006 figure.

Projected No. of Dwellings Required by 2036 (No. of Occupied Dwellings in 2006 was 1027)	No. of Dwellings 2036	Increased No. of Occupied Dwellings from 2006
Proj. Additional 2036 pop. / Projected Occupancy Rate	1,546 / 2.3 per dwelling	672 New Dwellings
Proj. 2036 pop. / Proj. Occ. Rate–Existing Private Dw.	4,291/2.3 = 1,866 – 1,138	728 New Dwellings
Proj. 2036 pop. / Proj. Occ. Rate–Existing Occupied Dw.	4,291/2.3=1,866 – 1,027	839 New Dwellings
Av. Ann. no. of Development Applications for Dwellings	Av. of ~12.7 dwellings/year	381 New Dwellings
Projected Change in Occupied Private Dwellings	1,682 Dwellings	544 New Dwellings
Projected Change in Total Dwellings	1,518 Dwellings	491 New Dwellings
Estimated No. of Additional Dwellings Required by 2036 ranges from 381 to 839 dwellings. The average of this range is 609 dwellings over 30 years.		

Table 27: Projected dwelling need for 2036 based on a variety of projection methods.

3.21.3. Vacant Land for Dwelling Development

A total of 382 vacant lots are expected to be made available within the existing Village Zone (excluding the North Blayney industrial area) over the next 30 years (or less) based on the calculations in [Section 3.16 – Vacant Land & Development Potential](#).

Source of New Lots for Dwellings	Total Lots Available	Likely Number to be Available in next 30 years (% Rule)
Small Vacant Lots Unaffected by Natural Hazards	195	172
Subdivision of Larger Allotments	350	210
TOTAL	545	382 Lots/Dwellings

Table 28: Estimated number of potential developed lots / dwellings that is available for redevelopment in Blayney over the next 30 years (subject to demand and supply).

3.21.4. Summary of Dwelling Supply & Demand

Summarising all of the above sections there is a projected demand for 609 dwellings in Blayney over the next 30 years and a potential for 382 small vacant lots in the existing Village Zone (excluding the North Blayney Industrial Area). If every small vacant lot was only used for a single detached dwelling then the current zoned urban area would only provide 62.7% of the required 30 year dwelling supply or approximately 19 years of supply (until the year 2025). Therefore, there is at least 10 years supply of vacant land still available for detached single dwellings.

Issues & Strategies

Demand & Supply: There is assumed to be no need to rezone any additional land for dwellings in the next 19 years to meet the projected supply based on the maximum projected population growth rates. The average projected growth rates will extend this land supply for a longer period.



APPENDIX D

OP 4.1.11.c Task	Maintain cemeteries within available funding levels	Responsible Officer DPES	Quarter to be delivered			
			1 st	2 nd	3 rd	4 th
			✓	✓	✓	✓
			Performance Measure			
			• Record customer issues and monitor response times			

DP4.1.12	Identify surplus Council owned assets for possible sale to be invested in infrastructure reserve.	Responsible department	
		Infrastructure Planning and Environment and Corporate Services	

OP 4.1.12.a Task	Undertake review of Council assets to identify those surplus to requirements	Quarter to be delivered			
		1 st	2 nd	3 rd	4 th
				✓	
		Performance Measure			
		• Review commenced			

APPENDIX E

Table 2: Considerations of State Environmental Planning Policies

No.	SEPP Title	Applicable to Planning Proposal	Consistency
1	State Environmental Planning Policy – Development Standards	No, does not apply to land in the Blayney Local Government Area (LGA) since gazettal of BLEP2012.	N/A
4	State Environmental Planning Policy – Development without consent & Miscellaneous Exempt & Complying Development	No, does not apply to land in the Blayney LGA since gazettal of BLEP2012.	N/A
6	State Environmental Planning Policy – Number of Storeys in a Building	Not applicable.	N/A
14	State Environmental Planning Policy – Coastal Wetlands	No, does not apply to Blayney LGA.	N/A
15	State Environmental Planning Policy – Rural Landsharing Communities	No, does not apply to Blayney LGA.	N/A
19	State Environmental Planning Policy – Bushland in Urban Areas	No, does not apply to Blayney LGA.	N/A
21	State Environmental Planning Policy – Caravan Parks	Not applicable.	N/A
22	State Environmental Planning Policy – Shops & Commercial Premises	Not applicable.	N/A
26	State Environmental Planning Policy – Littoral Rainforests	No, does not apply to Blayney LGA	N/A
29	State Environmental Planning Policy – Western Sydney Recreation Area	No, does not apply to Blayney LGA.	N/A
30	State Environmental Planning Policy – Intensive Agriculture	Not applicable.	N/A
32	State Environmental Planning Policy – Urban Consolidation (Redevelopment of Urban Land)	Yes, because the Planning Proposal applies to urban zoned land and land that is no longer required for the purpose it is currently used.	Consistent as the Planning Proposal seeks to reclassify residentially zoned land currently vacant community land. In reclassifying the land, it will be able to be used for residential purposes.
33	State Environmental Planning	Not applicable.	N/A

Planning Proposal – Reclassification of Land: Beaufort Street, Blayney

	Policy – Hazardous & Offensive Industry		
36	State Environmental Planning Policy – Manufactured Home Estate	Not applicable.	N/A
39	State Environmental Planning Policy – Split Island Bird Habitat	No, does not apply to Blayney LGA.	N/A
44	State Environmental Planning Policy – Koala Habitat Protection	Not applicable.	N/A
47	State Environmental Planning Policy – Moore Park Showground	No, does not apply to Blayney LGA.	N/A
50	State Environmental Planning Policy – Canal Estate Development	Not applicable.	N/A
52	State Environmental Planning Policy – Farm Dams and Other Works in Land and Water Management Plan Areas	No, does not apply to the Blayney LGA.	N/A
55	State Environmental Planning Policy – Remediation of Land	Not applicable.	N/A
59	State Environmental Planning Policy – Central Western Sydney Regional Open Space and Residential	No, does not apply to Blayney LGA.	N/A
60	State Environmental Planning Policy Exempt & Complying Development	No, does not apply to land in the Blayney LGA since gazettal of BLEP2012.	N/A
62	State Environmental Planning Policy – Sustainable Aquaculture	Not applicable.	N/A
64	State Environmental Planning Policy – Advertising & Signage	Not applicable.	N/A
65	State Environmental Planning Policy – Design Quality of Residential Flat Development	Not applicable.	N/A
70	State Environmental Planning Policy – Affordable Housing (Revised Schemes)	No, does not apply to Blayney LGA.	N/A
71	State Environmental Planning Policy – Coastal Protection	No, does not apply to Blayney LGA.	N/A
	State Environmental Planning	Not applicable.	N/A

	Policy (Affordable Rental Housing)		
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not applicable.	N/A
	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	Not applicable.	Consistent, the Planning Proposal does not derogate from the aims and functions of the SEPP with respect to exempt and complying development provisions.
	State Environmental Planning Policy (Housing for Seniors & People with a Disability) 2004	Yes, as the Planning Proposal affects land zoned for urban purposes.	Consistent, as the Planning Proposal seeks to reclassify the sites, to allow it to be used for residential purposes.
	State Environmental Planning Policy (Infrastructure) 2007	Not applicable.	N/A
	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	No, does not apply to the Blayney LGA.	N/A
	State Environmental Planning Policy (Major Development) 2005	Not applicable.	N/A
	State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	Not applicable.	N/A
	State Environmental Planning Policy (Rural Lands) 2008	Not applicable.	N/A
	State Environmental Planning Policy (State and Regional Development) 2011	Not applicable.	N/A
	State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not applicable.	N/A
	State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable.	N/A
	State Environmental Planning Policy (Temporary Structures) 2007	Not applicable.	N/A
	State Environmental Planning Policy (Urban Renewal) 2010	Not applicable.	N/A

	State Environmental Planning Policy (Western Sydney Employment Area) 2009	No, does not apply to Blayney LGA.	N/A
	State Environmental Planning Policy (Western Sydney Parklands) 2009	No, does not apply to Blayney LGA.	N/A

APPENDIX F

Table 3: Consideration of Section 117(2) Ministerial Directions

No.	Direction Title	Applicable to Planning Proposal	Consistency
1. Employment and Resources			
1.1	Business & Industrial Zones	Not applicable.	N/A
1.2	Rural Zones	Not applicable.	N/A
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable.	N/A
1.4	Oyster Aquaculture	Not applicable.	N/A
1.5	Rural Lands	Not applicable.	N/A
2. Environment and Heritage			
2.1	Environmental Protection Zones	Not applicable.	N/A
2.2	Coastal Protection	No, does not apply to Blayney LGA.	N/A
2.3	Heritage Conservation	Not applicable.	N/A
2.4	Recreation Vehicle Areas	Not applicable.	N/A
3. Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Yes, as the Planning Proposal will affect land within the R1 General Residential Zone (as it applies to the subject sites).	Consistent, as this will allow the site to be used for residential purposes and will make more efficient use of existing infrastructure and services consistent with the objectives of this direction. Planning Proposal makes more efficient use of residentially zoned land and will also not have an adverse impact on environmental and resources lands as it only relates to the reclassification of community owned lands.
3.2	Caravan Parks & Manufactured Home Estates	Not applicable.	N/A
3.2	Home Occupations	Not applicable.	N/A
3.4	Integrating Land Use and Transport	Yes, as the Planning Proposal affects urban land zoned for residential purposes.	Consistent, as the Planning Proposal has regard for the two (2) DUAP documents referenced in this Direction and is already serviced by the local road network and public transport services in the area.
3.5	Development Near Licensed Aerodromes	Not applicable.	N/A

3.6	Shooting Ranges	Not applicable.	N/A
4. Hazard and Risk			
4.1	Acid Sulphate Soils	No, does not apply to Blayney LGA.	N/A
4.2	Mine Subsidence & Unstable Land	No, does not apply to Blayney LGA.	N/A
4.3	Flood Prone Land	Not applicable.	N/A
4.4	Planning for Bushfire Protection	Not applicable.	N/A
5. Regional Planning			
5.1	Implementation of Regional Strategies	No, there is no Regional Strategy applicable to the Blayney LGA.	N/A
5.2	Sydney Drinking Water Catchment	No, does not apply to Blayney LGA.	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast	No, does not apply to Blayney LGA.	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast.	No, does not apply to Blayney LGA.	N/A
5.5	Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (revoked 18 June 2010).	No, does not apply to Blayney LGA.	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1).	No, does not apply to Blayney LGA.	N/A
5.7	Central Coast (Revoked 10 July 2008). See amended Direction 5.1).	No, does not apply to Blayney LGA.	N/A
5.8	Second Sydney Airport: Badgerys Creek.	No, does not apply to Blayney LGA.	N/A
6. Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Consistent, as the Planning Proposal is not proposing to add any provisions which require referral of Development Applications to the Minister.
6.2	Reserving Land for Public Purposes	Yes, as the Planning Proposal relates to public land.	Consistent, as the Planning Proposal does not create, alter or reduce existing zonings. The subject sites are deemed surplus to the community's needs for open space and recreation, which will allow the site to be used for residential

			development. This is in response to a demand for housing in the Town of Blayney.
6.3	Site Specific Provisions	Not applicable.	N/A
7. Metropolitan Planning			
7.1	Implementation of Metropolitan Strategy	Not applicable.	N/A