

Extract



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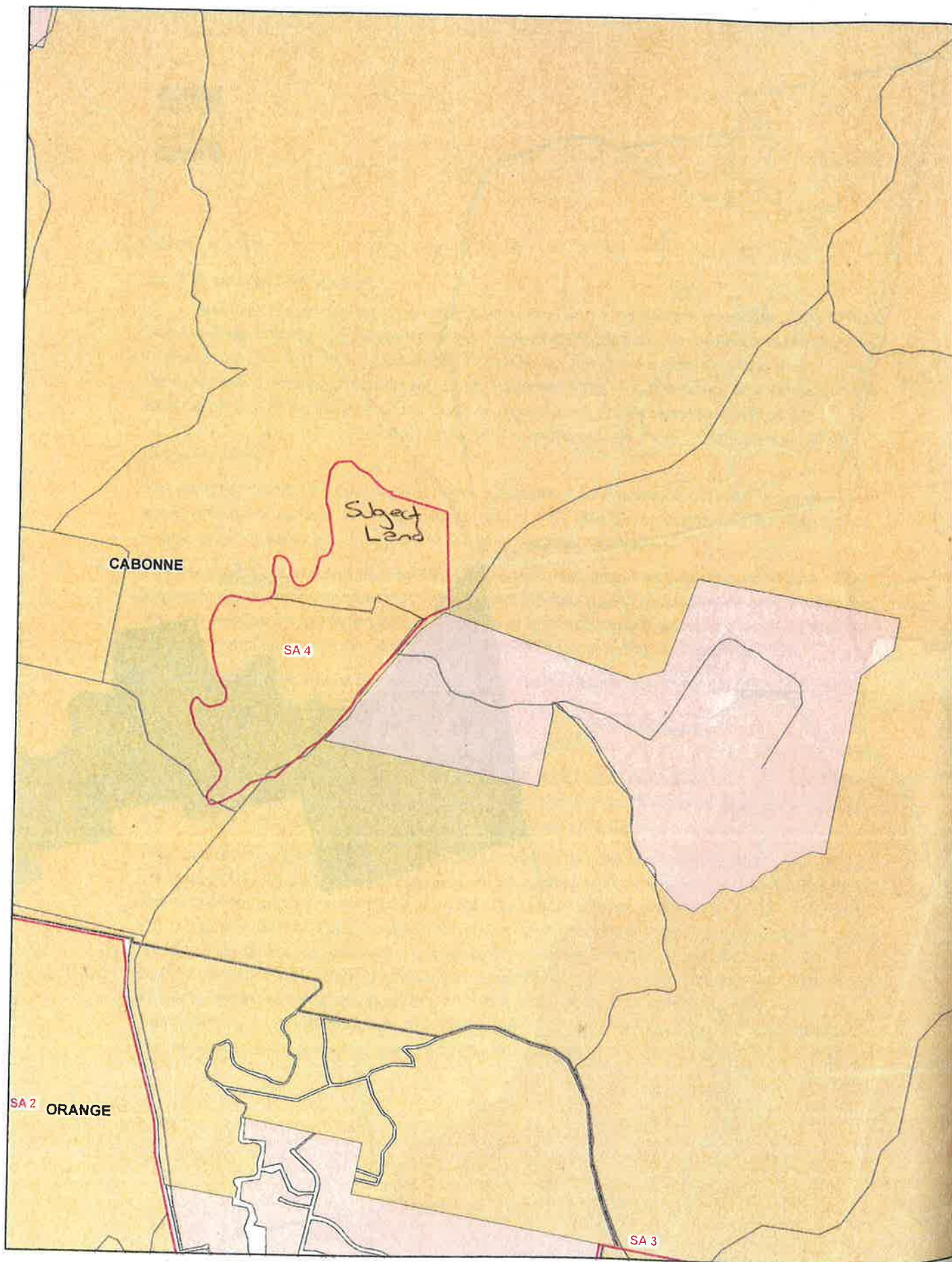
NSW GOVERNMENT
Department of Planning

Councils of Blayney, Cabonne and Orange City

Sub-Regional Rural and Industrial Land Use Strategy

Final Strategy

July 2008



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:

□ Primary Production
□ Rural Landscape
□ Forestry

Strategy Map Zones

□ Rural Small Holdings
□ Large Lot Residential
□ General Industrial
□ National Parks and Nature Reserves
□ Environmental Management Areas
□ Land not subject to Strategy



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Fig 6.4 Strategy A

Document (MXX) 21-14006-01-Map Document.mxd



Cabonne LGA

SA 3 Weemilah (Figure 6.3)

SA 3 Weemilah encompasses land within Cabonne LGA on the eastern boundary of the Clifton Grove estate. The existing Weemilah rural residential subdivision has formed an extension to Clifton Grove, fronting on to Lower Lewis Ponds Road, being the extension of the main vehicular spine through Clifton Grove, Banjo Patterson Way. SA 3 involves an extension of the existing Weemilah subdivision to the north of Lower Lewis Ponds Road to reinforce the contiguity of rural residential development, and linkages between, the Weemilah and Clifton Grove localities.

The weighted constraint assessment demonstrates that SA 3 is affected by low levels of environmental constraint, with a constraint level of 1-2. The SA is not affected by Class 1, 2 or 3 land, drinking water catchment, steep slope or remnant vegetation.

The constraints for the SA relate to holding size and designation as bush fire prone land. This latter constraint, however, does not entirely preclude future rural residential development in the SA, with anticipated lots being of sufficient size to accommodate the required asset protection zones in compliance with the *Planning for Bushfire Protection (PBP) Guidelines 2006*.

Based on the above, future zoning allowing rural residential development could be pursued in this location.

SA 4 Spring Glen (Figure 6.4)

This SA is an extension of the existing Spring Glen rural residential subdivision onto the western side of Ophir Road. SA 4 is located approximately 8 kilometres north west of the Orange CBD and a further 1.5-3 kilometres further along Ophir Road from SA 2.

The cumulative weighted criteria assessment indicates that the site presents a low level of constraint to development, with all parts of the land falling within the Constraint Level 2 band. The only contributing environmental constraint is the designation of the land as bush fire prone. While the land itself contains no identified stands of remnant vegetation, such vegetation fringes the land in all directions and their statutory buffer areas fall across the site. However, the bushfire management measures provided in accordance with the PBP Guidelines, as discussed above in relation to SA 3, could equally enable a satisfactory and compliant rural lifestyle subdivision and development outcome for this site. This will need to be further investigated as part of the local environmental study required for rezoning.



Also contributing to the constraint level score was the location of the site within a potential mineral resource area, as formally recognised by the DPI. While a legitimate constraint to future development, exploration for mineral resources in this area is unlikely given existing established residential development in this area.

While the site falls outside a 5-kilometre distance of the Orange CBD and assigns the SA a middle ring location according to the weighted criteria assessment. However, its location on Ophir Road ensures that access to essential services is not too greatly constrained. The SA is already highly fragmented.

No other environmental constraint used in the weighted criteria assessment has been detected within the SA 4 land.

Future lifestyle development in this area would be subject to similar development controls that apply to the existing Spring Glen subdivision, in particular a 10 hectare minimum lot size.

SA 5 Mullion Creek (Figure 6.5)

The existing lifestyle subdivision at Mullion Creek could be supplemented with further land supply for similar development:

- ▶ On the southern entry to the Mullion Creek Rural 1(c) zone, on both sides of Burrendong Way; and
- ▶ Expanding north, west and east of the northern section of the Rural 1(c) zoned land (SA 5b).

All parts of the Mullion Creek SA fall within lands whose assessment produced a Constraint Level of 2 in the weighted criteria assessment. Like the Spring Glen SA, the only two contributory constraints are designation as bush fire prone land and potential mineral resource land. Once again, the presence of existing residential development in Mullion Creek means mineral resource exploration in this area is unlikely. Combined with the ability for new lifestyle lots to incorporate bush fire risk mitigation measures from the PBP guidelines, it is considered that further rural lifestyle subdivision and development could be pursued in these locations.

The location of the lifestyle residential area on Burrendong Way, which leads directly southward 10-12 kilometres into the Orange CBD ensures that future development will enjoy relatively good access to its regional-level services in comparison to other parts of the Sub-Region.