

2018

# Lachlan Shire Urban Settlement Strategy



Prepared by Zenith Town Planning Pty Ltd

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## APPENDIX 2 – CONDOBOLIN ALTERNATIVE LAND ZONINGS

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Client	Lachlan Shire Council
Author	<p>           Allen Grimwood            Zenith Town Planning Pty Ltd            ABN 11 624 467 349            ACN 624 467 349            PO Box 591            Moruya NSW 2537            Ph. 0408 258 877  <a href="mailto:www.zenithplan@bigpond.com">www.zenithplan@bigpond.com</a> </p> <div>  <div>             Planning              Institute              Australia           </div> </div>
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# 1. INTRODUCTION

## 1.1 Aims and objectives

The aims of *Lachlan Shire Urban Settlement Strategy* are to support a planning proposal to amend *Lachlan Local Environmental Plan (LEP) 2013* and to inform amendments to *Lachlan Development Control Plan (DCP) 2015*. The objectives of the *Lachlan Shire Urban Settlement Strategy* are to:

- a. encompass a vision for the next 10 years that is consistent with the community strategic plan *Living Lachlan Style 2022*, is developed in consultation with the community and stakeholders, complies with relevant policy and legislation, and is endorsed by the Department of Planning & Environment to guide the preparation of a planning proposal,
- b. Evaluate the pattern of urban settlement and the hierarchy of urban centres having regard to demographic features, the local economy, existing and proposed land uses, and the legislative and policy framework,
- c. Identify urban services and the availability of land for residential, business and industrial use,
- d. Determine whether additional land is required to accommodate residential, business and industrial uses and, if so, the appropriate location of that land,
- e. Recommend land zones to be allocated as an amendment to *Lachlan LEP 2013*, and
- f. Recommend provisions to amend *Lachlan DCP 2013* to apply to urban land uses.

Essentially, the strategy is a review of the efficacy of the current zoning and lot size arrangements in place in Lachlan Shire under *Lachlan LEP 2013*. The strategy will inform a 5 yearly review of the LEP to ensure that the objects of the *Environmental Planning and Assessment Act 1979* are being achieved to the maximum extent possible. Options are provided to either retain current zones or to implement the range of zones available under the *Standard Instrument LEP Order 2006*.

## **1.2 Context, format and methodology**

### **1.2.1 Context**

Local Government is obligated to ensure that natural, social and economic resources are managed in a sustainable manner.

The principles of sustainability are enshrined in the Local Government Act 1993. It is part of council's charter *to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development.*

This strategy has been drafted within the context of sustainability and its recommendations are framed within Lachlan Shire Council's responsibilities to exercise caution in decision-making, retain the quality of the environment, conserve biodiversity and ecosystems, and ensure that resources are managed equitably. The four principles of sustainability are given below.

**The precautionary principle** - *where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.*

**The principle of intergenerational equity** - *the present generation must ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.*

**The principle of conserving biological diversity and ecological integrity** - *aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.*

**The principle of improving the valuation and pricing of social and ecological resources** - *the users of goods and services should pay prices based on the full life cycle costs (including the use of natural resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).*

### 1.2.2 Format and methodology

The *Lachlan Shire Urban Settlement Strategy* begins with a summary of the legislative and policy framework that applies to urban development in Lachlan Shire. The provisions of plans and policies that are of direct significance to the objectives of the strategy are described.

This is followed by an analysis of the community, local economy and urban settlements in Chapter 3. The demographic characteristics of Lachlan Shire's inhabitants and the changes that have occurred over the previous decade are described. The main drivers of the local economy in terms of employment and



value of production attributable to manufacturing, tourism and the like are identified. The range of commercial services on offer in each settlement is noted and the hierarchy of those settlements is established.

Chapters 4 to 7 consider separately existing and future residential, business and industrial development in each of the three main towns of Condobolin, Lake Cargelligo and Tottenham and the Villages (Albert, Burcher, Fifield, Tullibidgeal and the locality of Derriwong).

The demand for and supply of residential and employment land is evaluated using Council's databases of subdivision and building development applications, and an estimation of vacant and occupied land stocks using the NSW Government SIX Maps on-line satellite imagery. This knowledge will assist to determine whether any additional land is required to cater to expected residential or commercial growth.

Actions include recommendations for future land zones, provisions of the new DCP and any necessary urban expansion that is necessary to support residential, business and industrial development and potential future growth.

The final chapter, Chapter 8, provides details of an approach to implementing actions of the strategy. The legal requirements and processes for preparing and lodging a planning proposal to amend *Lachlan LEP 2013* are described.

A new development control plan to update and repeal *Lachlan DCP 2015* is being prepared as a parallel process to this strategy. Chapter 8 also contains recommended development controls to be applied through the new DCP to urban development in Lachlan Shire.

### 1.2.3 Considerations

Certain matters have been raised by Lachlan Shire Council for consideration during preparation of this strategy. Some of these relate to the general scope of this strategy whilst others pertain to particular settlements. General matters for consideration and how they are addressed in this strategy are explained below. Matters relating to particular settlements are addressed in the relevant chapter of this strategy.

*The boundaries of village zones should encompass all land that has been developed for urban use*

This is a guiding principle for the strategy. Each settlement has been surveyed to ascertain whether urban development has encroached beyond current urban zonings to assist to justify extending urban zones. The approach taken in the three towns of Condobolin, Lake Cargelligo and Tottenham has been to apply the RU5 Village zone to reflect current uses or expected future uses and apply consistent lot sizes across the settlements. The approach that has been taken in the villages of Albert, Burcher, Derriwong, and Tullibigeal has been to expand zone RU5 Village to cover all land used for urban purposes and apply consistent lot sizes across each village. At the time of writing, it is anticipated that an application to Lachlan Shire Council is to be made to modify consent for Fifield mine which produces nickel and cobalt used in the manufacture of lithium batteries. The new development is expected to generate approximately 300 new jobs. The expected life of the mine is 40 years commencing in the last quarter of 2018 and it is also anticipated that a second phase to the development will see the construction of a lithium battery plant which would employ a further 100 people. The majority of the workforce is expected to be accommodated in Condobolin as duplicate essential services cannot be provided in Fifield.

*Re-assess the zoning of land zoned R5 Large Lot Residential land for urban, rural small holdings or environmental living zones based on current dominant uses, lot sizes and environmental constraints*

The location and extent of compartments of rural residential land that is currently zoned R5 Large Lot Residential was investigated and resolved as part of the *Lachlan Shire Primary Production/Resource Strategy* which was adopted by Council and endorsed by the Department of Planning in 2009. The scope of the urban strategy is limited to land that is zoned for urban development notwithstanding that actions of the strategy may recommend the extension of the boundaries of urban settlements should the need arise to cater to expected growth. The re-assessment of the zoning of some land that is currently zoned R5 Large Lot Residential is a consideration of this strategy, for example, land zoned R5 at Nillsons Lane, and land to the east of Condobolin along Stock Ridge Road south of Henry Parkes Way.

*Zone crown reserves as RE1 Public Recreation or RE2 Private Recreation using base maps prepared for Lachlan LEP 2013 according to current and proposed use and purpose*

Zones RE1 Public Recreation and RE2 Private Recreation have been allocated in this strategy. The draft strategy has been provided to the Department of Primary Industries (Lands) for comment and verification of the accuracy of these zones where they apply to Crown land.

*Revise the water and sewer system augmentation plans that were done for the Lachlan Shire Primary Production/Resource strategy to accommodate land zoned R5 Large Lot Residential*

Should additional land be recommended to be zoned urban to cater for expected growth then recommendations would be made in this strategy to ensure that there is capacity to service that land with reticulated water and sewer and to revise the augmentation plans that were prepared for the Lachlan Shire Primary Production/Resource Strategy.

### *Submissions to draft Lachlan LEP 2012*

*Draft Lachlan LEP 2012* was prepared as a conversion plan and funded by the NSW Government under 'acceleration funding' arrangements. Provisions of *Lachlan LEP 1991* were transferred to the Standard Instrument LEP having regard to actions of the *Lachlan Shire Primary Production/Resource Strategy*.

Three submissions were made to *draft Lachlan LEP 2012* and were deferred for consideration as part of this strategy as they involved application of an alternate zoning or development standard to *Lachlan LEP 1991* or actions of the *Primary Production/Resource Strategy*. These submissions relate to specific parcels of land in Condobolin and are addressed in Chapter 4.

## **1.3 Community engagement**

### **1.3.1 Background and Council briefings**

Preparation of the *Lachlan Shire Urban Land Use Strategy* proceeded following gazettal of *Lachlan LEP 2013*. Given that *Lachlan LEP 2013*, a Standard Instrument LEP, had been gazetted, it became an aim of the *Lachlan Shire Urban Land Use Strategy* to act as a strategic document to direct a planning proposal to amend *Lachlan LEP 2013* to allocate a greater range of Standard Instrument zones and adjust minimum lot sizes where land is constrained. Lachlan Shire Council subsequently adopted the *Lachlan Shire Urban Land Use Strategy* in December 2015.

In August 2017 Council resolved to adopt amendments to the Lachlan Shire Urban Land Use Strategy. These amendments related to the allocation of land use zones in Condobolin, Lake Cargelligo and Fifield to reflect the ownership and use of certain parcels of land, and in some cases the presence of natural

hazards that impede development. Other amendments to the Lachlan Urban Land Use Strategy dealt with the release of the *Central West and Orana Regional Plan* by the Department of Planning and Environment, additional controls to be included in Council's DCP 2015 and knowledge of large developments that were anticipated in the Shire in the near term.

The amended *Lachlan Shire Urban Land Use Strategy* was then forwarded to the Department of Planning and Environment with a request to for the Secretary to endorse the strategy. Such endorsement is necessary for Council to be able to progress any planning proposal to amend *Lachlan LEP 2013*. Endorsement was not forthcoming, but the Department did provide comments which have lead to a second amendment to the *Lachlan Shire Urban Land Use Strategy*. These comments have been addressed in this now re-named *Lachlan Shire Urban Settlement Strategy*.

A workshop was conducted by Zenith Town Planning Pty Ltd with Lachlan Shire councillors on 13 June 2018. The purpose of the workshop was to discuss the comments received from the Department of planning and Environment, the contents of the strategy, and changes made in response to those comments. The background to the strategy, the approach taken in preparing the strategy and proposed actions were also discussed. Council resolved to exhibit the draft strategy for 28 days on 27 June 2018.

### **1.3.2 Public consultation**

*Draft Lachlan Shire Urban Settlement Strategy* was exhibited from Wednesday 11 July 2018 to Wednesday 8 August 2018 for public comment. Exhibition included display of the documents in Condobolin, Lake Cargelligo and Tottenham and on Council's website.

A series of public meetings were held in Tottenham on Monday 16 July 2018, in Condobolin on Tuesday 17 July 2018 and in Lake Cargelligo on Wednesday 18 July 2018. At these forums the consultancy firm Zenith Town Planning Pty Ltd gave a presentation about the draft strategy and the process to amend the local planning scheme, followed by a questions and answers session.

### **1.3.3 Consultation with government agencies**

The *Draft Lachlan Shire Urban Settlement Strategy* was also referred to the Department of Planning and Environment, the Department of Industry (Crown Lands) and the Office of Environment and Heritage for comment. Each of these agencies offered support for the project and were accepting of the strategy without change.

### **1.3.4 Consideration of submissions**

Six (6) submissions were received by Council. These comprised comments from the three agencies and from three landowners relating to *Draft Lachlan Shire Urban Settlement Strategy*. In response to comments made in these submissions the following two actions have been added to this final version of the strategy:

**Action C9:** Rezone land south of Henry Parkes Way and along Stock Ridge Road, Condobolin from RU1 primary Production to R5 Large Lot Residential

**Action T4:** Include the use of Lots 68, 69 & 162 DP 753968 Tottenham for a vehicle repair station through inclusion in Schedule 1 Additional permitted uses of *Lachlan LEP 2013*

A full explanation of the rationale for these actions is included within the relevant section of this strategy.

It was also identified during the consultation period that the supply of residential land in Lake Cargelligo is constrained and that additional land would need to be found that is suitable for residential development to cater for future demand. An action (LC4) has been included that recommends that Council resolve to commence investigations to identify land that is suitable for future residential development at Lake Cargelligo as a separate exercise within the next 5 years.

## 2. PLANNING FRAMEWORK

The provisions of environmental planning instruments, legislation, strategies and state and local policies that are relevant to urban settlement in Lachlan Shire are summarized in this chapter. These provisions would need to be considered in a planning proposal to enact the recommended amendments to *Lachlan LEP 2013*.

### 2.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment (EPA) Act 1979* is the principal piece of legislation governing the use and development of land in NSW. The objects of the Act are:

- a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- c) to promote the orderly and economic use and development of land,
- d) to promote the delivery and maintenance of affordable housing,
- e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),



- g) to promote good design and amenity of the built environment,
- h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- j) to provide increased opportunity for community participation in environmental planning and assessment.

The *EPA Act* contains provisions governing the preparation of environmental planning instruments and development control plans that may be recommended in this strategy. The objects of the Act are intended to guide land planning and management.

## **2.2 State Environmental Planning Policies**

### **2.2.1 State Environmental Planning Policy No. 55 - Remediation of Land**

*SEPP 55* aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. It specifies when consent is required for remediation work, considerations that are relevant in rezoning land and in determining development applications, and that a remediation work meet certain standards and notification requirements. It applies to the whole of NSW.

If the land is potentially contaminated due to a former use or is within an investigation area then a preliminary assessment must be carried out in accordance with the contaminated land planning guidelines that takes into account the extent to which it is proposed to carry out development on that land for residential, educational, recreational or child care purposes. Any known or likely contamination of land identified in this strategy for future urban development will require further assessment to determine the suitability of that land for the proposed use and the measures required to remediate that land.

### **2.2.2 State Environmental Planning Policy (Infrastructure) 2007**

The aims of *SEPP (Infrastructure) 2007* are to ensure a consistent and flexible planning system to facilitate the delivery of services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

The policy applies to the whole of NSW. *SEPP (Infrastructure)* contains provisions relating to approval processes and assessment requirements for infrastructure proposals according to the type or sector of infrastructure. It outlines land use zones where types of infrastructure are permissible with or without consent and identifies certain works as exempt and complying development. The effect of this policy is noted where infrastructure augmentation is recommended to service any additional urban zoned land.

### **2.2.3 State Environmental Planning Policy (Affordable Rental Housing) 2009**

*SEPP (Affordable Rental Housing) 2009* primarily aims to facilitate the effective delivery of new affordable rental housing and to facilitate the retention and mitigate the loss of existing affordable rental housing. The policy also aims to support local business centres by providing affordable rental housing for workers close to their places of work.

The policy specifies design requirements and development standards for infill development, secondary dwellings, boarding houses and group homes to qualify as affordable rental housing. Any specific need to ensure supply of affordable housing to match demographics is identified in this strategy.

#### **2.2.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

*SEPP (Housing for Seniors or People with a Disability) 2004* aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, make efficient use of existing infrastructure and services, and be of good design.

Design principles and development standards are established to ensure that the location, amenity and design of housing proposed under this policy meets the needs of seniors and persons with disabilities. Any specific need to ensure supply of such housing to match demographics is identified in this strategy.

### **2.3 Lachlan Local Environmental Plan 2013**

*Lachlan LEP 2013* was prepared in accordance with the *Standard Instrument (LEPs) Order 2006* to comply with state agency directives and the statutory requirements of the *Environmental Planning and Assessment Act 1979*. *Lachlan LEP 2013* is essentially an administrative transfer of the zones and provisions of the former *Lachlan LEP 1991* into the standard LEP template. For instance, the RU5 Village zone has been applied to the townships of Condobolin, Lake Cargelligo and Tottenham without separation of residential, business or industrial land into specific zones. The boundaries of smaller settlements have also been replicated in the LEP as village zones and have not included new and expanded urban development within settlement boundaries.

*Lachlan LEP 2013* includes minimum lot sizes as development standards applying to urban areas. It also includes mapping of environmentally sensitive areas and land that is subject to flood hazard. It is the purpose of this strategy to recommend the allocation of use-specific land zones to urban settlements with

appropriate development standards to retain settlement character and environmental attributes as well as to facilitate economic development and to attract population growth. This is to be effected by a planning proposal to amend *Lachlan LEP 2013*.

## **2.4 Lachlan Development Control Plan 2018**

*Lachlan Interim Development Control Plan 2013* was prepared as an interim step to transfer the provisions of the DCPs that were in force in Lachlan Shire prior to the gazettal of *Lachlan LEP 2013* and that are not incorporated within the LEP. The interim DCP came into force at the same time as the LEP. Provisions governing land use, building lines, development within villages, industrial development, outdoor advertising and subdivision were included in the interim DCP. These provisions were also aligned with state policies and *Lachlan LEP 2013* to remove any inconsistency and to make use of standard land use definitions.

Council has since adopted *Lachlan Development Control Plan 2015* to implement actions listed in the *Lachlan Shire Urban Land Use Strategy* and in the *Lachlan Primary Production/Resource Strategy*. Amendments to that plan have been advertised and resulted in *Lachlan Development Control Plan 2018* being adopted by Council to replace the 2015 version.

## **2.5 Lachlan Shire Primary Production/Resource Strategy**

In 2007 Council commissioned the *Lachlan Shire Primary Production/Resource Strategy*. This strategy was adopted by Council and endorsed by the Department of Planning in 2009. The aims of the *Primary Production/Resource Strategy* included to identify key natural and economic resources to protect and manage for primary production purposes.

The *Primary Production/Resource Strategy* also aimed to ensure that there is an adequate supply of land zoned as rural residential to cater for future demand for rural living opportunities. The strategy addressed previous rural lifestyle subdivisions in the rural zone that were approved by Council by applying a rural residential zone to these lands. In most cases these subdivisions were located along waterways and in close proximity to Condobolin and Lake Cargelligo. Each of these areas have been zoned R5 Large Lot Residential under the *Lachlan LEP 2013*.

Certain plans and policies that were considered in the *Primary Production/Resource Strategy* related to rural land use and development and it is not necessary to reconsider these in the Urban Settlement Strategy. This includes State Environmental Planning Policies that relate to primary industry and catchment action plans that address natural resource management issues.

## **2.6 NSW 2021 and the Central West Regional Action Plan**

*NSW 2021* is a 10 year plan released by the NSW Government in September 2011. It replaces the State Plan as the NSW Government's strategic business plan, setting priorities for action and guiding resource allocation.

*NSW 2021* is based around the five strategies of *Rebuild the Economy, Return Quality Services, Renovate Infrastructure, Strengthen our Local Environment and Communities* and *Restore Accountability to Government*.

The *Central West Regional Action Plan* underpins *NSW 2021* and nominates immediate actions to be taken by the NSW Government. Condobolin and Lake Cargelligo are identified as towns in the Central West region with the major regional centres being Bathurst and Orange. There are no specific projects identified in the action plan for Lachlan Shire.

The plan puts forward the intention to develop a Strategic Regional Land Use Plan for the Central West and Regional Growth Plans which would be the principal planning tools for effecting land use change in the region. After adoption by the NSW Government, these plans would be integrated with Council's Strategic Community Plan and would inform local land use plans.

## **2.7 Local Planning Directions**

Local planning directions are environmental planning instruments made by the Minister for Planning under section 9.1 of the EP&A Act to govern the preparation of draft LEPs. The following directions are relevant to Lachlan Shire and any planning proposal to amend draft Lachlan LEP 2013 must be consistent with these directions unless justified by this strategy and subject to endorsement of the strategy by the Department of Planning and Environment.

### **2.7.1 Employment and Resources**

*1.1 Business and Industrial Zones* - The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.

An amendment to *Lachlan LEP 2013* is to retain the areas and locations of existing business and industrial zones, not reduce the total potential floor space area for employment uses and related public services in business zones, not reduce the total potential floor space area for industrial uses in industrial zones, and ensure that proposed new employment areas are in accordance with a strategy that is approved by the secretary of the Department of Planning and Environment.

## **2.7.2 Environment and Heritage**

*2.1 Environment Protection Zones* - the objective of this direction is to protect and conserve environmentally sensitive areas. A planning proposal to amend *Lachlan LEP 2013* would need to consider provisions that facilitate the protection and conservation of environmentally sensitive areas and shall not reduce the environmental protection standards that apply to land zoned or identified for environment protection, except where there is a change to a development standard for minimum lot size for a dwelling in accordance with direction *1.5 Rural Lands*.

*2.3 Heritage Conservation* – the objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. A planning proposal shall contain provisions to protect items, places and the like of heritage significance, including objects, places, landscapes and areas of significance to Aboriginal communities where identified in a local heritage study.

## **2.7.3 Housing, Infrastructure and Urban Development**

*3.1 Residential Zones* - the objectives of this direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands. *Lachlan LEP 2013* includes provisions that encourage the provision of housing that broaden the choice of building types and locations available in the housing market, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing and associated urban development on the urban fringe, and be of good design. A planning proposal should contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and not contain provisions which will reduce the permissible residential density of land.

*3.4 Integrating Land Use and Transport* - the objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

*3.5 Development near licensed aerodromes* - the objectives of this direction are:

- (a) to ensure the effective and safe operation of aerodromes, and
- (b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and
- (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.

In preparing a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must consult with the authority responsible for aerodromes and the lessee of the aerodrome, take into consideration the Obstacle Limitation Surface (OLS) and, for



land affected by the OLS, prepare appropriate development standards and allow, as permissible with consent, development types that are compatible with the operation of an aerodrome. The rezoning of land for a particular purpose is to have regard to ANEF contours which limits the uses to be permitted.

#### **2.7.4 Hazard and Risk**

*4.3 Flood Prone Land* – the objectives of this direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's *Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005*, and
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

A planning proposal cannot intensify the use of land that is flood-prone nor permit development or a significant increase of development in flood planning areas unless a flood study has been adopted that was prepared in accordance with the *Floodplain Development Manual*.

*4.4 Planning for Bushfire Protection* – the objectives of this direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

A planning proposal that affects bushfire prone land must have regard to *Planning for Bushfire Protection 2006* and introduce controls that minimize risk.

### 2.7.5 Local Plan Making

*6.2 Reserving Land for Public Purposes* - the objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. This direction prescribes approval procedures for council to create, alter or reduce reservations of land for a public purpose.

## 2.8 Central West and Orana Regional Plan

The *Central West and Orana Regional Plan* was released in June 2017. *GOAL 4 – Dynamic, vibrant and healthy communities Direction 25 Increase housing diversity and choice* is of relevance to this land use strategy.

The *Lachlan Shire Urban Settlement Strategy* responds to the actions listed beneath Direction 25 by identifying areas for residential growth and the delivery of commercial, industrial and institutional services to support that growth. Accommodation to cater to an increased workforce associated with the anticipated expansion of a local mine is considered and development in the vicinity of regional airports is addressed in this strategy.

The strategy supports the priorities for Lachlan Shire listed in the *Regional Plan* as:

- *Support existing settlements as the focus for new development*
- *Support the primacy of the main streets of Condobolin and Lake Cargelligo*
- *Support the agribusiness and transport and logistics sectors and associated businesses*

- *Develop the Lachlan Valley Way and local road links to support regional transport from Griffith and Hillston to Tottenham and Narromine to link with the Newell Highway at Gilgandra*
- *Develop a regional road transport support node at Condobolin*
- *Identify and develop the Shire's mining potential and protect resources while planning for long-term social and utility growth*
- *Protect and enhance the natural environment*
- *Support the provision and continued development of major regional sports, recreation and cultural facilities*
- *Protect important agricultural land from encroachment from residential development*

### 3. THE COMMUNITY, ECONOMY AND SETTLEMENT

#### 3.1 The population

All population figures, other than population projections, are based on place of usual residence and sourced from the *2016 ABS Census of Population and Housing*.

##### 3.1.1 Population change – Lachlan Shire

The population of Lachlan Shire has been falling progressively over the last 10 years. In 2006 there were 6,672 persons living in Lachlan LGA, 6,477 persons in 2011 and 6,194 persons in 2016 – a fall of 7.2% over the decade.

**Table 3.1: Population Change – Lachlan Shire**

	2006	2011	% change 2006-2011	2016	% change 2011-2016
Total population	6,672	6,477	-3%	6,194	-4%

According to the 2016 *NSW & LGA Population and Household Projections, and Implied Dwelling Requirements* issued by the Department of Planning and Environment, the population of Lachlan Shire is expected to continue falling by 250 to 400 people every 5 years. This represents a significant population decrease over each intercensal period to the year 2036. Estimates of population numbers for each future census year are given in the table below.

**Table 3.2: The past and projected population growth of Lachlan Shire, 2011 to 2036**

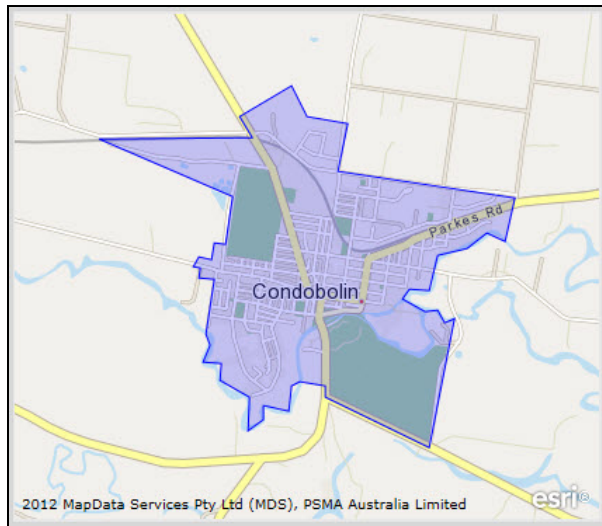
Year	Total population	Total households	Average household size	Implied dwellings
2011	6,700	2,700	2.44	3,350
2016	6,450	2,600	2.42	3,250
2021	6,200	2,550	2.39	3,100
2026	5,850	2,450	2.35	3,000
2031	5,550	2,350	2.32	2,850
2036	5,150	2,200	2.29	2,700

Population projections are based on an estimated population in 2011 and do not necessarily correlate with ABS census figures. Figures are only available for the LGA and not for individual settlements or localities. The 2016 census shows that the actual population is below the projected 2016 population suggesting that decline is occurring more rapidly than expected. The projections indicate that the population of Lachlan Shire is expected to fall from 6,700 persons in 2011 to 5,150 persons in 2036. This represents a decline of 1,550 residents or 23% over the 25 year period or an annual average decrease of 1%.

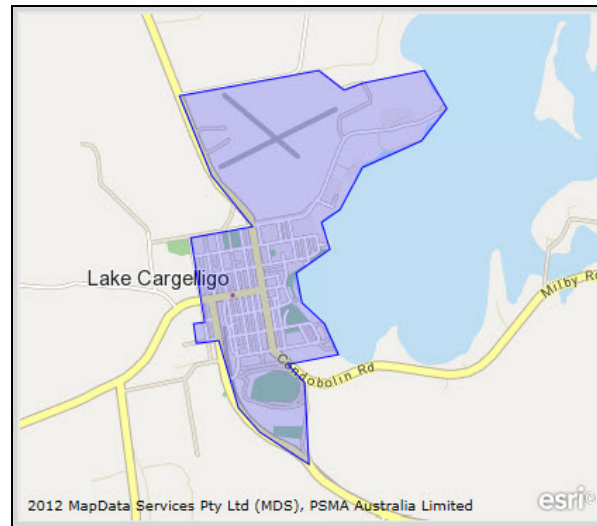
Figures released by the Department also suggest that the population is ageing, with a 32% decrease in persons aged less than 15 years, a 32% decrease in persons aged 15 to 64 years, and a 21% increase in persons aged 65 years or more. The key driver of this change is net internal migration loss to other places within NSW and interstate. Total households are projected to decrease over the period along with average household size and the number of dwellings that are required to accommodate the projected households.

### 3.1.2 Population change – Settlements

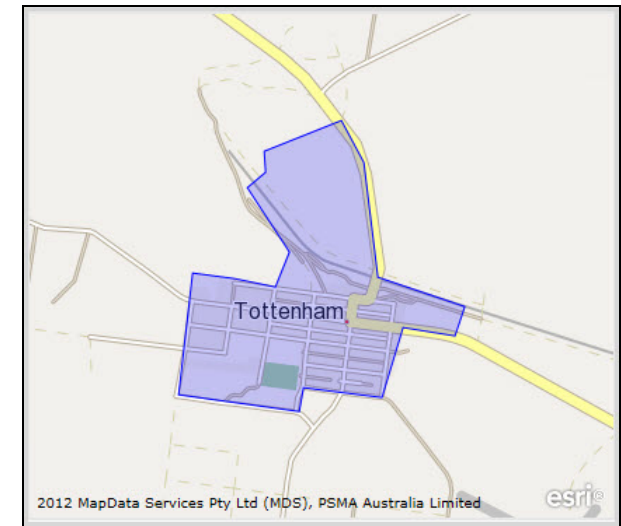
The town of Condobolin, known as an *Urban Centre-Locality* for the purposes of the Census by the ABS, covers 8.7 square kilometres, the *Urban Centre-Locality* of Lake Cargelligo covers 6.1 square kilometres and Tottenham 1.4 square kilometres. The boundaries of ABS *Urban Centre-Localities* of each town are illustrated in Figures 3.1, 3.2 and 3.3 below. Note that they do not necessarily align with the Lachlan LEP 2013 urban land zone boundaries of each centre.



**Figure 3.1: The ABS urban centre-locality of Condobolin**



**Figure 3.2: The ABS urban centre-locality of Lake Cargelligo**



**Figure 3.3: The ABS urban centre-locality of Tottenham**

The statistical census areas of the smaller settlements are known as *State Suburbs* for the purposes of the Census by the ABS. A state suburb is an aggregation of statistical areas to approximate suburbs. The ABS acknowledges that it poorly represents gazetted localities in rural parts of Australia. In the case of Albert, Burcher, Derriwong, Fifield and Tullibigeal the state suburbs include the village settlements and surrounding rural land.

The numbers of persons resident in the settlements of Condobolin, Lake Cargelligo and Tottenham increased between 2011 and 2016 whilst the populations of Fifield and Tullibigeal decreased. Comparison data is not available for the settlements of Albert, Burcher and Derriwong.

**Table 3.3: Settlement population change 2011-2016**

Settlement	Number of persons 2011	Number of persons 2016	Change 2011 - 2016	% change
Condobolin	2,755	2,864	109	4.0
Lake Cargelligo	1,154	1,262	108	9.4
Tottenham	299	334	35	11.7
Albert	Not available	81	-	-
Burcher	Not available	82	-	-
Derriwong	Not available	38	-	-
Fifield	287	129	-158	-55.1
Tullibigeal	384	233	-151	-39.3

### 3.1.3 Age structure

Table 3.4 below gives a breakdown of age characteristics of the populations of Condobolin, Lake Cargelligo and Tottenham at the time of the 2016 census. Figures for Lachlan LGA are provided for comparison.

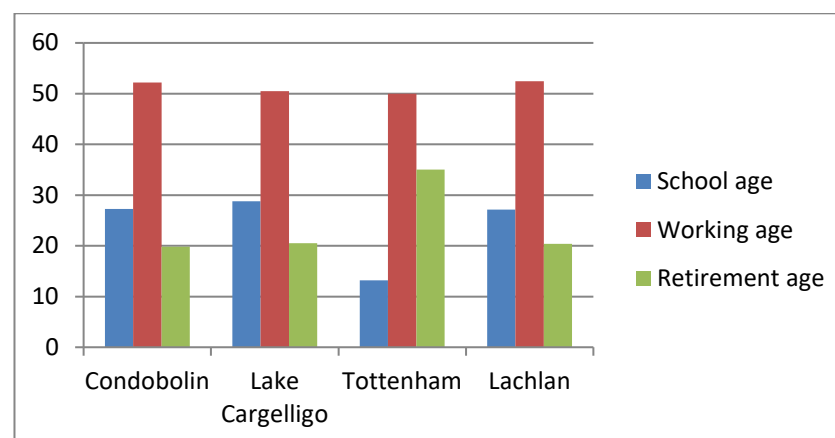
**Table 3.4: Age distributions 2016**

	Condobolin		Lake Cargelligo		Tottenham		Lachlan LGA	
Age group	No of persons	% of total	No of persons	% of total	No of persons	% of total	No of persons	% of total
0-4	227	7.93	98	7.77	14	4.19	497	8.02
5-9	201	7.02	106	8.40	16	4.79	460	7.43
10-14	204	7.12	70	5.55	8	2.40	401	6.47
15-19	148	5.17	89	7.05	6	1.80	322	5.20
20-24	201	7.02	79	6.26	9	2.69	346	5.59
25-29	183	6.39	69	5.47	21	6.29	341	5.51
30-34	187	6.53	91	7.21	8	2.40	393	6.34
35-39	132	4.61	56	4.44	16	4.79	312	5.04
40-44	133	4.64	79	6.26	18	5.39	339	5.47
45-49	135	4.71	49	3.88	16	4.79	321	5.18
50-54	177	6.18	62	4.91	27	8.08	384	6.20
55-59	190	6.63	82	6.50	27	8.08	428	6.91
60-64	157	5.48	70	5.55	25	7.49	383	6.18
65-69	148	5.17	69	5.47	44	13.17	362	5.84



	Condobolin		Lake Cargelligo		Tottenham		Lachlan LGA	
70-74	125	4.36	64	5.07	15	4.49	283	4.57
75-79	113	3.95	47	3.72	30	8.98	263	4.25
80-84	91	3.18	39	3.09	17	5.09	185	2.99
85+	91	3.18	40	3.17	11	3.29	170	2.74
Median age	37		37		55		40	

The chart below indicates the percentages of school age (0 to 19 years), working age (20 to 64 years) and retirement age (65 years or over) persons in Condobolin, Lake Cargelligo, Tottenham and Lachlan LGA. More than half of the populations of Condobolin and Lake Cargelligo are in the working age category whilst Tottenham features the greatest proportion of retirement age persons. This reflects the median ages for each settlement of 37 for Condobolin and Lake Cargelligo (similar to Lachlan LGA as a whole) and 55 for Tottenham.



**Figure 3.4: Age breakdown for Condobolin, Lake Cargelligo, Tottenham and Lachlan LGA, 2016**

## 3.2 Housing

Population figures used in this section are based on place of enumeration and sourced from the *2016 ABS Census of Population and Housing*.

### 3.2.1 Dwelling structure and occupancy

The majority of occupied private dwellings, 92.3%, in Lachlan Shire are separate houses. These accommodate 94% of the population and less than half of these dwellings are owned outright. A quarter of occupied private dwellings are under mortgage and about a third are being rented. These statistics reflect the low density urban environments of Australian inland towns and the very high home ownership levels of these towns. Dwelling structure and occupation data for each of the three main towns is given in Table 3.5 below. These figures show that the types of dwellings and occupancy is similar across the main settlements of Lachlan Shire, i.e. high proportions of separate detached dwellings accommodating the majority of the inhabitants of each town.

**Table 3.5: Dwelling structure and tenure, Condobolin, Lake Cargelligo and Tottenham, 2016**

Occupied private dwg	% of all dwgs				% of population		
	Condobolin	Lake Cargelligo	Tottenham		Condobolin	Lake Cargelligo	Tottenham
Separate house	94.2	78.1	100.0		96.6	79.5	100.0
Semi-detached, villa, townhouse, etc	0.7	0.7	0.0		0.3	0.3	0.0
Flat, unit or apartment	3.7	5.4	0.0		2.1	3.8	2.8

Other (caravan, cabin, shop-top, house etc)	1.3	0.0	0.0		0.7	0.3	0.0
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The average household size in Lachlan Shire in 2011 was 2.4 persons. Occupancy rates in Condobolin and Lake Cargelligo were also 2.4 whilst Tottenham had an average household size of 2 persons, all unchanged since 2011. This reflects the high proportion of retirement age persons in this settlement with a median age of 55 years and 65 per cent of households being couples without children. The median ages in Condobolin and Lake Cargelligo were 37 and 37 years respectively in 2016 and between similar percentages of families were couples with children and couples without children in each of these towns being almost 40 per cent in each.

### 3.2.2 Household income and expenses

Over one-third of households in Condobolin, Lake Cargelligo, Tottenham and Lachlan Shire as a whole earn less than \$800 per week. Just under half of the households in Condobolin, Lake Cargelligo and Lachlan LGA as a whole have a weekly income in the range of \$800 to \$3,000, compared to 33% in Tottenham.

The median weekly household income is highest in Lake Cargelligo at \$1,009 but less than the median for Lachlan LGA of \$1,034, reflecting the relative wealth of the farming community. According to the 2016 Census, the median monthly mortgage repayment in Condobolin is \$925 being higher than for Lake Cargelligo and Lachlan Shire. Repayments for Tottenham are the lowest at \$659 due to the higher proportion of retirement age persons.

According to the 2016 Census, the median weekly rent in Condobolin is \$165, \$150 in Lake Cargelligo and in Tottenham is \$105. The percentage of dwellings being rented is around 30% for all three settlements with housing stress being the greatest in Condobolin where 8.5% of households experience rent payments that are 30% or greater than household income. This figure is 6.8% in Lake Cargelligo and 2.3% in Tottenham.

Table 3.6 below gives selected medians and averages for age, dwellings, occupancy rates, incomes and dwelling expenditure.

**Table 3.6: Summary – selected medians and averages for Condobolin, Lake Cargelligo, Tottenham, Lachlan LGA, 2016**

Statistic	Condobolin	Lake Cargelligo	Tottenham	Lachlan LGA
Population (place of usual residence)	2,864	1,262	334	6,194
Median age (years)	37	37	55	40
Total number of private dwellings	1,175	465	149	2,615
% of private dwellings occupied	87.9	91.0	91.0	84.3
% of private dwellings unoccupied	12.1	9.0	9.0	15.7
Average household size (persons per dwelling)	2.4	2.4	2.0	2.4
Median total household income (\$/week)	\$952	\$1,009	\$719	\$1,034
Median mortgage repayment (\$per month)	\$925	\$897	\$659	\$900
Mortgage repayments < 30% of household income	97.6	97.7	97.7	97.3
Mortgage repayments > 30% of household income	2.4	2.3	2.3	2.7
Median rent (\$/week)	\$165	\$150	\$105	\$150
Rent payments < 30% of household income	91.5	93.2	97.7	94.2
Rent payments > 30% of household income	8.5	6.8	2.3	5.8

### 3.3 Industry and employment

#### 3.3.1 The labour force

The labour force of Lachlan Shire has fallen over the period 2006 to 2016 from 3,035 persons to 2,644. The labour force comprises all persons in full time or part time employment and unemployed persons who are actively looking for work.

The labour force participation rate also fell, from 58.4% to 54.6% and unemployment rose from 6.6% to 6.8% during this period.

The labour force status for Condobolin, Lake Cargelligo, Tottenham and Lachlan LGA is given in Table 3.7 below. The data indicates that unemployment is highest in Condobolin which correlates with the highest proportion of the population in the working age category of 15 years to 64 years.

**Table 3.7 Labour force status as a percentage of total, 2016**

Status	Condobolin	Lake Cargelligo	Tottenham	Lachlan LGA
Worked full time	53.5	53.1	63.7	59.1
Worked part time	28.5	32.6	22.2	26.8
Away from work	8.3	6.8	9.6	7.3
Unemployed	9.7	7.6	4.4	6.8

### 3.3.2 Industry sectors

Trends in employment in Lachlan Shire are shown in the table below as numbers of jobs within each industry sector as a percentage of total jobs.

**Table 3.8: Employment by industry sector, Lachlan LGA 2001 - 2011**

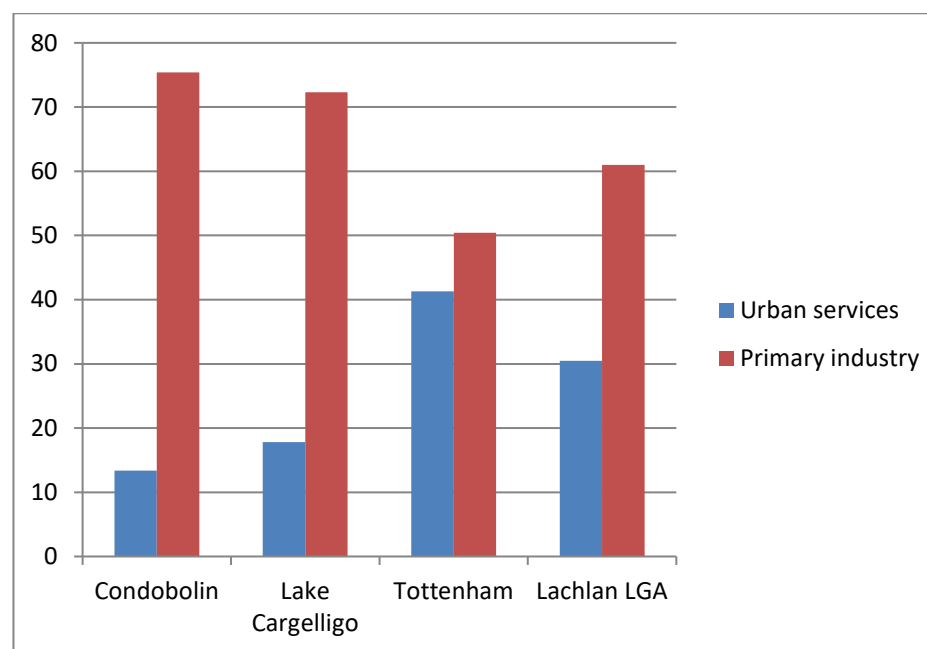
Industry	2006 %	2011 %	2016 %
Agriculture, forestry & fishing	35.6%	32.3%	28.1%
Mining	1.3%	2.7%	2.5%
Manufacturing	4.6%	5.8%	5.4%
Energy, water & waste	1.4%	1.3%	1.5%
Construction	3.3%	3.5%	3.9%
Wholesale trade	3.3%	2.9%	2.6%
Retail trade	8.1%	8.5%	7.0%
Accommodation & food	4.1%	5.0%	4.4%
Transport, postal & warehousing	3.6%	3.1%	3.4%
Information media & telecommunications	0.6%	0.2%	0.4%
Finance & insurance	0.9%	0.7%	0.7%
Rental, hiring & real estate	0.3%	0.4%	0.4%
Professional, scientific & technical	1.8%	1.7%	2.3%
Administration & support	1.2%	1.3%	1.8%
Public administration & safety	6.5%	5.0%	5.9%

Industry	2006 %	2011 %	2016 %
Education & training	8.9%	9.5%	10.1%
Health care & social assistance	8.3%	10.6%	10.8%
Arts & recreation	0.6%	0.5%	0.4%
Other	3.6%	2.7%	5.6%
Not stated	2.3%	2.3%	2.8%

There was a decline in employment in primary industry (agriculture, forestry and fishing) over the period 2006 to 2016 of 7.5% and a corresponding increase in mining due to renewed operations at Mineral Hill mine.

Other sectors of the local economy which are primarily located in urban areas have also increased in importance relative to rural industry. In particular, jobs in manufacturing and the service industries such as education and training, professional, scientific and technical services and health care have increased significantly as a proportion of total employment.

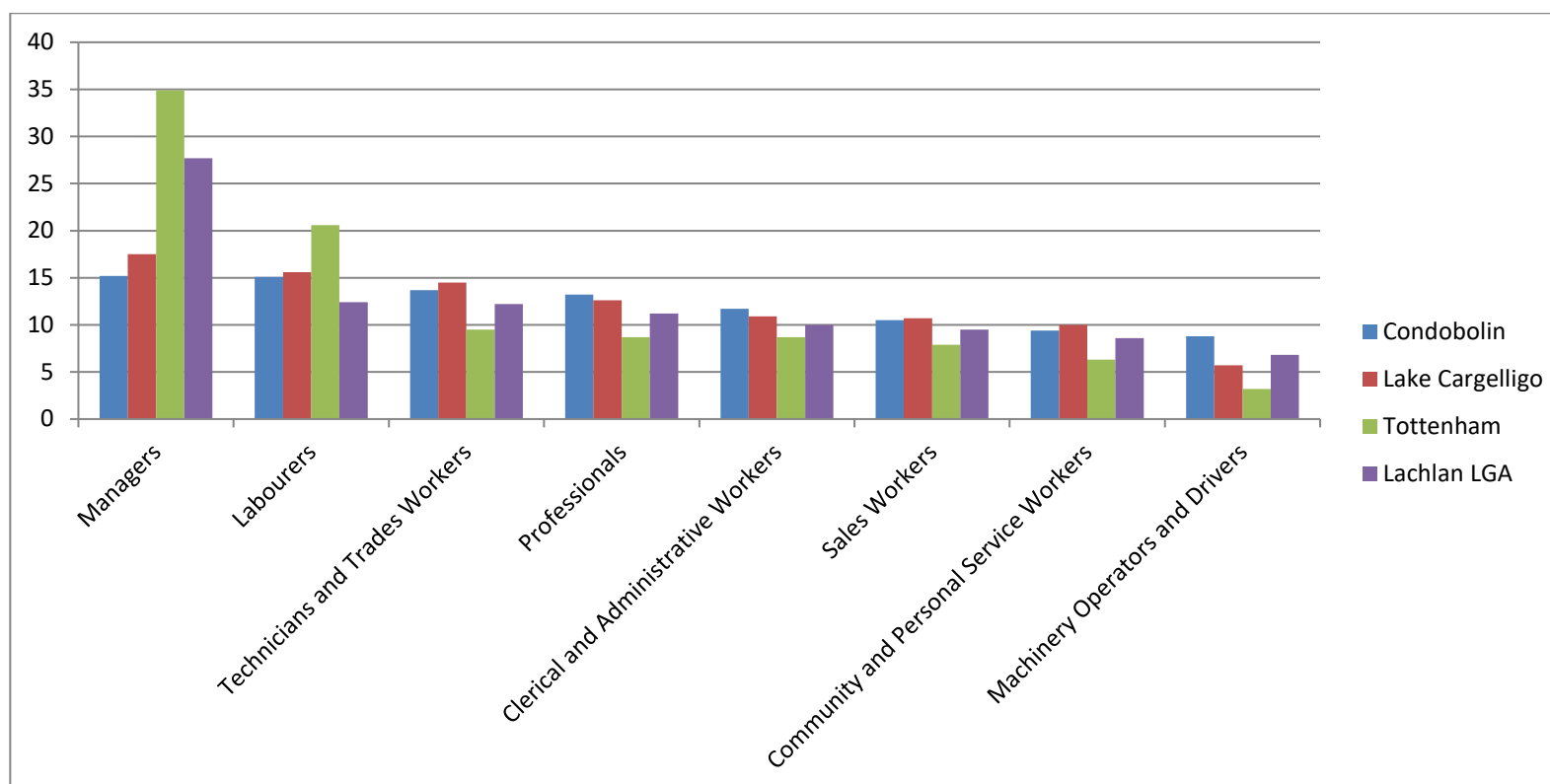
Table 3.4 below illustrates the proportion of persons employed in the urban and rural sectors for the three main towns and for Lachlan LGA as a whole. Urban services includes all industry types except agriculture, forestry, fishing and mining. *Other* and *not stated* industry of employment figures are excluded.



**Figure 3.4: Proportion of persons employed in urban and rural sectors**

Figure 3.5 below illustrates the breakdown of occupations for the three main towns of Lachlan Shire. The highest proportion of the labour force is within the management category, followed by labourers, technicians and trades workers. There is substantial variation across Lachlan Shire with the percentages of managers and labourers exceedingly high in the town of Tottenham.





**Figure 3.5: Proportion of persons employed by occupational category**

### 3.4 Settlement structure and hierarchy

Built up urban land covers 421 hectares which represents only 0.46% of the total land area of Lachlan Shire (91,947.9 hectares).

The main settlements of the local government area are Condobolin, Lake Cargelligo and Tottenham with smaller villages of Albert, Burcher, Derriwong, Fifield and Tullibigeal. There are 457 properties rated as 'business' by Lachlan Shire Council.

Condobolin is the main administrative centre of Lachlan Shire. It offers two supermarkets and a discount department store, a range of specialty shops and non-retail services such as banks, community services, offices and the like. The catchment of Condobolin extends to include nearby villages and hamlets such as Derriwong, Fifield and Burcher.

Lake Cargelligo is a district centre that offers a similar but more limited range of commercial services as Condobolin and has a catchment that includes surrounding rural districts and the settlements of Tullibigeal and Burcher.

Tottenham is also a district centre. It caters to a separate community which includes Albert and offers essential retail facilities and limited institutional services.

The settlements of Albert, Burcher, Fifield and Tullibigeal are villages which provide only essential day to day goods and services such as a general store, hotel and service station to inhabitants of the settlements and neighbouring rural areas. Derriwong is a rural locality and does not offer any commercial services.

### **3.5 Development trends**

Approvals issued by Lachlan Shire Council for development within urban zoned areas over the period 2010/11 to 2016/17 have been interrogated to ascertain the level of activity taking place in each settlement. This is reflected by the numbers of approvals that involve construction of a new dwelling, commercial building or industrial building as shown in Table 3.9 below.

Approvals for additions and alterations to existing buildings and for a change of use to an existing commercial or industrial building have been excluded from the analysis as these developments do not consume vacant land. The purpose of this analysis is to determine the need for additional zoned residential or employment land in each of the settlements.

**Table 3.9: Approvals issued for new residential, commercial and industrial buildings 2010/11 – 2016/17**

Year	Settlement	Approvals for new residential dwellings	Approvals for new commercial buildings	Approvals for new industrial buildings	Total approvals
2010/2011	Condobolin	4	-	5	9
	Lake Cargelligo	3	-	1	4
	Tottenham	-	-	-	-
	Villages	-	-	-	-
	<b>Total</b>	<b>7</b>	<b>-</b>	<b>6</b>	<b>13</b>
2011/2012	Condobolin	3	1	2	6
	Lake Cargelligo	5	2	1	8
	Tottenham	-	1	-	1
	Villages	-	-	-	-
	<b>Total</b>	<b>8</b>	<b>4</b>	<b>3</b>	<b>15</b>
2012/2013	Condobolin	3	2	2	7
	Lake Cargelligo	3	1	-	4
	Tottenham	-	-	-	-
	Villages	1	-	-	1
	<b>Total</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>12</b>
2013/2014	Condobolin	3	2	4	9
	Lake Cargelligo	1	-	1	2
	Tottenham	-	-	-	-
	Villages	-	1	-	1
	<b>Total</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>12</b>
2014/2015	Condobolin	3	-	3	6
	Lake Cargelligo	-	-	-	-
	Tottenham	-	-	-	-

Year	Settlement	Approvals for new residential dwellings	Approvals for new commercial buildings	Approvals for new industrial buildings	Total approvals
2015/2016	Villages	-	-	-	-
	<b>Total</b>	<b>3</b>	<b>-</b>	<b>3</b>	<b>6</b>
	Condobolin	-	1	-	1
	Lake Cargelligo	-	-	-	-
	Tottenham	-	-	-	-
	<b>Total</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1</b>
2016/2017 (to June 30)	Condobolin	4	4	1	9
	Lake Cargelligo	2	2	1	5
	Tottenham	-	-	-	-
	Villages	-	1	-	1
	<b>Total</b>	<b>6</b>	<b>7</b>	<b>2</b>	<b>15</b>
<b>Total 7 years</b>		<b>35</b>	<b>18</b>	<b>21</b>	<b>74</b>
<b>Annual average</b>		<b>5</b>	<b>2.6</b>	<b>3</b>	<b>10.6</b>
<b>7 year total approvals by settlement</b>	<b>Condobolin</b>	<b>20</b>	<b>10</b>	<b>17</b>	<b>47</b>
	<b>Lake Cargelligo</b>	<b>14</b>	<b>5</b>	<b>4</b>	<b>23</b>
	<b>Tottenham</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1</b>
	<b>Villages</b>	<b>1</b>	<b>2</b>	<b>-</b>	<b>3</b>

Development has been reasonably consistent over the five year period with the bulk of approvals being issued for development in Condobolin and Lake Cargelligo. The annual average number of approvals issued is 11 per year over the 7 year period, half of which are for residential development and two-thirds of the remainder are for industrial development.

## 4. CONDOBOLIN

### 4.1 Settlement description

The population of Condobolin in 2016 was 2,864 persons. The settlement gained in population by 4% over the intercensal period 2011 to 2016 but is expected to continue to decline in line with forecasts of a 1% to 1.5% decrease over each 5 year census period for the LGA.

The highest proportion of residents in Condobolin are of working age and over 94% of dwellings are single detached houses. Occupancy rates in 2016 were 2.4 persons per dwelling. Condobolin is the administrative centre of Lachlan Shire and services a catchment comprising surrounding rural land and the localities and villages of Derriwong, Fifield and Burcher. Condobolin has a total of 1,261 residential lots and 312 commercial lots. The services offered in Condobolin are given in Table 4.1 below.

**Table 4.1: Services offered in Condobolin**

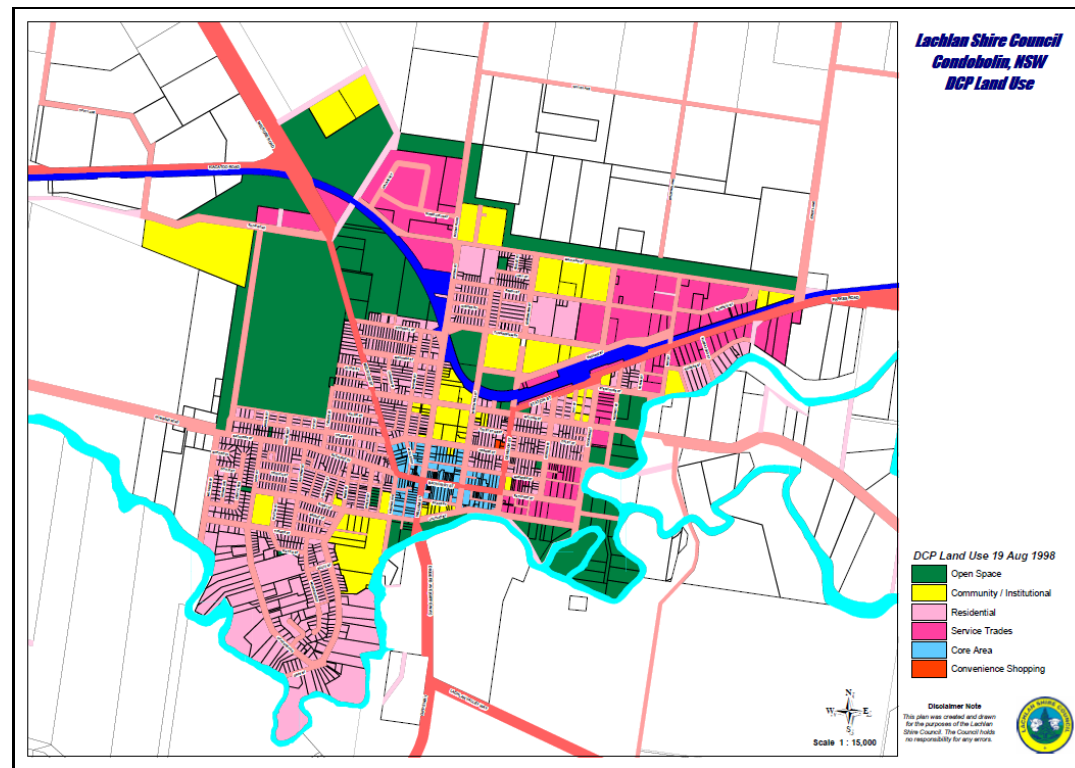
Sector	Services offered in Condobolin
Accommodation	Three motels, four hotels, caravan park, Gum Bend Lake camping area
Administrative	LSC administration & depot, LALC, WCC, Western Plains Regional Development, RLPB, RMS, Centrelink
Commercial	Two supermarkets (approx. 3,000m <sup>2</sup> & 1,600m <sup>2</sup> ), discount department store (approx. 400m <sup>2</sup> ), restaurants, cafes, four hotels, three service stations, specialist retail, banks, solicitors, offices, newspapers
Community	Community centre, library, Youth services, Wiradjuri Study Centre
Cultural	Churches, museums, arts & crafts studio

Sector	Services offered in Condobolin
Educational	High School, three primary schools (including MET), TAFE, AdultEd
Health facilities	Hospital, two medical centres, pharmacy, CPAS, HACC
Institutional	Fire station, Police, Ambulance, SES, RFS station, courthouse, post office
Recreation	Golf club & course, RSL club, swimming pool, indoor sports centre, SRA grounds (showground, sportsgrounds, racecourse, equestrian, netball courts, rural show pavilions), water sports

*Lachlan Interim DCP 2013* provided for the land use areas in Condobolin given in Table 4.2 below and as shown in Figure 4.1. The equivalent Standard Instrument LEP zone is also given in the table to guide the allocation of zones across the settlement as actions of this strategy.

**Table 4.2: Land use areas in Condobolin**

Land use area	Standard Instrument LEP equivalent	Total area	Number of lots	Average lot size
Community/institutional	Same as surrounding zone or Infrastructure	140,287.8m <sup>2</sup>	70	2,004.1m <sup>2</sup>
Convenience shopping	Same as surrounding zone or mixed use	3,046.9m <sup>2</sup>	3	1,015.6m <sup>2</sup>
Core area	Business	136,463.1m <sup>2</sup>	166	822.1m <sup>2</sup>
Open space	Public or Private Recreation	75,067.7m <sup>2</sup>	62	
Residential	Residential	1,405,727.6m <sup>2</sup>	1,258	1,117.4m <sup>2</sup>
Service trades	Industrial	402,123.8m <sup>2</sup>	143	2,812.1m <sup>2</sup>



**Figure 4.1: Lachlan Interim DCP 2013 land use areas, Condobolin**

## 4.2 Additional considerations

Certain matters have been raised by Lachlan Shire Council for consideration in relation to the settlement of Condobolin during the preparation of this strategy. These considerations are:

- a) *Examine the boundaries of business uses and the potential to include commercial uses outside the main street in a mixed use zone*
- b) *Include the Boona Road industrial land expansion in an industrial zone*
- c) *Consider zoning the flood affected land at Gum Bend Road, Condobolin that is zoned R5 Large Lot Residential to an urban residential zone above the flood line and the residue as RU1 Primary Production*
- d) *Consider the application of a larger minimum lot size and zone E4 Environmental Living or R2 Low Density Residential for Lachlan River foreshore residential land*
- e) *Consider an industrial zone to apply to land formerly used for an abattoir west of town*
- f) *Consider zoning the concrete batching plant north of the Browns Road/Jones Lane R5 Large Lot Residential compartment as industrial or include the use in Schedule 1 Additional permitted uses of LEP 2013*
- g) *rationalise scattered industrial activities to the east of town that are amongst residences and on flood prone land*
- h) *Re-assess the zoning of rural living lots currently zoned RU1 Primary Production south of Henry Parkes Way and along Stock Ridge Road*

These matters are addressed in section 4.5 below.

In addition three submissions made to *draft Lachlan LEP 2012* whilst that plan was being exhibited requested that the zoning and minimum lot sizes applying to specific properties be addressed. These requests were:

- i) *Presbyterian Church at 32 McDonnell Street, Condobolin – rezone from RU5 Village to residential,*
- j) *Aboriginal land at Lot 280 DP 752080, Boona Road Reserve – apply minimum lot size of 600 square metres, and*
- k) *Aboriginal land at Lot 249 DP 753113, Lot 251 DP 726933, Willow Bend Reserve – apply a minimum lot size of 500 square metres and rezone from RU1 Primary Production to E4 Environmental Living, or part E4 and RU1 Primary Production*



Although the latter two submissions relate to land outside the boundaries of the urban area a commitment has been made to address all three requests in this strategy.

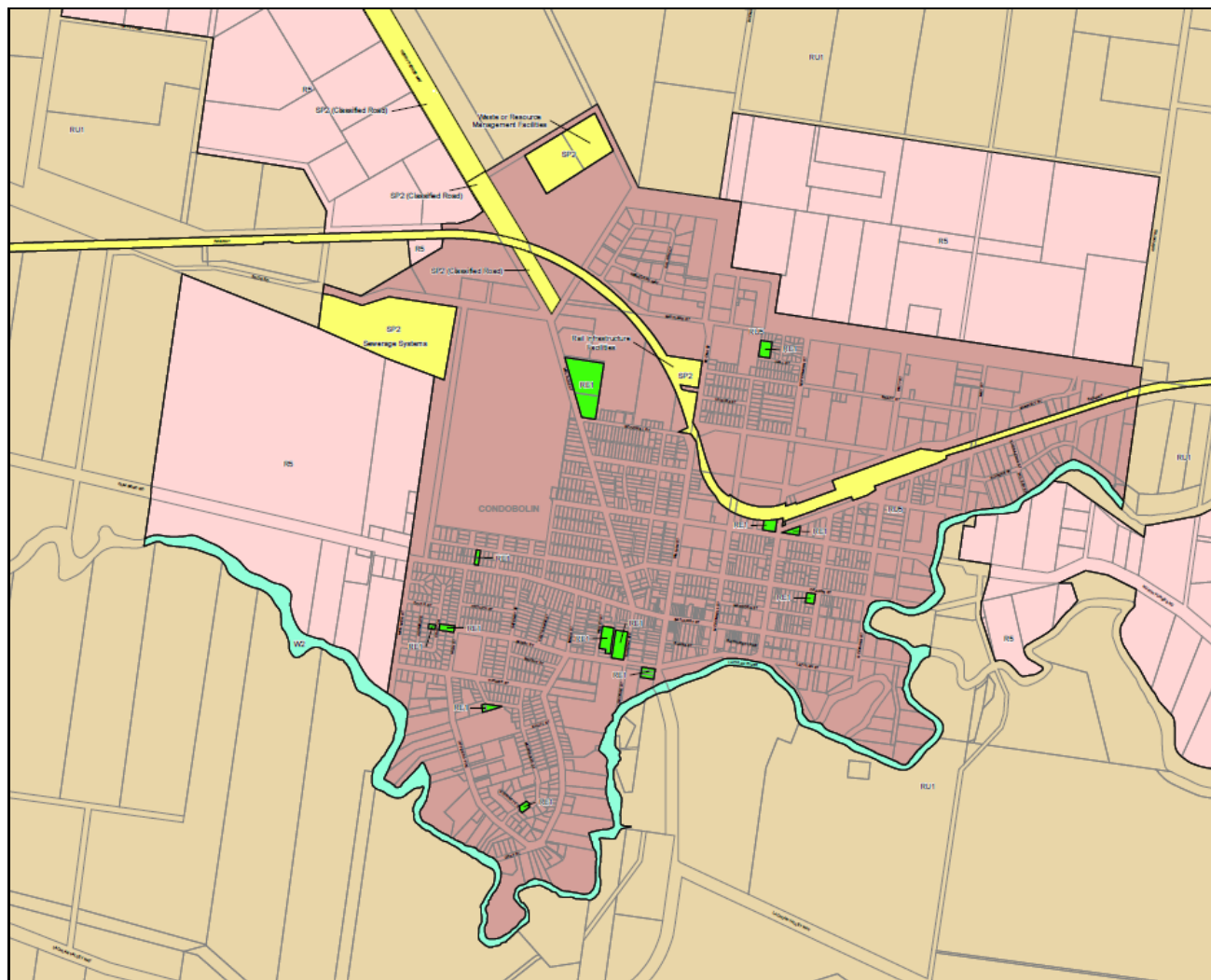
### **4.3 Existing local planning provisions**

The land zoning and minimum lot sizes that apply to the urban settlement of Condobolin under *Lachlan LEP 2013* are considered in this section. Any mapped environmentally sensitive land is also identified.

#### **4.3.1 Land zoning**

The urban areas of Condobolin are zoned RU5 Village under *Lachlan LEP 2013* with scattered public parks and open space zoned RE1 Public Recreation. Infrastructure is zoned SP2 which includes the rail line, sewer treatment plant, waste management facility and Henry Parkes Way.

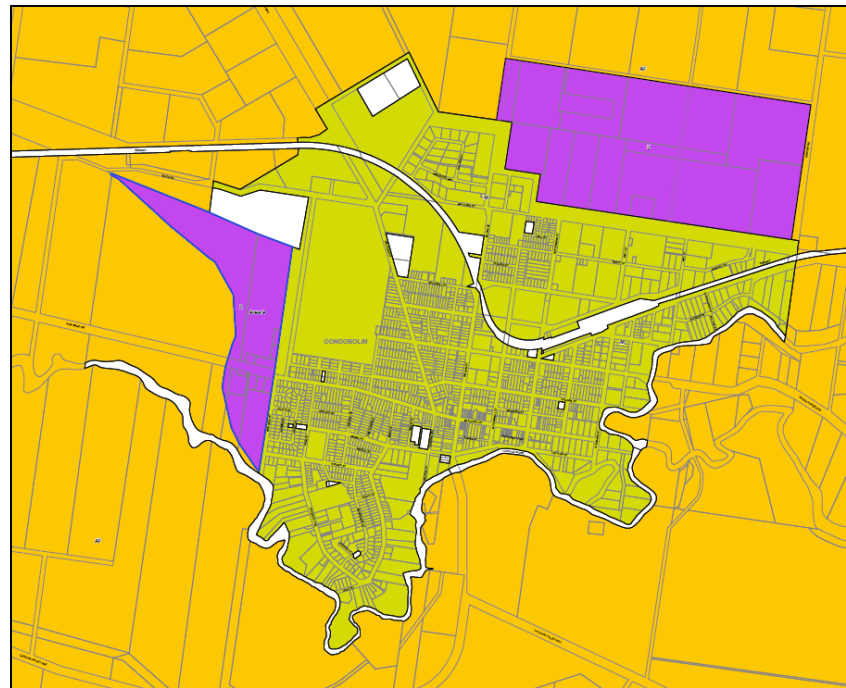
There are three compartments of land zoned R5 Large Lot Residential that adjoin the settlement – to the north in the vicinity of Jones and Browns Lanes, to the west along Gum Bend Road near Moulder Street, and to the north west along Henry Parkes Way.



**Figure 4.2: Land zoning (extract from Land Zoning Map Sheet LZN\_010A)**

#### 4.3.2 Minimum lot sizes

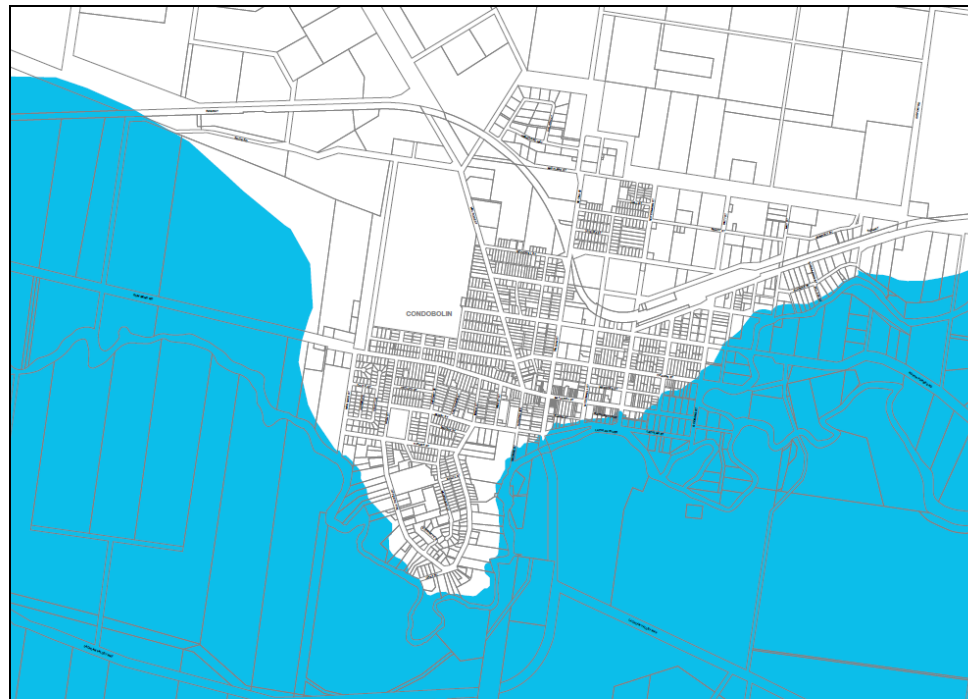
A minimum lot size of 600m<sup>2</sup> applies for subdivision to allow a dwelling to the whole urban settlement that is zoned RU5 Village. A minimum lot size of 2 hectares applies to land zoned R5 Large Lot Residential along Gum Bend Road near Moulder Street and an area north of town along Jones and Browns Lanes. These areas are able to be subdivided to a minimum of 5,000m<sup>2</sup> and 8,000m<sup>2</sup> respectively if reticulated water and sewer services are provided. Rural land is subject to a minimum lot size of 400 hectares for subdivision for the purposes of a dwelling.



**Figure 4.3: Minimum lot sizes (extract from Lot Size Map Sheet LSZ\_010A)**

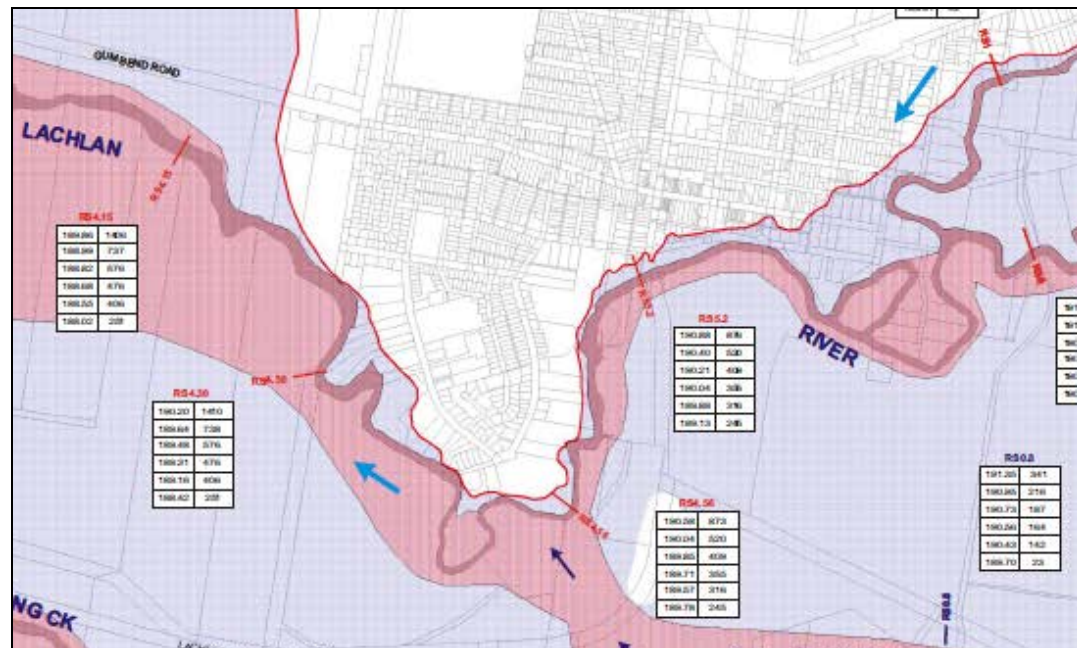
#### 4.3.3 Environmentally sensitive land

Flood prone land in the urban area of Condobolin is shown on the extract from the Flood Planning Map below. Much of the residential land that shares a boundary with the Lachlan River and low-lying land occupied by residential and industrial development to the east of the settlement is considered flood-prone. Similarly, a section of land zoned R5 Large Lot Residential along Gum Bend Road near Moulder Street is also subject to flooding.



**Figure 4.4: Extract from Flood Planning Map Sheet FLD\_010A**

The source of data for the Flood Planning Map is the *draft Condobolin Flood Study* prepared by Lyall & Associates Consulting Engineers in June 2008. The flood line represents the 1 in 100 year average recurrence interval as shown in Figure 4.5 below.



**Figure 4.5: Provisional Flood Hazard Map. Source: Lyall & Associates, June 2008**

Parts of Condobolin are affected by groundwater vulnerability and therefore are environmentally sensitive. These areas are shown on the extract from the *Groundwater Vulnerability Map* below.



**Figure 4.6: Extract from the Groundwater Vulnerability Map Sheet GRV\_010**

There is no land in Condobolin mapped as environmentally sensitive on the *Terrestrial Biodiversity Map* or the *Wetlands Map* that accompany *Lachlan LEP 2013*.

#### **4.4 Land audit**

##### **4.4.1 Residential land**

Other than alterations and additions to existing dwellings, there have been 20 approvals issued by Council for new dwellings over the period of 2010/11 to 2016/17.



It is estimated that there were approximately 86 vacant subdivided residential lots in Condobolin in 2012 (source SIX Maps). There is also a 23 lot subdivision along Officers Parade (Lot 17 DP 228959) being planned at the end of 2017 bringing the total number of potential vacant residential lots to 109.

Deducting the number of dwelling approvals that have been granted since 2012 (20 approvals) leaves 89 vacant subdivided lots. Using three dwelling approvals per annum as a measure of demand the supply of vacant subdivided residential land is adequate for the next 30 years indicating that the rezoning of more land to cater for residential development is not necessary.

In addition, the average lot size in Condobolin is 1,117m<sup>2</sup> meaning that many allotments that are larger than 1,200m<sup>2</sup> are therefore capable of further subdivision to the minimum lot size of 600m<sup>2</sup> to add to the stock of residential land. This minimum lot size has been carried forward into *Lachlan LEP 2013* from a previous development control plan. However, it is unlikely that small lots will be created due to the preference for large lots in Condobolin, greater than 1,000m<sup>2</sup> in area, as evidenced by the recent 11 lot subdivision of Randall Place and the take-up of those lots. Therefore, this estimate of land supply and the period for which this may cater does not include the potential subdivision of large residential lots to the minimum lot size of 600m<sup>2</sup>.

Importantly, there has been a new dwelling and a nine lot subdivision of rural residential land at Moulder Street, Condobolin which is not included in the above analysis. Consent has been conditioned to provide all new lots with reticulated water and sewerage. The remaining rural residential land that is subject to flooding and in close proximity to sewerage infrastructure may be rezoned RU1 Primary Production. This matter is considered in this strategy as an exception due to its location immediately adjoining the built-up urban area of Condobolin and as an opportunity to address the constraints presented by flooding over most of this rural residential compartment as well as the existence of essential sewerage infrastructure.

The area of unsubdivided land above the flood line and allowing for a 400 metre buffer to the sewerage system is approximately 40 hectares. At a minimum lot size of 5,000m<sup>2</sup> and deducting 10% for services such as roads, there is the potential to create a further 70 rural residential lots in this area to augment land supply. Research carried out for the *Lachlan Shire Primary Production/Resource Strategy* indicates that reticulated water and sewer systems may be augmented

to provide services to this area. Groundwater vulnerability is a consideration for development of this area and any impacts should be assessed at the subdivision stage.

#### **4.4.2 Employment land**

The main street of Condobolin is Bathurst Street. The commercial centre is bounded by Denison Street at the eastern end and William Street at the western end although commercial and institutional premises exist as far as Melrose Street. A supermarket is also located on Denison Street just outside the town centre.

There have been 10 approvals for new commercial buildings in Condobolin over the period 2010/11 to 2016/17. At the time of a survey of the town centre in July 2013 there were 12 vacant commercial premises in the centre. The number of vacant premises in the centre fell to 8 in March 2015 and 7 in December 2017 suggesting an upturn in the local economy.

In addition to commercial development there have been 17 approvals for new industrial buildings over the period 2010/11 to 2016/17. There are several industrial areas that have historically developed across the township. The oldest areas are east of the town centre, near May Street at the eastern approach to Condobolin and scattered amongst residential uses near Goobang Creek. A cluster of service industries exists immediately adjoining the town centre to the east and light industrial uses also occur within the town centre. Two new industrial estates have also developed at the western edge – along Boona Road and on the site of an operating saw mill near the intersection of Melrose Road and Silos Road.

There is sufficient vacant land and premises to cater for commercial and industrial development into the near future and the additional zoning of employment land is not warranted. Some land close to the flood prone foreshore of Goobang Creek that is amongst residential uses is occupied by industrial development. Although it is desirable that these industries relocate to an industrial estate and away from residences and Goobang Creek, these industries may continue to operate indefinitely with existing use rights under the *Environmental Planning and Assessment Act 1979* noting that any proposed expansion would be subject to assessment under the Act.



A recently-formed committee is in the process of reviewing the draft plan of management for the State Recreation Area located south of the Lachlan River. A recreation zoning should be applied to the State Recreation Area and caravan park in recognition of current land uses and the public ownership. This intention can be used to inform the management plan review.

## **4.5 Condobolin actions**

### **4.5.1 Recommended land zonings**

Two alternatives for the future zoning of the town of Condobolin are available. The first is to retain the existing RU5 Village zone and to extend that zone to apply to adjoining rural land that has been developed for urban purposes. This would ensure flexibility for any proposed future development due to the large range of uses permitted in zone RU5 Village. This would be accompanied by the rezoning of public open space to RE1 Public Recreation, industrial areas to IN1 General Industrial, the application of zone E4 Environmental Living to constrained areas such as flood prone land and the application of zone SP2 Infrastructure to public facilities currently zoned RU5 Village. The recommended application of zones RE1 Public Recreation, IN1 General Industrial, E4 Environmental Living and SP2 Infrastructure are identified in Actions C1 to C6 below and are illustrated in Figure 4.7.

The second alternative is to apply Standard Instrument residential, business and industrial zones to urban areas to reflect current land uses and the land use areas of the former *Lachlan Interim DCP 2013*. This would result in a lesser range of permitted uses in each zone but would serve to protect the amenity of residential areas and reinforce the primacy of commercial areas. This alternative is identified as optional Action C7 and is shown in Appendix 2. Given the slow pace of development being experienced in Condobolin, it may be appropriate to retain zone RU5 Village for the time being and to consider applying further Standard Instrument zonings at the next LEP review.

Council has recently purchased Lot 2 DP 753113 Lachlan Valley Way, Condobolin for the purpose of developing an information and education facility, comprising the display of motor vehicles and a visitor information centre, and a service station. The development is to be known as 'Utes in the Paddock'. Council requires the ability to subdivide this land in the future to facilitate sale of that portion of the site that is developed as a service station. It is proposed that the property be included in *Schedule 1 Additional permitted uses of Lachlan LEP 2013* with a description of all land uses and to permit such a subdivision.

**Action C1:** Zone the flood prone land fronting The Lachlan River and Goobang Creek E4 Environmental Living in recognition of flood hazard as well as the high environmental values and living amenity of this land. This land is occupied by dwellings on relatively large lots and industrial development east of the town centre. This land comprises low and high hazard of flooding at the 1 in 100 year average recurrence interval as shown in Figure 4.5 above. This is consistent with *Local Planning Direction No 4.3 Flood Prone Land* and reflects the level of hazard applicable to this land.

**Action C2:** Zone industrial areas located west along Kiacatoo Road and north-east of the township as IN1 General Industrial to protect existing and potential industrial uses and enable the expansion of that development.

**Action C3:** Zone the parkland along Lachlan Street fronting the Lachlan River and the State Recreation Area and caravan park located south the Lachlan River as RE1 Public Recreation. Amend the land use table for zone RE1 to make caravan parks a use that is permitted with consent.

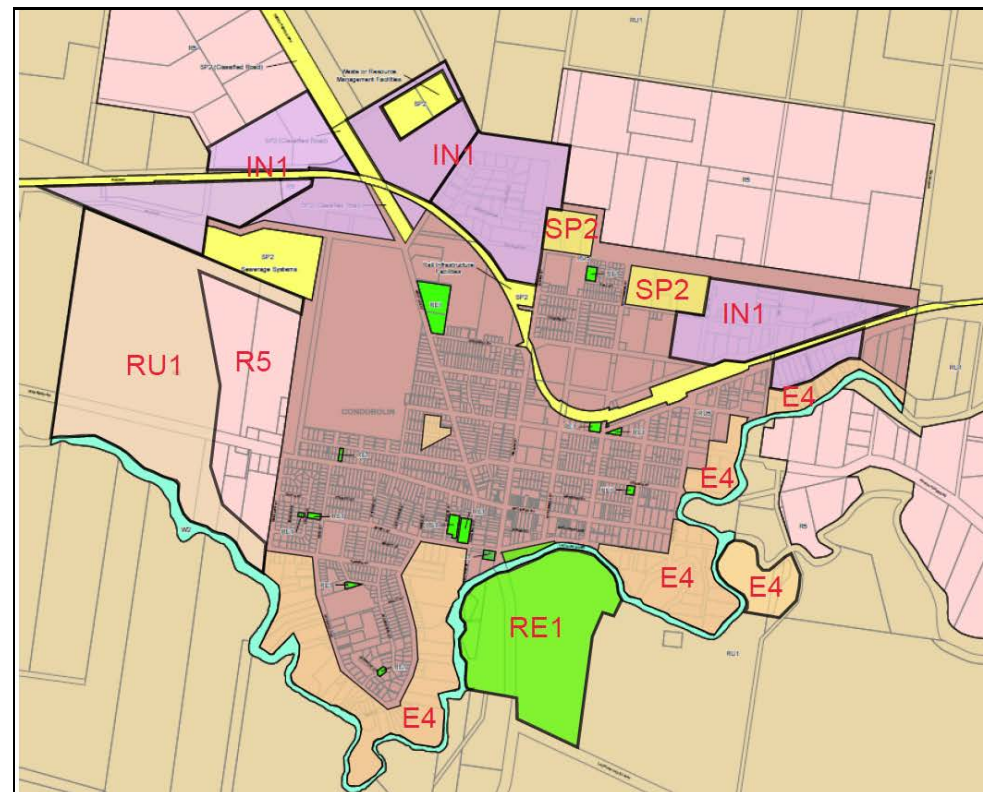
**Action C4:** Apply zone SP2 Infrastructure to the cemetery at the northern edge of town, to the telecommunications equipment and water towers located on Maitland Street. These uses are to be notated appropriately on the land zoning map.

**Action C5:** Retain zone R5 Large Lot Residential over land along Gum Bend Road and Moulder Street that is above the 1 in 100 year flood line other than a 400 metre wide buffer to sewerage system infrastructure. The remainder of that R5 compartment should be zoned RU1 Primary Production to reflect the flood hazard that pertains to that land.

**Action C6:** Rezone Lot 249 DP 753113, Lot 251 DP 726933 Willow Bend Reserve as E4 Environmental Living as shown in Figure 4.7.

**Action C7 (optional):** Apply Standard Instrument zones RE2 Private Recreation, IN2 Light Industrial, B2 Local Centre and B4 Mixed Use to land as shown in Appendix 2 and zone R1 General Residential to the remainder of the urban settlement of Condobolin.

**Action C8:** Include Lot 2 DP 753113 Lachlan Valley Way, Condobolin in *Schedule 1 Additional permitted uses of Lachlan LEP 2013* with a description of the proposed uses associated with 'Utes in the Paddock' and to permit subdivision of a future service station to be developed on the site.



**Figure 4.7: Recommended new land zonings, Condobolin (Actions C1 TO C6)**

The additional considerations identified in section 4.2 are considered below.

- a) Examine the boundaries of business uses and the potential to include commercial uses outside the main street in a mixed use zone*

A mixed use zone is proposed over two blocks of land to the north of the town centre to cater for commercial expansion along with medium density residential development in Action C7 which is an optional action available to Council to apply a range of Standard Instrument zones to the whole urban area of Condobolin. The application of a business zones is illustrated in Appendix 2.

- b) Include the Boona Road industrial land expansion in an industrial zone*

It is proposed to apply zone IN1 General Industrial to the Boona Road industrial estate as shown in Figure 4.7 above. Industrial uses are permitted in that zone.

- c) Consider zoning the flood affected land at Gum Bend Road, Condobolin that is zoned R5 Large Lot Residential to an urban residential zone above the flood line and the residue as RU1 Primary Production*

There is adequate supply of residential land within zone RU5 Village and it is not recommended that a zone be applied to permit urban residential development. It is proposed to apply zone RU1 Primary Production to part of the land that is currently zoned R5 Large Lot Residential along Gum Bend Road due to the potential for flooding and proximity to infrastructure along with a buffer to the sewerage infrastructure located at the northern extremity of this area. This is shown in Figure 4.7. See Action C5 above.

- d) Consider the application of a larger minimum lot size and zone E4 Environmental Living or R2 Low Density Residential for Lachlan River foreshore residential land*

It is recommended that flood prone land adjoining the Lachlan River and Goobang Creek be zoned E4 Environmental Living to restrict the range of permissible land uses with a large minimum lot size to prevent further subdivision. This zone also recognises the environmental values and living amenity of the foreshore land.

Uses such as dwellings and garages should be permitted with consent, however, dual occupancy, medium density residential, industrial and commercial uses and the like should be prohibited due to flood hazard. This is shown in Figure 4.7.

*e) Consider an industrial zone to apply to land formerly used for an abattoir west of town*

This land is located in a rural zone well outside the boundaries of the urban settlement. Further investigation is required as a separate exercise to determine its suitability for industrial development. Considerations would include the potential for ground contamination, the capacity to provide reticulated water and sewer services and accessibility arrangements.

*f) Consider zoning the concrete batching plant north of the Browns Road/Jones Lane R5 Large Lot Residential compartment as industrial or include the use in Schedule 1 Additional permitted uses of LEP 2013*

This land is located in a rural residential zone outside the boundaries of the urban settlement. The concrete batching plant is prohibited in zone R5 Large Lot Residential but may have existing use rights to enable continued operations. Rezoning the site to an industrial zone or permitting the use as an additional permitted use in Schedule 1 of *Lachlan LEP 2013* is not considered appropriate within a rural residential compartment due to the potential for land use conflict as the area is subdivided in the future to a minimum lot size of 2 hectares for rural living purposes.

*g) rationalise scattered industrial activities to the east of town that are amongst residences and on flood prone land*

These industrial uses are in close proximity to dwellings to the east of the town centre and the foreshore of Goobang Creek. There is the potential land for land use conflict and pollution of the waterway during a major flood event.

The application of zone R1 General Residential as optional Action C7 and as shown in Figure 4.8 would ensure that existing industries may continue to operate indefinitely with *existing use rights* under the Environmental Planning and Assessment Act 1979. However, over time the land would become available for residential use as these industries relocate to more suitable locations.

*h) rezone Presbyterian Church at 32 McDonnell Street, Condobolin from RU5 Village to residential*

This property is in a central location in Condobolin and is currently zoned RU5 Village. A range of uses are permitted in zone RU5, including places of public worship and residential accommodation. No change to the current zoning is recommended.

*i) Re-assess the zoning of rural living lots currently zoned RU1 Primary Production south of Henry Parkes Way and along Stock Ridge Road*

These small lots are occupied by dwelling houses with limited agricultural activities. The land adjoins land zoned R5 to the south and urban residential land to the east. It therefore forms a contiguous extension to the town of Condobolin and to an existing rural residential compartment.

**Action C9:** Rezone land south of Henry Parkes Way and along Stock Ridge Road, Condobolin from RU1 primary Production to R5 Large Lot Residential as shown in Figure 4.8 below.



**Figure 4.8: Land south of Henry Parkes Way and along Stock Ridge Road, Condobolin (Action C9)**

j) *Aboriginal land at Lot 280 DP 752080, Boona Road Reserve – apply minimum lot size of 600 square metres*

This land is currently zoned R5 Large Lot Residential as shown in Figure 4.10 and a minimum lot size of 2 hectares. It would not be appropriate to alter the minimum lot size for this allotment without considering the implications of such an amendment on the rural residential compartment and whether the lot size

that applies to the entire compartment should be altered. The property is also in close proximity to an industrial estate and the development of small residential lots may generate land use conflict. It is therefore recommended that zone R5 and a lot size of 2 hectares be retained over Lot 280 DP 752080.

*k) Aboriginal land at Lot 249 DP 753113, Lot 251 DP 726933, Willow Bend Reserve – apply a minimum lot size of 500 square metres and rezone from RU1 Primary Production to E4 Environmental Living, or part E4 and RU1 Primary Production*

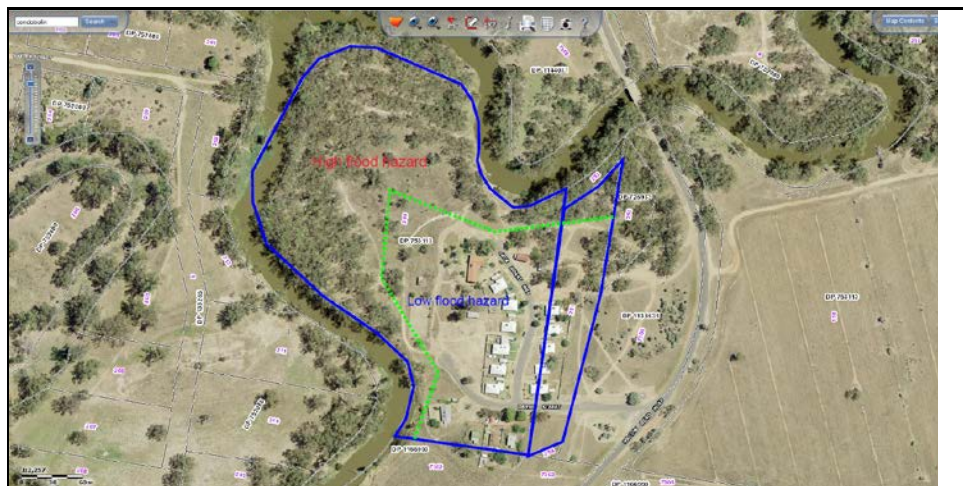
These two properties are located on the eastern side of the Lachlan River as shown in Figure 4.9. The land has been identified as being flood prone in the draft Condobolin Flood Study as shown in Figure 4.10 below and is shown as subject to flooding on the Flood Planning Map of *Lachlan LEP 2013*. The parts of the two lots that are built upon are protected from flooding by a levee.

The majority of Lot 249 and part of Lot 251 are identified as being subject to high flood hazard. The remainder of the two lots are subject to low flood hazard. The area is Commonwealth land and is a community title subdivision serviced with reticulated water and sewerage. Future development of this land would be subject to Commonwealth control.

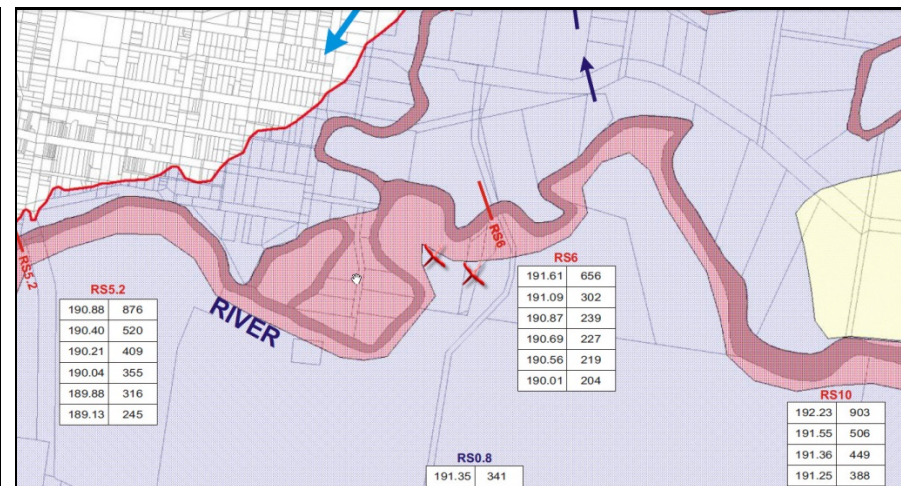
It is recommended that zone E4 Environmental Living be applied to both lots including areas subject to high flood hazard and low flood hazard. A minimum lot size of 400 hectares should remain in place over the land subject to high flood hazard and a minimum lot size of 5 hectares be applied to that area protected by the levee and subject to low flood hazard as shown in Figure 4.10.

It is also recommended that Clause 4.1AA *Minimum subdivision lot size for community title schemes* of *Lachlan LEP 2013* be expanded to apply to zones RU5, R5 and E4 in recognition of the existence of community title subdivisions in Lachlan Shire and to facilitate subdivision that sets aside sensitive or hazard-affected land for preservation. See Action C6 above.





**Figure 4.9: Lot 249 DP 753113 and Lot 251 DP 726933 Willow Bend Reserve edged in blue**



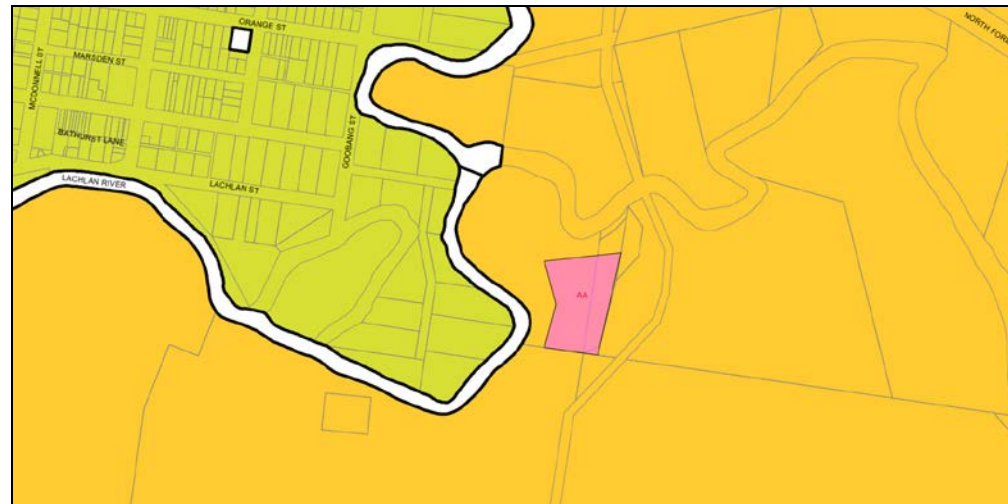
**Figure 4.10: Lot 249 DP 753113 and Lot 251 DP 726933 Willow Bend Reserve marked with a red 'X' on an extract from the Condobolin Flood Study. Land shaded red is high flood hazard. Land shaded blue is low flood hazard**

#### 4.5.2 Recommended minimum lot sizes

**Action C10:** Amend the Lot Size Map to include a minimum lot size of 5 hectares (AA). Apply a minimum lot size of 5 hectares to land proposed to be zoned E4 Environmental Living to prevent further subdivision of flood prone land.

**Action C11:** Apply a minimum lot size of 400 hectares to land along Gum Bend Road proposed to be zoned as RU1 Primary Production (Action C5).

**Action C11:** Apply a minimum lot size of 5 hectares to that part of Lot 249 DP 753113, Lot 251 DP 726933 Willow Bend Reserve to be zoned E4 Environmental Living and designated as low flood hazard as shown in Figure 4.11.



**Figure 4.11: Proposed amendment to the Lot Size Map (Action C9)**

#### 4.5.3 Miscellaneous recommendations

**Action C12:** Expand the operation of Clause 4.1AA of *Lachlan LEP 2013* to apply to zones RU5 Village and E4 Environmental Living and include the following objective in Clause 4.1AA of *Lachlan LEP 2013*:

(e) to provide controls for the subdivision of community title schemes in order to achieve the objectives of the relevant zone.

## 5. LAKE CARGELLIGO

### 5.1 Settlement description

The population of Lake Cargelligo in 2016 was 1,262 persons. The settlement grew in population by 9.4% over the intercensal period 2011 to 2016. Any further growth is expected to be modest as the total population of the LGA is forecast to decline in line by 1% to 1.5% over each 5 year census period out to 2036.

Lake Cargelligo is a district centre with catchment of surrounding rural land, Tullibigeal, Burcher. The highest proportion of residents in Lake Cargelligo are of working age and 78% of dwellings are single detached houses. The settlement has the highest proportion of medium density dwellings in Lachlan Shire with 6% of all dwellings being flats, units, semi-detached dwellings and the like in 2016. Occupancy rates in 2011 were 2.4 persons per dwelling. Lake Cargelligo has 563 residential lots and 140 commercial lots. The services offered in Lake Cargelligo are given in Table 5.1 below.

**Table 5.1: Services offered in Lake Cargelligo**

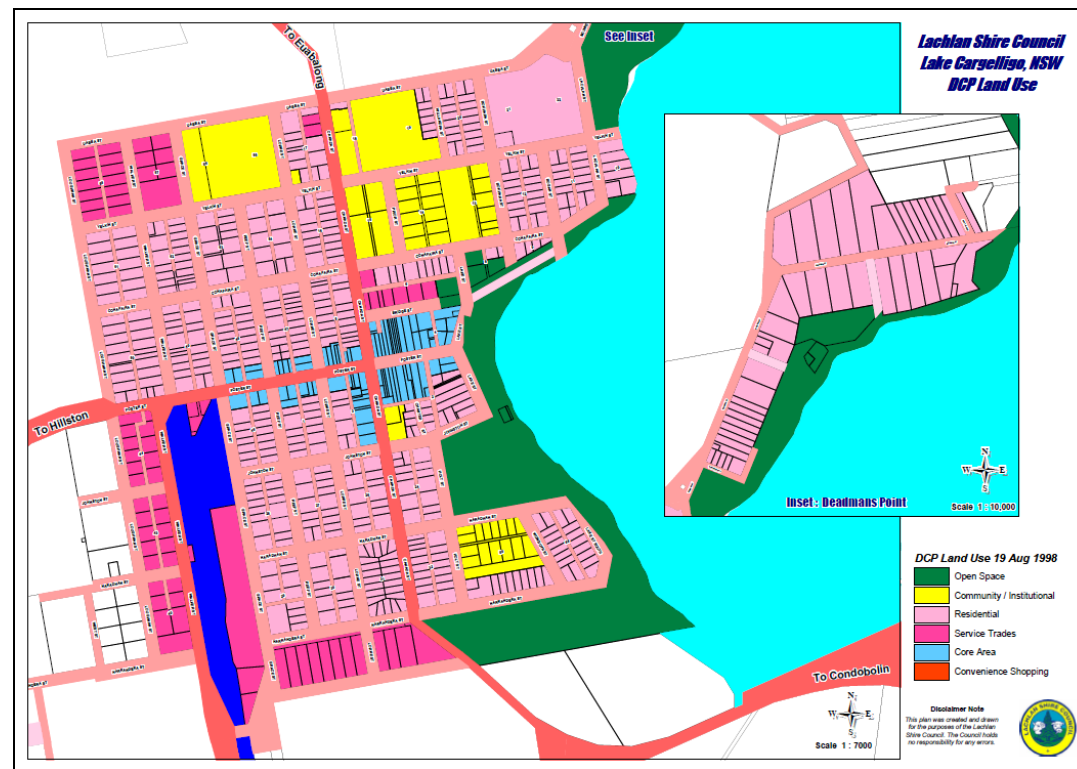
Sector	Services offered in Lake Cargelligo
Accommodation	Two motels, two hotels, caravan park
Administrative	LSC depot, LALC, RMS agency, Office of Water
Commercial	Two supermarkets (approx. 200m <sup>2</sup> each), two hotels, restaurants, cafes, three service stations, specialist retail, bank, solicitors
Community	Hall, library, youth centre
Cultural	Churches, museum, arts studio

Sector	Services offered in Lake Cargelligo
Educational	High School, primary school, TAFE
Health facilities	Hospital, medical centre, pharmacy
Institutional	Fire station, Police, Ambulance, courthouse, post office, tourist information centre
Recreation	Bowling club, sports club, tennis courts, swimming pool, sportsground, racecourse, cricket & netball courts, squash courts, water sports

Lachlan Interim DCP 2013 provided for the land use areas in Lake Cargelligo given in Table 5.2 below and as shown in Figure 5.1. The equivalent Standard Instrument LEP zone is also given in the table to guide the allocation of urban zones across the settlement as actions of this strategy.

**Table 5.2: Land use areas in Lake Cargelligo**

Land use area	Standard Instrument LEP equivalent	Total area	Number of lots	Average lot size
Community/institutional	Same as surrounding zone or Infrastructure	78,972.2 m <sup>2</sup>	48	1,645.3 m <sup>2</sup>
Core area	Business	72,661.3 m <sup>2</sup>	85	854.8 m <sup>2</sup>
Open space	Public or Private Recreation	16,879.8 m <sup>2</sup>	10	
Residential	Residential	752,446.8 m <sup>2</sup>	563	1,336.5 m <sup>2</sup>
Service trades	Industrial	124,413.5 m <sup>2</sup>	55	2,262.1 m <sup>2</sup>



**Figure 5.1: Lachlan Interim DCP 2013 land use areas, Lake Cargelligo**

## 5.2 Additional considerations

Certain matters have been raised by Lachlan Shire Council for consideration in relation to the settlement of Lake Cargelligo during the preparation of this strategy. These considerations are:

- a) *Consider land to the north west of Lake Cargelligo airport for the relocation or expansion of airport facilities to release existing airport land for urban development*
- b) *Permit small lots along the lake foreshore where battle axe subdivision is being approved*
- c) *Apply an industrial zone to cover developed land and expansion to the south towards the showground*
- d) *Consider applying zone R5 Large Lot Residential to land north of town towards Dead Man's Point, Lake Cargelligo*
- e) *Re-assess the zoning of land currently zoned R5 Large Lot Residential at Nillsons Lane*

These matters are addressed in section 5.5 below.

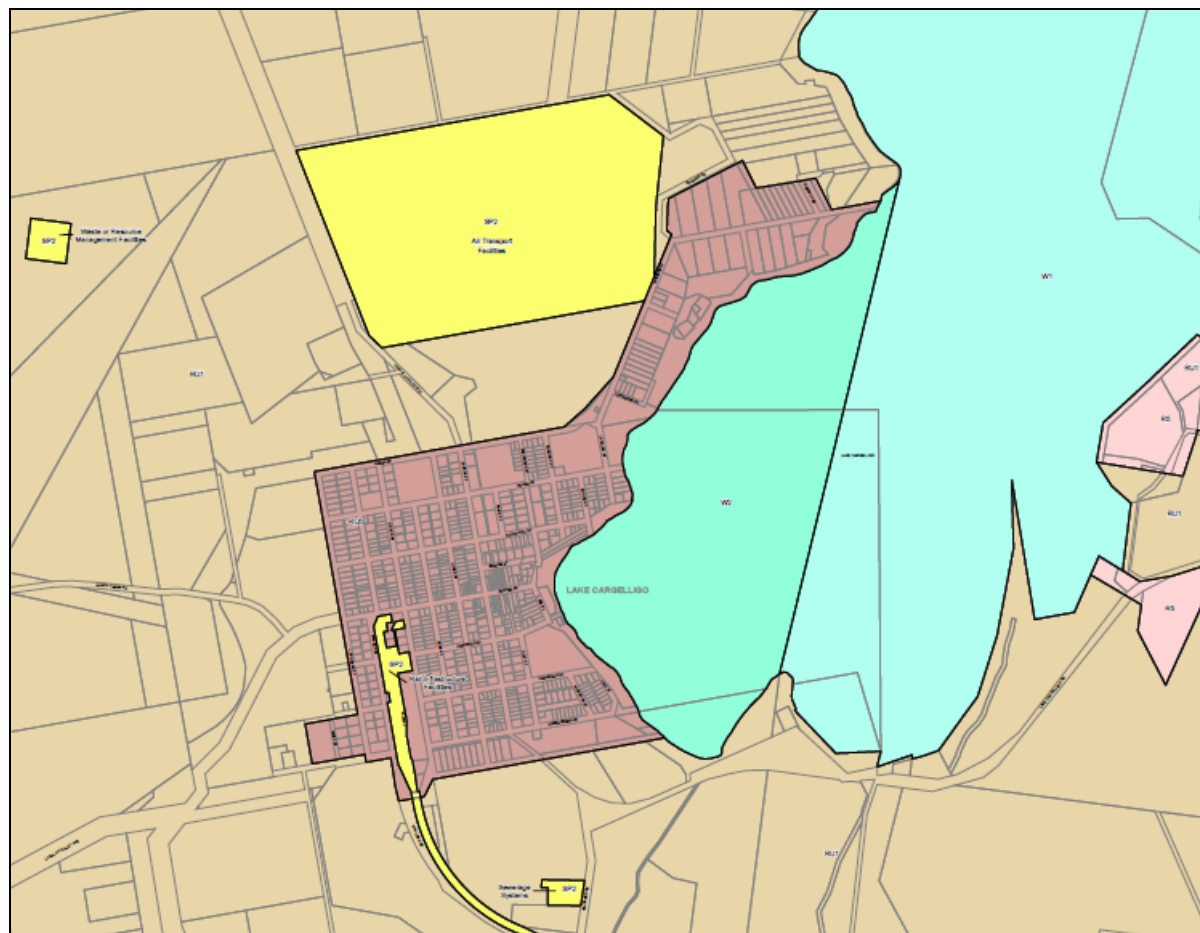
### **5.3 Existing local planning provisions**

The land zoning and minimum lot sizes that apply to the urban settlement of Lake Cargelligo under *Lachlan LEP 2013* are considered in this section. Any mapped environmentally sensitive land is also identified.

#### **5.3.1 Land zoning**

The urban settlement of Lake Cargelligo is zoned RU5 Village under *Lachlan LEP 2013*. This zoning applies to land extending to the north as far as Dead Man's Point. The airport is located to the north of the settlement and is zoned SP2 Air Transport Facilities. The rail corridor that enters the settlement at the south-western corner is zoned SP2 Rail Infrastructure Facilities. Land occupied by a waste management facility to the north-west and the sewer treatment plant to the south are also zoned SP2 Infrastructure.

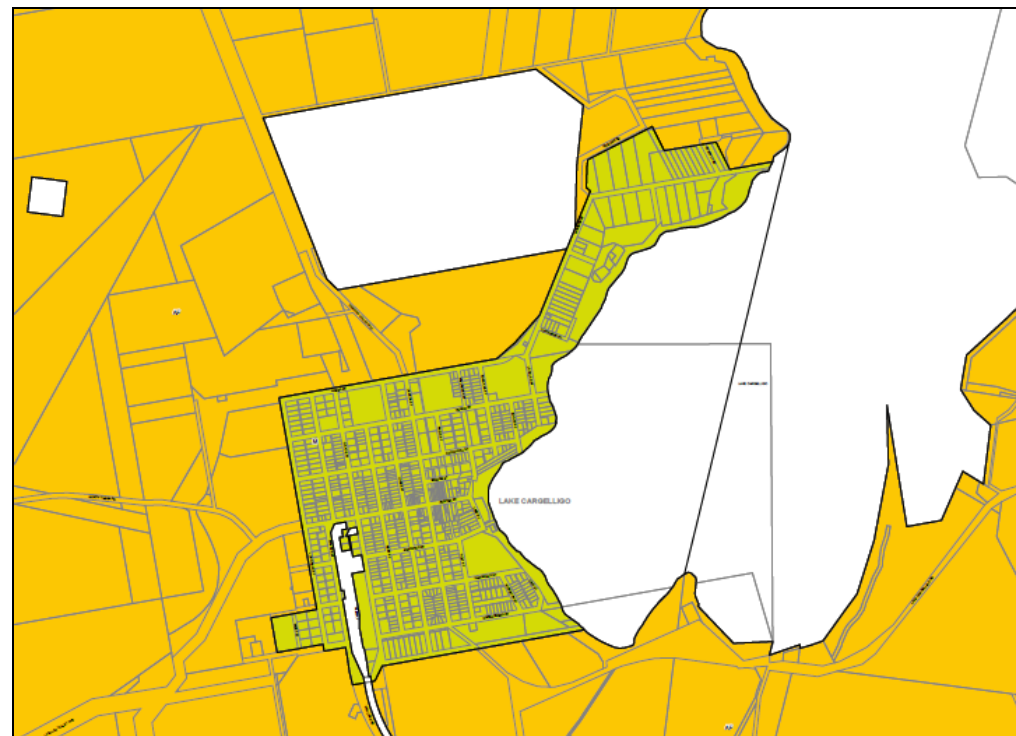




**Figure 5.2: Land zoning (extract from Land Zoning Map Sheet LZN\_001A)**

### 5.3.2 Minimum lot sizes

A minimum lot size of 600m<sup>2</sup> for the erection of a dwelling applies to all land zoned RU5 Village. A minimum lot size of 400 hectares applies to surrounding land that is zoned RU1 Primary Production.



**Figure 5.3: Minimum lot sizes (extract from Lot Size Map Sheet LSZ\_001A)**



### **5.3.3 Environmentally sensitive land**

There is no land mapped as environmentally sensitive on the *Groundwater Vulnerability Map*, the *Terrestrial Biodiversity Map* or the *Wetlands Map* that accompany *Lachlan LEP 2013*. The settlement is not mapped as being flood-prone on the *Flood Planning Map*.

## **5.4 Land audit**

### **5.4.1 Residential land**

Other than alterations and additions to existing dwellings, there have been 14 approvals issued by Council for new dwellings over the period of 2010/11 to 2016/17. It is estimated that there are less than 20 vacant subdivided residential lots in Lake Cargelligo (source SIX Maps 2012). Some of these are incorporated into existing properties and being used as garden space. Other land is near the industrial area and is being used for storage by adjoining businesses and is unlikely to be available.

As a result only 13 vacant lots in Lake Cargelligo that are currently owned by Council in recent subdivisions at the north-western corner of the settlement bounded by Uabba, Grace, Yelkin and Loughnan Streets are considered available for residential development. At the current rate of take up of one lot per annum supply is available to cater for less than 20 years.

A large area of land bordered by Bokhara, Yelkin, Lachlan and Uabba Streets (Lot 7344 DP 1152483) has been identified in the past as being suitable for residential development. Enquiries have been made as to the ownership and status of this land through the Department of Industry – Crown Lands & Water

Division. It has been advised that Lot 7344 is Crown Land and is subject to two unresolved Aboriginal land claims (lodged on 23 February 2006 and 25 March 2015 both by the NSW Aboriginal Lands Council).

As this land is not available for development it is recommended that Council commence investigations within 5 years to identify an area of land that is suitable for the expansion of Lake Cargelligo having regard to ownership, environmental and heritage constraints, and capacity to provide essential services. Ideally, future urban land should adjoin the existing urban area to form a contiguous expansion of the settlement in order to minimise servicing costs.

#### **5.4.2 Employment land**

The commercial centre of Lake Cargelligo runs along Foster Street and ends close to the foreshores of the lake. There are some commercial premises occupying side streets such as Canada Street and Lorne Street and there is a scattering of commercial premises located as far west as the intersection of Foster Street and Grace Street.

At the time of a survey of the town centre in June 2011 there were 6 vacant commercial premises in the centre. This had increased to 10 vacant premises in July 2013. There have been five approvals for new commercial buildings and four approvals for new industrial buildings in Lake Cargelligo over the period 2010/11 to 2016/17. Industrial development has been primarily in an area to the west of the railway and grain silo on land zoned RU1 Primary Production and, to a lesser extent, to the south of town within the confines of the village zone.

The recommended extension of zone RU5 Village to add to the stock of industrial land, and the application of zones RE1 Public Recreation, and SP2 Infrastructure are illustrated in Figure 5.4 and identified as actions below.

## **5.5 Lake Cargelligo actions**

### **5.5.1 Recommended land zonings**

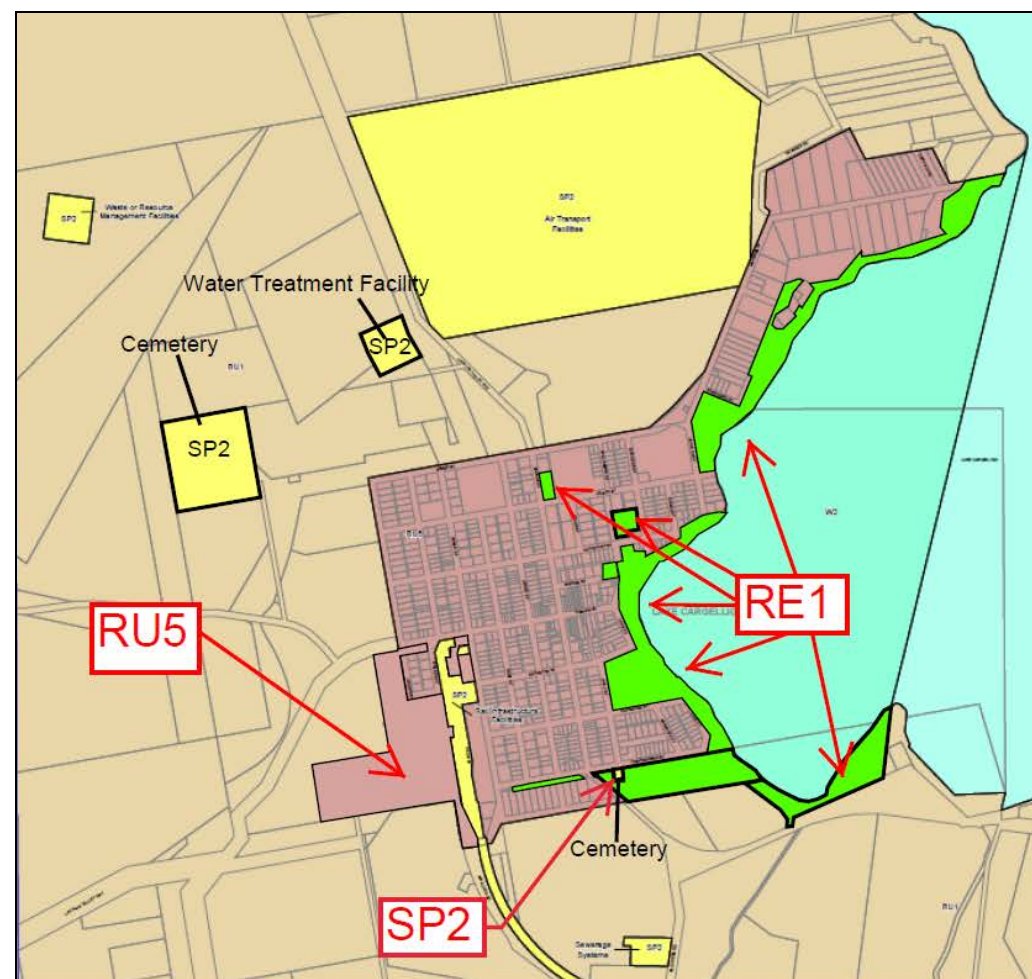
It is recommended that the existing RU5 Village zone be retained over most of the Lake Cargelligo urban area and to extend that zone to apply to adjoining rural land that has been developed for urban purposes. This would ensure flexibility for any proposed future development due to the large range of uses permitted in zone RU5 Village. This would be accompanied by the rezoning of public open space to RE1 Public Recreation, the application of zone E4 Environmental Living to constrained areas such as flood prone land and the application of zone SP2 Infrastructure to public facilities currently zoned RU5 Village.

**Action LC1:** Zone land used for public open space as zoned RE1 Public Recreation.

**Action LC2:** Apply zone RU5 Village to land west of the railway that is currently zoned RU1 Primary Production that has been developed for industrial uses.

**Action LC3:** Apply SP2 Infrastructure zone to the former cemetery located on Narrandera Street (Lot 78 DP 752329), to the cemetery west of the settlement and to the water treatment plant located west of the airport.

**Action LC4:** It is recommended that Council commence investigations to identify land that is suitable for future residential development at Lake Cargelligo.



**Figure 5.4: Recommended land zonings, Lake Cargelligo (Actions LC1 to LC3)**

The additional considerations identified in section 5.2 are considered below.

- a) *Consider land to the north west of Lake Cargelligo airport for the relocation or expansion of airport facilities to release existing airport land for urban development*

It is outside the scope of this strategy to consider relocating Lake Cargelligo airport so that the land may be used for residential purposes. Similarly, an area of land east of the airport that is zoned RU1 Primary Production and adjoins the existing village zone is set aside for the potential extension of the runway and facilitating further residential development in close proximity to the airport would not be desirable from the perspective of airport operations and residential amenity. Any rezoning of land in close proximity to the airport for intensified urban development is likely to be inconsistent with *Local Planning Direction No 3.5 Development near licensed aerodromes* as it may compromise airport operations.

- b) *Permit small lots along the lake foreshore where battle axe subdivision is being approved*

The minimum lot size of 600m<sup>2</sup> should remain over land extending along the foreshore towards Dead Man's Point and where possible additional allotments may be created through subdivision of large lots zoned RU5 Village.

Reducing the lot size for this area may result in lots that are out of character with the settlement and intensify edge effects on the foreshores of Lake Cargelligo. The majority of existing lots along the foreshore are in excess of 4,000m<sup>2</sup> and there is the potential for further subdivision subject to satisfactory environmental, servicing and amenity outcomes.

- c) *Apply an industrial zone to cover developed land and expansion to the south towards the showground*

Action LC2 applies zone RU5 Village over this land. Industrial uses are permissible uses in zone RU5.

*d) Consider applying zone R5 Large Lot Residential to land north of town towards Dead Man's Point, Lake Cargelligo*

The demand and supply of additional rural residential land was considered in the Primary Production/Resource Strategy.

Further consideration of land for rezoning to R5 Large Lot Residential is unnecessary due to the adequate supply of land available for rural residential development at this point in time.

*e) Re-assess the zoning of land currently zoned R5 Large Lot Residential at Nillsons Lane*

Parts of this compartment of rural residential land is subject to flooding making access difficult in the event of emergency evacuation. There is not expected to be any further subdivision as each compartment is distant from the urban centre of Lake Cargelligo and therefore prohibitively expensive to supply water and sewer services. It is recommended that zone R5 Large Lot Residential be retained over this area.

### **5.5.2 Recommended minimum lot sizes**

**Action LC5:** Apply a lot size of 600m<sup>2</sup> to land developed for industrial uses and proposed to be zoned RU5 Village (Action LC2).

## 6. TOTTENHAM

### 6.1 Settlement description

The population of Tottenham in 2016 was 334 persons. The settlement grew in population by 11.7% over the intercensal period 2011 to 2016 but is expected to continue to decline in line with forecasts of a 1% to 1.5% decrease over each 5 year census period for the LGA. The highest proportion of residents in Tottenham are of working age although there are significantly more residents of retirement age than other settlements in Lachlan Shire.

In 2016 the census recorded that 100% of dwellings are single detached houses and occupancy rates were 2 persons per dwelling. Tottenham has a total of 209 residential lots and 39 commercial and industrial lots. Tottenham is a district centre servicing surrounding rural land and the village of Albert. The services offered in Tottenham are given in Table 6.1 below.

**Table 6.1: Services offered in Tottenham**

Sector	Services offered in Tottenham
Accommodation	Caravan ground, hotel
Administrative	LSC depot
Commercial	Bank, hotel, machinery & rural supplies, supermarket (approx. 200m <sup>2</sup> ), two service stations, specialist retail
Community	Hall, library, RTC extension centre
Cultural	Churches
Educational	Primary school, secondary school

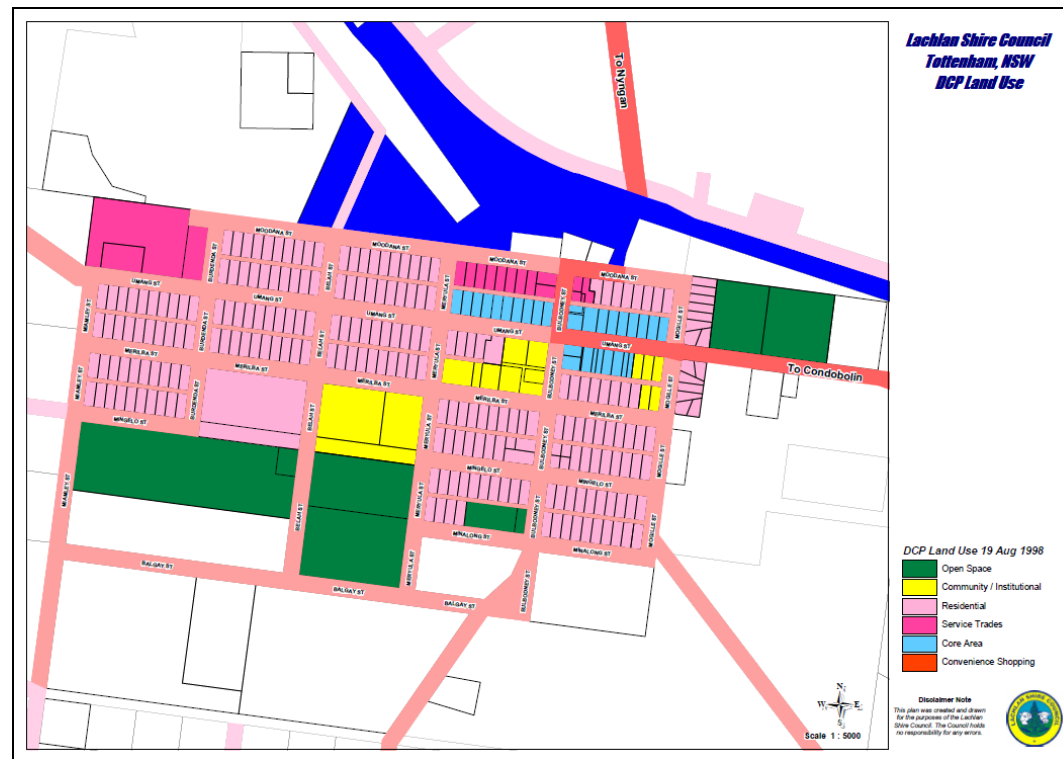
Sector	Services offered in Tottenham
Health facilities	Medical centre, hospital
Institutional	Post office
Recreation	Bowling club, golf club & course, swimming pool, sportsfield

*Lachlan Interim DCP 2013* provided for the land use areas in Tottenham given in Table 6.2 below and as shown in Figure 6.1. The equivalent Standard Instrument LEP zone is also given in the table to guide the allocation of urban zones across the settlement as actions of this strategy.

**Table 6.2: Land use areas in Tottenham**

Land use area	Standard Instrument LEP equivalent	Total area	Number of lots	Average lot size
Community/institutional	Same as surrounding zone or Infrastructure	30,220.7 m <sup>2</sup>	16	1,888.8 m <sup>2</sup>
Core area	Business	22,874.6 m <sup>2</sup>	26	879.8 m <sup>2</sup>
Open space	Public or Private Recreation	3,975.8 m <sup>2</sup>	6	
Residential	Residential	206,115.2 m <sup>2</sup>	209	986.2 m <sup>2</sup>
Service trades	Industrial	13,245.4 m <sup>2</sup>	13	1,018.9 m <sup>2</sup>





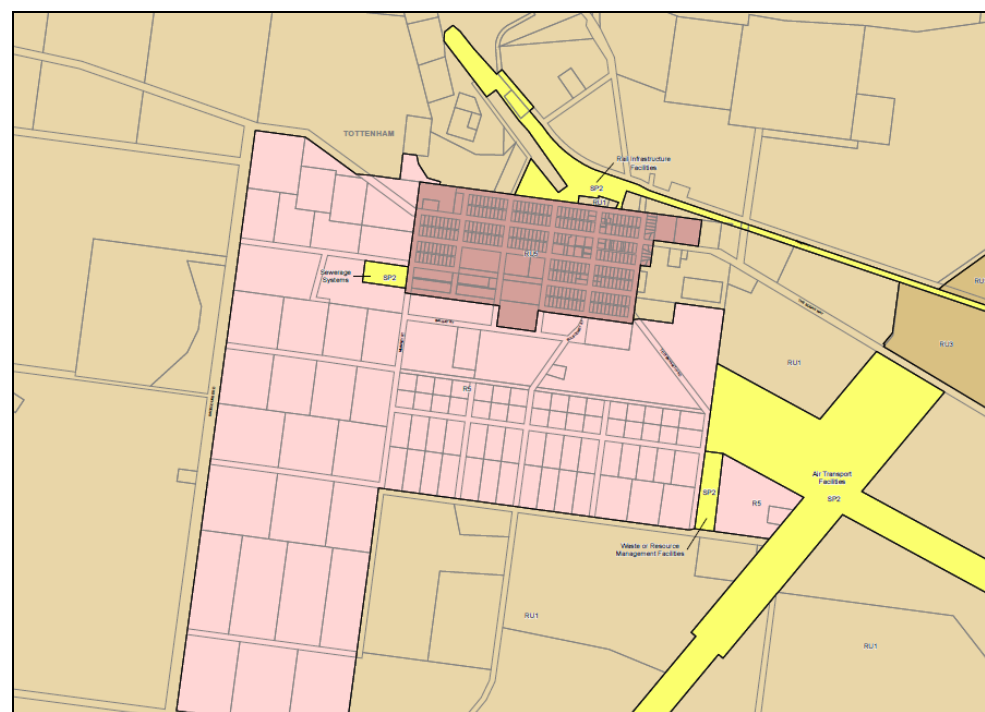
**Figure 6.1: Lachlan Interim DCP 2013 land use areas, Tottenham**

## 6.2 Existing local planning provisions

The land zoning and minimum lot sizes that apply to the urban settlement of Tottenham under *Lachlan LEP 2013* are considered in this section. Any mapped environmentally sensitive land is also identified.

## 6.2.1 Land zoning

The urban area of Tottenham is zoned RU5 Village under *Lachlan LEP 2013*. Infrastructure items outside the settlement boundaries are zoned SP2 and include a sewerage treatment plant, rail facilities, waste management facilities and an airport. The zoning of Tottenham is shown in Figure 6.1 below.



**Figure 6.1: Land zoning (extract from Land Zoning Map Sheet LZN\_008A)**

### 6.2.2 Minimum lot sizes

A minimum lot size of 600m<sup>2</sup> for subdivision applies to all land zoned RU5 Village as shown in Figure 6.2. A minimum lot size of 400 hectares applies to surrounding land that is zoned RU1 Primary Production and 2 hectares to land adjoining the urban settlement to the south that is zoned R5 Large Lot Residential. Land zoned R5 immediately adjoining the urban area to the south is able to be subdivided to a minimum lot size of 8,000m<sup>2</sup> if serviced with reticulated water and sewerage.



**Figure 6.2: Minimum lot sizes (extract from Lot Size Map Sheet LSZ\_008A)**

### 6.2.3 Environmentally sensitive land

Small areas of Tottenham are shown as environmentally sensitive on the *Terrestrial Biodiversity Map* as shown in the extract from that map below.



**Figure 6.3: Extract from Terrestrial Biodiversity Map Sheet BIO\_008**

There is no land in any of the villages mapped as being environmentally sensitive on the *Groundwater Vulnerability Map*, the *Wetlands Map* or *Flood Planning Map* that accompany *Lachlan LEP 2013*.

## **6.3 Land audit**

### **6.3.1 Residential land**

The aerial image below illustrates the degree of underdevelopment of some large village zoned lots and an abundance of vacant lots available for infill development. There are some 60 vacant infill lots available for future residential development (source SIX Maps 2012). In addition, several single dwellings straddle two or more lots. This land would be able to cater to additional residential development as dual occupancy, medium density development or single dwellings after boundary adjustments to cater for any future demand.



**Figure 6.4: Aerial view of Tottenham. Source: SIX Maps**

Other than alterations and additions to existing dwellings, there have been no approvals issued by Council for new dwellings over the period of 2010/11 to 2016/17. Occupancy rates have fallen since 2001 in this settlement which is usually an indicator of increasing demand for smaller new dwellings. However, this is primarily due to the ageing population and an increasing number of single person households. Given the recent lack of development activity and that the population of Tottenham is expected to continue to decline, there is no evidence to justify an expansion of the settlement's boundaries nor to reduce the minimum lot size to encourage subdivision for additional dwellings.

### **6.3.2 Employment land**

Currently commercial uses and industrial uses other than heavy industry and extractive industry are permitted in the village zone. This means that commercial or industrial uses may be proposed on vacant infill land amongst land primarily used for residential purposes. There are substantial areas of land currently occupied by industrial uses that are able to be subdivided to the minimum lot size for future industrial development. A new commercial development was approved in Tottenham in 2012. This is the only approval issued for commercial development over the period 2010/11 to 2016/17. There were no approvals issued for industrial development in Tottenham over the period 2010/11 to 2016/17.

A submission made to the draft Lachlan Shire Urban Settlement Strategy during the exhibition period requested that a vehicle repair station be permitted on Lots 68, 69 & 162 DP 753968 Tottenham 2 for a vehicle repair station. The property is isolated from neighbouring residences meaning that impacts on amenity of adjoining properties would be mitigated by distance and separation between properties. The proposed development would also generate employment opportunities. The Department of Planning and Environment have been consulted and agree that it may be appropriate to include the property and use as a vehicle repair station in Schedule 1 Additional permitted uses of Lachlan LEP 2013. Consultation and further consideration regarding this amendment would be carried out during exhibition of the planning proposal.

## 6.4 Tottenham actions

### 6.4.1 Recommended land zonings

It is recommended that the existing RU5 Village zone be retained over most of the Tottenham urban area and to extend that zone to apply to adjoining rural land that has been developed for urban purposes. This would ensure flexibility for any proposed future development due to the large range of uses permitted in zone RU5 Village. This would be accompanied by the rezoning of public open space to RE1 Public Recreation, the application of zone E4 Environmental Living to constrained areas such as flood prone land and the application of zone SP2 Infrastructure to public facilities currently zoned RU5 Village. The recommended extension of zone RU5 Village and the application of zones RE1 Public Recreation, E4 Environmental Living and SP2 Infrastructure are illustrated in Figure 6.5 and identified as actions below.

**Action T1:** Apply zone RE1 Public Recreation to open space and council-managed reserves throughout the settlement including the swimming pool.

**Action T2:** Zone the areas of land that have been developed for residential use at the north-eastern corner of the town and at the eastern edge as RU5 Village zone.

**Action T3:** Zone Tottenham Cemetery as SP2 Infrastructure and insert notation on the Land Zoning Map Sheet LZN\_008A.

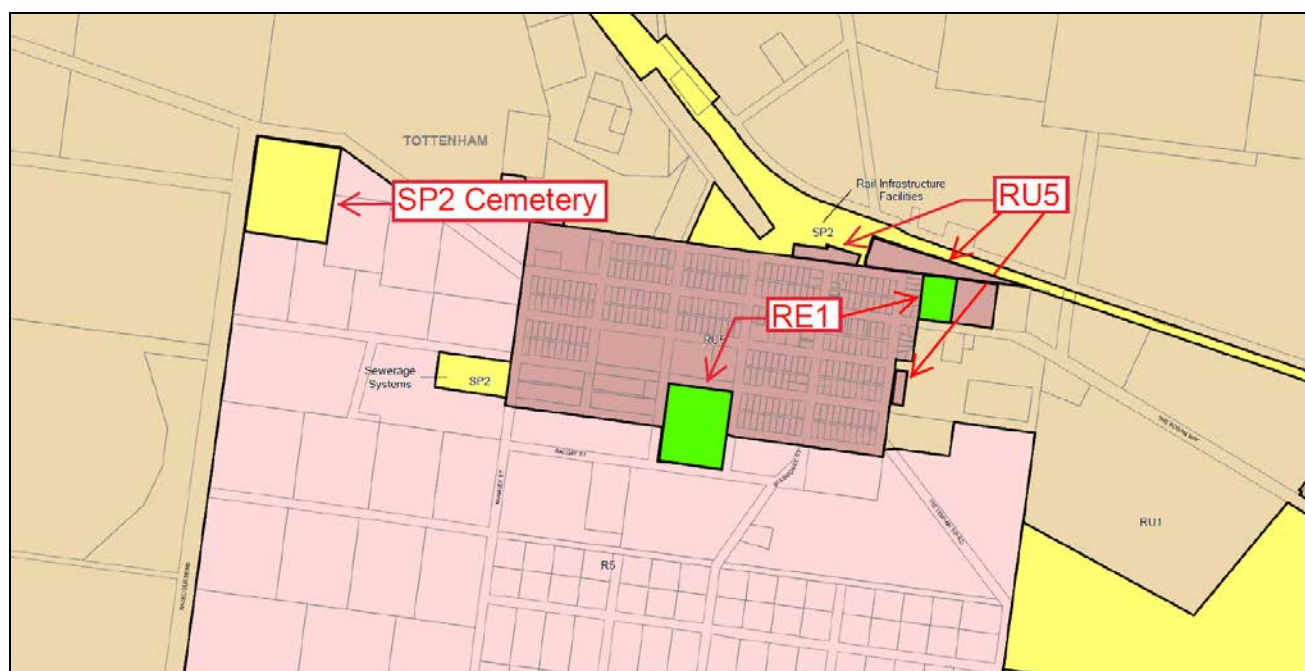
**Action T4:** Include the use of Lots 68, 69 & 162 DP 753968 Tottenham for a vehicle repair station through inclusion in Schedule 1 Additional permitted uses of *Lachlan LEP 2013*.



#### 6.4.2 Recommended minimum lot sizes

**Action T5:** Apply a minimum lot size of 600m<sup>2</sup> over land proposed to be zoned RU5 Village (Action T2).

**Action T6:** Remove the minimum lot size applying to Tottenham Cemetery from Lot Size Map Sheet LSZ\_008A.



**Figure 6.5: Recommended land zonings, Tottenham (Actions T1, T2 and T3)**



## 7 THE VILLAGES

### 7.1 Settlement descriptions

The population of Fifield in 2016 was 129 and there were 233 residents in Tullibigeal. These settlements experienced substantial declines from 287 persons and 384 persons respectively in 2011. The population of the settlements of Albert, Burcher or Derriwong is not available in either 2011 or 2016 census population data. Albert, Burcher, Fifield & Tullibigeal are villages selling day to day goods & services to the immediate local communities and surrounding rural areas. Although zoned RU5 Village, Derriwong is a rural locality comprising scattered dwellings and offers no commercial services. The services offered in the villages are given in Table 7.1 below.

**Table 7.1: Services offered in the villages of Lachlan Shire**

Sector	Services offered in Albert	Services offered in Burcher	Services offered in Fifield	Services offered in Tullibigeal
Accommodation	Hotel	Hotel, recreation ground	Hotel	Hotel, parkland, recreation ground
Administrative	-	-	-	-
Commercial	Hotel, service station	Hotel, general store (agent for banking, postal and library	Hotel	Hotel, co-op, vehicle repairs, service station

Sector	Services offered in Albert	Services offered in Burcher	Services offered in Fifield	Services offered in Tullibigeal
		services), cafe		
Community	fire shed	Hall, fire shed	Hall, fire shed	Hall
Cultural	Church	Church	Church	Church
Educational	-	Primary school	-	Primary school
Health facilities	-	-	-	-
Institutional	-	-	-	-
Recreation	Golf club & course	Golf club & course, sportsfield	Tennis courts, sportsfield	sportsfield race course

## 7.2 Existing local planning provisions

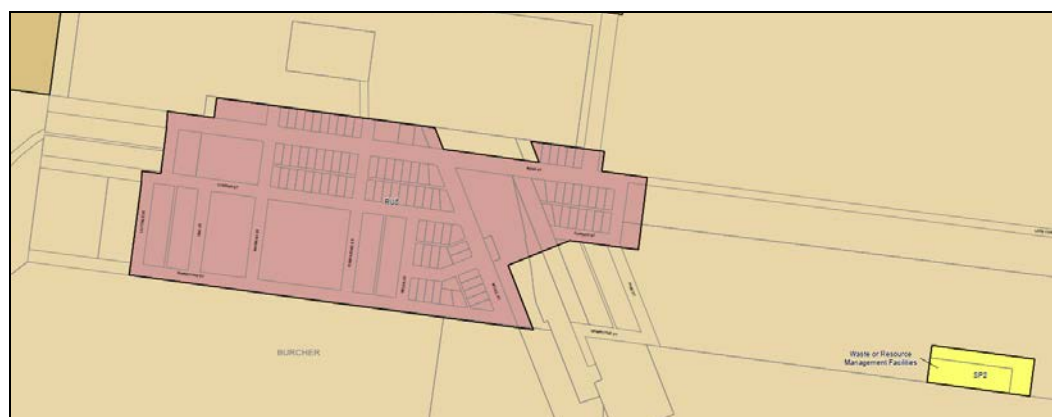
The land zoning and minimum lot sizes that apply to the small urban settlements of Albert, Burcher, Derriwong, Fifield and Tullibigeal under *Lachlan LEP 2013* are considered in this section.

### 7.2.1 Land zoning

The villages of Albert, Burcher, Derriwong, Fifield and Tullibigeal are zoned RU5 Village under *Lachlan LEP 2013*. Extracts from the Land Zoning Map are given below.



**Figure 7.1: Land zoning – Albert (extract from Land Zoning Map Sheet LZN\_012A)**



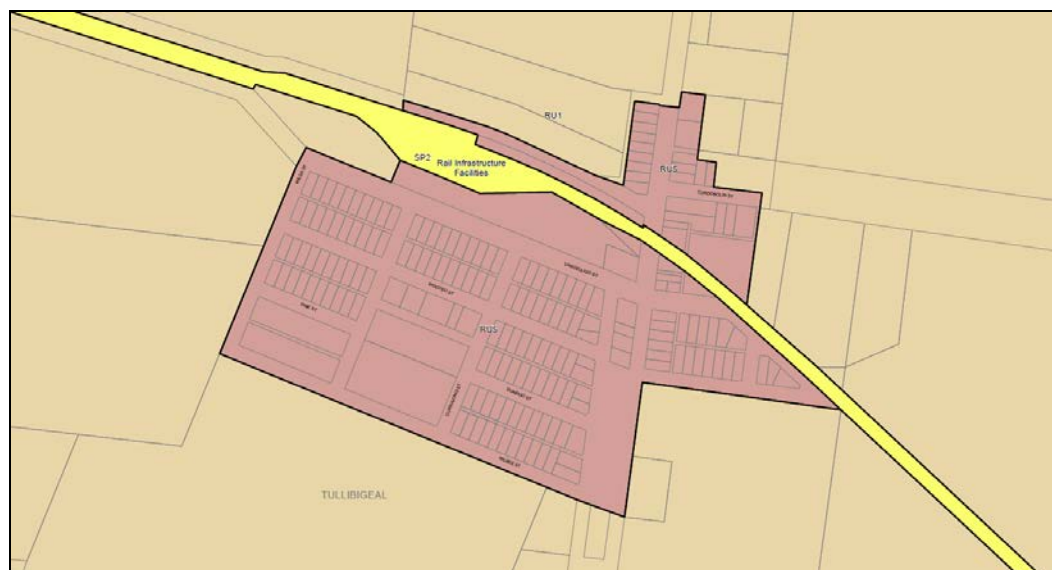
**Figure 7.2: Land zoning – Burcher (extract from Land Zoning Map Sheet LZN\_011A)**



**Figure 7.3: Land zoning – Derriwong (extract from Land Zoning Map Sheet LZN\_010B)**



**Figure 7.4: Land zoning – Fifield (extract from Land Zoning Map Sheet LZN\_009A)**



**Figure 7.5: Land zoning – Tullibigeal (extract from Land Zoning Map Sheet LZN\_006A)**

### 7.2.2 Minimum lot sizes

A minimum lot size of 4,000m<sup>2</sup> currently applies uniformly to land zoned RU5 Village in the settlements of Albert Burcher, Derriwong, Fifield and Tullibigeal.

### 7.2.3 Environmentally sensitive land

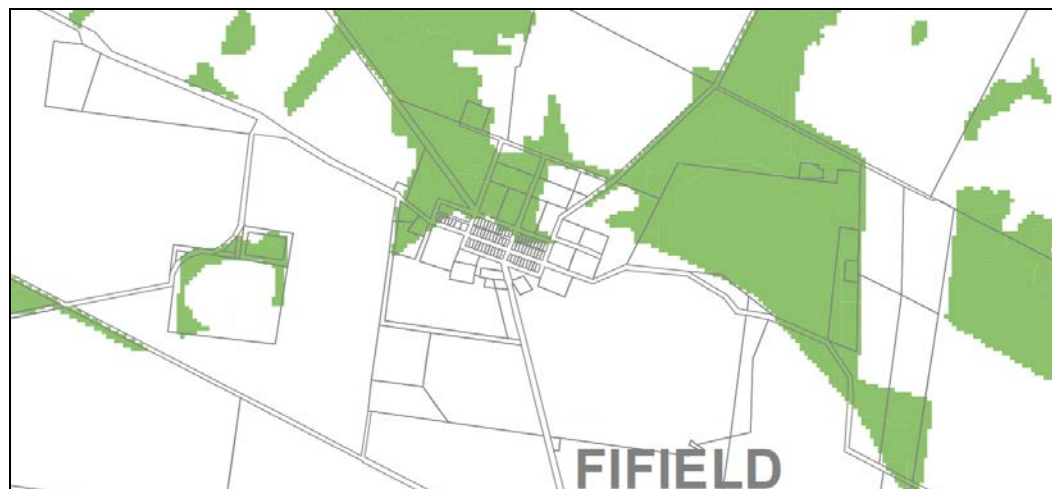
The village of Derriwong is mapped on the *Groundwater Vulnerability Map* as shown in the extract from that map below and parts of the villages of Albert and Fifield are shown as environmentally sensitive on the *Terrestrial Biodiversity Map* as shown in the extracts from that map below.



**Figure 7.6: Extract from Groundwater Vulnerability Map Sheet GRV\_010**



**Figure 7.7: Extract from Terrestrial Biodiversity Map Sheet BIO\_012**



**Figure 7.8: Extract from Terrestrial Biodiversity Map Sheet BIO\_009**

There is no land in any of the villages mapped as being environmentally sensitive on the *Wetlands Map* or *Flood Planning Map* that accompany *Lachlan LEP 2013*.

## **7.3 Land audit**

### **7.3.1 Residential land**

Excluding alterations and additions to existing dwellings, there has been only one approval issued by Council for a new dwelling over the period of 2010/11 to 2016/17. Approval was granted by Council in 2013 for a new dwelling in Fifield.

With a declining population in Fifield and Tullibigeal between 2011 and 2017, this low level of development suggests that there is no imperative to expand the boundaries of these settlements or reduce the minimum lot size to cater for additional dwellings. There is also no evidence to justify expansion of the villages of Albert, Burcher or Derriwong.

### **7.3.2 Employment land**

There have been only two approvals issued by Council for commercial development in the villages over the period of 2010/11 to 2016/17. Approval was granted in 2014 for an eight unit motel in Albert and alterations and additions to the hotel in Albert were approved in 2017. There have been no approvals issued for industrial development in any of the five villages over the period of 2010/11 to 2016/17. There is no evidence to justify expansion of the villages to cater to additional commercial or industrial growth. The current zoning of RU5 Village enables the development of commercial premises and industries other than heavy industry or extractive industry.

## **7.4 Villages actions**

### **7.4.1 Recommended land zonings**

Given the results of the residential and employment lands audits, there is no reason to expand the boundaries of any of the five villages to cater for additional urban development. It is therefore recommended that the current extent of zone RU5 Village be maintained over the settlements of Albert, Burcher, Derriwong, Fifield and Tullibigeal.



The village of Fifield comprises small lots surrounded by larger lots in the 2 to 5 hectares range. The majority of small lots are vacant. It is not possible to efficiently provide services such as reticulated water and sewer to Fifield to accommodate a surge in residential development. It is recommended that the minimum lot size of 4,000m<sup>2</sup> be retained on the basis that further subdivision for residential development purposes could only occur with the provision of private water supply and sewerage treatment systems to service the settlement. Alternatively, Council may choose to apply a 400 hectare minimum lot size to Fifield to remove the potential for further subdivision and to prevent demands being placed upon Council for the provision of public reticulated water and sewer systems.

**Action V1 (optional):** Apply a minimum lot size of 400 hectares to land zoned RU5 Village at Fifield.

## 8 POLICY AND IMPLEMENTATION

### 8.1 Amendments to Lachlan LEP 2013

This strategy recommends that certain land be rezoned using Standard Instrument LEP zones and that minimum lot sizes either apply or be altered to certain areas within the urban settlements of Lachlan Shire. The amendment of certain provisions is also recommended. Zone E4 Environmental Living would need to be added to *Lachlan LEP 2013* and accompanied by a land use table that specifies types of development to be permitted with or without consent or prohibited in that zone. A land use table has been prepared for zone E4 and is contained in an Appendix to this strategy. The land use table is based on the Standard Instrument LEP and uses mandatory objectives and definitions. Land use tables for zones R1 General Residential, B2 Local Centre, B4 Mixed Use, IN1 General Industrial, IN2 Light Industrial and RE2 Private Recreation are also included in the Appendix should Council resolve to adopt Action C7 to apply a greater range of Standard Instrument zones to the urban area of Condobolin. Council may also choose to insert additional model clauses in *Lachlan LEP 2013* for example to apply to boundary adjustments and development on riverfront areas.

A planning proposal would need to be prepared in accordance with *A guide to preparing planning proposals* issued by the Department of Planning and Environment in August 2016 to effect these actions and amend *Lachlan LEP 2013*. The planning proposal would need to include:

- objectives and justification for amending the *Lachlan LEP 2013*,
- the process for the amendment,
- the relationship to Council's strategic planning framework, e.g. Lachlan Shire Community Strategic Plan,
- relevant legislation and policy as detailed in Chapter 2 Planning Framework of this strategy,
- likely environmental, social and economic impacts,

- state and commonwealth interests, and
- details of any preliminary consultations with relevant agencies.

Following a Council resolution to proceed with the amendments the planning proposal would be forwarded to the Minister for Planning requesting a Gateway Determination. The Gateway Determination would specify exhibition procedures and further consultation to be carried out, including with state agencies, so that comment may be made on the intent of the planning proposal as well as the documentation prepared to support the amendment. Importantly, Council needs to consult with the Department of Primary Industries (Lands) to verify and endorse the zoning of Crown lands during preparation of the planning proposal.

After exhibition of the amendments Council may adjust the planning proposal and forward it to the Department so that drafting of the legal instrument may be carried out by Parliamentary Counsel followed by notification in the NSW Government Gazette.

## **8.2 Amendments to Lachlan DCP 2015**

*Lachlan Interim Development Control Plan 2013 and Lachlan DCP 2015* have been adopted by Lachlan Shire Council. The purpose of these plans is to guide development within Lachlan Shire to be consistent with the aims and objectives of *Lachlan LEP 2013* and with relevant state environmental planning policies.

It is recommended that *Lachlan DCP 2015* be amended to reflect the recommendations of the draft *Lachlan Shire Urban Settlement Strategy*, in particular the application of Standard Instrument LEP zones. Controls that apply to land proposed to be zoned E4 Environmental Living will not take effect until the publication of amendments to *Lachlan LEP 2013* that include the application of zone E4 Environmental Living and the corresponding land use table. The draft amending DCP should be exhibited at the same time and alongside exhibition of the *draft Lachlan Shire Urban Settlement Strategy*.

## **APPENDIX 1 – LAND USE TABLES**

## **Zone R1 General Residential**

### **1 Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Child care centres; Community facilities; Educational establishments; Health services facilities; Home businesses; Home industries; Neighbourhood shops; Places of public worship; Public administration buildings; Residential accommodation; Respite day care centres; Roads; Roadside stalls; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Bulky goods premises; Business premises; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage Establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscape and garden supplies; Marinas; Mining; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Retail premises; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicles sales and hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

## **Zone B2 Local Centre**

### **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Health services facilities; Information and education facilities; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Self-storage units; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Group homes; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home occupations (sex services); Industrial training facilities; Jetties; Marinas; Mining; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment Plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

## **Zone B4 Mixed Use**

### **1 Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Health services facilities; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mining; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities

## **Zone E4 Environmental Living**

### **1 Objectives of zone**

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Bed and breakfast accommodation; Building identification signs; Business identification signs; Child care centres; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Home-based child care; Home businesses; Home industries; Respite day care centres; Roads; Roadside stalls

### **4 Prohibited**

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3



## **Zone IN1 General Industrial**

### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Bulky goods premises; Depots; Freight transport facilities; Garden centres; General industries; Industrial training facilities; Kiosks; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Public administration buildings; Roads; Rural supplies; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agricultural produce industries; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Business premises; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mining; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

## **Zone IN2 Light Industrial**

### **1 Objectives of zone**

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Bulky goods premises; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Rural supplies; Self-storage units; Timber and building supplies; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Business premises; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Health services facilities; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Retail premises; Rural industries; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

## **Zone RE2 Private Recreation**

### **1 Objectives of zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Amusement centres; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Food and drink premises; Function centres; Helipads, Heliports; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Sewerage systems; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems

### **4 Prohibited**

Any development not specified in item 2 or 3

## **APPENDIX 2 – CONDOBOLIN ALTERNATIVE LAND ZONINGS**

