

CABONNE SETTLEMENT STRATEGY 2021-2041

SETTLEMENT OPTIONS PAPER

DRAFT FOR PUBLIC EXHIBITION

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O. SETTLEMENT OPTIONS PAPER – SUMMARY

This chapter provides a summary of the key facts & findings in the following Settlement Options Paper(s) for each Settlement – so they can be compared across each of the settlements. Please see the detailed Settlement Chapters for more detail.

O.1. Summary of Historic & Future Population Growth

The Table below reviews the hierarchy of the settlements in terms of estimated 2019/2020 population & projected population growth. It is important to note that some large lot residential settlements (like Windera) have exceeded the estimated population of some of the smaller villages (Yeoval & Cumnock). Also, the calculations are only for population in Cabonne Local Government Area (LGA) – so settlements like Clifton Grove & Spring Hill have additional population in the adjacent Orange LGA* that makes them significantly larger.

The estimated projected average annual growth 2021-2041 is shown as a range for each larger settlement (Low, Average, High) & projected impact on population (large lot residential areas did not have a population projection prepared). Molong & Cargo are both projected to have high average rates of growth, with Canowindra, Manildra, Cudal having low average growth & Eugowra, Yeoval & Cumnock having stable or slightly decreasing average populations. Compared to the projections in CSS2012, 4 settlements were roughly correct & 4 were incorrect with Cargo having higher growth & Canowindra, Cudal, & Cumnock having lower growth than originally projected. From 2010-2020, Canowindra & Molong had the highest amounts of dwelling construction.

SETTLEMENT	*Cabonne LGA ONLY	Av. Annual Growth Rate	Av. Annual Growth Rate	CSS2012 Projection Correct?		Average Annual Projected Pop. Growth 2021-2041 -Rate % (Population Impact)		
	2019/2020 Est. Pop.	1986-2016	2006-16	Range	2006-2016	Low	Average	High
MOLOG	1877	+0.65%	+0.67%	0.3/0.7/1.0%	Y-Average	+0.3% (+138)	+0.75% (+362)	+1% (+495)
CANOWINDRA	1738	-0.63%	-0.25%	0.3/0.5/0.7%	NO (Less)	-0.5% (-206)	+0.1% (44)	+0.5% (227)
MANILDRA	504	-0.13%	Stable	-0.1/0.3/0.5%	Y-Minimum	-0.3% (-36)	+0.2% (26)	+0.7% (94)
EUGOWRA	495	-0.39%	-0.47%	-0.5/-0.1/0.3%	Y-Minimum	-0.5% (-61)	-0.1% (-13)	+0.3% (39)
CUDAL	419	+0.43%	-1.73%	-0.3/0.14/0.5	NO (Less)	-0.3% (-29)	+0.2% (20)	+0.7% (75)
CARGO	333	+2.83%	+1.98%	0.5/0.7/1.0%	NO (More)	+0.5% (44)	+1.0% (92)	+1.5% (145)
YEOVAL	294	Stable	Stable	-0.1/0.1/0.3	Y-Minimum	-0.5% (-35)	+0.0% (0)	+0.5% (38)
CUMNOCK	280	+0.51%	-0.56%	0.3/0.5/0.7%	NO (Less)	-0.7% (-44)	-0.3% (-20)	+0.3% (21)
WINDERA	305							
CLIFTON GROVE	*235							
MULLION CREEK	220							
SUMMER HILL CK	120							
SPRING HILL	*72							
BORENORE	~7-10							

O.2. Summary of Historic & Future Dwelling Growth

The table below shows the approximate rate of historic dwelling construction for each settlement, some analysis, and how projected future dwelling demand (total / urban area / large lot residential area).

SETTLEMENT	Approx. Historic dwelling construction (growth) rate	Analysis	~Projected Future Dwelling Demand Dwellings/year	~Future Demand Village or Urban Residential Zone	~Future Demand Large Lot Residential Zone
MOLOG	68 dwellings 2010-2020 (11yrs) = 6.10	Orange growth + Demand may be suppressed by supply	8.00	4.00	4.00
CANOWINDRA	86 dwellings 2010-2020 (11yrs) = 7.80	Council facilitated supply	7.00	4.40	2.60
MANILDRA	26 dwellings 2012-2020 (10yrs) = 2.60	CSS2012 rezoning facilitated supply	2.50	2.00	0.50
EUGOWRA	17 dwellings 2011-2020 (10yrs) = 1.55	Demand may be suppressed by flood/insurance	2.40	1.00	0.40
CUDAL	13 dwellings 2010-2019 (10yrs) = 1.30	Orange growth + Demand may be suppressed by LLR supply	1.90	0.70	1.20
CARGO	22 dwellings 2011-2020 (20yrs) = 2.20	Orange growth + Demand may be suppressed LLR supply	3.10	1.25	1.85
YEOVAL	4-5 dwellings 2012-2020 (8yrs) = 0.60	Demand may be suppressed by limited supply	1.00	0.80	0.20
CUMNOCK	7-8 dwellings 2012-2020 (8yrs) = 1.00	Sufficient supply	0.90	0.80	0.10
WINDERA	87 dwellings 2001-2020 (20yrs) = 4.35	Insufficient supply in last 5 years	4.35		4.35
MULLION CREEK	77 dwellings 1976-2016 (40yrs) = 2.00	Sufficient supply but slow land release	2.00		2.00
CLIFTON GROVE	67 dwellings 1990-2020 (30yrs) = 2.30	Supply subject to recent rezoning(s)	2.30		2.30
SPRING HILL	20 dwellings 2010-2019 (10yrs) = 2.00	Supply provided by additional subdivision potential	2.00		2.00
SUMMER HILL CK	40 dwellings 1988-2012 (24yrs) = 1.70	SA4 North taken up in 2020. Insufficient supply last 10yrs	1.70		1.70
BORENORE	No new recent dwellings		Unknown		Unknown

O.3. Summary of Land Supply/Demand

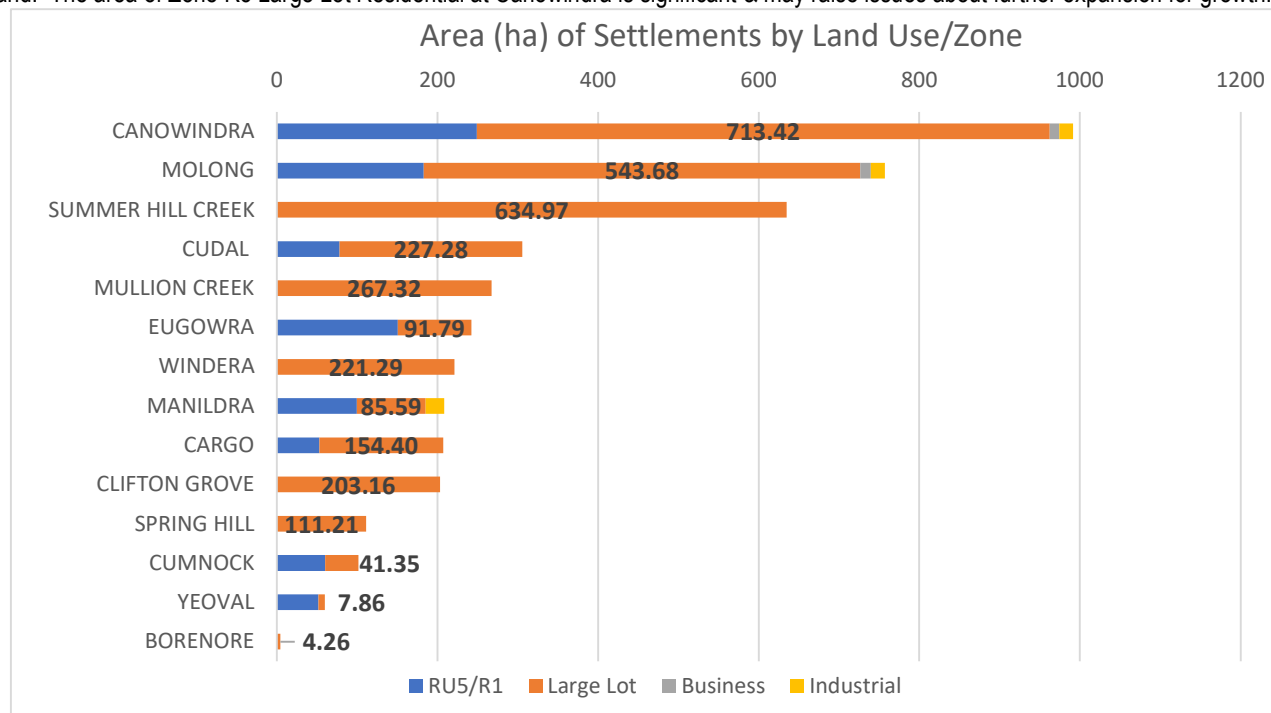
The Table below highlights that based on the methodology in this Strategy – a comparison of the Vacant Land Supply (estimate of land likely to be developed) & projection of historic dwelling construction (over the last 10-11 years) indicates that a number of settlements will not have sufficient land to meet housing demand in either the urban residential areas (Zone R1 General Residential or Zone RU5 Village) and/or large lot residential (Zone R5) areas. In particular, all stand-alone large lot residential areas (not attached to towns/villages) have either reached capacity or will in the next 7-15 years. Therefore, this Strategy makes a number of recommendations for Strategy (Future Investigation) Areas for growth.

SETTLEMENT	Sufficient Residential Land Supply for 20 Years (2021-2041)?	Supply/ Demand (No. of Years' supply)		Historic Dwelling Construction/Year (Last 10-11 years)			Projected Dwelling Demand/Year			Projected Dwelling Growth (20 years) 2021-2041			Estimate of Unconstrained Vacant Lots (Approximate Only)				Unconstrained Vacant Lots - Likely to be Developed 50% Village/ 70% LLR Areas			
		R1/ RU5	Large Lot	R1/ RU5	Large Lot	TOTAL	R1/ RU5	Large Lot	TOTAL	R1/ RU5	Large Lot	TOTAL	RU5 /R1	RU5/ R1 with Subdivision	Large Lot	R5 with Subdivision	TOTAL	R1/ RU5	Large Lot	TOTAL
MO LONG	NO Needs Urban Land	10	42	3.20	2.90	6.10	4.00	4.00	8.00	80	80	160	48	76	67	347	423	38	174	212
CANOWINDRA	NO Needs Urban Land	13	28	5.10	2.70	7.80	4.40	2.60	7.00	88	52	140	88	118	56	146	264	59	73	132
MANILDRA	NO Needs Urban Land	13	40	2.30	0.30	2.60	2.00	0.50	2.50	40	10	50	43	50	8	40	90	25	20	45
EUGOWRA	YES (Depends)	30	21	1.00	0.55	1.55	1.00	0.40	1.40	20	8	28	32	59	12	17	76	30	9	38
CUDAL	YES (Depends)	39	38	0.50	0.80	1.30	0.70	1.20	1.90	14	24	38	55	55	15	90	145	28	45	73
CARGO	YES (Depends)	19	25	0.90	1.30	2.20	1.25	1.85	3.10	25	37	62	28	48	35	94	142	24	47	71
YEOVAL	May Need Urban & LLR	10	8	0.60	0.00	0.60	0.80	0.20	1.00	16	4	20	11	16	1	3	19	8	1.5	10
CUMNOCK	YES	48	>40	0.80	0.10	0.90	0.80	0.10	0.90	16	2	18	76	76	73	100	176	38	50	88
WINDERA	NO Needs LLR Land		0		4.35	4.35		4.35	4.35		87	87			0	0	0		29	0
MULLION CREEK	NO Needs LLR Land		12		1.60	1.60		2.00	2.00		41	41			4	29	29		0	23
CLIFTON GROVE	NO Needs LLR Land		0		3.60	3.60		2.50	2.50		50	50			0	0	0		14	0
SPRING HILL	NO Needs LLR Land		7		2.00	2.00		2.00	2.00		40	40			9	20	20		0	14
SUMMER HILL CK	NO Needs LLR Land		0		1.70	1.70		1.70	1.70		34	34			0	0	0		0	0
BORENORE	No growth proposed		0		N/A	0.00		N/A	0.00		N/A	N/A			0	0	0		0	0

O.4. Existing Urban Area

By Urban Area - Canowindra, Molong, then Summer Hill Creek are the largest settlements with Borenore being the smallest (not including the recreation zones). Only Canowindra, Molong & Manildra have zoned industrial lands. Summer Hill Creek / Spring Glen is the only Zone R5 Large Lot Residential Area with a minimum lot size of 5-10ha that provides a market for larger lots but, as a result, consumes significant land. The area of Zone R5 Large Lot Residential at Canowindra is significant & may raise issues about further expansion for growth.

SETTLEMENT	Order by Total Area	Urban Area (ha) (excl. Zone SP2/RE1/RE2)				
		TOTAL	Urban Zone RU5 /R1	Large Lot Zone R5	Business Zone B2/B5	Industrial Zone IN1/IN2
CANOWINDRA	1	991.37	248.98	713.42	12.01	16.96
MO LONG	2	757.02	182.91	543.68	12.91	17.53
CUDAL	4	305.55	78.27	227.28		
EUGOWRA	6	242.26	150.47	91.79		
MANILDRA	8	208.41	99.68	85.59		23.14
CARGO	9	207.24	52.84	154.40		
CUMNOCK	12	101.49	60.14	41.35		
YEOVAL	13	59.65	51.79	7.86		
SUMMER HILL CK	3	634.97		634.97		
MULLION CREEK	5	267.32		267.32		
WINDERA	7	221.29		221.29		
CLIFTON GROVE	10	203.16		203.16		
SPRING HILL	11	111.21		111.21		
BORENORE	14	4.26		4.26		



O.5. Land Use / Dwelling Numbers / Lot Breakdown (Estimate)

The highest numbers of dwellings are in Canowindra, Molong, Eugowra & Manildra. The number of lots used for different land uses is set out below with the larger settlements having a strong mix of open space, community, business & industrial land. Most larger settlements had significant land for community uses & open space (noting that open space in Zones RE1 Public Recreation & RE2 Private Recreation is NOT counted in the table below). Only Canowindra & Molong have specific zones for both business (retail) & industrial areas (with Manildra having industrial zoned land). The rest of the larger settlements continue to use Zone RU5 Village that permits a wide range of uses & remains suitable for those settlements. Vacant land in each settlement & residential area may look significant, but significant areas are constrained or unlikely to be developed (this is summarised back into *Section A.1 – Summary of Land Supply/Demand* above).

SETTLEMENT (Order by No. of Dwellings)	TOTAL RESIDENT. ZONED LOTS	TOTAL DWELLINGS	Existing Lots/Types (Village Zone or Zone R1 General Residential)								Existing Lots/Types (Large Lot)				
			ALL Zone RU5/R1 Lots	Dwellings	Dwelling Ancillary	*Open Space	Community	Business	Industry	Vacant	ALL Zone R5 Lots	Dwellings	Dwelling Ancillary	Community / Local Business / Local Industry	Vacant
CANOWINDRA	1165	826	953	680	20	20	49	17	3	164	212	146	2	3	61
MOLONG	1109	730	823	601	8	10	35	16	3	150	286	129	4	4	149
EUGOWRA	522	250	495	237	20	14	28	32	11	153	27	13	0	0	14
MANILDRA	374	229	324	204	0	6	19	19	13	63	50	25	0	0	25
CUDAL	416	185	327	152	15	8	20	12	13	107	89	33	4	1	51
CARGO	254	145	158	99	2	0	15	4	0	38	96	46	1	1	48
YEOVAL	247	139	242	138	0	2	28	18	2	54	5	1	0	0	4
CUMNOCK	388	124	303	116	13	0	22	11	18	123	85	8	0	0	77
WINDERA	92	87	0								92	87	0	0	5
MULLION CREEK	91	77	0								91	77	0	7	7
CLIFTON GROVE	72	69	0								72	69	0	0	3
SUMMER HILL CK	53	41	0								53	41	0	0	12
SPRING HILL	35	25	0								35	25	0	1	9
BORENORE	5	3	0								5	3	0	1	1

O.6. Table Summary of Strategy (Growth Investigation) Areas for each Settlement

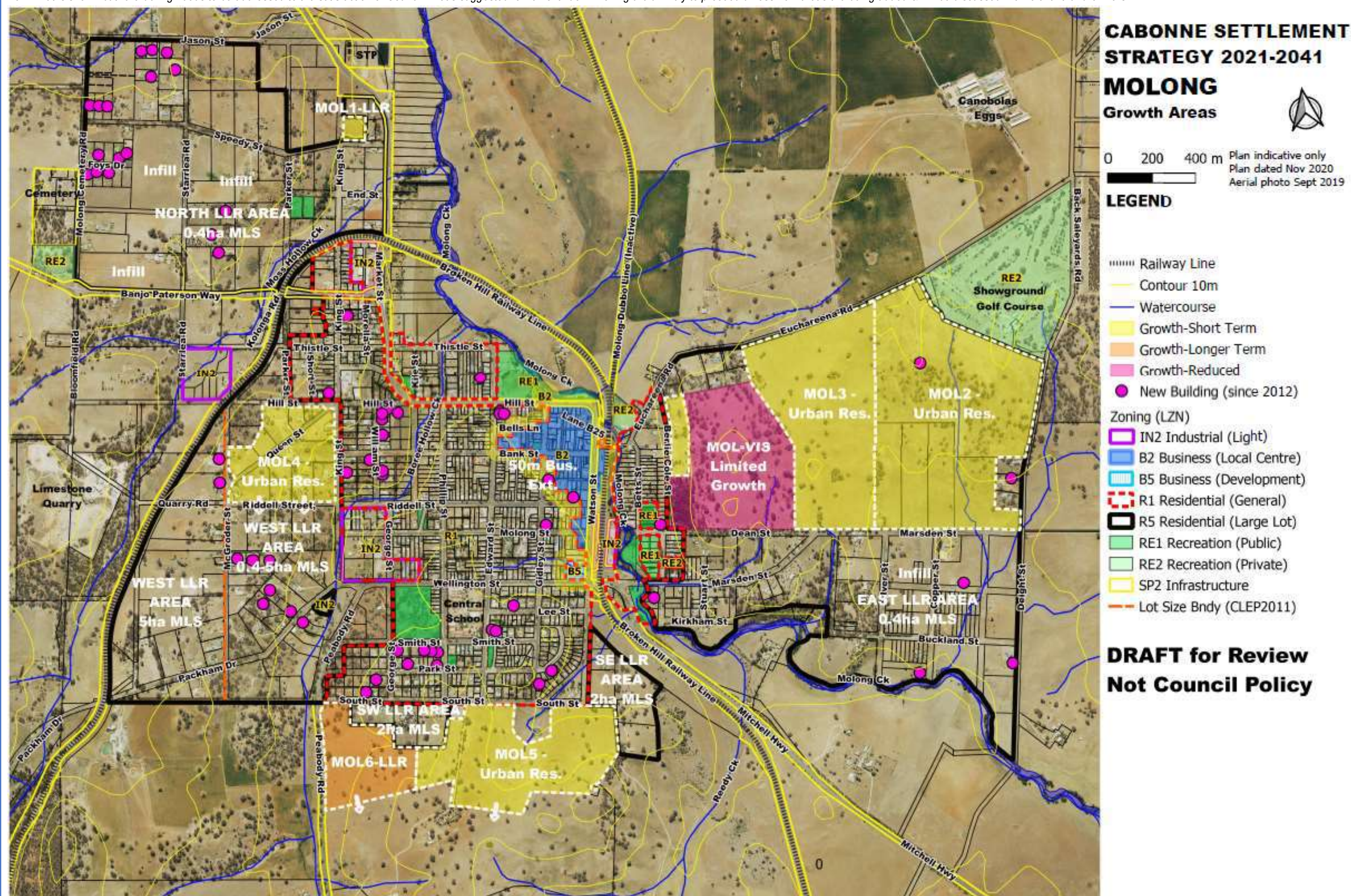
The following table summarises the recommended Strategy Growth Areas for each settlement in terms of proposed Zone/Area & estimated yield/supply (excluding areas for down-zoning).

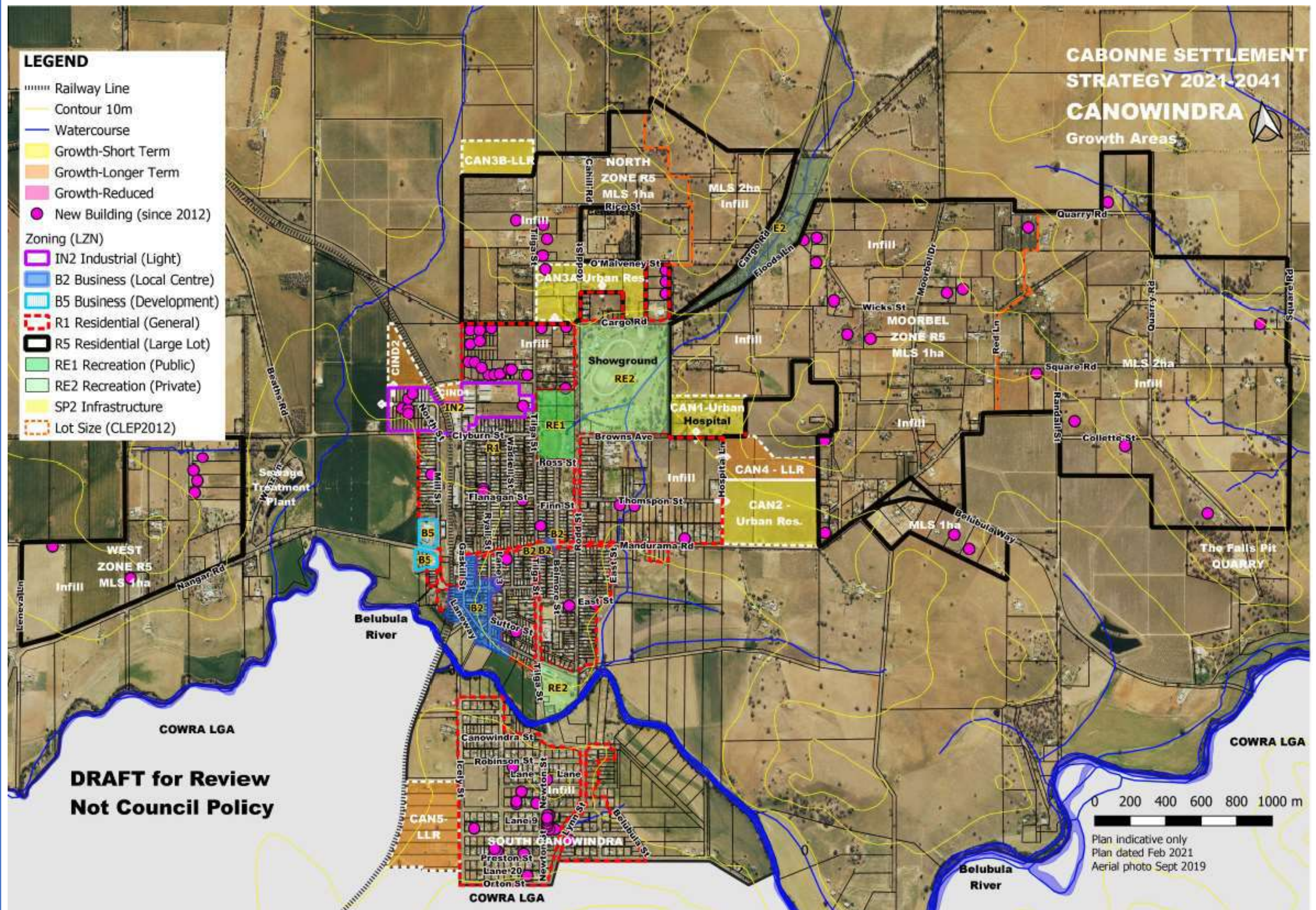
SETTLEMENT	Name/Source (2008/2012/2021 Strategy)	Location	Proposed Use/Zone/ Minimum Lot Size	Develop. Area	Possible Res. Yield	Future Res. Demand (Lots/Year)	Poss. Res. Supply (Years)	Comments/Details
MULLION CREEK	SA5A (2008)	South of existing Zone R5 area between Mulyan Creek & the rail line	Large Lot Residential/Av. 2ha MLS	~100ha	TBC	2.00	N/A	Limited yield likely due to lot depth/rail/creek buffer.
	SA5B (2008)	North of existing Zone R5 area between Mulyan Creek & the rail line	Large Lot Residential/Av. 2ha MLS	~184ha (dec. 65ha)			N/A	SA5B1 preferred then SA5B2. ~69ha removed from SA5B north as difficult to develop.
	MC1 (2021)	East of existing Zone R5 area South of Bevan Rd (Part Lot 30 DP1112536)	Large Lot Residential/Av. 2ha MLS	~52ha	20-30 lots		10-15	Single owner. Replace downzoned land from SA5B.
CLIFTON GROVE	CG1 (2021)	North & east of existing Zone R5 area – 11 Strathnook Ln - Lots 551 & 553 DP1176133	Large Lot Residential/Av. 2ha MLS	~63.2ha	25-30 lots	2.50	10-12	Single owner (2 lots). Bushfire buffers needed.
SPRING HILL	SH1 (2021)	South-west of existing Zone R5 area 172 Spring Hill Rd (Lot 2 DP243203)	Large Lot Residential/0.4-2ha MLS	~21ha	10-30 lots	2.00	5-15	Single owner. Discuss if reticulated sewer/water.
	SH2 (2021)	South of existing Zone R5 area 172 Spring Hill Rd (Lot 4 DP243203)	Large Lot Residential/Av. 2ha MLS	~12.5ha	6 lots		2-3	Single owner. Northern half of lot only.
SUMMER HILL CREEK	SA4 (2008)	South & west of existing Zone R5 area west of Ophir Rd (northern section rezoned)	Large Lot Residential/Av. 5ha MLS	~160ha	10-15 lots	1.70	6-9	Remaining area of SA4 has 12 owners so difficult to develop to maximise yield.
	SG1 (2021)	South of existing Zone R5 area & north of Winter Lane (Lot 6 DP70306)	Large Lot Residential/Av. 2ha MLS	~9ha	3 add. lots		1-2	Single owner. Natural progression to south. Only western part of lot with no vegetation.
BORENORE		No additional growth area identified at this time				0.00	N/A	Discuss with land owners if existing Zone R5 area changed to Zone RU2 to support add. land uses.

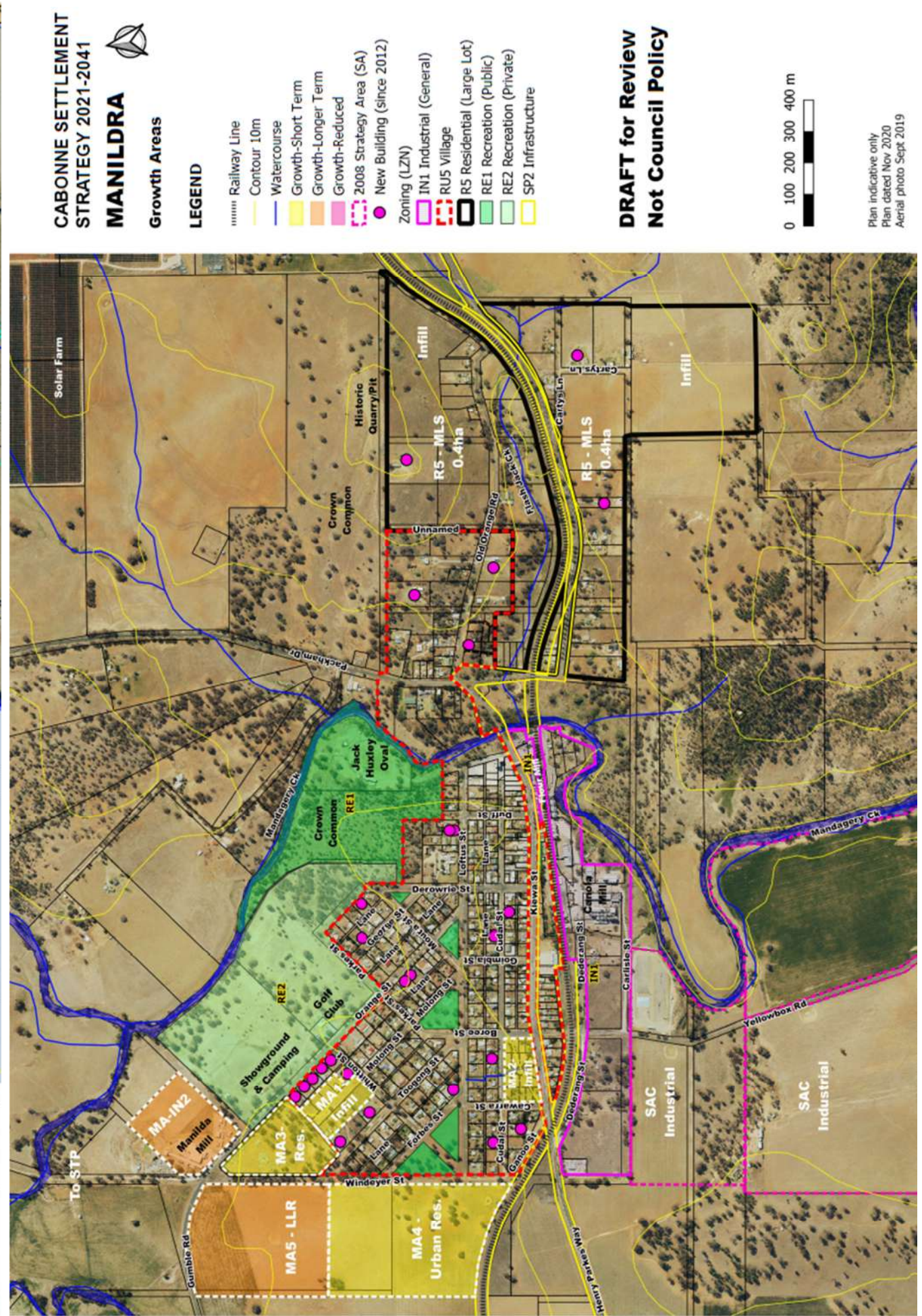
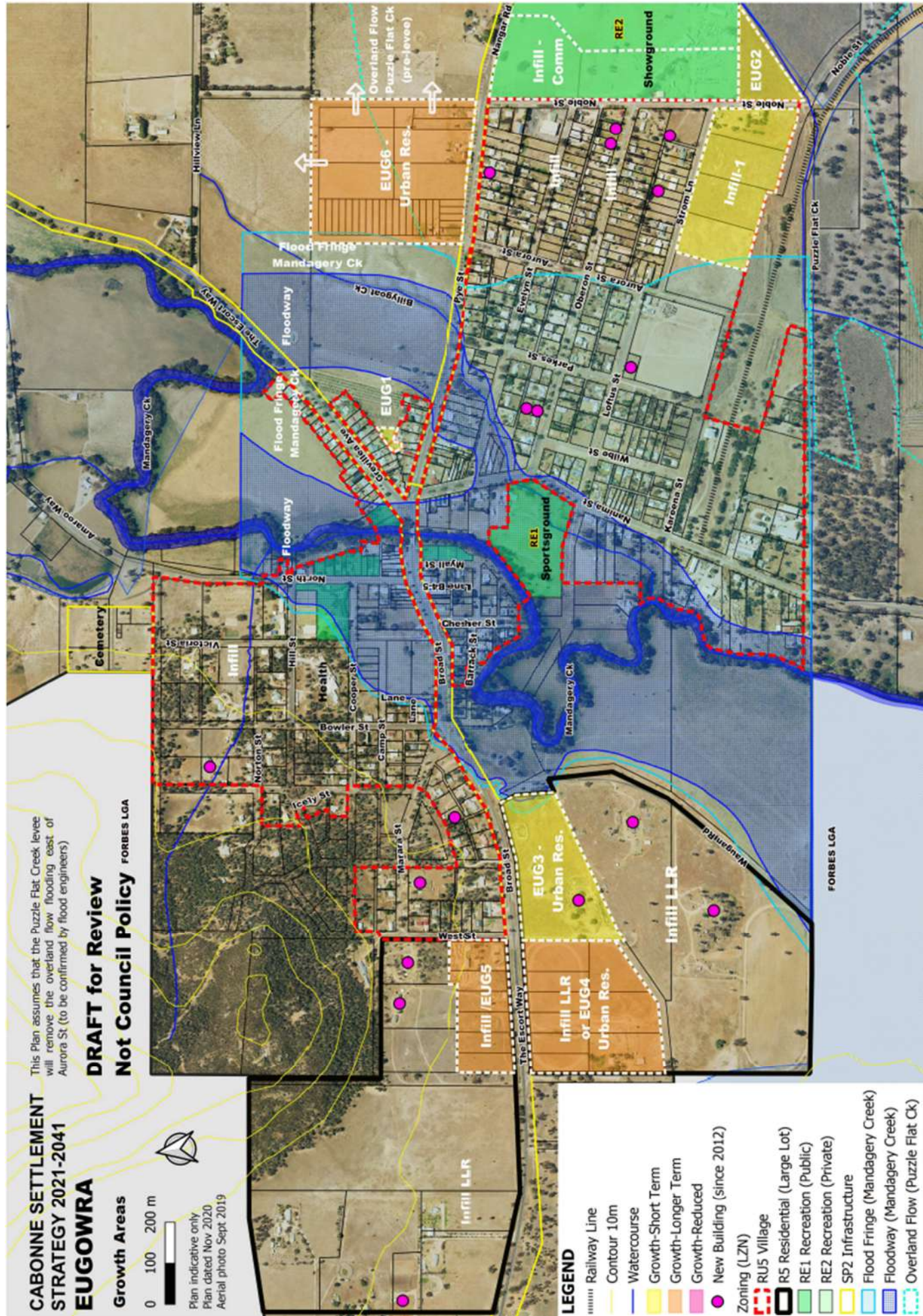
SETTLEMENT	Name/Source (2008/2012/2021 Strategy)	Location	Proposed Use/Zone & Minimum Lot Size	Est. Avail. Area	Estimated Res. Yield	Future Res. Demand (Lots/Year)	Est. Res. Supply (Years)	Comments/Details
MOLONG	MOL1 (2021)	North Molong LLR Area (Lot 3 Section 2 DP758693)	▲Rural to LLR/0.4ha MLS	~1ha	2 lots	4 Urban 4 LLR 8 Total	0.5	Originally in LLR area/restored as not constrained.
	MOL2 (2021)	East Molong LLR Area (Euchareena Rd)	▲LLR to Urban Res./500-2,000m² MLS	~6.6ha	>300 lots		>75	Expand urban area with reticulated sewer/water to East Molong LLR to cater for future growth. Golf Course Estate likely to be earlier development.
	MOL3 (2021)	East Molong LLR Area (Euchareena Rd)		~4.4ha	>200 lots		>50	
	MOL4 (2021)	West Molong LLR Area (Queen St)	▲LLR to Urban Res./500m² MLS	~18.4ha	>40 lots		10	Review servicing potential for urban lots.
	MOL5 (2012)	South Molong Rural Area ('Hacienda')	▲Rural to Urban Res./500-2,000m² MLS	~32ha	>200 lots		>50	Review servicing potential for urban lots.
	MOL6 (2012)	South Molong Rural Area ('Hacienda')	▲Rural to LLR/Av. 1-2ha MLS	~14.7ha	6-12 lots		1.5-3	Longer term large lot residential (if required).
		MOL-BUS1/2	Town Centre/Zone B2 & B5	Change in permissibility/not zoning	N/A	TBC	N/A	N/A
CANOWINDRA	CAN1 (2021)	Soldiers Memorial Hospital Site	▲LLR to Urban Res./500m² MLS	~7.2ha		4.4 Urban 2.6 LLR 7 Total	TBC	Hospital site may suit a wider range of compatible uses incl. aged care (subject to NSW Health).
	CAN2 (2012)	East Canowindra (Thompson St)	▲Rural to Urban Res./1,000m² MLS	~19.8ha	>80 lots		>18	Future urban growth area for Canowindra.
	CAN4 (2012)	East Canowindra (Thompson St)	▲Rural to LLR/Av. 0.4-1ha MLS	~9.7ha	10-12 lots		3-4	Minor extension of LLR on steeper land.
	CAN3A (2021)	North Canowindra LLR (Longs Corner Rd)	▲LLR to Urban Res./500m² MLS	~15.4ha	>50-70 lots		>10-15	Rezone to urban to facilitate internal roads/inc. yield.
	CAN3B (2021)	North Canowindra LLR (End Tilga St)	▲Rural to LLR/Av. 1-2ha MLS	~8.0ha	4 lots		>2	Rezoning of CAN3B may be subject to/offset CAN3A
	CAN5 (2021)	South Canowindra (Icely St) to railway line	▲Rural to LLR/Av. 0.4-1ha MLS	~16.3ha	>10 lots		3-4	Need to confirm if 0.4-1ha unserviced or urban res. (serviced).
		CAN-IND1/2	Extensions to existing industrial zoned land	▲Rural/Urban to Industrial zoning	~5.8ha	TBC	N/A	N/A
MANILDRA	MA4 (2021)	West of Manildra (ext. Loftus/Windeyer Sts)	▲Rural to Urban Res./900-2,000m² MLS	~18ha	>70-80 lots	2 Urban 0.5 LLR Total 2.50	>40	Extend urban area to west if infill dev. insufficient.
	MA5 (2021)	North-west of Manildra (Gumble Rd)	▲Rural to LLR/Av. 0.4-1ha MLS	~15.5ha	>10-15 lots		>20	LLR to take up land along Gumble Rd subject to flooding.
		MA-IN2 (2021)	Existing light industry (Orange St)	▲Rural to Light Industrial	~6.2ha	TBC	N/A	N/A
EUGOWRA	EUG1 (2021)	Between Pye St & Grevillea Ave	▲Rural to Urban Res./900-2,000m² MLS	~0.2ha	N/A	1 Urban 0.4 LLR Total 1.40	N/A	Fix split-zoned lots. Limited additional development.
	EUG2 (2021)	South-east Eugowra (Noble St) inside levee	▲Rural to Urban Res./900-2,000m² MLS	~1.9ha	8-10 lots		8-10	Land isolated by levee included urban if above Flood Level.
	EUG3 (2012)	West Eugowra (Broad St/The Escort Way)	▲LLR to Urban Res./900-2,000m² MLS	~6.6ha	>20 lots		>20	Convert LLR land to urban as close to utilities & more efficient.
	EUG4 (2021)	West Eugowra (The Escort Way)	▲LLR to Urban Res./900-2,000m² MLS	~9.9ha	TBC		TBC	Infill LLR more likely but may support urban res with utilities.
	EUG5 (2021)	West Eugowra (The Escort Way)	▲LLR to Urban Res./900-2,000m² MLS	~4.5ha	TBC		TBC	Infill LLR more likely but may support urban res with utilities.
	EUG6 (2021)	North-east Eugowra (North of Pye St)	▲Rural to Urban Res./900-2,000m² MLS	~13.7ha	>50-100		>50	If infill insufficient & flood fee extend urban to north-east.
CUDAL	CUD1 (2012)	North-east Cudal (south of The Escort Way)	▲LLR to Urban Res./900-2,000m² MLS	~30.9ha	TBC	0.7 Urban 1.2 LLR Total 1.90	TBC	If no LLR infill then flexibility of uses may promote innovation.
	CUD2 (2012)	North-east Cudal (south of The Escort Way)	▲LLR to Urban Res./900-2,000m² MLS	~7.6ha	TBC		TBC	If services extended this is natural extension of urban area.
	CUDCr1 (2021)	East of Cudal (Rodda Dr/Davys Plains Rd)	▲RE2 to LLR/ 0.4ha MLS	~12ha	20-24 lots		>15	Subject to release of Crown land-natural ext. of Rodda Dr LLR.
	CUDCr2 (2012)	South of Cudal (Davys Plains Rd/Long St)	▲RE2 to Urban Res./900-2,000m² MLS	~27.9ha	TBC		TBC	Subject to release of Crown land-natural ext. of Village Zone.
	CUD4 (2021)	West of Cudal (Escort Way) Pt L52 DP1257696	▲Rural to LLR/Av. 1-2ha MLS	~10.2ha	5-10 lots		4-6	Subject to access from The Escort Way & removing other LLR.
	CUD-IN2 (2021)	North-east of Cudal (opposite former airport)	▲Rural to Light Industry	~18ha	TBC		N/A	N/A
CARGO	CAR1 (2012)	North-east Cargo (North of Cargo Rd)	▲Rural to LLR/Av. 0.4-1ha MLS	~6.5ha	6-10 lots	1.25 Urban 1.85 LLR Total 3.10	3-5	Natural extension of LLR area subject to watercourse/access.
	CAR2 (2012)	North-east Cargo (North of Cargo Rd)	▲Rural to LLR/Av. 0.4-1ha MLS	~7ha	10-12 lots		5-6	Longer term extension of LLR subject to access.
	CAR3 (2021)	South-east Cargo (Brooks St/Wall St East)	▲LLR to Urban Res./2,000m² MLS	~2.2ha	6-8 lots		4-5	Remove split-zoning from CSS2012 to facilitate access/yield.
	CAR4 (2012)	North Cargo (Fisher/Sherwin/Hillside Sts)	▲LLR to Urban Res./2,000m² MLS	~2.5ha	10 lots		8	Natural extension of urban area subject to creek setbacks.
	CAR5 (2021)	North-west Cargo (Molong/Loftus/Power Sts)	▲LLR to Urban Res./2,000m² MLS	~3.2ha	10-15 lots		8-10	Longer term natural extension of urban area if no LLR infill.
	CAR6 (2012)	South Cargo (Baghdad Rd/Sharp St)	▲LLR to Urban Res./2,000m² MLS	~5.3ha	15-20 lots		10-12	Longer term natural extension of urban area if no LLR infill.
YEOVAL	YEO1 (2021)	South-west Yeoval (Obley Rd)	▲LLR to Urban Res./900-2,000m² MLS	~1.5ha	6-12 lots	0.8 Urban 0.2 LLR Total 1.00	7-15	Natural urban ext. subject to flooding, vegetation & access.
	YEO2 (2021)	South-west Yeoval (Renshaw McGirr Way)	▲LLR to Urban Res./900-2,000m² MLS	~1.7ha	6-8 lots		7-8	Natural urban ext. subject to Dept. of Education needs for land.
	YEO3 (2012)	South Yeoval (Myrangle St/Banjo Paterson Wy)	▲Rural to LLR/Av. 0.4-1ha MLS	~6.6ha	6-12 lots		>30	Longer term extension for LLR subject to agricultural impacts.
	YEO4 (2012)	East Yeoval (Molong St)	▲Rural to LLR/Av. 0.4-1ha MLS	~4.2ha	5-10 lots		>25	Longer term extension for LLR subject to agricultural impacts.
CUMNOCK	No additional land identified as sufficient infill opportunities.							

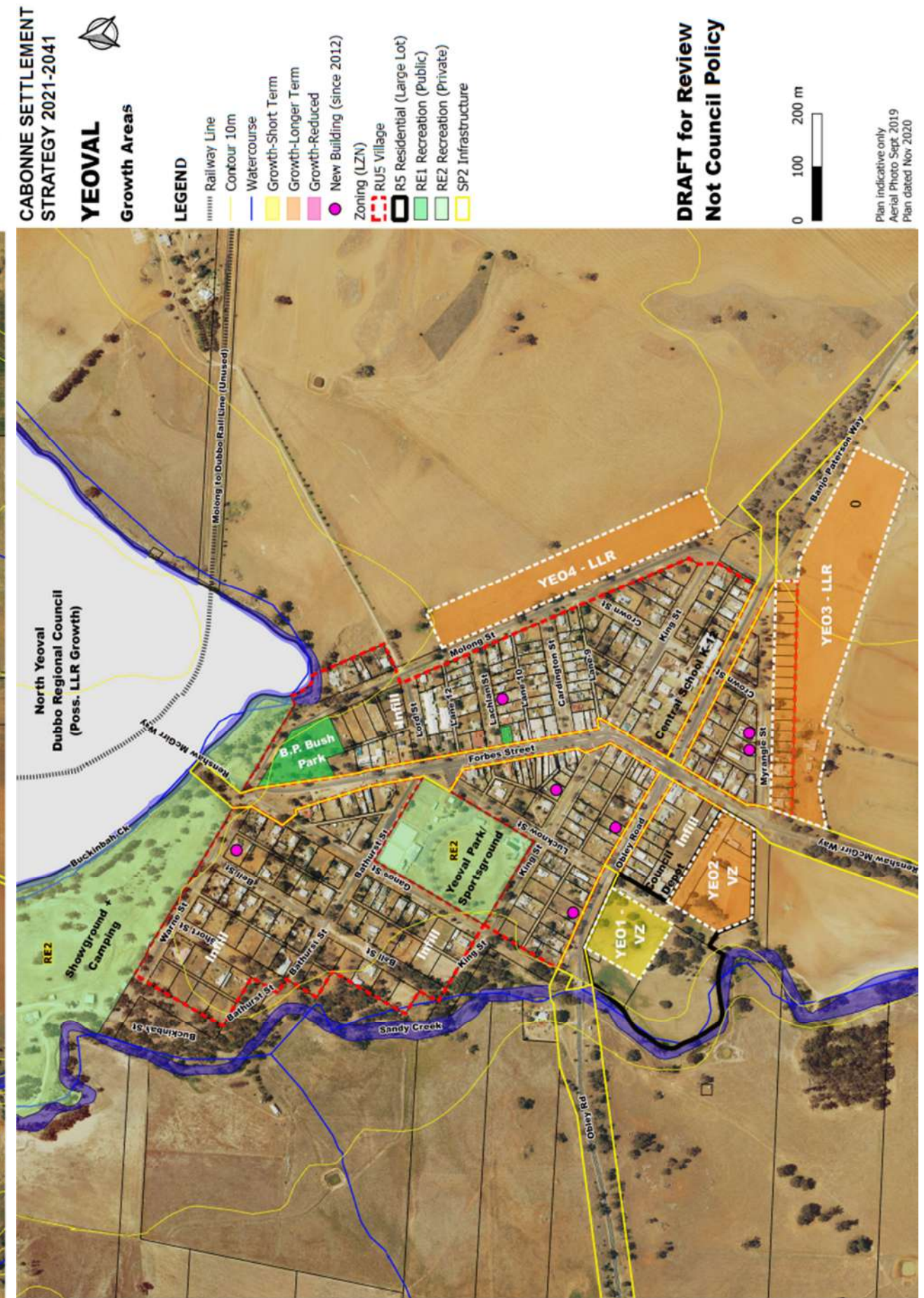
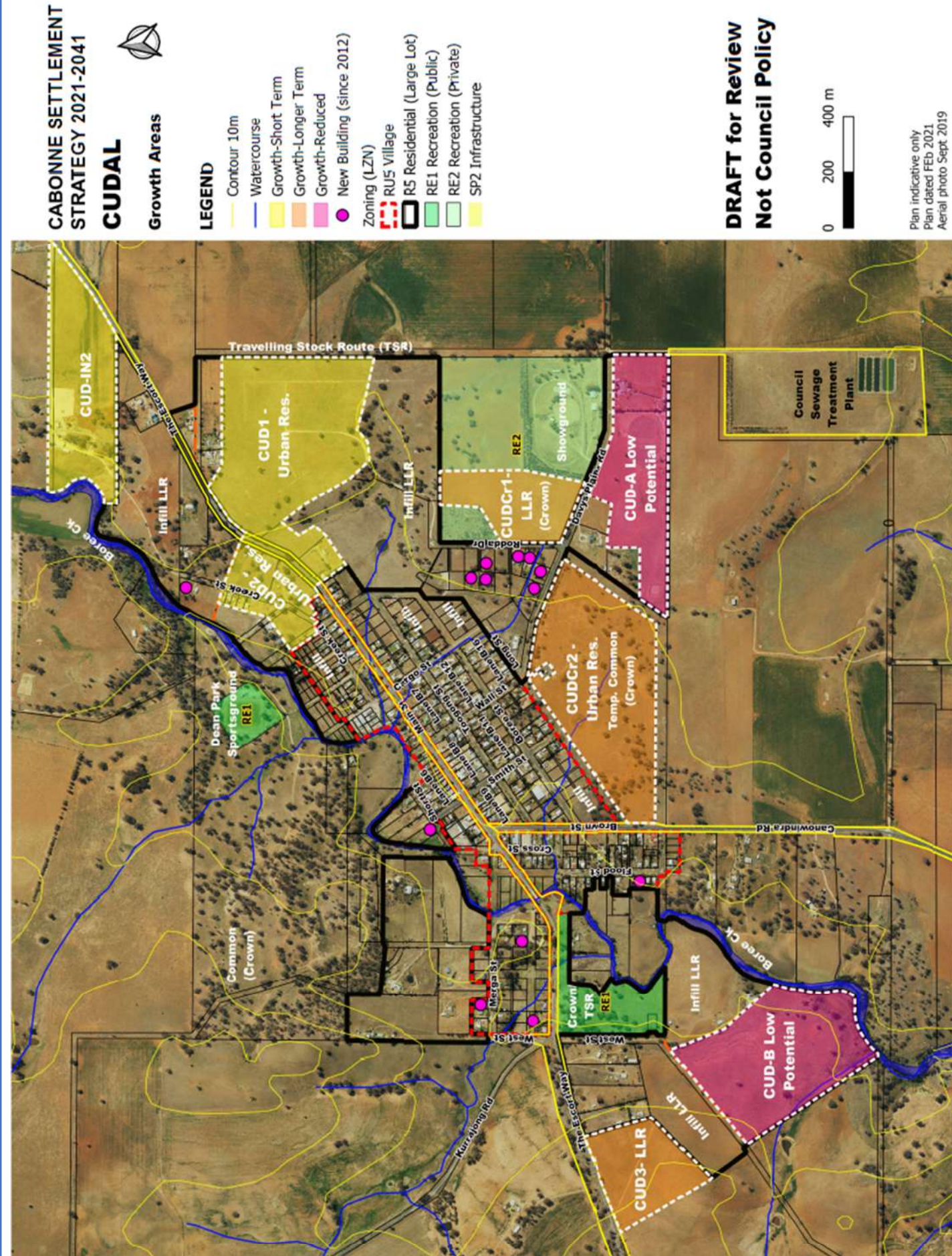
O.7. Graphic Summary of Strategy (Growth Investigation) Areas for each Settlement

The following is a summary of the Strategy (Growth Investigation) Area maps in each of the Settlement Chapters. Please see individual chapters for more detailed description of the opportunities/challenges for each area. **Note:** The order/priority for Strategy Areas may change from what is shown but re-ordering needs to be addressed to the satisfaction of Council. Areas suggested for removal/down-zoning are unlikely to proceed unless new areas are being added & will be discussed with relevant land-owners.









CABONNE SETTLEMENT
STRATEGY 2021-2041
CUMNOCK

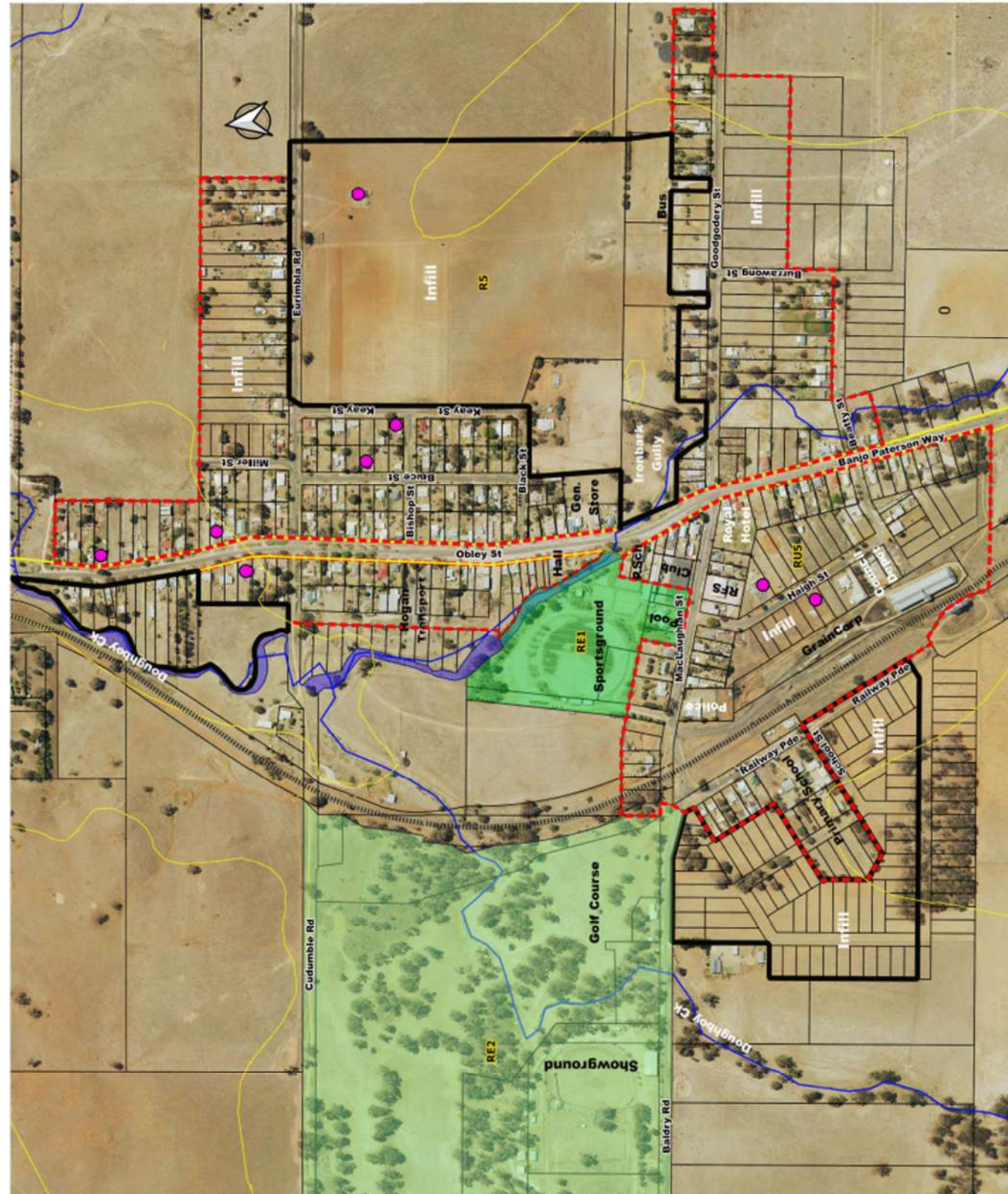
Growth Areas

- LEGEND**
- Railway Line
 - Contour 10m
 - Watercourse
 - Growth-Short Term
 - Growth-Longer Term
 - Growth-Reduced
 - New Building (since 2012)
 - Zoning (LZN)
 - RUS Village
 - R5 Residential (Large Lot)
 - RE1 Recreation (Public)
 - RE2 Recreation (Private)
 - SP2 Infrastructure

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Plan indicative only
Aerial Photo Sept 2019
Plan dated Nov 2020



CABONNE SETTLEMENT
STRATEGY 2021-2041
CARGO

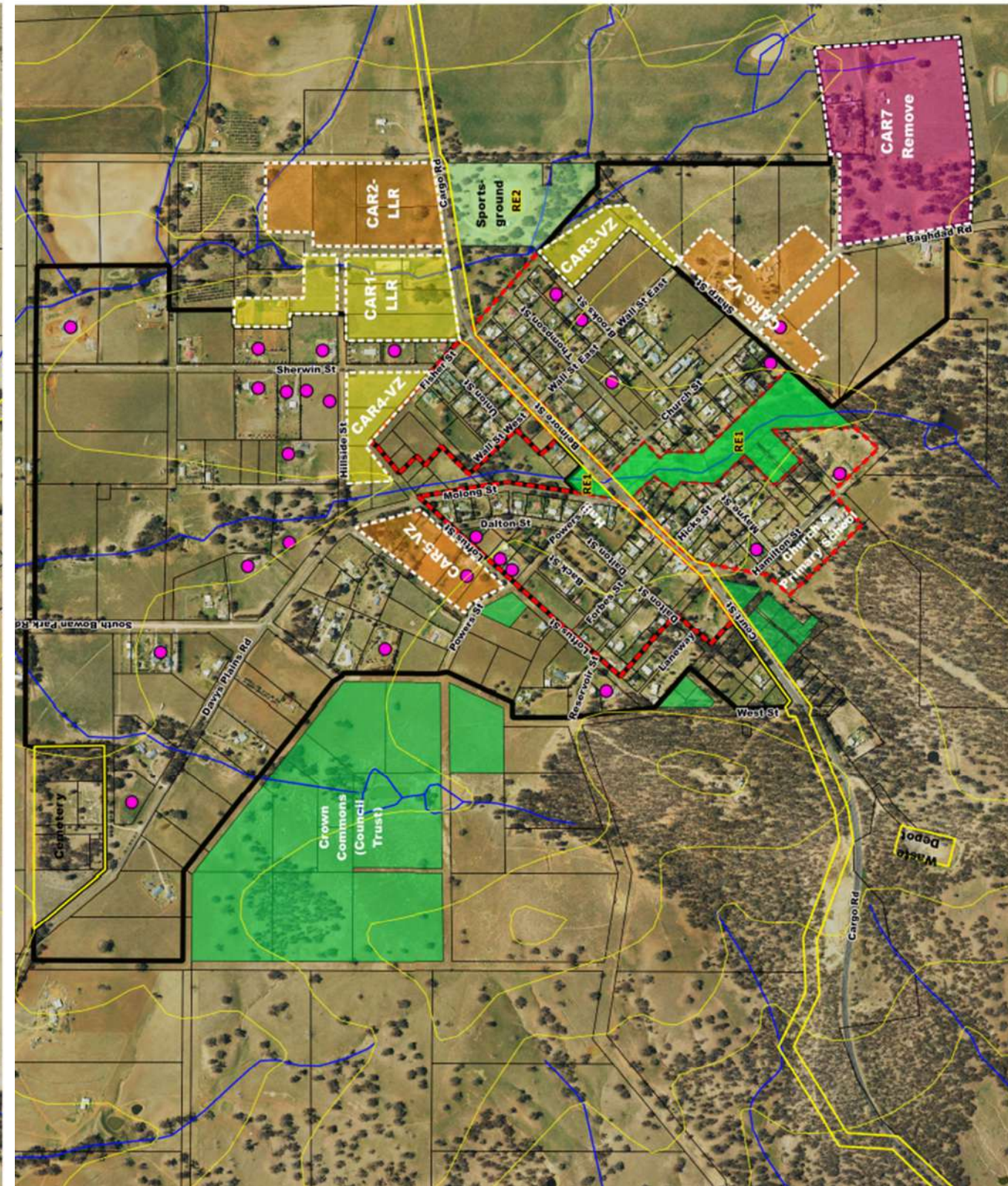
Growth Areas

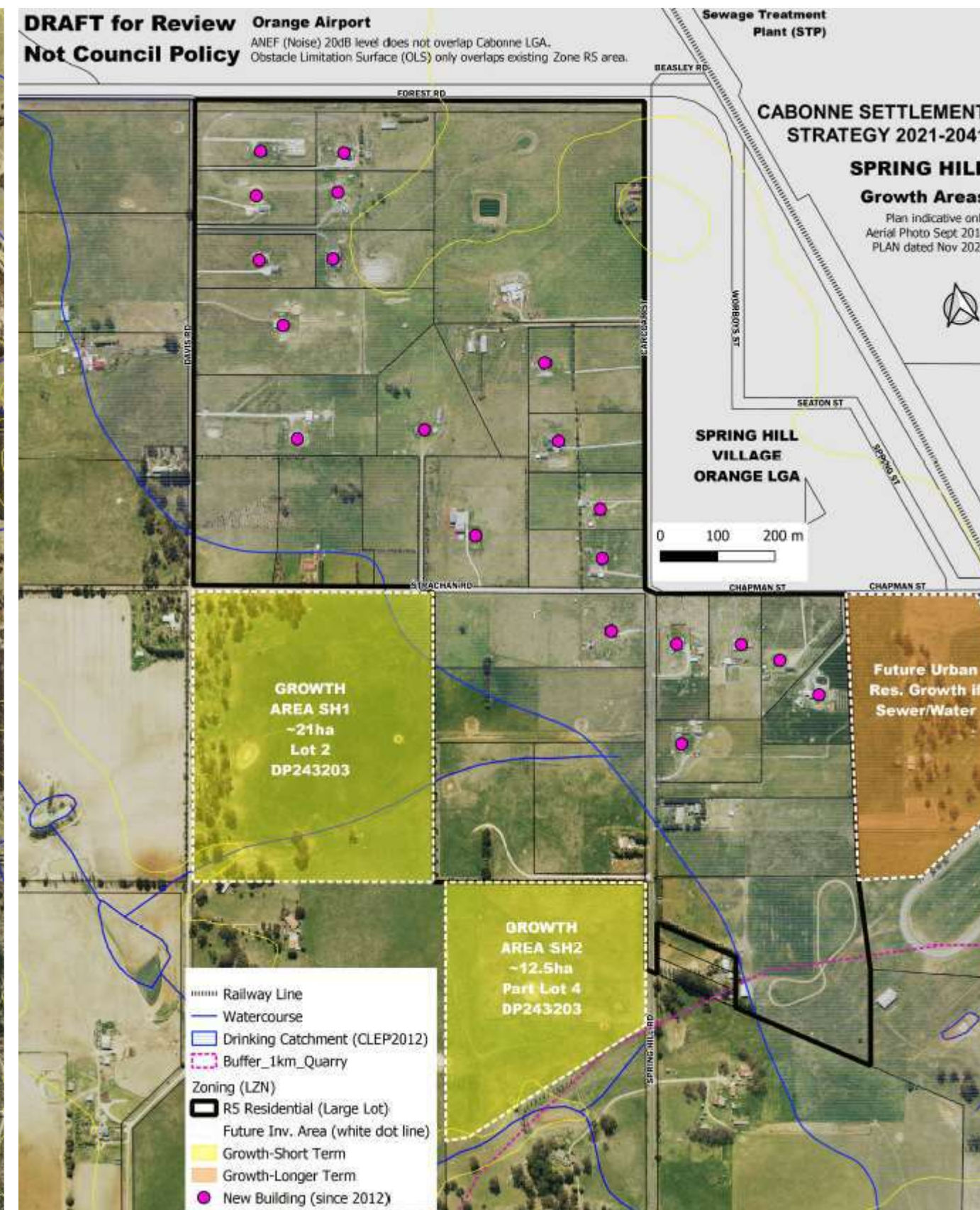
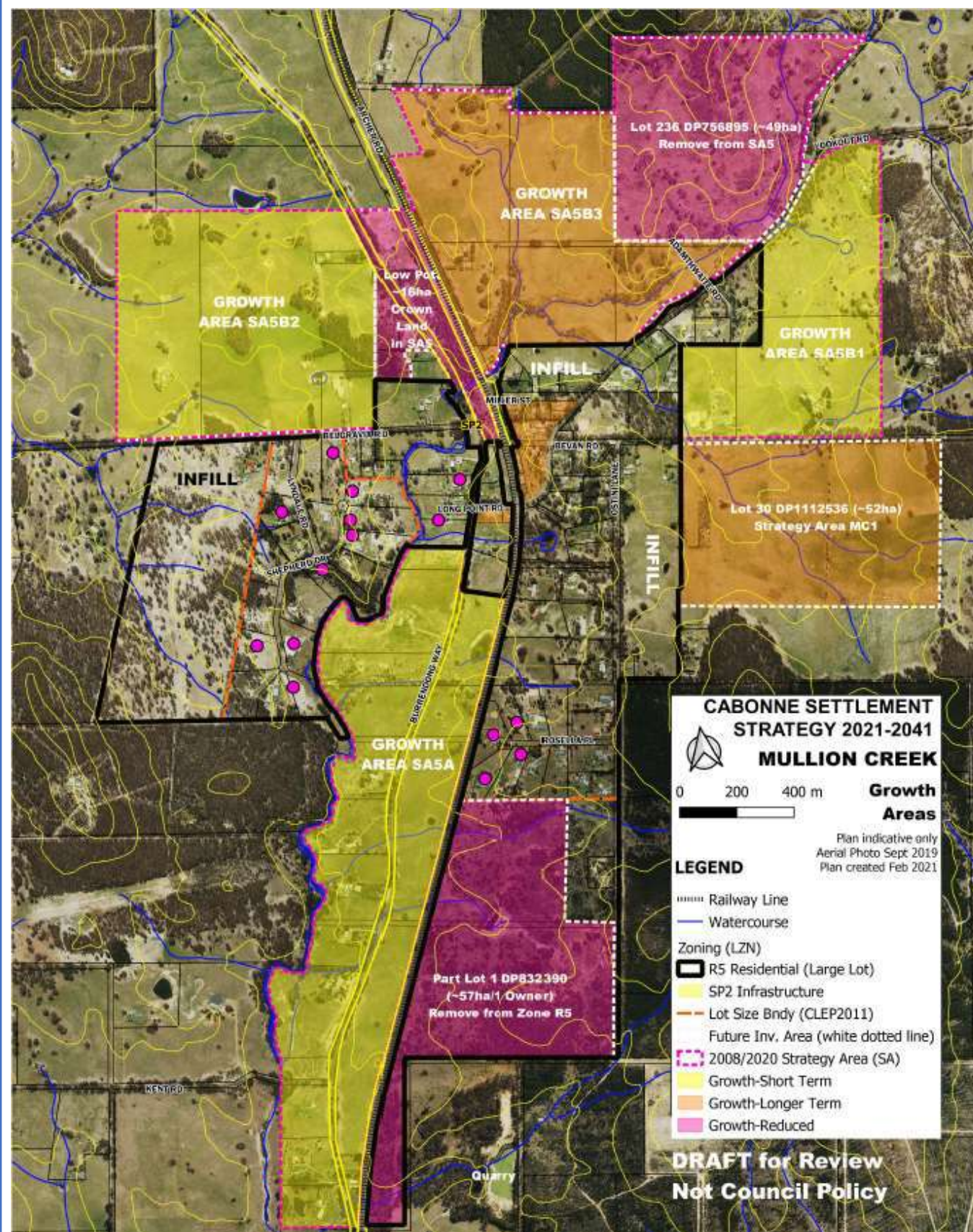
- LEGEND**
- Contour 10m
 - Watercourse
 - Growth-Short Term
 - Growth-Longer Term
 - Growth-Reduced
 - New Building (since 2012)
 - Zoning (LZN)
 - RUS Village
 - R5 Residential (Large Lot)
 - RE1 Recreation (Public)
 - RE2 Recreation (Private)
 - SP2 Infrastructure

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Aerial Photo Nov 2020
Aerial photo Sept 2019





**CABONNE SETTLEMENT
STRATEGY 2021-2041
WINDERA + SA6**



Growth Areas

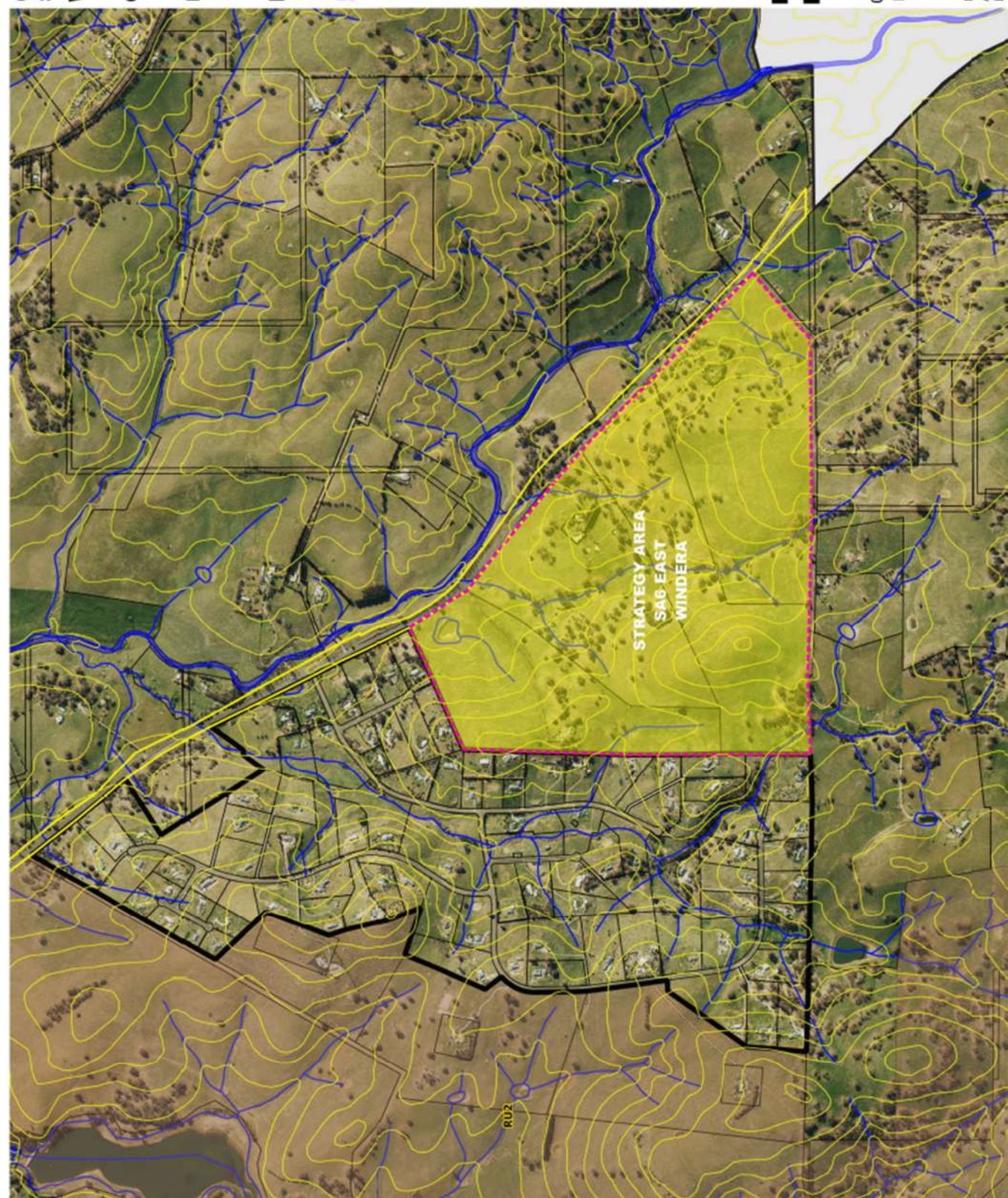
LEGEND

- Watercourse
- Zoning (LZN)
 - R5 Residential (Large Lot)
 - SP2 Infrastructure
 - RU2 Rural (Landscape)
 - 2008 Strategy Area (SA)
 - Future Inv. Area (white dot line)
 - Growth-Short Term
 - Growth-Longer Term
 - Growth-Reduced

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**CABONNE SETTLEMENT
STRATEGY 2021-2041
CLIFTON GROVE**

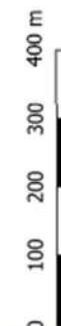


Growth Areas

LEGEND

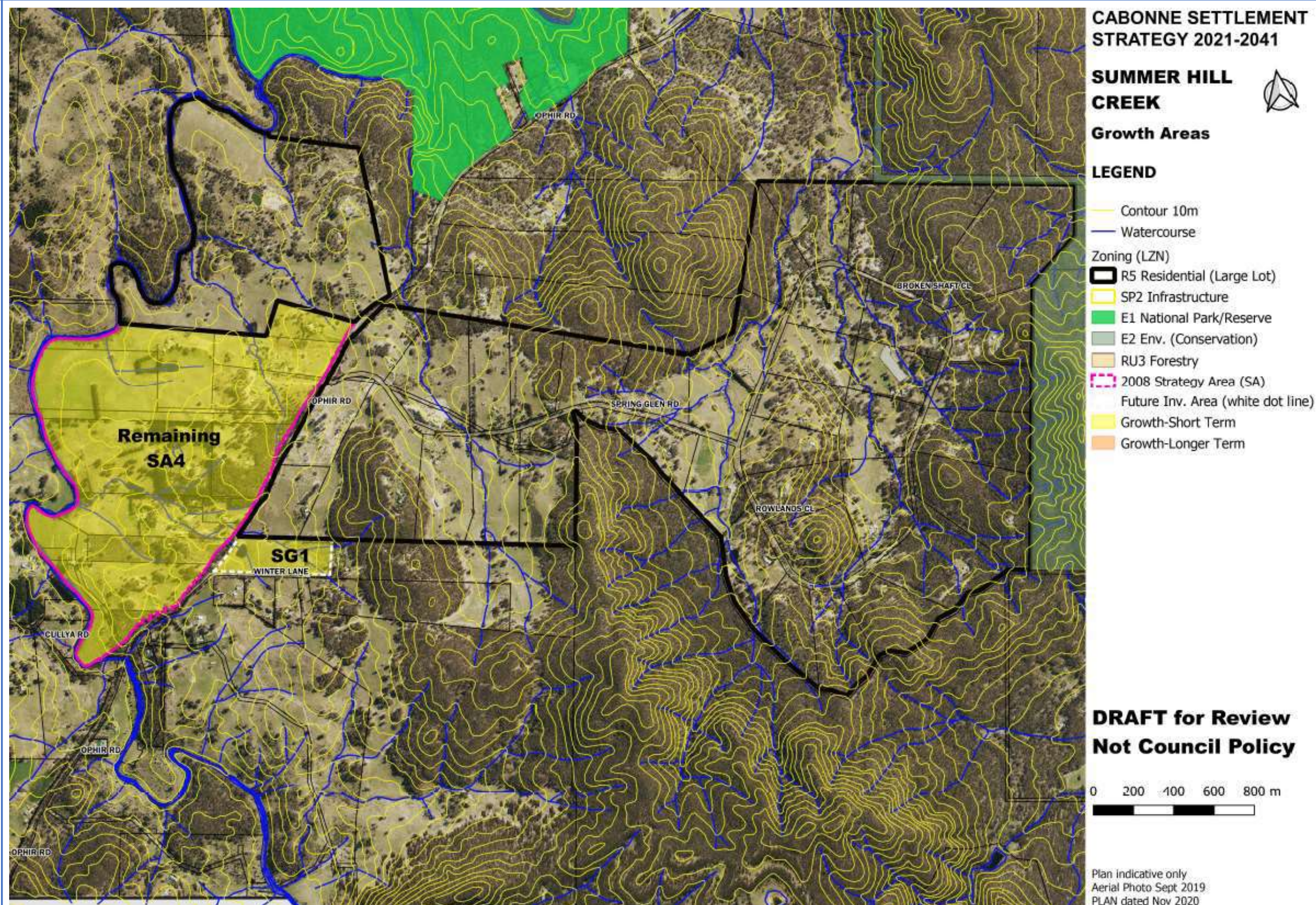
- Watercourse
- Zoning (LZN)
 - R5 Residential (Large Lot)
 - SP2 Infrastructure
 - E2 Env. (Conservation)
 - RU3 Forestry
 - Lot Size Body (CLEP2011)
 - 2008 Strategy Area (SA)
 - Future Inv. Area (white dot line)
 - Growth-Short Term
 - Growth-Longer Term
 - New Building (since 2012)

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Plan indicative only
Aerial Photo Sept 2019
PLAN dated Nov 2020





Document Control

Version	Date	Author	Summary	To Client
A	November 2020	iPLAN PROJECTS	Draft Outline	Chris Eldred: Cabonne Council
B	February 2021	A.Napier	Draft for Public Exhibition	