

6. YEOVAL

6.1. Location

Yeoval is located in the north-western corner of Cabonne Shire adjacent to Dubbo Regional local government area (LGA). It sits at the crossroads of Renshaw McGirr Way (Parkes to Wellington) and Banjo Paterson Way/Obley Rd (Molong to Dubbo) connecting and providing an alternate route to the Newell and Mitchell Highways.

It is located ~24km from Cummoock; ~41km from Wellington; ~47km from Molong; ~69km from Dubbo, ~70km from Parkes; and ~82km from Orange. Therefore, Wellington/Dubbo are the closest higher-level service centres. North Yeoval historic small lot residential area is in Dubbo Regional LGA to the north of Buckinbah Creek.

The settlement was covered in more detail in the 2012 *Cabonne Settlement Strategy* (CSS2012) so this Strategy focusses on the growth & recommendations for key land uses only. See the *Local Profile & Issues Paper (LPIP)* for more background.

6.2. Summary

YEOVAL (2020)	Total	Zone RU5 Village	Zone R5 LLR	Comment
Area	~59.6ha	~51.8ha	~7.8ha	Excludes Zone RE1/RE2/SP2
Lots	~247	~242	~5	Village + Large Lot Res. lots
Other Uses	Community lots~28; Business lots~20 (many vacant); Open space~2			
Dwellings	~139	~138	~1	2016 Census ~137
Pop. 2016	2016 Census (~291 people) excl. Zone R5 (+1 dwelling) = ~294.			
Est. Pop. 2019	~294			
Pop. Growth	2006-2016 (-1 people) = static population			
Future Growth	Pop. Min -0.5%/year; AVERAGE +0.0%/year (LOW); Max. +0.5%/year.			
Vacant Lots	~12	~11	~1	Less constrained vacant lots
+Subdivision	~19	~16	~3	Add subdivision potential vacant
50% likely	~10	~8	~1.5	50% likely to be developed
Past Dwelling Demand	~0.6/year	~0.6/year (100%)	~0/year (0%)	Dwelling construction/approvals 2012-2020 (aerial + inspection)
Fut. Dwelling Est. Demand	~1/year (20 dw.)	~0.8/year= 16 (80%)	~0.2/year= 4 (20%)	~20 dwellings 2021-2041 (20 years) may be required
Supply/Demand		~8/16 = 10 years	~1.5/4 = 8 years	Zone RU5 up to 10 years Zone R5 LLR < 10 years but held by limited owners so risk
Recommend	Council to consider Strategy (Growth Investigation) Areas if land owners do not develop infill land in next 5 years			

6.3. Existing Urban Area

6.3.1. Existing Planning Controls (CLEP2012)

Under CLEP2012, the existing land use zones for the urban area are:

- Zone RU5 Village (~51.8ha incl. local roads) permits a wide range of possible land uses (subject to merit assessment);
- Zone R5 Large Lot Residential (7.68ha south-western corner);
- Zone RE2 Private Recreation (Sportsground & Showground);
- Zone SP2 Classified Road (Obley Road / Forbes St).

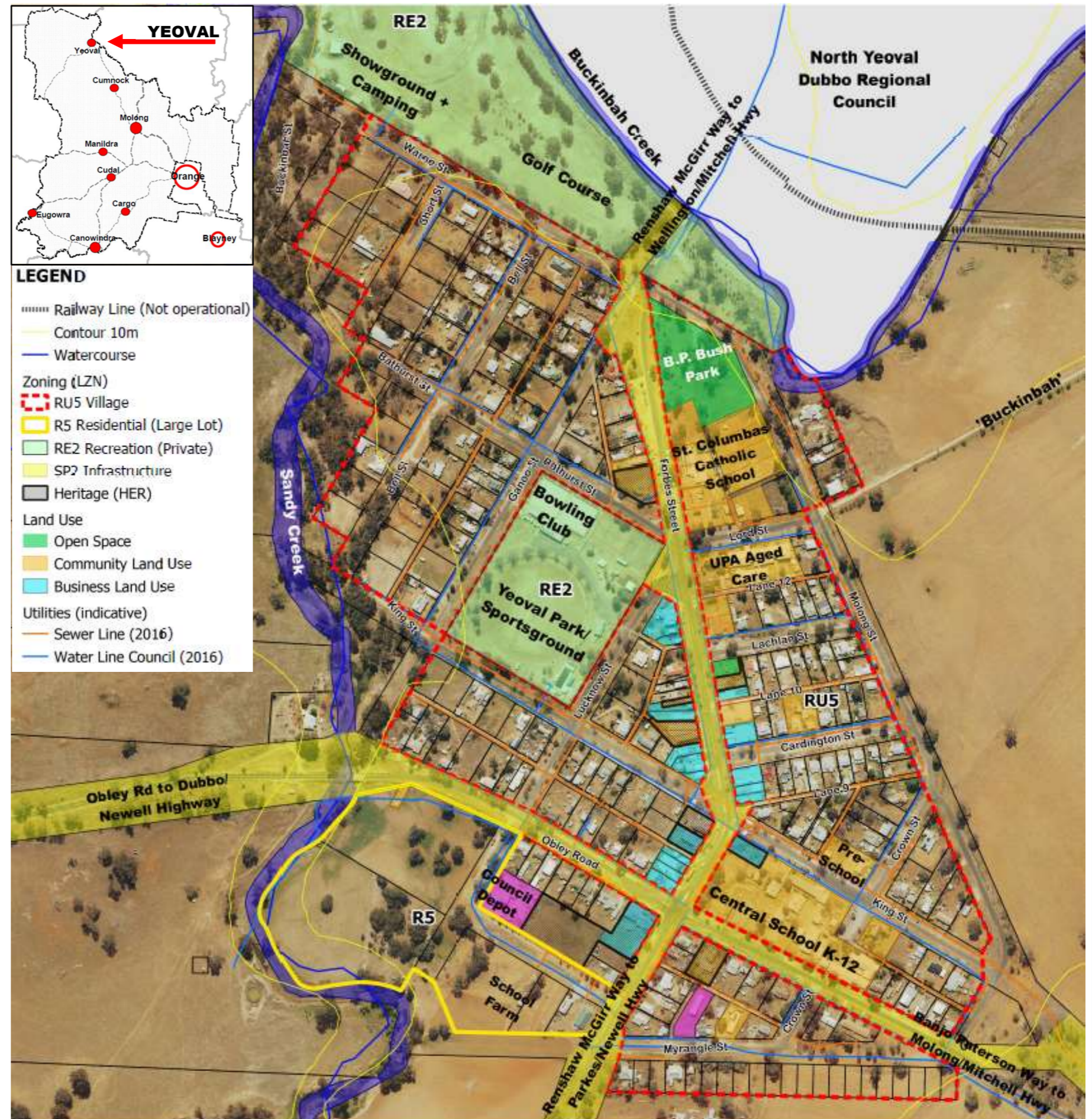
Under CLEP2012, the Minimum Lot Size (MLS) for subdivision is:

- Zone RU5 – 2,000m² – but reduced to 900m² if connected to reticulated sewer (which has been connected since 2012);
- Zone R5 - 4,000m² (1 acre).

6.3.2. Settlement Pattern

Yeoval has a historic road, block & lot arrangement based on a modified grid pattern. Blocks are generally 200m long by 106m wide (but they vary) with 30m wide road corridors. 6m wide rear lanes exist in the majority of blocks but are not all accessible and have been incorporated into private property. Blocks west of Forbes St are oriented perpendicular to Obley Rd (at an angle to north). Blocks east of Forbes St / north of Cardington St are oriented perpendicular to Forbes St (roughly north).

Figure 1: Settlement location, zoning, key land uses & sewer/water.



The majority of lots are ~1,800-2,000m² in area (~40m wide by 50m deep) but there has been subdivision down to 900-1000m² lot (~20m wide), particularly east of Forbes St. Some historic lots (e.g., south of Myrangle St) are 800m² and a number of main street (business) lots are significantly smaller and sometimes only metres wide.

6.3.3. Open Space and Recreation

Yeoval has a good level of open space and recreation including, but not limited to:

- Yeoval Park (sportsground, pool, bowling club, tennis courts, playground);
- Yeoval Showground & Golf Club (9-holes/caravan & camping facility);
- Banjo Paterson Bush Park (art trail) & Buckinbah Park;
- Yeoval Central School/Catholic School recreation areas;
- Crown land and spaces along Buckinbah and Sandy Creeks.

There has recently been a number of grants to upgrade recreational facilities that will benefit the local and surrounding community. No significant change to the existing recreation areas or controls is needed to facilitate reasonable growth at this time.

6.3.4. Community/Business Uses and Employment

The main commercial street is Renshaw McGirr Way / Forbes St with the majority of community and business uses between Obley Road and the Showground.

Yeoval has a larger number of services than many villages of similar size including, but not limited to: Police/Ambulance/RFS, K-12 primary/secondary school, Catholic primary school, churches, community hall, UPA aged care facility, local newspaper, general store, gift/homeware store, newsagency, takeaway/cafes, 2nd hand shop, rural supplies, mechanical repairs, hotel/pub, bowling club, and waste depot.

However, in recent years there has been an increase in vacancy of commercial buildings and/or conversion to dwellings that is impacting on the level of local services, employment and streetscape presentation/activity.

There are no significant industries other than GrainCorp in North Yeoval, rural supplies, trucking operations, mechanical repairs, and Council depot.

The largest local employers are the school and the UPA aged care facility. However, there is limited employment opportunity (outside of agriculture) corresponding with very high rates of unemployment.

6.3.5. Utilities/Infrastructure

Sewer

Around 2012, Yeoval's Sewage Treatment Plan (STP) was constructed to the south-east of the village and a reticulated sewerage system connected to each existing dwelling with a low-pressure system that requires individual macerators/pumps.

Replacement of the on-site effluent systems reduces environmental issues and allows connected lots to subdivide down to 900m² per lot instead of 2,000m² that can facilitate growth. However, the new system is expensive (with significant ongoing maintenance costs) so the Council charges can affect viability of new development.

The design loading for the Yeoval STP is for 428 Equivalent Persons ('EP') (325 residential / 38 commercial / 65 growth) (Source: Letter from Council to Dept. of Water & Energy dated 23/24 October 2007). The projected population for Yeoval would need to exceed 1.5%/year from 2021-2041 (see *Population & Growth* Section below) which is unlikely so it is not a constraint to growth.

Water

Yeoval is not connected to the Central Tablelands Water (CTW) network. Until recently, Yeoval has relied on water pumped from Buckinbah Creek or bore water which is partially treated but not too full potable standards. These sources were unreliable, particularly during drought. Therefore, dwellings have been reliant on rainwater which is not a secure source.

Council has recently constructed a water pipeline from Molong to Cumnock and Yeoval to provide emergency water supply. This, of course, relies on sufficient water at Molong. However, it is a significant improvement in water security, even though it would only support limited growth in demand. Council continues to work on improving water security.

Electricity/Gas

Low voltage electricity is available in most formed streets and can be extended to allow for growth. There are no high-voltage electricity lines to promote renewable energy generation in the area. There is also no gas line present near Yeoval to facilitate energy-intensive uses such as industry.

Telecommunications

The NBN maps in 2020 suggest that all of Yeoval and surrounds has potential to connect to the fixed-wireless network for telecommunications/internet. There is a mobile/internet tower to the south-east of the village.

Waste

Yeoval waste depot (to the south-east of the village) is a transfer station in that it is not used for landfill and waste is transferred to Cumnock.

6.4. Summary of Growth Potential

Some of the key demographic information is reviewed in the *Local Profile & Issues Paper* to this Strategy. Only key information is repeated here.

The key **POSITIVE** influences that may assist growth include:

- Inland Rail/Parkes Hub:** Yeoval is located ~70km/50 minutes' drive from Parkes and may benefit from increased industrial/business activity associated with Inland Rail/Parkes Special Activation Precinct as it grows in the next 10 years.
- Transport:** Yeoval is not located far from the Newell Highway. The Renshaw-McGirr Way is a significant regional road that provides a 'short-cut' scenic route from Parkes through to Newcastle (Melbourne to Brisbane) and is a key tourist route. Obley Rd/Banjo Paterson way is a short-cut between Orange and Dubbo.
- Population:** A 2016 population of ~294 (excl. the additional 80 people in North Yeoval) has remained in the 250-300 range over the last 30-years suggesting resilience and is high enough to support a range of local services & facilities.
- Services:** Yeoval is likely to act as a rural support centre with a broad rural catchment. A travel time of greater than 50 minutes to key regional centres may increase support for local retail/services. There is still proximity to Dubbo/Wellington/ Parkes for higher level services.
- Education:** Access to both local primary and secondary schools is likely to make Yeoval attractive for families with children of all ages.
- Health:** Access to an aged care facility and community health services assists the whole community and allows people to age-in-place. The UPA aged care facility is vital to avoiding significant population loss if older citizens could not seek health and assisted-living services locally.
- Employment:** The school and aged care facility provide some stable employment including some local retail. Mining activity is increasing in the area with the Tomingley Mine (~52km/35 minutes' drive) and Alkane Toongi Mine (~47km/40 minutes' drive) from Yeoval that may increase employment opportunities. With increases in remote work choices for certain professions Yeoval may be able to service Dubbo and Orange.
- Tourism & Character:** Potential for increased tourism due to its location on the Renshaw-McGirr Way, the Banjo Paterson heritage, excellent museum, art trails, the village's character and heritage, the camping/accommodation options and proximity to a range of regional attractions (e.g., Dubbo Zoo, Parkes Telescope, Wellington Caves, Goobang National Park, etc.).
- Affordability:** Compared to other nearby regional cities and larger Cabonne settlements, Yeoval offers affordable land and housing. It has the 2nd highest level of vacancy of private dwellings (17.6%) suggesting sufficient supply.
- Constraints:** Most of the village is not affected by any significant environmental constraints (see following section for details).
- Sewer:** Centralised sewage now allows subdivision to smaller lot sizes.
- Water:** A more secure water emergency water supply is now available (pipeline from Molong) that removes a major restriction to growth.
- Telecommunications:** A reasonably good level of internet/mobile connectivity in and around Yeoval enables people to run businesses and work remotely.

- Recreation:** Access to a good range of recreation and sporting facilities with grant funding for upgrades.
- Community Spirit:** Good community associations foster community spirit and local solutions to community needs.

The potential **NEGATIVE** influences on growth include:

- Proximity to Regional Centres:** Yeoval is outside the normal 'commuter zone' of Dubbo, Orange & Parkes where most significant growth and demand is occurring and there are increased employment opportunities. Therefore, it is less likely to act as a commuter suburb or benefit substantially from 'flow-on' effects from growth of regional centres. Limited access to local employment and services in Yeoval and distances to key regional centres may inhibit growth.
- Services:** Proximity to Dubbo and Wellington is likely resulting in 'escape expenditure' where people buy most of their goods outside Yeoval, reducing demand for local retail and services. In turn this results in higher vacancy rates for shops. This may cause a 'snowball effect' if the appearance and character of the main street(s) is not maintained.
- Transport:** Yeoval is not located on a major highway and does not have an active rail transport link. Traffic/passing trade on the regional roads is limited due to the reduced road quality compared to the highway routes. Yeoval may not be well suited to major trucking and logistics firms to leverage Inland Rail/Parkes Logistics Hub. Attraction for new businesses is lower than some areas.
- Public Transport:** Limited public transport restricts access to services / facilities / employment in regional centres for those without access to private vehicles.
- Population:** There have been some significant variations in population over the last 30 years and this suggests that economic and social changes have a significant impact on retaining a sustainable population. It has the highest percentage of the population who identify as Aboriginal and/or Torres Strait Island at the 2016 Census (9.9%), and may require additional support services.
- Ageing:** In 2016, the median age in Yeoval was 48 years – the 3rd highest amongst Cabonne's villages except for Canowindra/Eugowra with 31% of the population over the age of 65 years. An ageing population places pressure on suitable housing to allow ageing-in-place and aged care/health services, without which there may be additional loss of population to other centres. An ageing population may also affect the number of families to support the local schools.
- Employment:** In 2016, the unemployment rate in Yeoval was 11.4% (the 2nd highest rate after Cumnock) with significant under-employment. Limited existing local employment or nearby major employers to create a sustainable economic environment and attract working age people. Loss of one or two key employers could have substantial flow-on effects to the population/growth.
- Income/Affordability:** In 2016, Yeoval had the lowest median personal weekly income (\$404/week) of the villages in Cabonne. This suggests that housing affordability may still be an issue even with low house prices.
- Retail:** Limited local retail services with only local groceries and limited range necessitates travel to regional centres which is less accessible or affordable.
- Water Supply:** Whilst recent upgrades provide emergency water supplies to Yeoval, the underlying security and quality of water may still restrict growth. River/bore water is not treated/potable, requiring reliance on rainfall/tank water.
- Utilities:** The cost of new connections to the reticulated sewerage (& now water) scheme is a significant development cost and may restrict further subdivision and growth.
- Energy:** Yeoval is not located near any high voltage power lines or gas lines that can promote renewable energy generation or energy-intensive industrial activity.
- Flooding/Drainage:** The village is enclosed to the north and west by a number of intermittent watercourses that create potential drainage, inundation and overland flow issues during heavy rainfall events that affect the fringes of the Village Zone and constrain further subdivision and development in these areas.
- Tourism:** Limited items of tourist interest to act as major destination & generate longer stays compared to some other larger settlements in Cabonne.
- Finance:** Historically it has been more difficult to get bank finance in lower growth areas of Cabonne (to be confirmed).

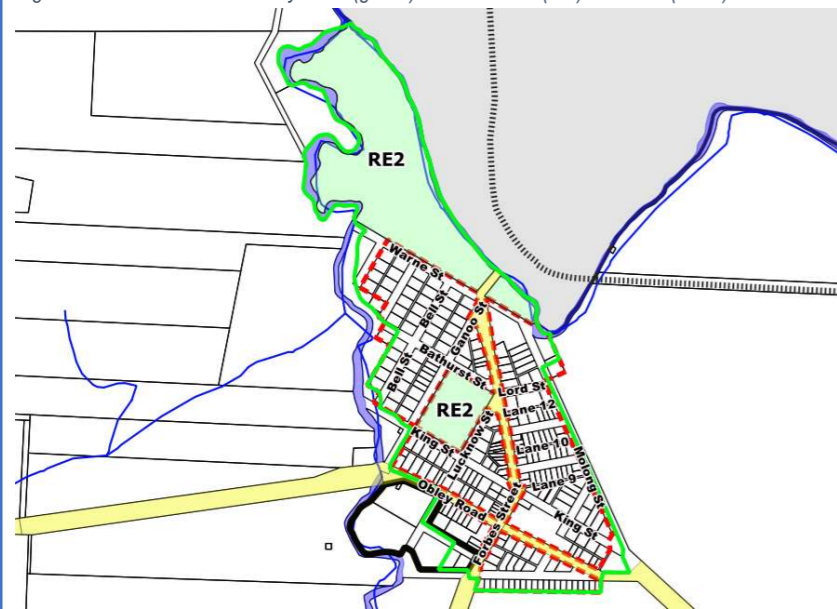
6.5. Population & Dwelling Demand

6.5.1. Census Boundaries

The Figure below shows how the 2016 ABS Census Urban Centre boundary (green) for Yeoval compares to urban zone boundaries - Zone RU5 Village (red) & Zone R5 LLR (black). The Census boundary includes all but 2-3 lots of Zone RU5 Village and 2 lots of the Zone R5 LLR areas to the south and excludes one (1) dwelling in Cabonne LGA, so it is a reasonable representation of the settlement population (until the south R5 area develops) with minor adjustment. A similar Census boundary was used in 2011.

We note the census excludes all dwellings in North Yeoval in Dubbo Regional LGA and so doesn't reflect the full urban catchment of the settlement. Also, it doesn't reflect the rural catchment that utilises the limited services of this settlement (it is not possible to accurately estimate the influence of this wider population even though they are important to its growth).

Figure 2: ABS Census boundary 2016 (green) vs Zone RU5 (red)/Zone R5 (black).



6.5.2. Historical Population

The historic population of the settlement is set out in the Table below.

Note: The census boundary may have changed over time so it is important to note that comparing figures over different census periods may not always be accurate.

Figure 3: Table of Yeoval's historic population change 1976-2016 (ABS Census).

Year	Population	Change	% Change from Previous Period	Average Annual % Change
1976	306	N/A	N/A	N/A
1981	252	-54	-17.65%	-3.53%
1986	293	+41	+16.27%	+3.25%
1991	297	+4	+1.37%	+0.27%
1996	317	+20	+6.73%	+1.35%
2001	313	-4	-1.26%	-0.25%
2006	292	-21	-6.71%	-1.34%
2011	292	0	0%	0%
2016	291	-1	-0.34%	-0.07%
1976 - 2016		-15	-4.58% (30 years)	-0.15%
1986 - 2016		-2	Static population	
1996 - 2016		-25	-7.89% (10 years)	-0.79%
2006 - 2016		-1	Static population	

The table above shows that the Census population for Yeoval (Village Zone + most of LLR area – excluding North Yeoval) has varied from a low of 252 people in 1981 to a high of 317 people in 1996 and a slight decrease to 291 people in 2016.

Over the long term (1976-2016) the average annual growth rate was slightly negative 0.15% but generally the total population has stayed relatively stable between 252 and 317 people over the last 30 years and around 291 people for the last 10 years.

6.5.3. Population Projection

This Strategy seeks to make an estimate of future population projection in order to respond to growth or decline through appropriate land supply and planning controls. However, it is an estimate only and based upon a balancing of positive and negative growth factors at the time this Strategy is prepared. There may be future changes that affect growth that cannot be predicted at this time.

For example, the economic and health impacts of COVID-19 are still yet to be fully understood in late 2020 and the range of impacts could be large (though we have assumed that rural communities will continue to be less affected at this time).

For that reason, a range from minimum to average to maximum is provided.

Based on the analysis in this Strategy, the projected population growth average for Yeoval 2021-2041 (20 years) is expected to range from:

- **Minimum: -0.5%/year;**
- **AVERAGE: 0.0%/year (static population growth);**
- **Maximum: +0.5%/year.**

It is interesting to note that in CSS2012, the population projection expected range 2016-2036 was MINIMUM -0.1%/year; AVERAGE +0.1%/year; MAXIMUM +0.3%/year (based on 2006 population as 2011 data was not available at that time).

In reality, from 2006-2016 the population was nearly static, so the 2012 projection was within the expected range.

The Table below projects the population based on this range and higher/lower figures to allow it to be tested at each census. It suggests that population will not vary greatly over 2021-2041 unless it has very high or low growth.

At such low historic growth rates, it would only take some minor changes in growth potential to increase or decrease this rate so it is important to ensure that a reasonable amount of vacant land is available to cater for potential growth opportunities (i.e., at the maximum growth rate).

Growth within the expected range is unlikely to place too much pressure on services but may affect dwelling demand (see below).

6.5.4. Estimated Dwelling Demand

Existing Dwellings

A rough count of dwellings in Yeoval from the late 2019 aerial photo is ~138 (which very closely correlates with the 137 private dwellings in the 2016 Census). In 2016 there were 110 occupied dwellings and a population of 291, an occupancy rate of ~2.65 people/dwelling. With possibly one (1) additional dwelling since 2016 the 2019 population may be ~294 people (111 dwellings * 2.65 occupancy rate).

Dwelling Approvals 2010-2019

A review of Development Approvals from 2009-2019 (10-11 years) suggests there have been only ~6 new dwellings approved in this time within the Zone RU5 Village area and none in the Zone R5 Large Lot Residential area.

Dwelling Construction 2010-2019

The Vacant Land Analysis Figure(s) on the following page(s) shows that from 2012-2020 (8 years) there have been 4-5 new dwellings constructed in Yeoval – all in the Village Zone, an average dwelling growth of ~0.6 dwellings/year.

Note: This is a short time period during which there has been drought and other climatic/ economic events that may have hindered growth.

Projected Future Dwelling Demand

If this historical rate is an estimate of future dwelling growth, there may be need for ~12 dwellings from 2021-2041 (20 years).

However, with an ageing population and more lone person households, dwelling occupancy is expected to decrease and this will naturally increase demand for dwellings (assuming they are affordable) even with a low growth population.

Based on the maximum projected population growth in the next 20 years to 329 people (an extra 38 people) and assuming a household occupancy rate of 2 people/dwelling (2016 was 2.1) then the required amount of housing is:

- Max. total population (329)/occupancy of 2 = 165 dwellings – 138 existing dwellings = 27 new dwellings; OR
- Additional 38 people/occupancy of 2 = 19 new dwellings.

Therefore, this Strategy projects an **AVERAGE future growth** of ~20 new dwellings from 2021-2041 (20 years) or approximately 1 dwelling/year. Whilst this is slightly higher than the historic dwelling growth in the last 8 years there are indicators this could be achieved in the *Summary of Growth Potential* Section above.

Estimated allocation to each residential zone is:

- ~16 new dwellings in the Village Zone (~80%); and
- ~4 new dwellings in the Large Lot Residential Zone (~20%).

It is expected dwelling development in the Village Zone will dominate demand as there is a lack of supply of Large Lot Residential land, though in the future if this housing type is provided it will likely grow above the historical growth rate.

Figure 4: This Strategy's population projection range for the settlement 2021-2041.

Range of Potential Average Annual Pop. Growth Rates	Av. Ann. Growth Rate	Projected Population – 5Yr Census Dates						
		2016	2021	2026	2031	2036	2041	Δ pop. 2016-2041
VERY NEGATIVE GROWTH	-1.50%	291	269	249	230	213	197	-94
NEGATIVE GROWTH	-1.00%	291	276	263	249	237	225	-66
MINOR NEG. GROWTH (MINIMUM)	-0.50%	291	284	277	270	263	256	-35
STATIC POPULATION (AVERAGE)	0.00%	291	291	291	291	291	291	0
LOW-MEDIUM GROWTH (MAXIMUM)	0.50%	291	298	306	313	321	329	38
HIGH GROWTH	1.00%	291	306	321	337	354	371	80
VERY HIGH GROWTH	1.50%	291	313	336	362	389	418	127

6.6. Land Supply

6.6.1. Vacant Land Supply

In rural settlements it can be difficult to accurately estimate the amount of vacant land that is available for development and likely to be developed within a certain timeframe (i.e., the next 20 years for this Strategy).

Based on a review of developed sites in late 2019 (see the Figures opposite and the following page – sites coloured red), Yeoval had ~58 lots without dwellings capable of further development:

- a) ~54 lots in Zone RU5 Village; and
- b) ~4 lots in Zone R5 Large Lot Residential (LLR).

The sites (or part sites) marked with black hatching are generally constrained from further development by drainage issues, trees, or significant out-buildings. Those marked with purple hatching are usually owned by the immediately adjacent dwelling and are unlikely to be developed in the short term.

Removing these reduces the number of 'vacant' developable lots to a total of ~19 lots:

- a) ~11 lots in Zone RU5 Village with an addition ~5 with subdivision = ~16; and
- b) ~1 lot in the LLR Zone (~1.5ha with subdivision potential to ~3 lots).

It is important to note that many people who seek to live in a rural settlement do so with the expectation of having a larger holding/backyard and will often own the adjacent lot(s) just for a shed, storing equipment, or extended garden. It would be incompatible with the character of these settlements to assume that each and every vacant lot will be developed or subdivided to its minimum lot size.

Even assuming that 50% of the unconstrained vacant land were to be developed (assuming market demand and suitable land price), this may produce:

- a) ~8 lots in the Village Zone; and
- b) ~1.5 (2) lots in the LLR Zone.

This suggests that there is actually far less vacant land suitable or likely to be developed compared to the amount of total vacant land.

6.6.2. Residential Supply & Demand

Comparing the vacant land supply to projected demand for the next 20 years:

- a) Village Zone: ~8 lot supply; ~0.8 dwellings/year demand = ~10 years supply;
- b) LLR Zone: ~1.5 lot supply; ~0.2 dwellings/year demand = ~8 years supply.

Therefore, if all of the constraints are taken into account and the low probability that people will develop their adjacent lots, there is an insufficient supply at projected growth rates in both the Village Zone and the Large Lot Residential area in 7-10 years.

Council should track the population and dwelling demand rates every 5-years and test against this Strategy to determine if the projections are correct.

On this basis, Council should investigate additional Strategy (Growth) Areas in the next few years to provide additional supply. See the Section on *Strategy (Growth Investigation) Areas* below for more details.

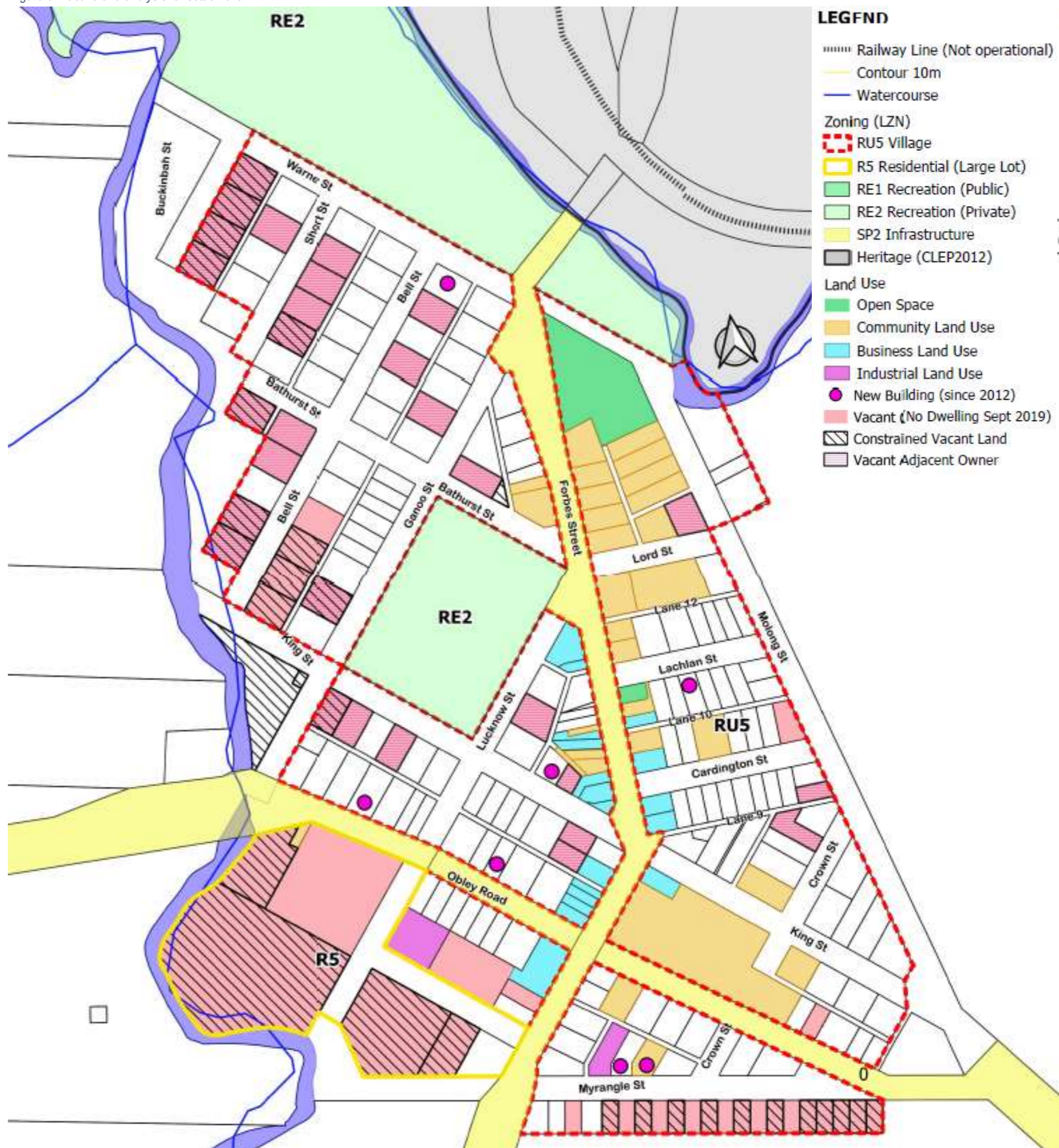
6.6.3. Non-Residential Uses

As the urban area of Yeoval is currently within Zone RU5 Village under CLEP2012, a wide variety of commercial, industrial, and community land uses are permissible with consent across the settlement, subject to merit assessment of impacts.

There is also a reasonable rate of vacancy of existing commercial properties to enable some expansion of community or business uses, assuming that demand increases. Since CSS2012 there has only been one new building for community use constructed (the Men's/Women's Shed on Myrangle St).

There is an economic & social demand for more local employment and some local industry would be ideal but need to be supported by a business case. There are no obvious sites for industrial expansion where impacts on surrounding residential uses would be minimised. Demand appears low at this time and Yeoval may not have the same attraction for larger industry as other settlements in Cabonne or adjacent local government areas. However, light industry would ideally occur either near the Council Depot or on the large lot residential land (if it were to be rezoned).

Figure 5: Vacant land analysis for settlement.



6.7. Opportunities and Constraints

6.7.1. Natural Environment & Hazards

Yeoval is relatively unconstrained by environmental hazards or environmentally sensitive areas except for lands in close proximity to Buckinbah and Sandy Creeks.

Topography & Drainage

Yeoval has flat to slightly undulating land with no steep slopes, reducing the cost of development and cut/fill of land. It rises to the south-east along Banjo Paterson Way and falls to the north and west towards Buckinbah Creek (north) and Sandy Creek (west). As a result, the land is generally well drained except flatter lands near the watercourses.

Watercourses & Biodiversity

Both Buckinbah and Sandy Creeks are sensitive (riparian) watercourses and they flow into Little River and then the Macquarie River so water quality is important.

Most of the mapped significant vegetation / sensitive biodiversity is located along or in close proximity to these watercourses. In CLEP2012 the Village Zone was moved back from these watercourses in some areas where it was Crown land/flood potential so there is a reduced chance of impact.

Flooding

Yeoval does not have an adopted Flood Study or mapped Flood Planning Level (usually 1% Annual Exceedance Probability + 500mm freeboard). It is recommended that when grant funding is available that this is completed though it may be a lower priority than other villages that have more affected urban zoned lands.

This Strategy shows an indicative area with flood potential (based only on contours with no detailed historical or hydrological analysis) and should NOT be relied upon. It is used only as a tool for determining growth potential for the settlement until a Flood Study is prepared.

Obviously lands towards the two watercourses have the higher flood potential so the majority of the town is unaffected up to the Flood Planning Level. Most affected land is Crown land outside the urban zone though some vacant land in Zone RU5 Village has not been developed most likely due to drainage issues and should be excluded for future growth. It potentially affects increased development density in the area within Zone R5 Large Lot residential.

Groundwater

All of the existing urban area is within an area of moderately high to high groundwater vulnerability. As Zone RU5 Village area is generally serviced with reticulated sewer this is less of an issue. However, due to water security issues, there may be a number of bores and care should be taken not to deplete groundwater or risk its contamination.

Bushfire

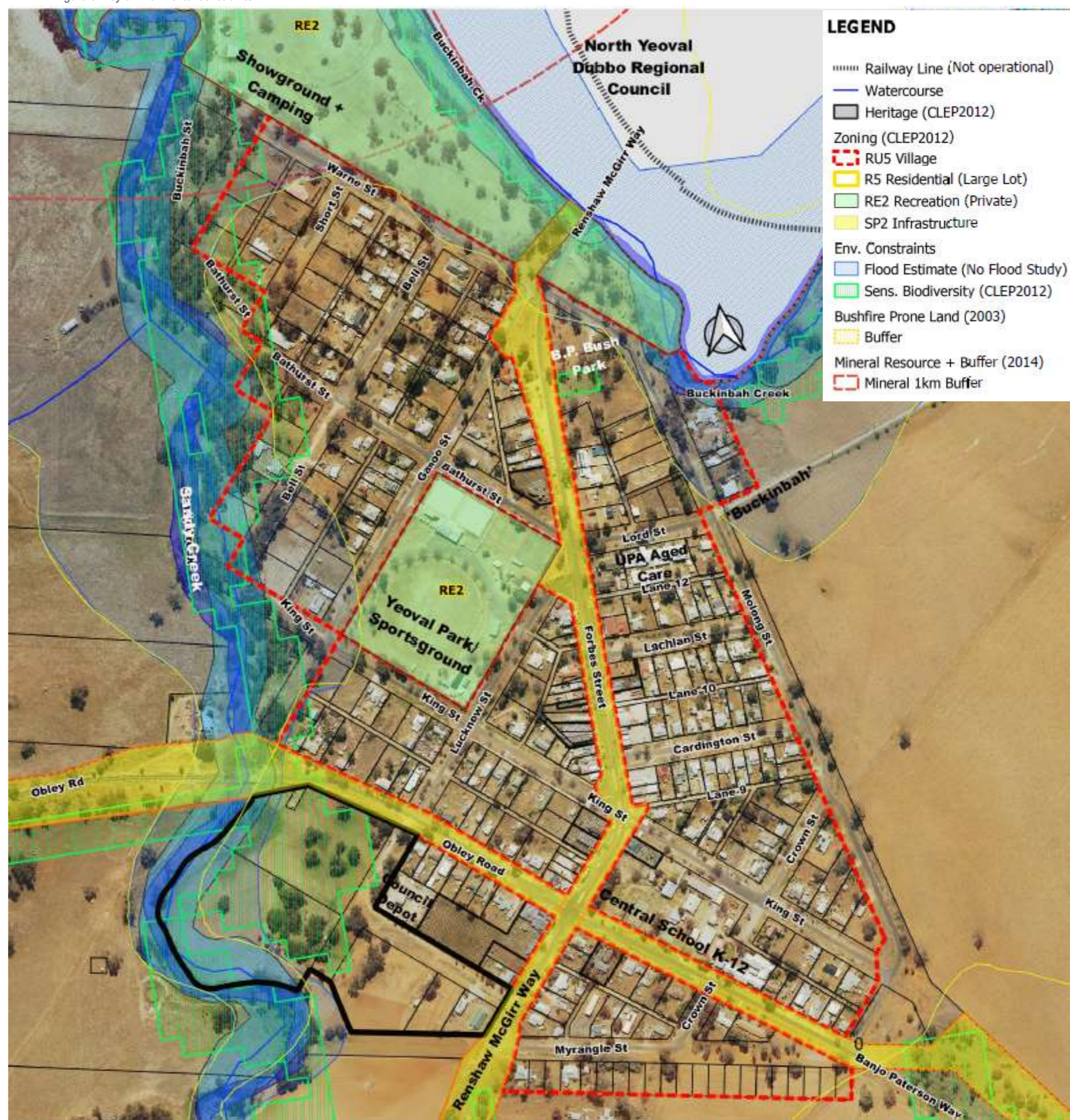
Yeoval does not have any mapped bushfire prone lands within or immediately adjacent to the urban area according to the RFS 2003 mapping. However, this may change with more recent mapping that includes grasslands and no land is risk free.

The denser vegetation areas are generally along the watercourses where higher fuel loads pose a greater risk. However, generally Yeoval has a lower risk than many other settlements in Cabonne and it is unlikely to affect infill development and growth.

Geology

Yeoval does not appear to be affected by difficult geology such as karst (limestone) outcrops or naturally occurring asbestos. However, some sites may be rocky and this can affect development costs for cut/fill for foundations or laying utilities/services.

Figure 6: Key environmental constraints.



6.7.2. 2008 Subregional Strategy

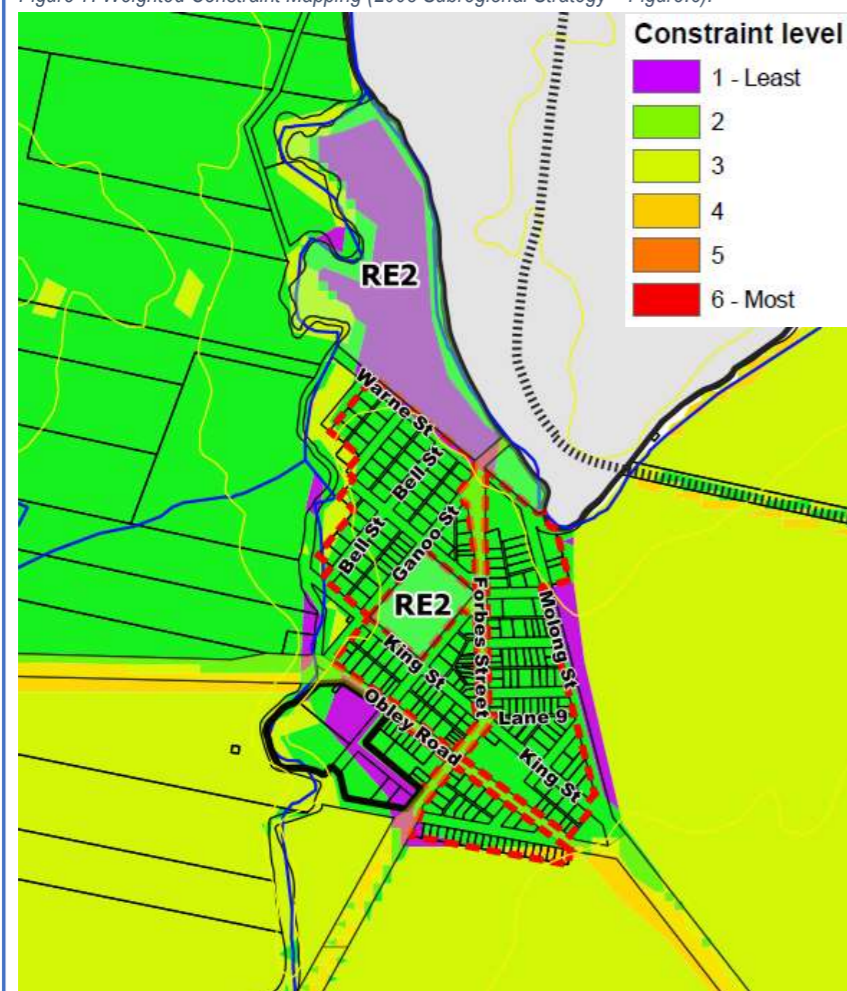
Whilst the 2008 Subregional Strategy did not make recommendations for individual settlements, it did provide constraint analysis for the entire Shire that is unlikely to have changed significantly in 2020.

The Soft Constraints Analysis provided a weighting to various constraints and represented them as levels from 1 (least) to 6 (most) constrained. However, we suggest that this mapping did not factor in all of the constraints and requires site specific testing.

The Constraints Mapping around Yeoval (see Figure below) shows the land that is easiest to develop (Level 1-purple) corresponds mostly with the Showground (this land may be partly flood affected but there is no flood mapping at this time), and on fringes to the east and south-west which is consistent with potential future growth areas recommended in this Strategy.

Beyond the fringes, the Constraint Level increases to Level 2 to the north-west (other side of Sandy Creek) and Level 3 to the east and south which is less desirable for development, probably due to the need to protect higher quality soils for agriculture (see below).

Figure 7: Weighted Constraint Mapping (2008 Subregional Strategy – Figure.6).



6.7.3. Agriculture

Agricultural land (outside urban areas) has historically been classified according to land capability Class 1 (high quality) though to Class 6 (low quality) though this system is limited in its application and isn't accurate at the property level.

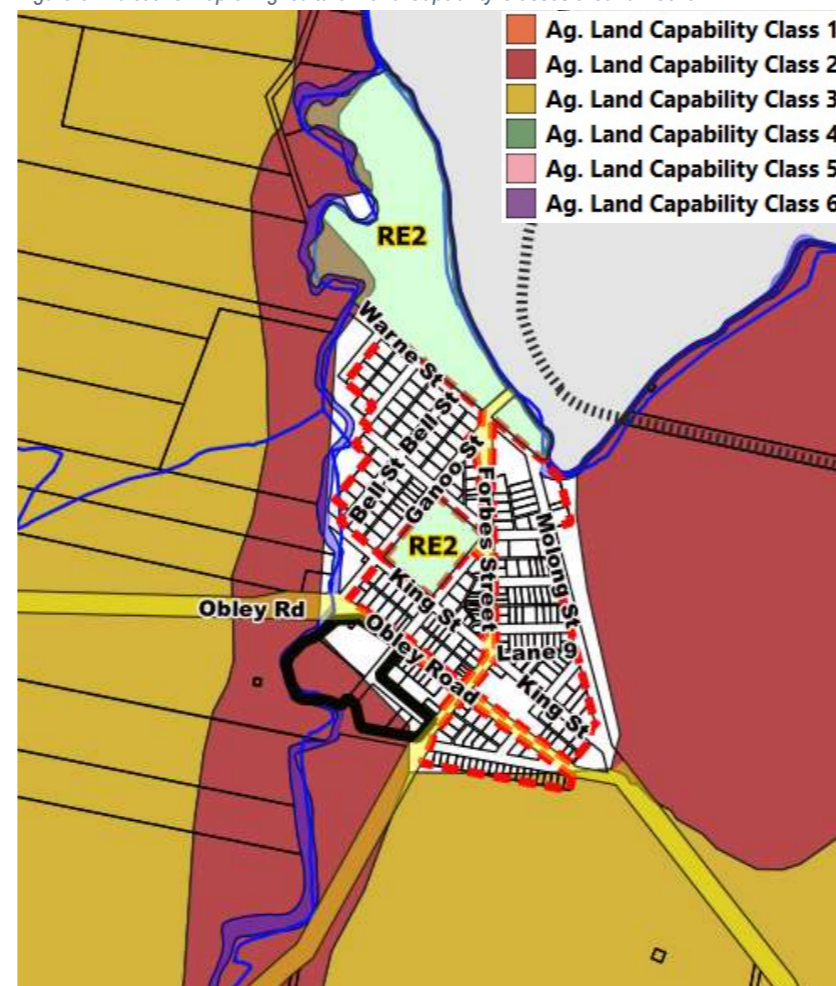
The mapping below suggests that land immediately to the west and east of Yeoval is in Class 2 which is higher quality and less common throughout Cabonne. Therefore, the NSW Government agricultural policy is to try to protect this land from unnecessary urban encroachment or land use conflict (e.g., 'Right to Farm' policy).

Class 2 land to the east aligns with the cropping/grazing land of the historic 'Buckinbah' property to the east of Yeoval. Class 3 land to the south may be of slightly lower quality and impact for future growth. Otherwise, there are no other growth directions for the urban area.

Yeoval is not identified as being in or near Biophysical Strategic Agricultural Land (BSAL) on the NSW Government mapping (though this mapping is for the purpose of preventing land use conflict with extractive industries, not urban growth).

In the Central West Pilot (2012) Agricultural Study – mapping for Cabonne suggests that land to the south of Yeoval is important cropping and grazing land and this likely to align with future Important Agricultural Land mapping.

Figure 8: Indicative map of Agricultural Land Capability Classes around Yeoval.



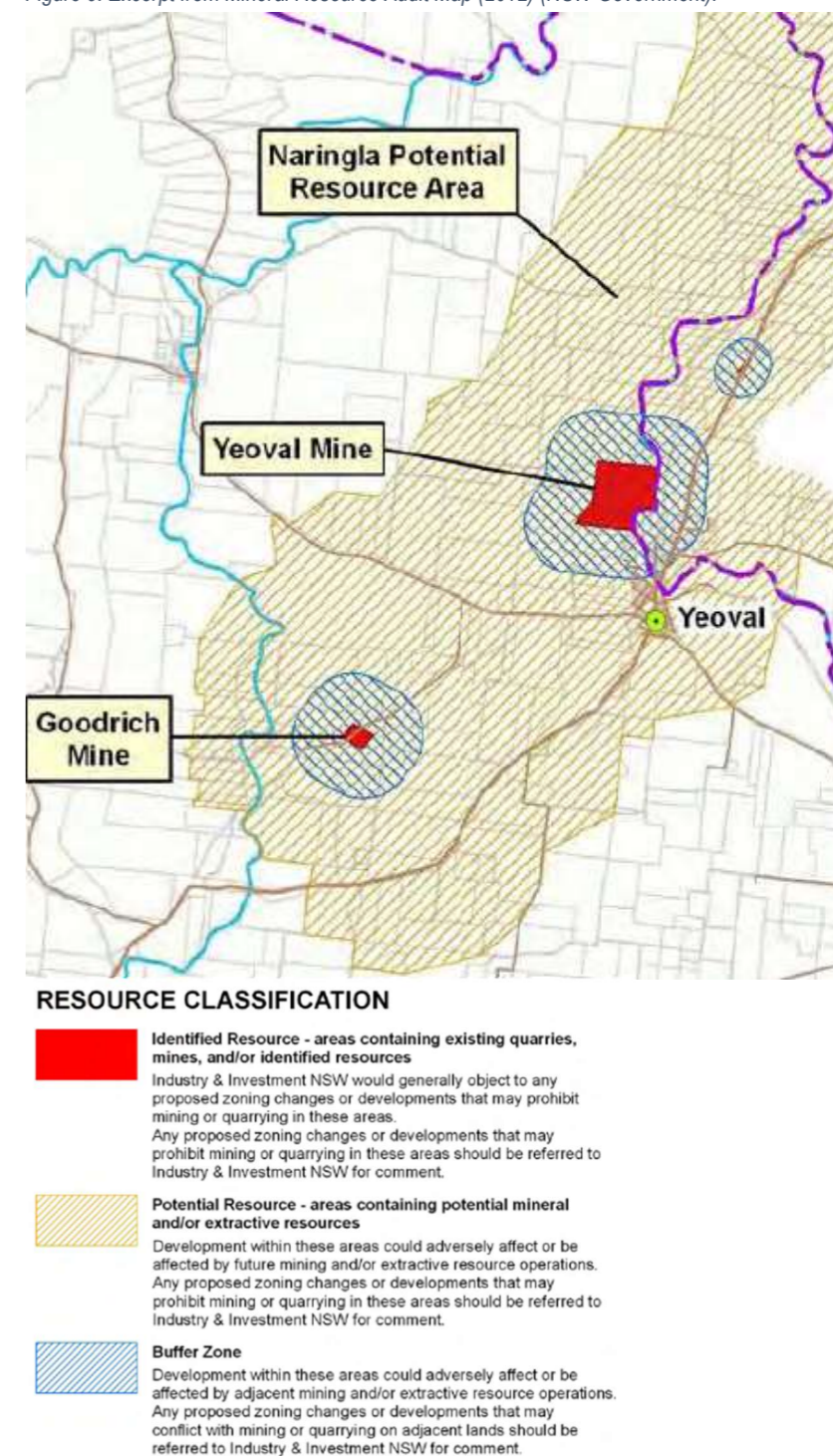
6.7.4. Mineral Resources

Generally, growth of urban and residential uses should seek to avoid or minimise impacts on known existing extractive industries or areas with potential mineral resources. The Figure below shows the 2012 Mineral Resource Audit mapping near Yeoval. Yeoval sits within the Naringla Potential Resource Area.

Historically there has been mining at Yeoval Mine and Goodrich Mine that suggests there is mineral potential in the area. These mines are not active at this time, however, development to the north towards Yeoval mine would intersect with a mineral buffer and is not good planning practice unless this area is exhausted of minerals.

As noted above, mining activity is increasing in the sub-region with the Tomingley Mine (~52km/35 minutes' drive) and Alkane Toongi Mine (~47km/40 minutes' drive) from Yeoval that may increase employment opportunities within reasonable travel distances (though it is expected Parkes/Dubbo will pick up the majority of employees/growth).

Figure 9: Excerpt from Mineral Resource Audit Map (2012) (NSW Government).



6.8. Strategy (Growth Investigation) Areas

The aim of this Strategy is to identify up to 20-years' supply of urban and large lot residential land supply for each settlement where growth is sustainable and ensure planning decisions do not constrain future growth or increase land use conflict. This Section sets out the identified Strategy Areas in rough order of priority (subject to market feasibility & detailed site studies). See the following Figure(s): *Growth Areas*.

6.8.1. Infill Development

This Strategy encourages infill development within existing zones in preference to expansion of the urban area into agricultural lands to meet dwelling demand. The Vacant Land analysis above suggests that there are a limited number of vacant/under-developed existing lots (usually forming part of a larger holding) as well as some additional subdivision potential in both Zone RU5 Village and Zone R5 Large Lot Residential (LLR).

Therefore, before the following Strategy (Growth) Areas are investigated and NEW land is rezoned, reasonable attempts should be made to develop this infill land. However, it is common in Cabonne's villages for people to desire a larger holding for privacy/amenity and release of land for development is limited. As land values increase it is expected that this position may change slightly. This is covered in more detail in this Strategy in the **Local Profile Section 2.3 – Tools/ Incentives to Achieve Desired Outcomes**. Should infill areas not be put on the market within a reasonable timeframe then additional areas may need to be rezoned.

Warning: If significant areas of existing vacant/under-developed urban/LLR zoned land is not developed in the next 10 years (by 2031) then Council may rezone part or all of these areas to rural use to allow the identification of alternative areas.

In Yeoval, in particular, the following land should be encouraged for additional (infill) development:

- a) The vacant land at the back of the Hotel along Cobar Street. This offers additional benefits for light industry or business being of a larger size on relatively flat land, having some buffers to residential uses, and close access to/from Renshaw McGirr Way. Once this opportunity is developed for residential uses there are few sites in Yeoval with this potential.
- b) The vacant land to the north of Lord St opposite UPA Aged Care/ adjacent to the Ambulance Station. Again, this is a larger site with limited land use conflicts. It could either be an expanded aged care area, multi-dwelling affordable housing, or a business site. There is some slope and significant trees and it would need to be sensitive to the aged care, school and adjacent dwellings.
- c) The historic small lot subdivision of land south of Myrangle St that at this time forms part of a larger property (see discussion on Strategy Area YEO3 below).
- d) Vacant land west of Ganoo St may have some constraints from flood potential, vegetation, and some unformed roads but is generally held in larger holdings that could support some additional development.

6.8.2. Strategy Areas YEO1 & 2 - Existing Zone R5 Land (South)

As a result of difficulties with Strategy Areas YEO3 & YEO4 (see below), this Strategy suggests an investigation into the existing Zone R5 Large Lot Residential (LLR) area south of Obley Rd and west of Renshaw McGirr Way (Strategy Areas YEO 1 & 2) for inclusion in the Village Zone.

The Strategy Area(s) have five (5) lots of which four (4) lots do not have any dwellings. However, two (2) of these lots are used by the Central School (Dept. of Education) as the school farm/agricultural teaching. Council may need to discuss with the school the long-term plans for this land, the needs for agricultural education and access, and the costs of relocating the existing yards and facilities to other rural lands (if viable).

Also, a large percentage of the vacant lots towards Sandy Creek may be flood prone land (there is no study to confirm this), drainage issues are likely on lower land, and there is significant vegetation that may need to be retained and protected.

However, this land has the advantage of being relatively flat, isolated from nearby residential uses (should the proposed development be a business or industry) and have visibility from both Obley Rd and Renshaw McGirr Way. Industrial land uses

may also have less sensitive to intermittent drainage or flood issues if important equipment is stored above the Flood Planning Level.

As a result, YEO1 is possibly limited to ~1.5ha and YEO2 is ~1.7ha (including the existing dwelling lot). Council may be able to facilitate development with grant funding for a limited flood study for this land.

6.8.3. Existing Zone RU5 Land (South)

As stated above, the Village Zone already extends south of Myrangle St to include 21 historic small lots of which there are only two (2) dwellings/owners and ~17-18 historic lots are vacant.

Most of these lots form part of the larger agricultural holding to the south so the lot boundaries are not clear from the street. It is less likely that these small lots (~800m² or 20m by 40m each) would be developed individually – and more likely they would be consolidated into larger (possibly 1600m²) lots for residential amenity.

However, it is important to note that our understanding is that the land owner has no current intentions to develop any of the agricultural holding and this is respected. There may be many reasons for not developing this land, but from a strategic perspective the encroachment of urban development on agricultural land reduces its agricultural potential and affects the amenity and privacy of existing owners. Another reason may be that the cost of connecting these lots to sewer and water and upgrading/extending Myrangle St reduces its viability.

6.8.4. Strategy Area YEO3 (South/Myrangle St)

Strategy Area YEO3 (~6.6ha outside existing Village Zone based on existing fence lines but expandable) with potential to rezone part of adjacent existing Village Zone along Myrangle St (mentioned above). This is one of only two (2) suggested directions for expansion of Yeoval in this Strategy.

Assuming that the landowner was willing to proceed with this development – then a question for Council and the community is whether it should be serviced Village Zone land or unserviced Large Lot Residential (LLR) land.

This Strategy leaves this open to the landowner and Council, but suggests that unserviced 0.4ha parcels is consistent with the apparent market demand for larger lots and may significantly reduce the upfront costs of servicing, making it easier (and possibly more affordable) to develop and release this land.

Larger lots around the perimeter, possibly up to 1ha may also allow for dwelling envelopes with up to 100m buffers to adjacent agricultural land to minimise agricultural land use conflicts. However, this also reduces yield/consumes more land.

6.8.5. Strategy Area YEO4 (East/Molong St)

Strategy Area YEO4 (~4.16ha based on ~80m lot depth) sits on the historic property of 'Buckinbah' to the east of Yeoval. The positives for urban expansion include, but are not limited to:

- a) It is a natural extension adjacent to the existing village zone;
- b) It already has an interface with residential properties across Molong St;
- c) Molong St provides a sealed road frontage for ease of access and existing utilities run along this street;
- d) It is relatively flat land with limited vegetation that is used for cropping;
- e) It is well setback from Buckinbah Creek to minimise flood risk.

However, this land also has a number of constraints, not limited to:

- a) This is Class 2 agricultural capability land that should generally be avoided unless there are no other possible areas for growth;
- b) It results in lots that are no longer buffered by Molong St and would potentially increase land use conflict with land that is obviously used for cropping and make conflict with the 'Right to Farm';
- c) It forms part of the historic Buckinbah Property and the urban development may compromise the entrance and importance of this land.

6.8.6. North Yeoval – Large Lot Residential

It is not the scope of this Strategy to make decisions on behalf of Dubbo Regional Council that cover North Yeoval. However, it may be appropriate for the residents of North Yeoval to approach their Council for consideration for Large Lot Residential growth in that area.

The area has a historic pattern of large lot residential development but these are mostly concessional allotments in the rural zone. It may be appropriate to formalise this as a residential area where it is demonstrated that it won't impact on agricultural or rural industry operations in the area.

This may facilitate some growth for Yeoval in the short to medium term until Strategy Areas YEO3 & YEO4 are rezoned.

6.8.7. Cabonne Settlement Strategy 2012 (CSS2012)

The Strategy (Growth Investigation) Areas remain relatively unchanged from what was recommended in CSS2012 with:

- a) The addition of investigating shorter-term growth of the Village Zone into the Large Lot Residential (LLR) Zone to offset delays in YEO3 & YEO4 becoming available;
- b) YEO3 & YEO4 may be more suited to large lot residential (LLR) use but this does not preclude them from being rezoned to Village/urban residential if required.

6.9. Minimum Lot Size for Subdivision (CLEP2012)

It is not recommended to change the Minimum Lot Size (MLS) for subdivision. In Zone RU5 Village if the lot has connection to reticulated sewer then it can be subdivided to 900m². Generally, landowners and the community appear to want larger lot sizes for dwellings so there is little pressure to subdivide below 900m². In Zone R5 Large Lot Residential, an MLS of 4,000m² is already at the lowest in Cabonne Shire. Any higher and there would be limited subdivision potential if required. Based on the village previously having on-site effluent systems on lots smaller than 0.4ha, as long as proximity to Sandy Creek can be addressed, this is a suitable lot size.

6.10. Planning Control Recommendations

Rezoning recommendations are in accordance with the Strategy Area recommendations above. Minimum Lot Size (MLS) is reviewed in *Section 6.8* above. There is currently no comprehensive DCP for Yeoval though there are DCPs for general LLR areas (DCP6) and relocatable homes (DCP15) – mostly out-of-date. A new comprehensive DCP covering all major forms of urban and large lot residential should be prepared. In addition, for any Strategy (Growth) Areas, there should ideally be DCP site-specific controls, potentially including a structure plan guiding access & connections & responses to site constraints to deliver the best outcomes.

6.11. Additional Studies

It is important to note that this Strategy is NOT a comprehensive investigation of the suitability of any Strategy (Growth) Areas for future development. The land owners or Applicants will need to prepare a Planning (Rezoning) Proposal, potentially supported by a number of environmental & other studies to justify any rezoning and/or development.

Figure 10: Strategy (Growth Investigation) Areas – YEOVAL.

