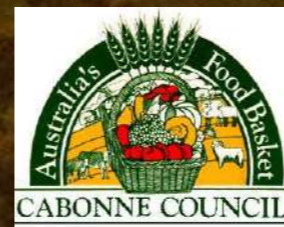


# CABONNE SETTLEMENT STRATEGY 2021-2041

## SETTLEMENT OPTIONS PAPER

POST-EXHIBITION (FOR COUNCIL APPROVAL)

MAY 2021





## 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 Findings – Supply/ Demand/ Growth

| RELEVANT SECTION BELOW | Section 0.2 – Summary of Historic & Future Population Growth |  | Section 0.3 - Summary of Historic & Future Dwelling Growth       | Section 0.4 – Summary of Existing Land Supply/Demand         |                                       |                               | Section 0.7 – Summary of Strategy (Future Growth Investigation) Areas  |
|------------------------|--|--|--|--|---------------------------------------|-------------------------------|--|
| SETTLEMENT             | 2019/2020 Estimated Population *Cabonne LGA                  | Average Annual Projected ESTIMATED Population Growth 2021-2041 - %/year  | ~Projected Future ESTIMATED TOTAL Dwelling Demand Dwellings/year | Sufficient Residential Land Supply for 20 Years (2021-2041)? | Supply/ Demand (No. of Years' supply) |                               | <ul style="list-style-type: none"> <li>The majority of settlements (except Cumnock &amp; Borenore) are likely to require additional land supply, especially if infill development does not increase significantly.</li> <li>Generally, urban land is needed more than large lot residential (LLR) land in the larger settlements but nearly all stand-alone LLR areas have run out of supply.</li> <li>Infill development and conversion of under-utilised LLR land to urban land is prioritised. However, sometimes new urban land needs to be identified that may encroach on agricultural land.</li> <li>Growth should be focussed around existing settlements, particularly larger settlements with services &amp; employment. However, growth around Orange is likely to drive demand for LLR that should be balanced with urban growth.</li> <li>The Strategy seeks to identify less constrained land for urban and LLR growth.</li> </ul> |
|                        |  |  |  |  | Urban Zone R1/ RU5                    | Zone R5 Large Lot Residential |  |
| MOLONG                 | 1877   | +0.75% (+362)  | 8.00   | NO. Demand exceeds Supply Urban Land                         | <10                                   | >40                           | <ul style="list-style-type: none"> <li>The majority of settlements (except Cumnock &amp; Borenore) are likely to require additional land supply, especially if infill development does not increase significantly.</li> <li>Generally, urban land is needed more than large lot residential (LLR) land in the larger settlements but nearly all stand-alone LLR areas have run out of supply.</li> <li>Infill development and conversion of under-utilised LLR land to urban land is prioritised. However, sometimes new urban land needs to be identified that may encroach on agricultural land.</li> <li>Growth should be focussed around existing settlements, particularly larger settlements with services &amp; employment. However, growth around Orange is likely to drive demand for LLR that should be balanced with urban growth.</li> <li>The Strategy seeks to identify less constrained land for urban and LLR growth.</li> </ul> |
| CANOWINDRA             | *1738  | +0.1% (44)   | 7.00   | NO. Demand exceeds Supply Urban Land                         | 10-15                                 | >20                           |  |
| MANILDRA               | 504  | +0.2% (26)   | 2.50   | NO. Demand exceeds Supply Urban Land                         | 10-15                                 | >20                           |  |
| EUGOWRA                | *495   | -0.1% (-13)  | 2.40   | Supply sufficient ONLY if flood free infill                  | >20?                                  | >20                           |  |
| CUDAL                  | 419  | +0.2% (20)   | 1.90   | If LLR converted to urban then need LLR land                 | >20?                                  | >20?                          |  |
| CARGO                  | 333  | +1.0% (92)   | 3.10   | NO. Growth likely to require both urban/LLR land             | 15-20                                 | >20?                          |  |
| YEOVAL                 | *294   | +0.0% (0)  | 1.00   | NO. Demand exceeds Supply Urban & LLR                        | <10                                   | <10                           |  |
| CUMNOCK                | 280  | -0.3% (-20)  | 0.90   | YES. No change.  | >40                                   | >40                           |  |
| WINDERA                | 305  | Insufficient historical population information and/or current land supply to make projections about future population growth at this time. | 4.35   | NO. Demand exceeds Supply LLR Land                           |                                       | 0                             |  |
| MULLION CREEK          | 235  |  | 2.00   | NO. Demand exceeds Supply LLR Land                           |                                       | 15-20                         |  |
| CLIFTON GROVE          | *220   |  | 2.30   | NO. Demand exceeds Supply LLR Land                           |                                       | 0                             |  |
| SPRING HILL            | 120  |  | 2.00   | NO. Demand exceeds Supply LLR Land                           |                                       | 5-10                          |  |
| SUMMER HILL CK         | *72  |  | 1.70   | NO. Demand exceeds Supply LLR Land                           |                                       | 0                             |  |
| BORENORE               | ~7-10  |  | Not projected due to insufficient supply                         | NO BUT Growth NOT recommended at this time                   |                                       | 0                             |  |

### O.2. 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 on the LGA boundary such as Canowindra, Eugowra, Yeoval, Clifton Grove & Spring Hill have additional population in the adjacent LGA area (especially when close to Orange LGA – see \* in table below) that may significantly increase population.

The estimated projected average annual population growth 2021-2041 is shown as a range for each larger settlement (Low, Average, High). Note: Due to limited historical population information for stand-alone large lot residential areas a population projection is not shown. 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 ESTIMATED Population Growth 2021-2041 - %/year |               |             |
|----------------|--------------------------------|--|------------------------|-----------------------------|-----------|---|---------------|-------------|
|                | 2019/2020 Estimated Population | 1986-2016  | 2006-2016              | Range                       | 2006-2016 | Low   | Average       | High        |
| MOLONG         | 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                            | Insufficient historical population information and/or current land supply to make projections about future population growth at this time. |                        |                             |           |   |               |             |
| CLIFTON GROVE  | *235                           |  |                        |                             |           |   |               |             |
| MULLION CREEK  | 220                            |  |                        |                             |           |   |               |             |
| SUMMER HILL CK | 120                            |  |                        |                             |           |   |               |             |
| SPRING HILL    | *72                            |  |                        |                             |           |   |               |             |
| BORENORE       | ~7-10                          |  |                        |                             |           |   |               |             |



### O.3. Summary of Historic & Future Dwelling Growth

The table below shows the approximate rate of HISTORIC dwelling construction for each settlement and projected ESTIMATED future dwelling demand (total / urban area / large lot residential area).

| SETTLEMENT     | Approx. HISTORIC dwelling construction (growth) rate | ~Projected Future ESTIMATED TOTAL Dwelling Demand <u>Dwellings/year</u> | ~Future ESTIMATED Demand/Year Village or Urban Residential Zone | ~Future ESTIMATED Demand /Year Large Lot Residential Zone |
|----------------|--|---|---|---|
| MOLONG         | 68 dwellings 2010-2020 (11yrs) = 6.10                | 8.00  | 4.00  | 4.00  |
| CANOWINDRA     | 86 dwellings 2010-2020 (11yrs) = 7.80                | 7.00  | 4.40  | 2.60  |
| MANILDRA       | 26 dwellings 2012-2020 (10yrs) = 2.60                | 2.50  | 2.00  | 0.50  |
| EUGOWRA        | 17 dwellings 2011-2020 (10yrs) = 1.55                | 2.40  | 1.00  | 0.40  |
| CUDAL          | 13 dwellings 2010-2019 (10yrs) = 1.30                | 1.90  | 0.70  | 1.20  |
| CARGO          | 22 dwellings 2011-2020 (20yrs) = 2.20                | 3.10  | 1.25  | 1.85  |
| YEOVAL         | 4-5 dwellings 2012-2020 (8yrs) = 0.60                | 1.00  | 0.80  | 0.20  |
| CUMNOCK        | 7-8 dwellings 2012-2020 (8yrs) = 1.00                | 0.90  | 0.80  | 0.10  |
| WINDERA        | 87 dwellings 2001-2020 (20yrs) = 4.35                | 4.35  |   | 4.35  |
| MULLION CREEK  | 77 dwellings 1976-2016 (40yrs) = 2.00                | 2.00  |   | 2.00  |
| CLIFTON GROVE  | 67 dwellings 1990-2020 (30yrs) = 2.30                | 2.30  |   | 2.30  |
| SPRING HILL    | 20 dwellings 2010-2019 (10yrs) = 2.00                | 2.00  |   | 2.00  |
| SUMMER HILL CK | 40 dwellings 1988-2012 (24yrs) = 1.70                | 1.70  |   | 1.70  |
| BORENORE       | No new recent dwellings                              | Not projected due to insufficient supply                                |   | Not projected due to insufficient supply                  |

### O.4. Summary of Existing Land Supply/Demand

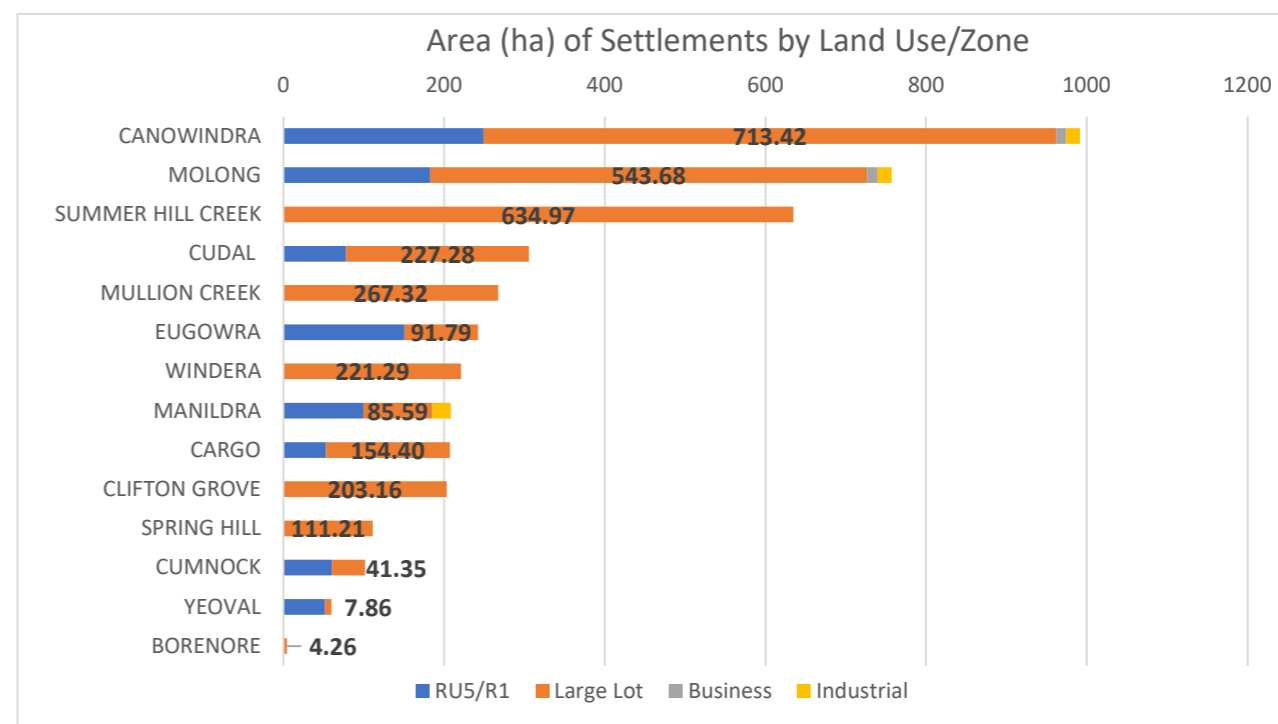
The Table below highlights that based on the methodology in this Strategy – a comparison of the Vacant Land Supply (estimate of land likely to be developed) & projection of historic dwelling construction (over the last 10-11 years) indicates that a number of settlements may not have sufficient land to 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 reached capacity except for Mullion Creek that has 10-15 years supply. Therefore, this Strategy makes a number of recommendations for **Strategy (Future Growth 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 |
| MOLONG         | NO Needs Urban Land  | <10                                   | >40       | 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  | 10-15                                 | >20       | 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  | 10-15                                 | >20       | 2.30   | 0.30      | 2.60  | 2.00                           | 0.50      | 2.50  | 40   | 10        | 50    | 43   | 50                       | 8         | 40                  | 90  | 25      | 20        | 45    |
| EUGOWRA        | Only if flood free infill                                    | >20?                                  | >20       | 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 (Relies on infill)                                       | >20?                                  | >20?      | 0.50   | 0.80      | 1.30  | 0.70                           | 1.20      | 1.90  | 14   | 24        | 38    | 55   | 55                       | 15        | 90                  | 145   | 28      | 45        | 73    |
| CARGO          | NO Urban (Relies on infill)                                  | 15-20                                 | >20?      | 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                                   | <10       | 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. No change.  | >40                                   | >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   |         | 0         | 0     |
| MULLION CREEK  | NO Needs LLR Land  |                                       | 15-20     |  | 1.60      | 1.60  |                                | 2.00      | 2.00  |  | 41        | 41    |  |                          | 4         | 41                  | 41  |         | 29        | 29    |
| CLIFTON GROVE  | NO Needs LLR Land  |                                       | 0         |  | 3.60      | 3.60  |                                | 2.50      | 2.50  |  | 50        | 50    |  |                          | 0         | 0                   | 0   |         | 0         | 0     |
| SPRING HILL    | NO Needs LLR Land  |                                       | 5-10      |  | 2.00      | 2.00  |                                | 2.00      | 2.00  |  | 40        | 40    |  |                          | 9         | 20                  | 20  |         | 14        | 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 (no growth pot.)  |                                       | 0         |  | N/A       | 0.00  |                                | N/A       | 0.00  |  | N/A       | N/A   |  |                          | 0         | 0                   | 0   |         | 0         | 0     |

### 0.5. Existing Urban Area

By Urban Area (hectares) - 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     | 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                   |
| MOLONG         | 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              |                     |                         |



### 0.6. 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<br>(Order by No. of Dwellings) | TOTAL RESIDENTIAL ZONED LOTS | ESTIMATE 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.7. Summary of Strategy (Future 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<br>(2008/2012/<br>2021 Strategy)   | Location   | Proposed Use/Zone &<br>Minimum Lot Size          | Est. Avail.<br>Area | Estimated<br>Res. Yield | Future Res.<br>Demand<br>(Lots/Year) | Est. Res.<br>Supply<br>(Years)                           | Comments/Details   |
|-------------------|--|--|--|---------------------|-------------------------|--------------------------------------|--|--|
| <b>MOLONG</b>     | MOL1 (2021)  | North Molong LLR Area (Lot 3 Section 2 DP758693) | ΔRural to LLR/0.4ha MLS                          | ~1ha                | 2 lots                  | 4 Urban<br>4 LLR<br>8 Total          | 0.5  | Originally in LLR area/restored as not constrained.  |
|                   | MOL2 (2021)  | East Molong LLR Area (Euchareena Rd)             | ▲LLR to Urban Res./500-2,000m <sup>2</sup> 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  | Review servicing potential for urban lots.   |
|                   | MOL4 (2021)  | West Molong LLR Area (Queen St)                  | ▲LLR to Urban Res./500m <sup>2</sup> MLS         | ~18.4ha             | >40 lots                |                                      | 10   | Review servicing potential for urban lots.   |
|                   | MOL5 (2012)  | South Molong Rural Area ('Hacienda')             | ▲Rural to Urban Res./500-2,000m <sup>2</sup> 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  |
| <b>CANOWINDRA</b> | CAN1 (2021)  | Soldiers Memorial Hospital Site                  | ▲LLR to Urban Res./500m <sup>2</sup> MLS         | ~7.2ha              |                         | 4.4 Urban<br>2.6 LLR<br>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./1,000m <sup>2</sup> 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./500m <sup>2</sup> 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  |
| <b>MANILDRA</b>   | MA4 (2021)   | West of Manildra (ext. Loftus/Windeyer Sts)      | ▲Rural to Urban Res./900-2,000m <sup>2</sup> MLS | ~18ha               | >70-80 lots             | 2 Urban<br>0.5 LLR<br>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  | Facilitate light industrial use & expansion subject to flooding.   |
| <b>EUGOWRA</b>    | EUG1 (2021)  | Between Pye St & Grevillea Ave                   | ▲Rural to Urban Res./900-2,000m <sup>2</sup> MLS | ~0.2ha              | N/A                     | 1 Urban<br>0.4 LLR<br>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./900-2,000m <sup>2</sup> 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./900-2,000m <sup>2</sup> 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./900-2,000m <sup>2</sup> 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./900-2,000m <sup>2</sup> 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./900-2,000m <sup>2</sup> MLS | ~13.7ha             | >50-100                 |                                      | >50  | If infill insufficient & flood fee extend urban to north-east.   |
| <b>CUDAL</b>      | CUD1 (2012)  | North-east Cudal (south of The Escort Way)       | ▲LLR to Urban Res./900-2,000m <sup>2</sup> MLS   | ~30.9ha             | TBC                     | 0.7 Urban<br>1.2 LLR<br>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./900-2,000m <sup>2</sup> 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./900-2,000m <sup>2</sup> 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                                  | Facilitate light industry/warehousing subject to access. |  |
| <b>CARGO</b>      | 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<br>1.85 LLR<br>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./2,000m <sup>2</sup> 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./2,000m <sup>2</sup> 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./2,000m <sup>2</sup> 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./2,000m <sup>2</sup> MLS       | ~5.3ha              | 15-20 lots              |                                      | 10-12  | Longer term natural extension of urban area if no LLR infill.  |
| <b>YEOVAL</b>     | YEO1 (2021)  | South-west Yeoval (Obley Rd)                     | ▲LLR to Urban Res./900-2,000m <sup>2</sup> MLS   | ~1.5ha              | 6-12 lots               | 0.8 Urban<br>0.2 LLR<br>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./900-2,000m <sup>2</sup> 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.   |
| <b>CUMNOCK</b>    | No additional land identified as sufficient infill opportunities for 10-20 years growth. |  |  |                     |                         |                                      |  |  |

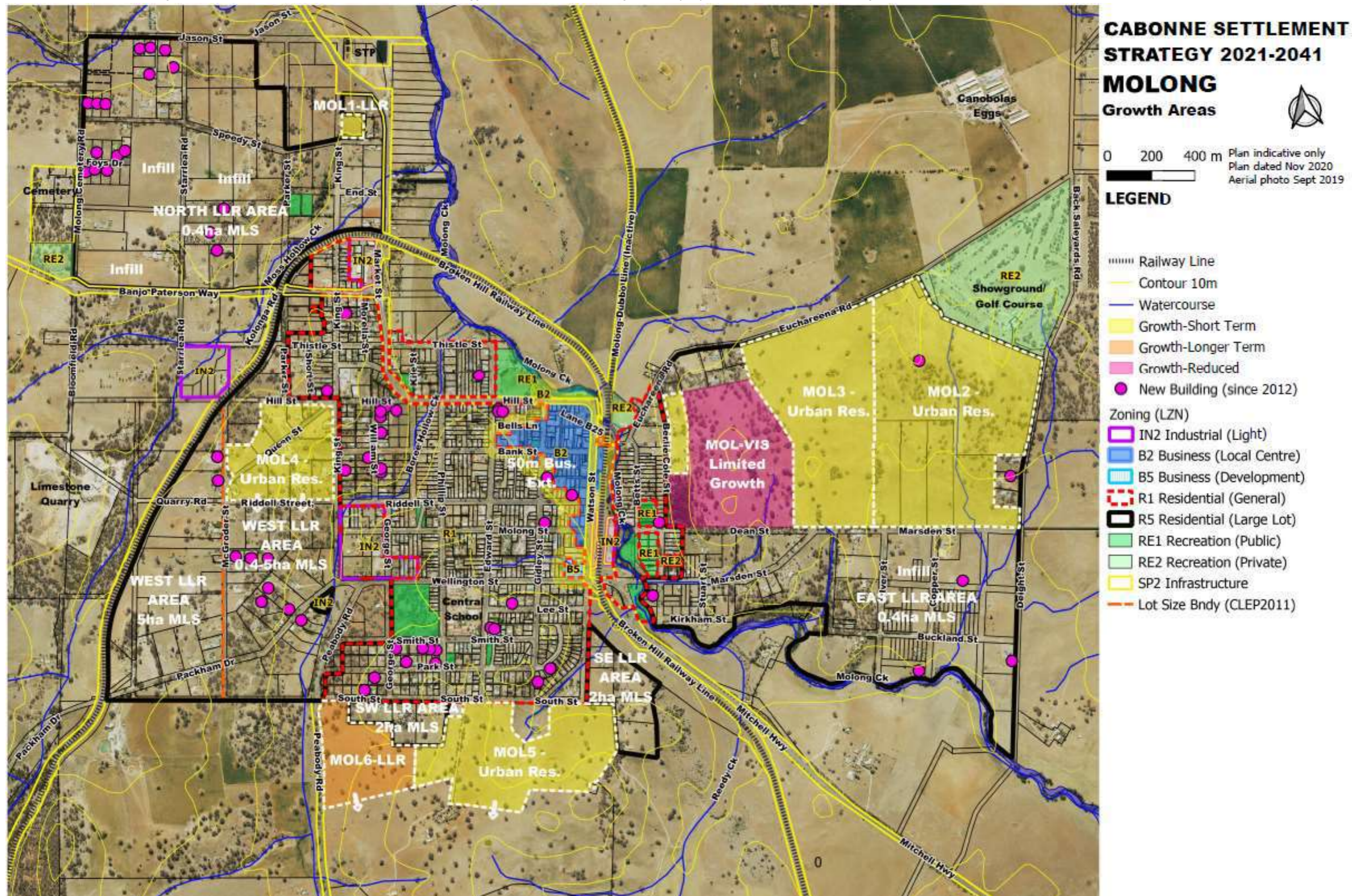


| SETTLEMENT           | Name/Source<br>(2008/2012/<br>2021 Strategy)   | Location   | Proposed Use/Zone/<br>Minimum Lot Size | Develop.<br>Area         | Estimated<br>Res. Yield | Future Res.<br>Demand<br>(Lots/Year) | Est. Res.<br>Supply<br>(Years) | Comments/Details  |
|----------------------|--|--|--|--------------------------|-------------------------|--------------------------------------|--------------------------------|---|
| MULLION<br>CREEK     | SA5A (2008)  | South of existing Zone R5 area<br>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<br>between Mulyan Creek & the rail line                 | Large Lot Residential/Av. 2ha MLS      | ~184ha<br>(dec.<br>65ha) |                         |                                      | N/A                            | SA5B1 preferred then SA5B2. ~69ha suggested for removal<br>from SA5B north as difficult to develop.   |
|                      | MC1 (2021)   | East of existing Zone R5 area<br>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.   |
| WINDERA              | SA6 (2008)   | East of Windera/ North of Horspool Way   | Large Lot Residential / Av. 2ha MLS    | ~161ha                   | 60-80 lots              | 4.35                                 | 10-20                          | Four key land owners. Access issues to be resolved.   |
| CLIFTON<br>GROVE     | CG1 (2021)   | North & east of existing Zone R5 area – 11<br>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<br>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 for smaller<br>lot size/increased yield.   |
|                      | SH2 (2021)   | South of existing Zone R5 area<br>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 to occur after SH1<br>significantly developed.  |
| SUMMER HILL<br>CREEK | SA4 (2008)   | South & west of existing Zone R5 area<br>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<br>to maximise yield. Possibly remove in future if not developed                |
|                      | SG1 (2021)   | South of existing Zone R5 area & north of<br>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<br>part of lot with no vegetation.   |
|                      | SG2 (2021)   | East of Summer Hill Creek (Lot 44 DP836267)  | Large Lot Residential/ Av. 5ha MLS     | ~101ha                   | 18 lots                 |                                      | 10-11                          | Single owner. Natural progression to south. Needs suitable<br>buffers to watercourses/vegetation but on lower quality<br>agricultural land. |
| BORENORE             | No additional growth area identified at this time until removed from drinking water catchment & conflicts with agriculture resolved. |  |  |                          |                         | 0.00                                 | N/A                            | Discuss with land owners if existing Zone R5 area changed to<br>Zone RU2 to support add. land uses.   |

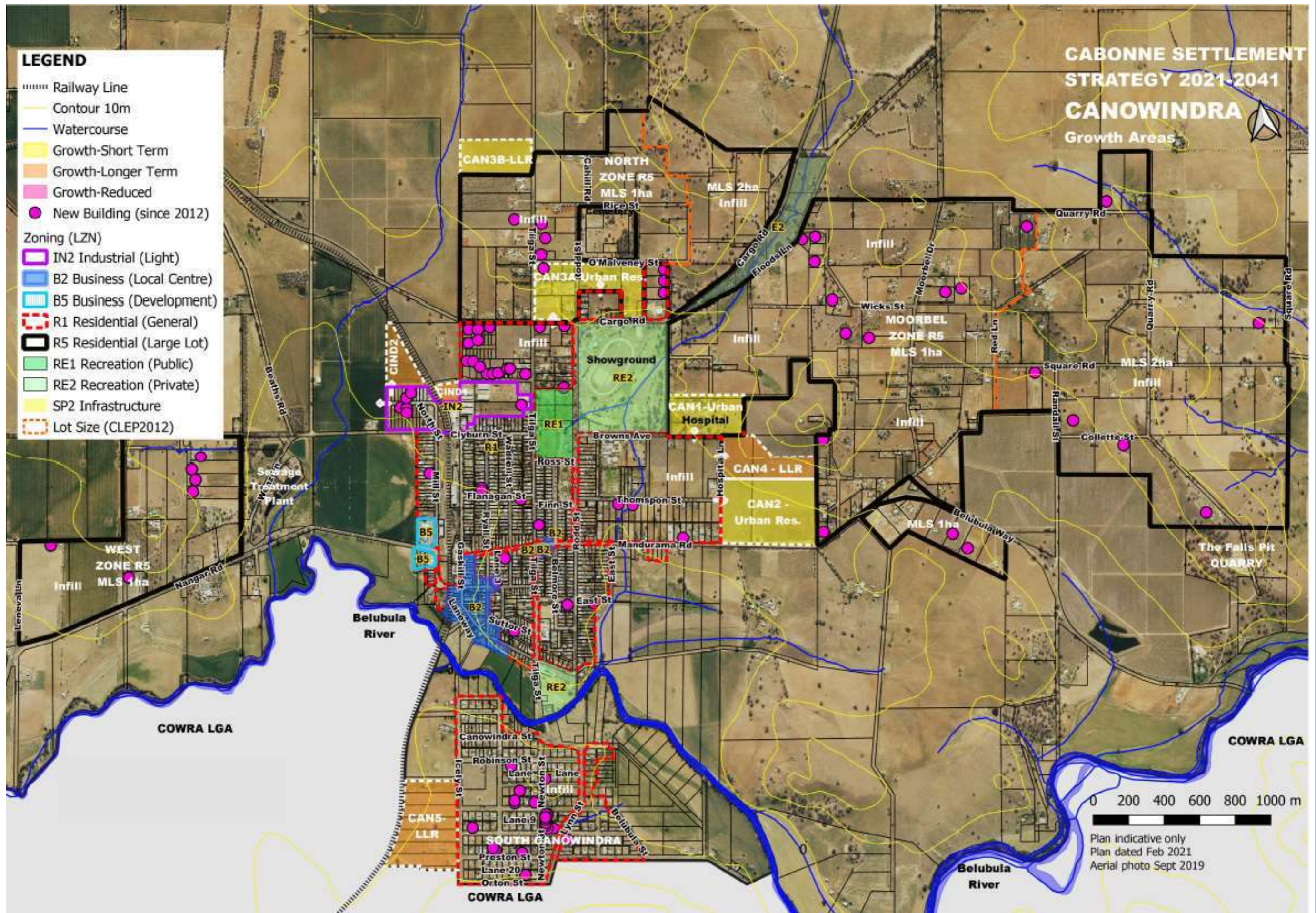


### O.8. Graphic Summary of Strategy (Growth Investigation) Areas for each Settlement

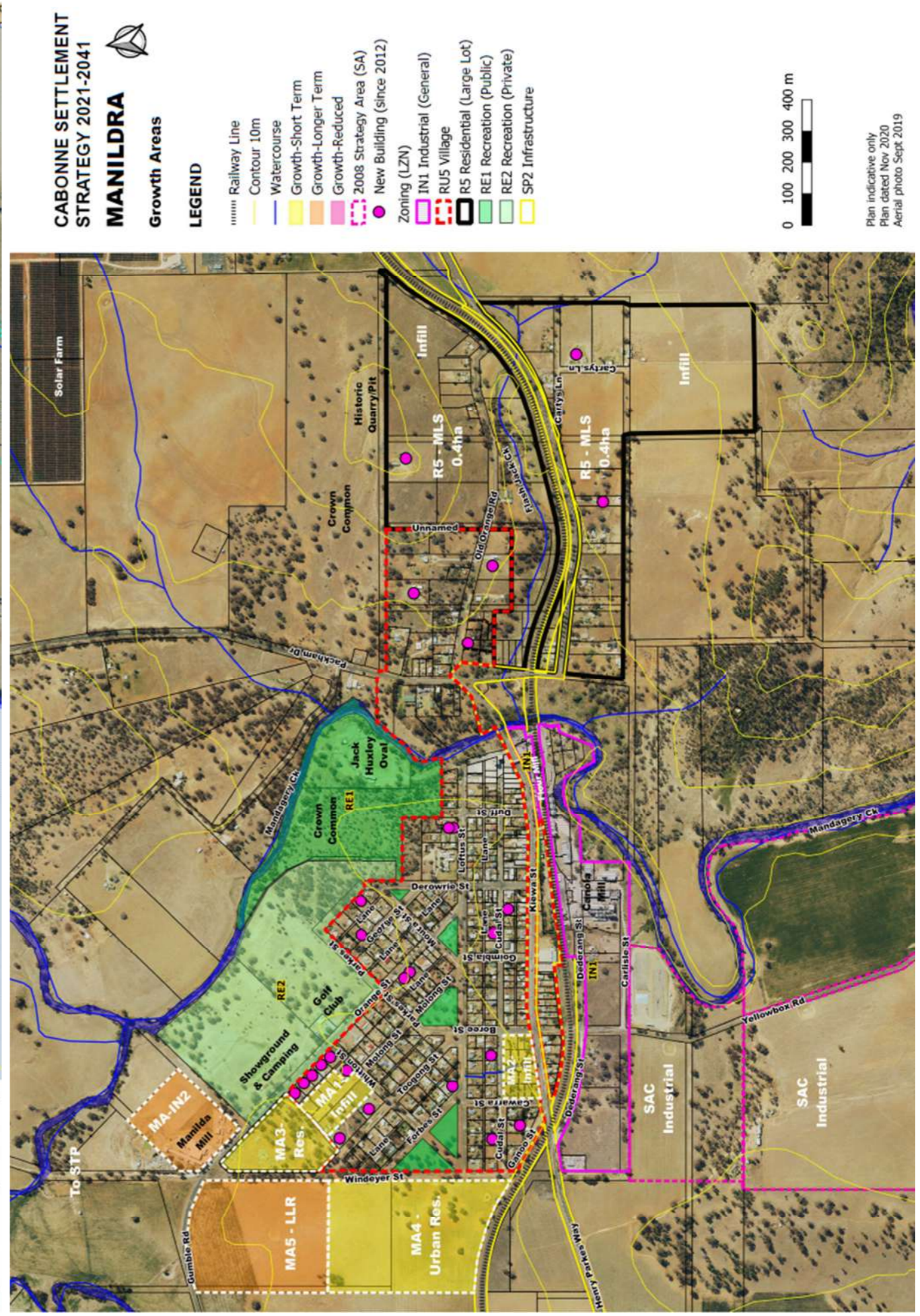
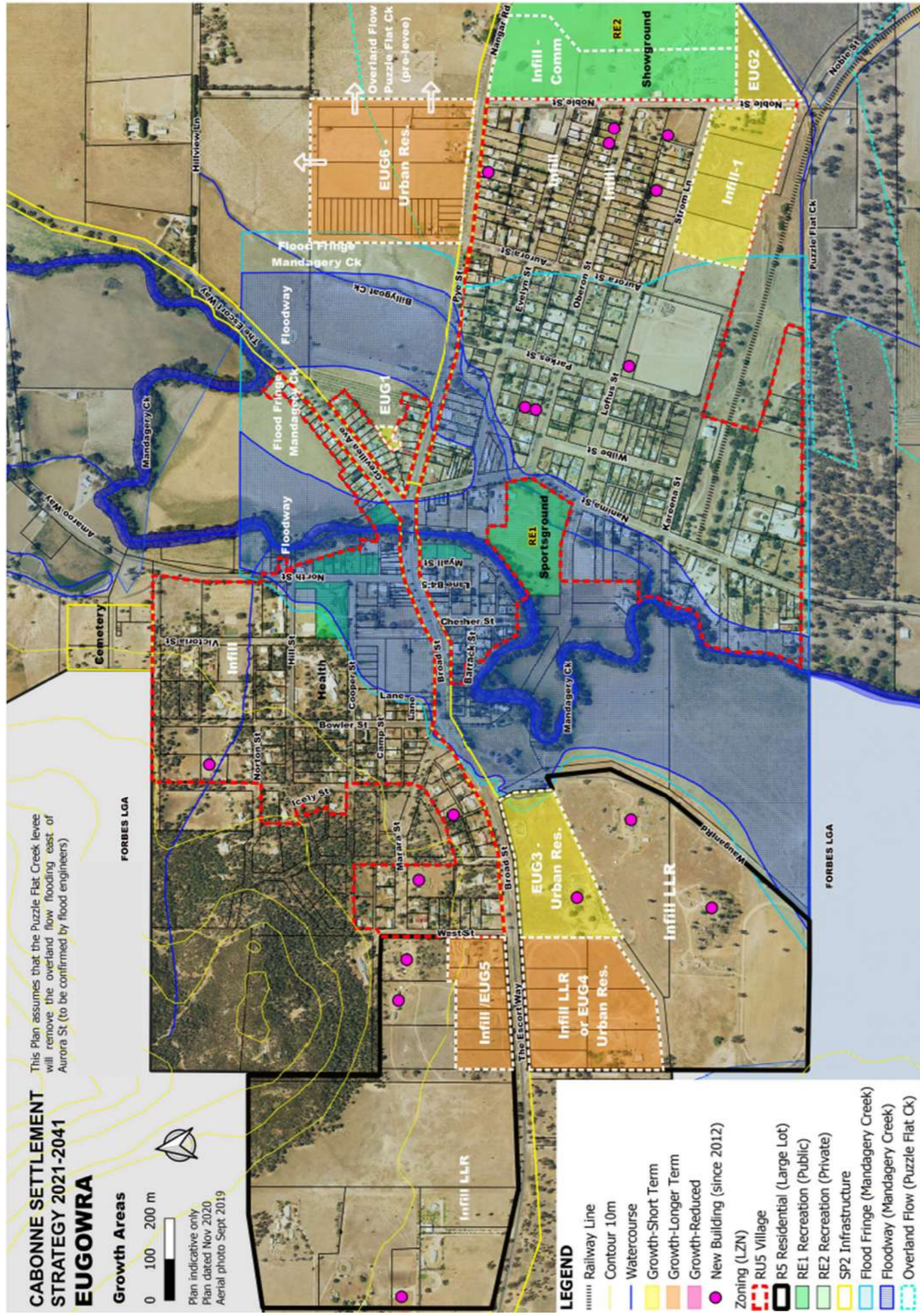
The following is a summary of the **Strategy (Growth Investigation) Area** maps in each of the Settlement Chapters. Please see individual chapters for more detailed description of the opportunities/challenges for each area. **Note:** The order/priority for Strategy Areas may change from what is shown 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**

**CUDAL**



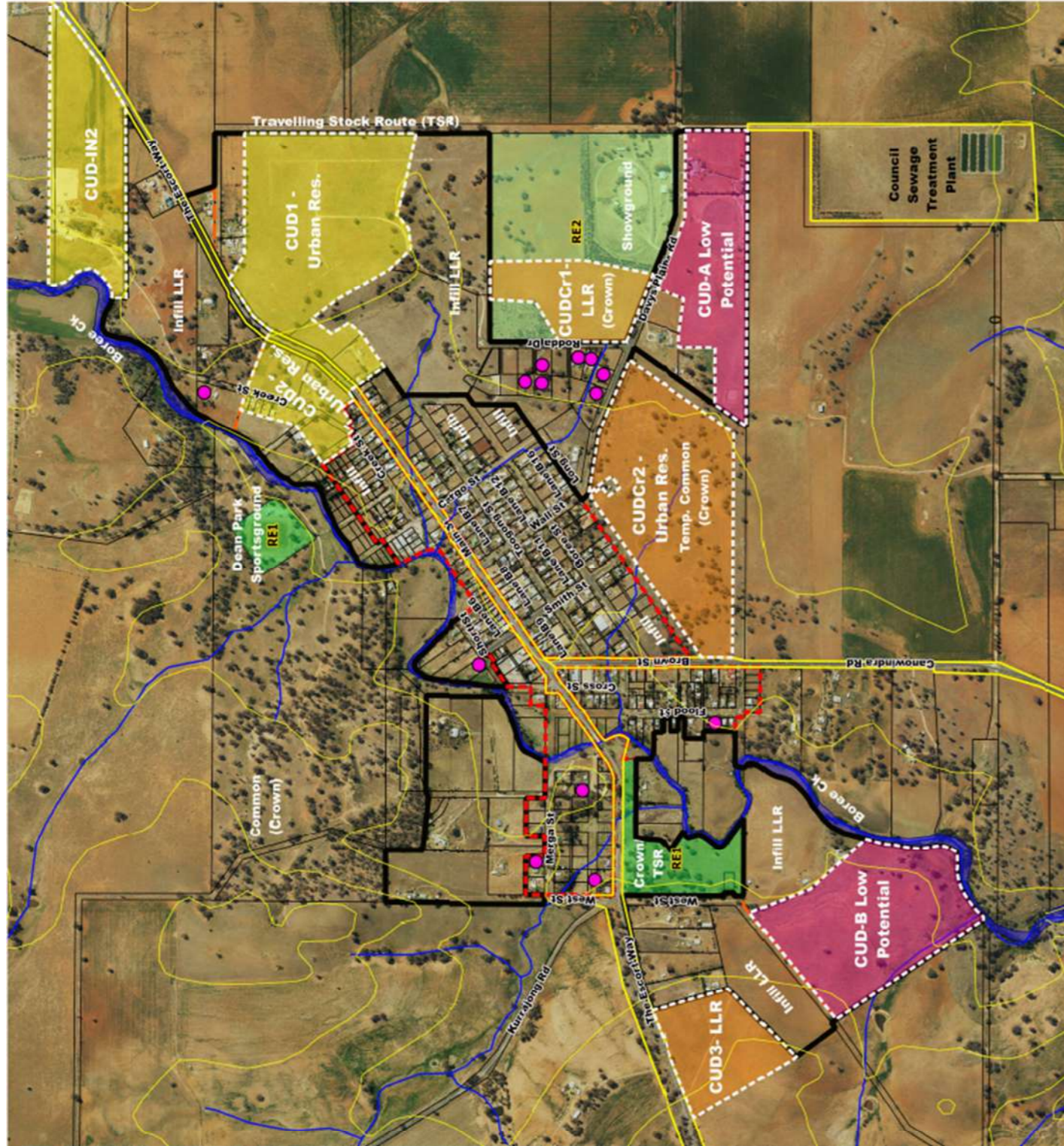
**Growth Areas**

**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



Plan indicative only  
Plan dated Feb 2021  
Aerial photo Sept 2019



**CABONNE SETTLEMENT STRATEGY 2021-2041**

**YEOVAL**



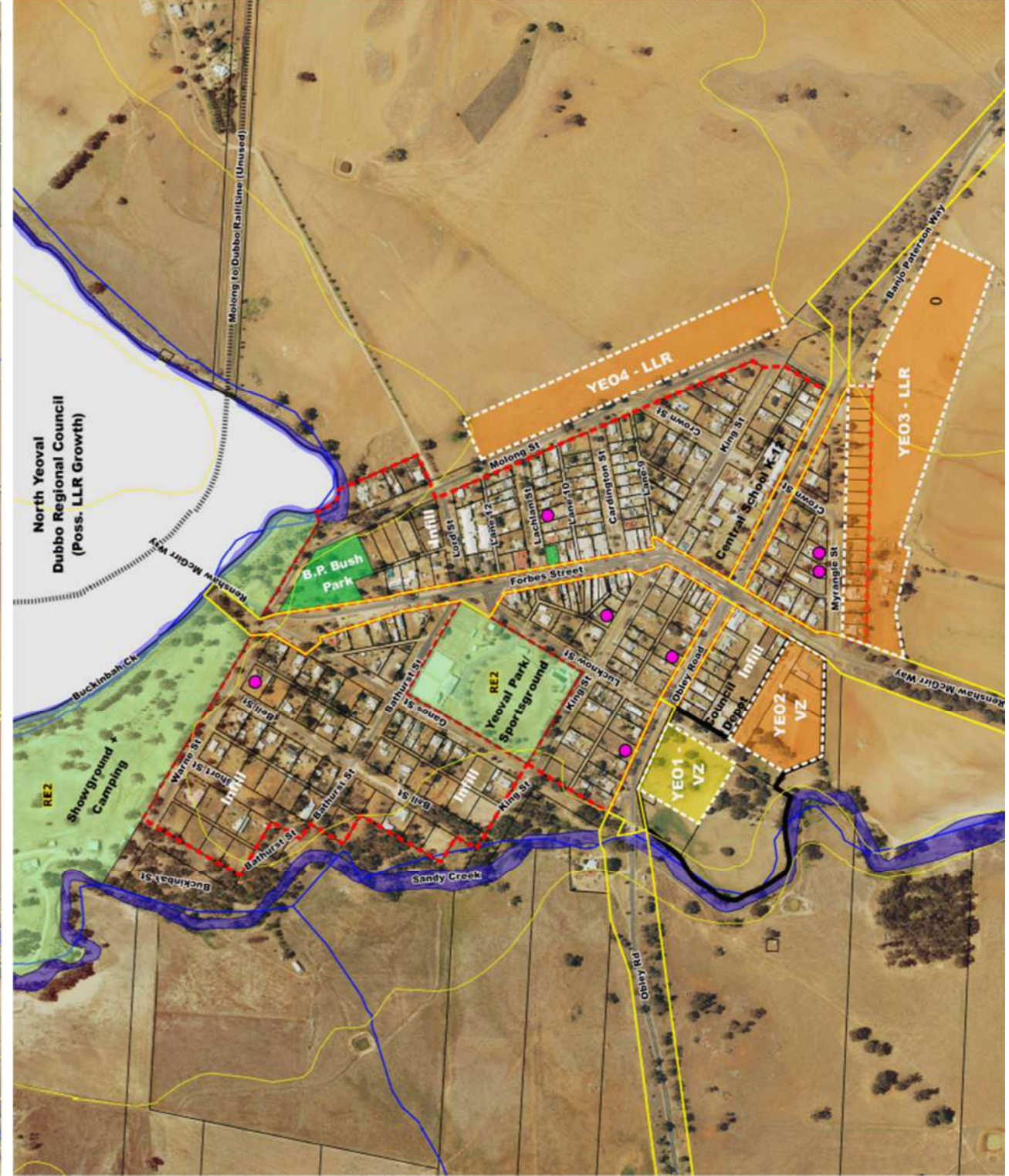
**Growth Areas**

**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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Aerial Photo Sept 2019  
Plan dated Nov 2020

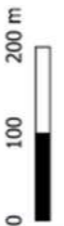
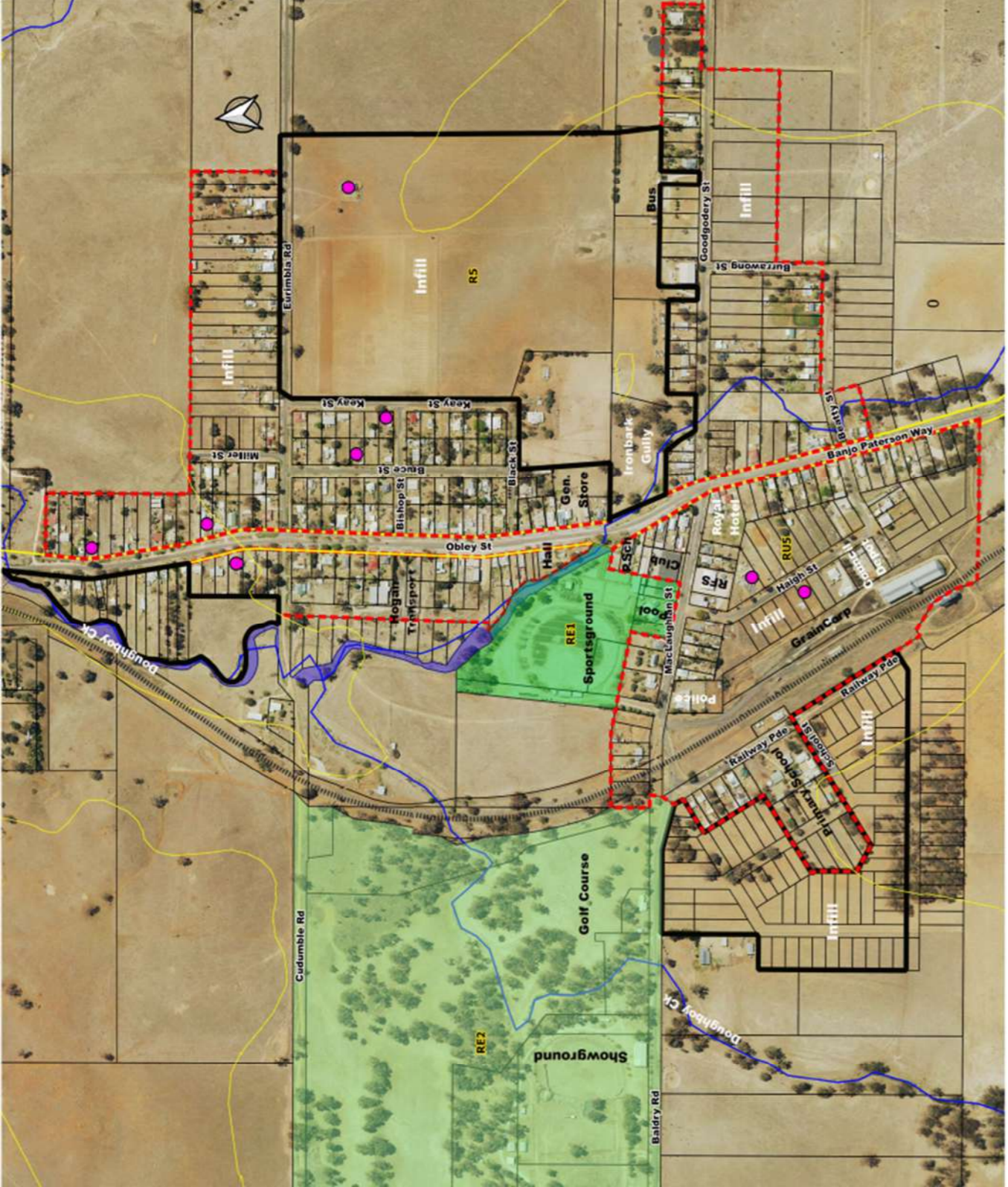




**CABONNE SETTLEMENT STRATEGY 2021-2041**  
**CUMNOCK**

**Growth Areas**

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

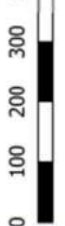
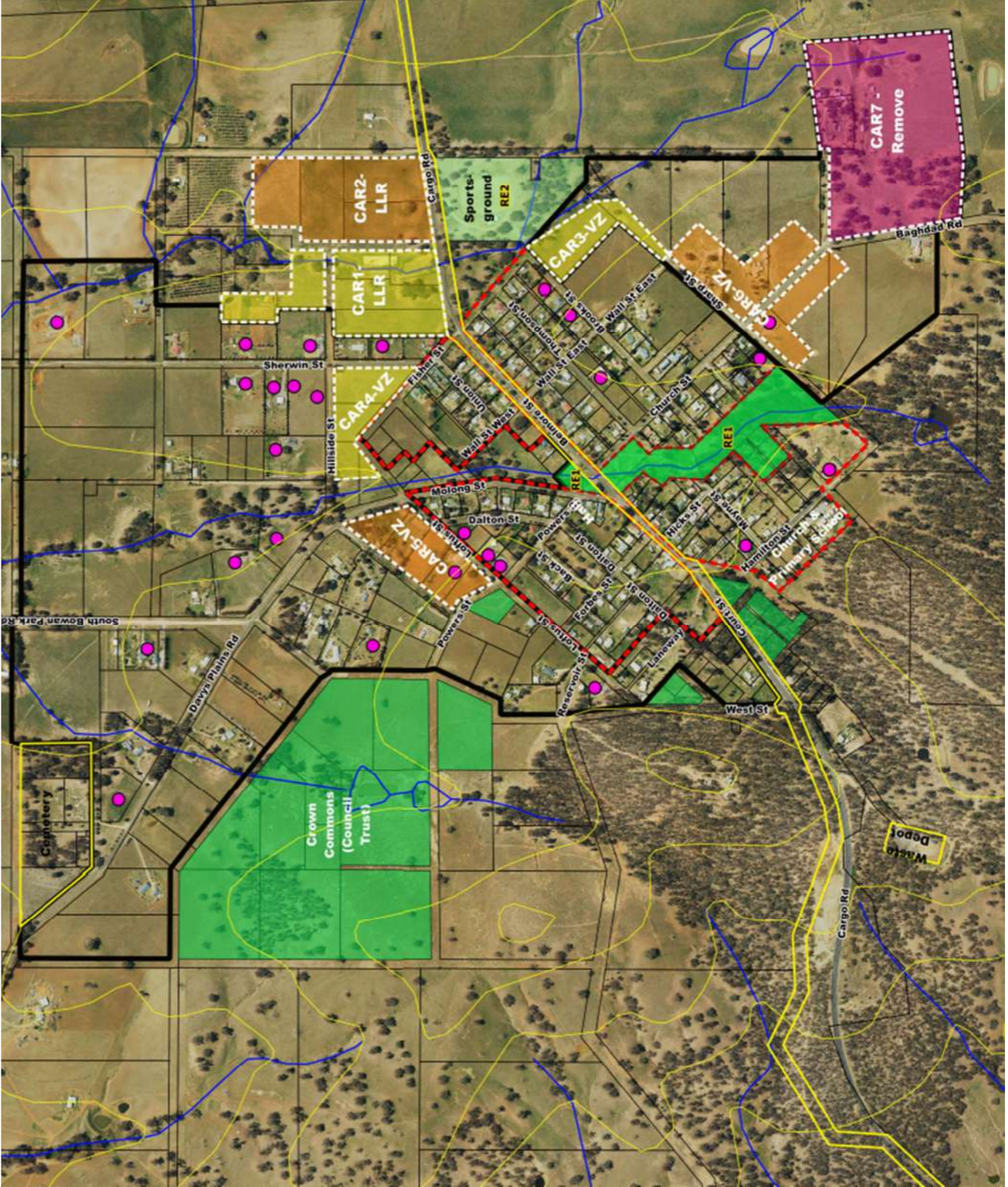


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**CABONNE SETTLEMENT STRATEGY 2021-2041**  
**CARGO**

**Growth Areas**

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

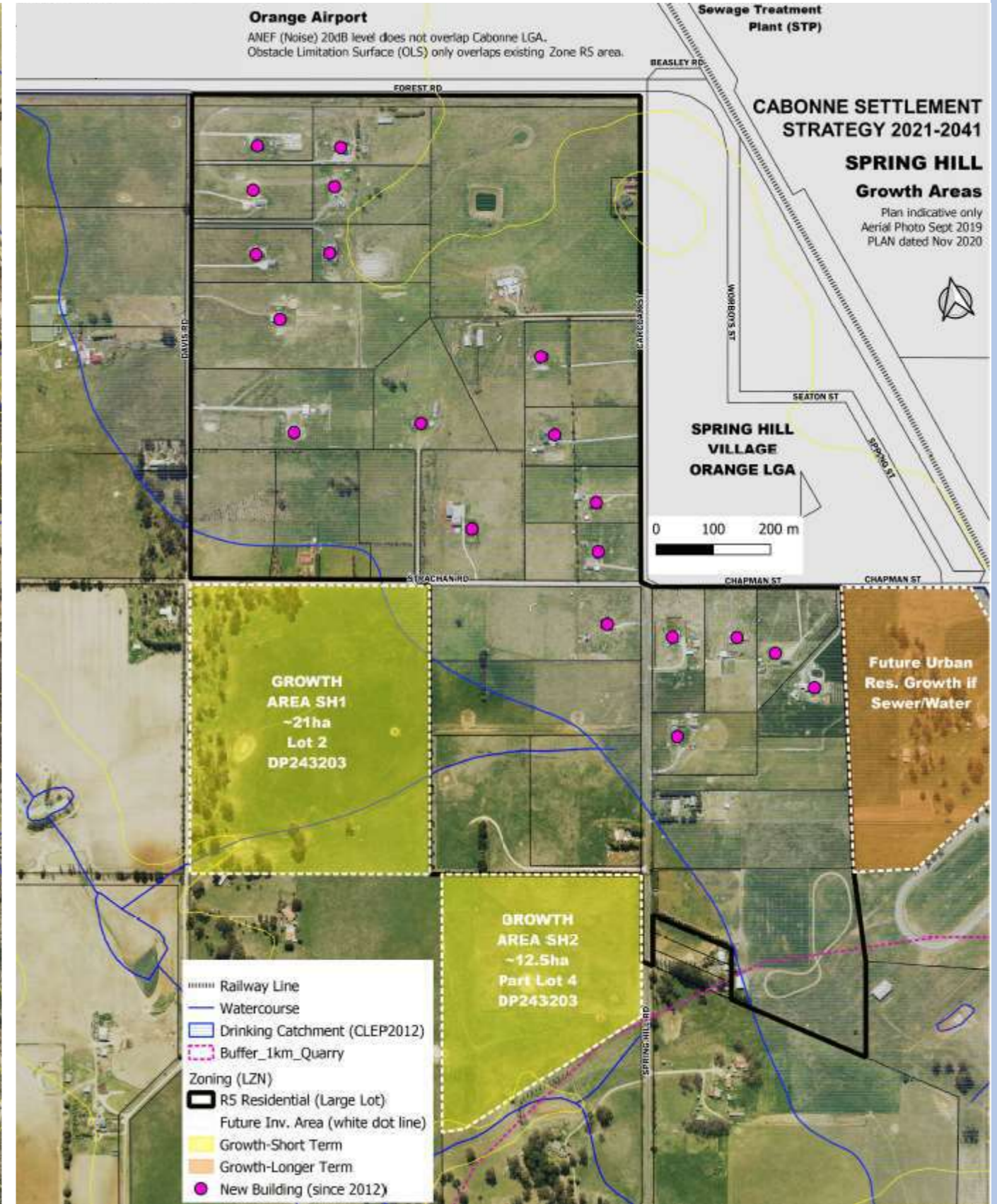
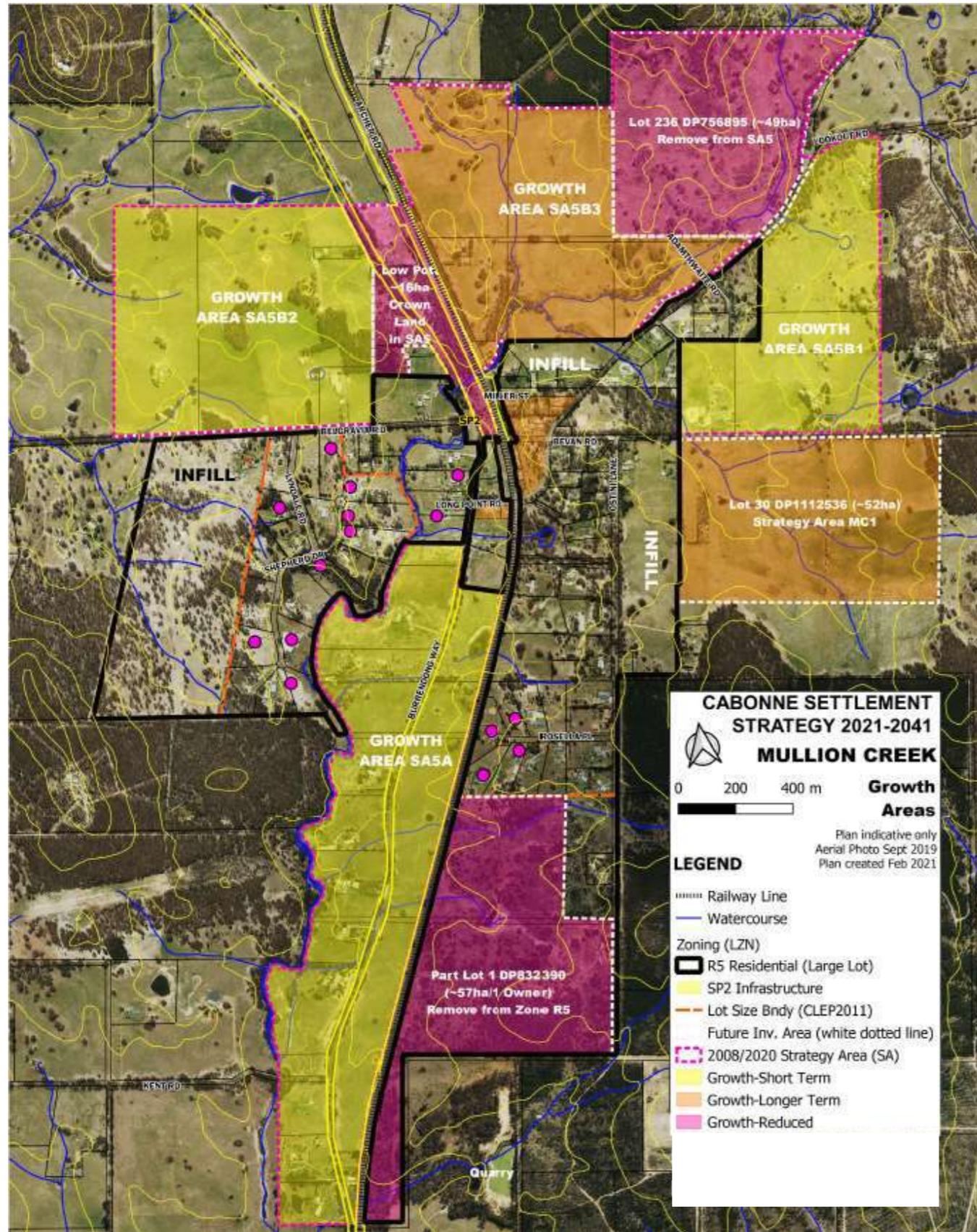


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Plan dated Nov 2020



**OPTIONS SUMMARY**







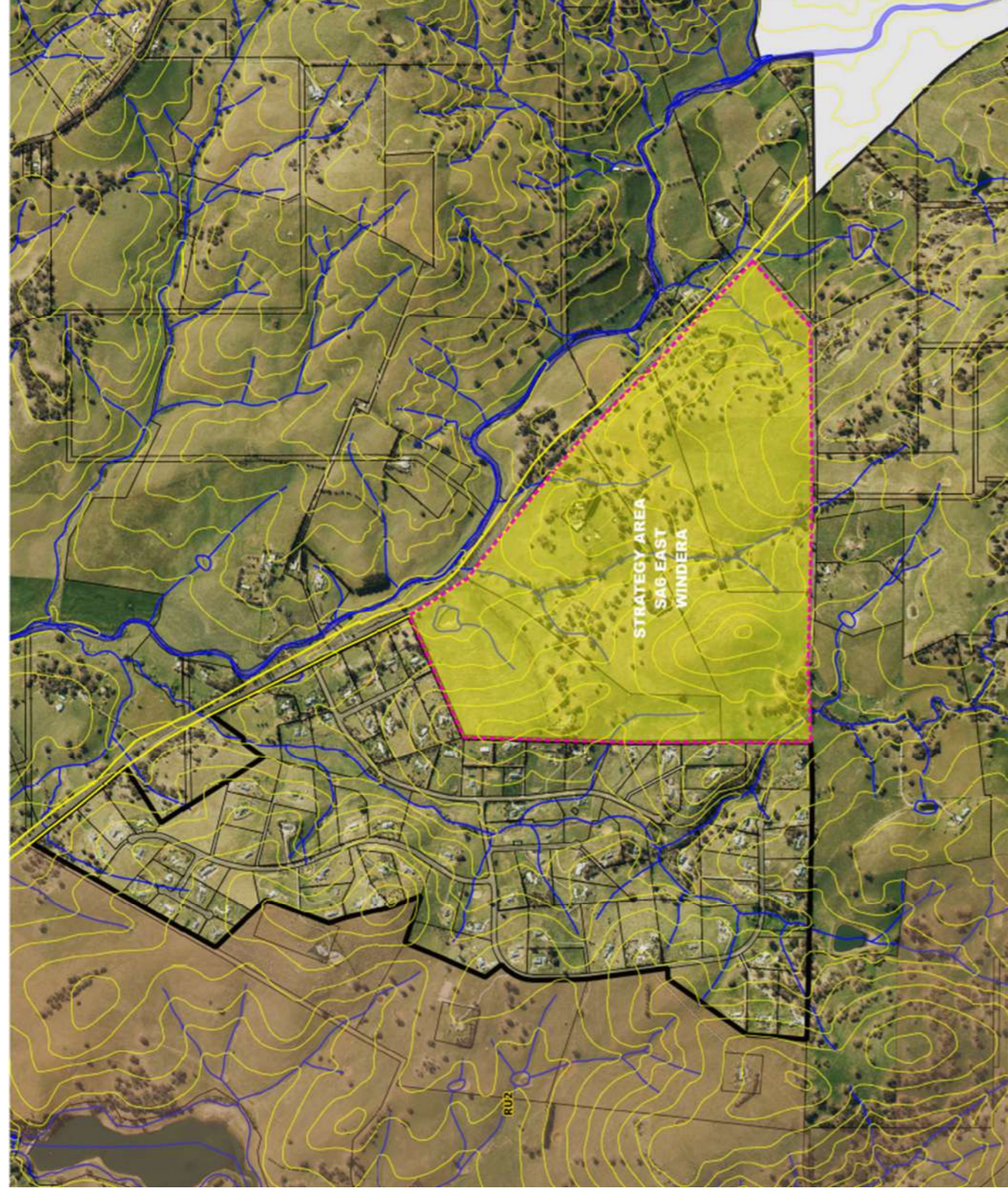
**CABONNE SETTLEMENT  
STRATEGY 2021-2041  
WINDERA + SA6**

**Growth Areas**



**LEGEND**

- Watercourse
- Zoning (LZN)
- RS 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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PLAN dated Nov 2020

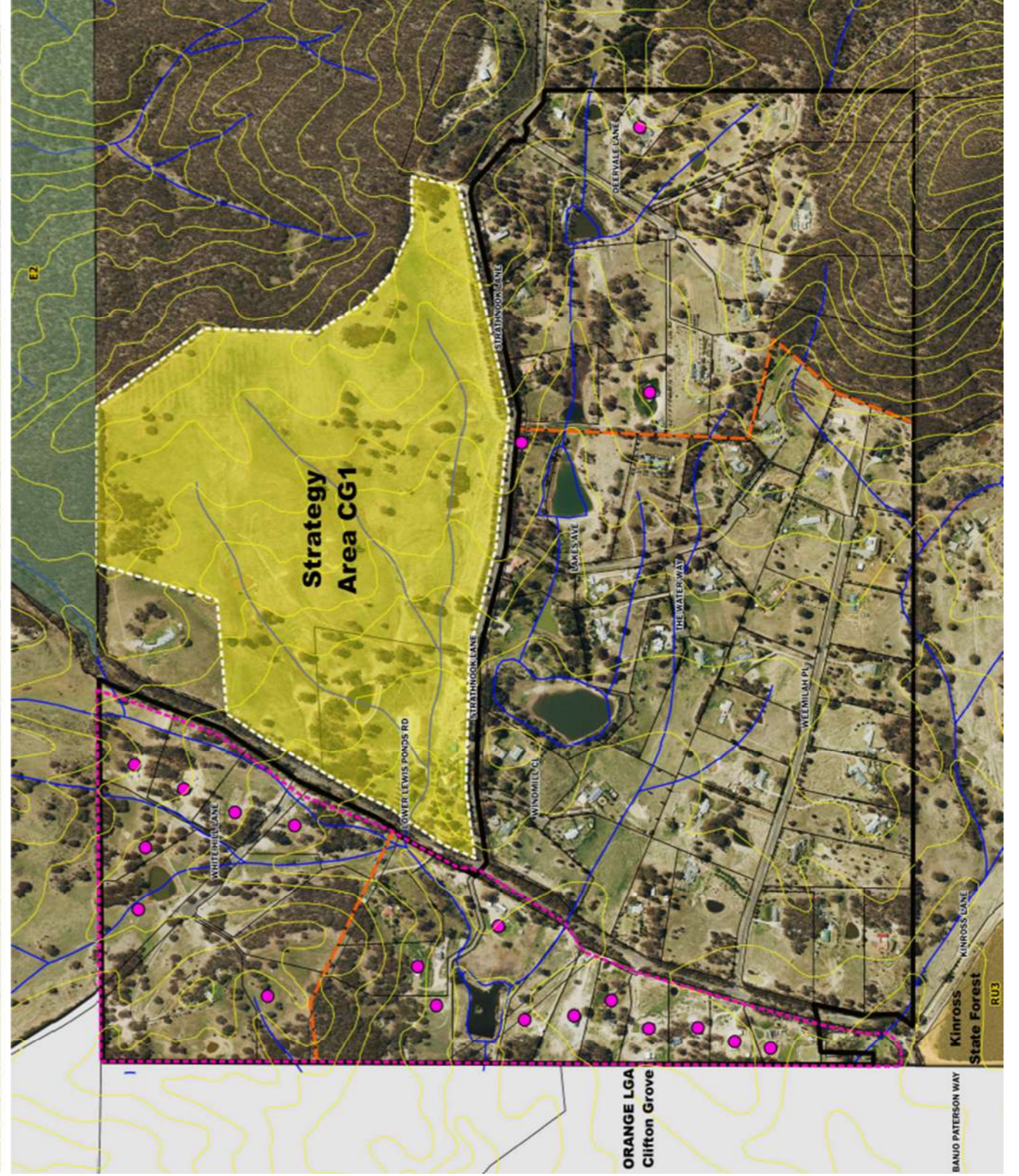
**CABONNE SETTLEMENT  
STRATEGY 2021-2041  
CLIFTON GROVE**

**Growth Areas**



**LEGEND**

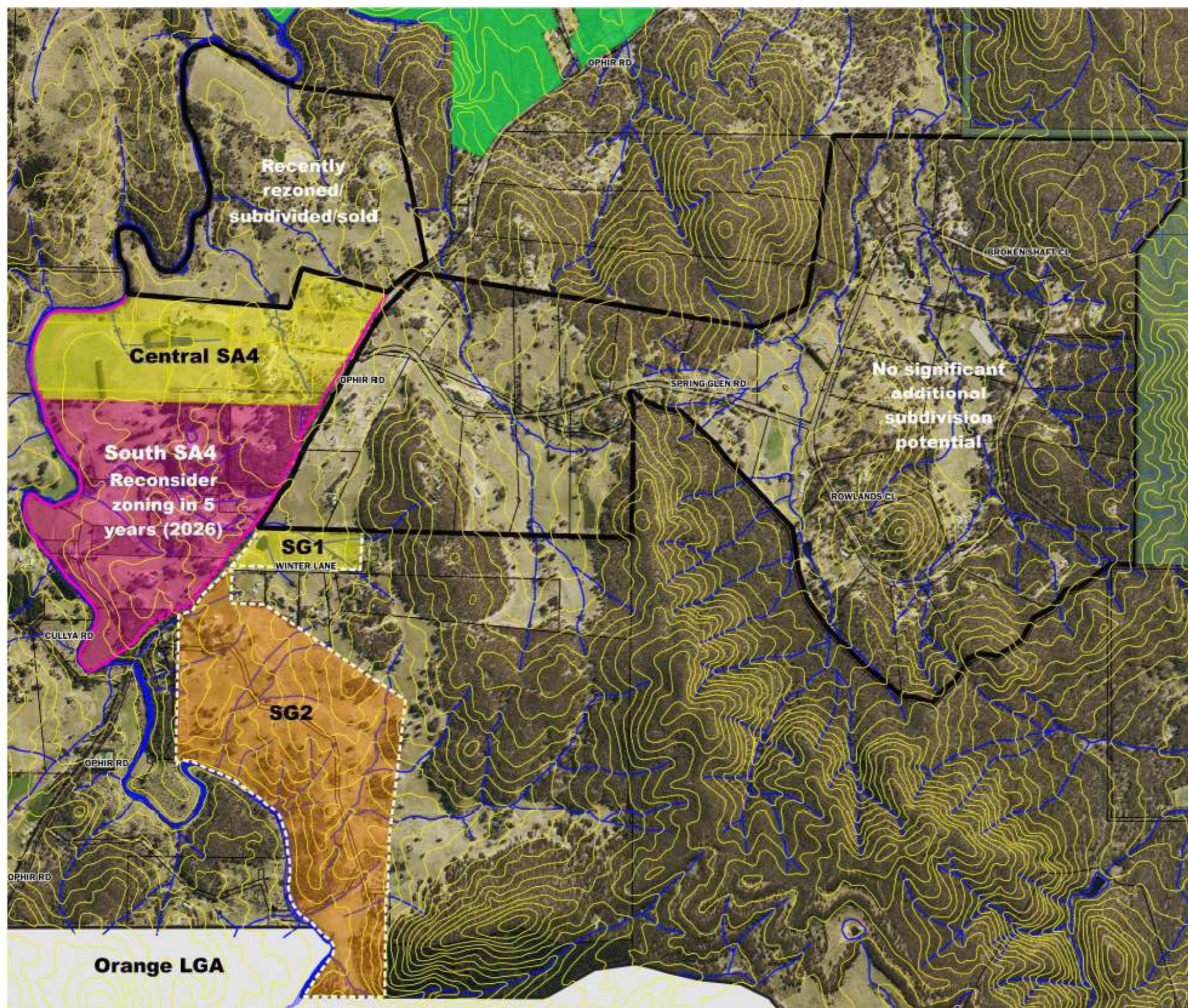
- Watercourse
- Zoning (LZN)
- RS Residential (Large Lot)
- SP2 Infrastructure
- E2 Env. (Conservation)
- RU3 Forestry
- Lot Size Bndy (CLEP2011)
- 2008 Strategy Area (SA)
- Future Inv. Area (white dot line)
- Growth-Short Term
- Growth-Longer Term
- New Building (since 2012)



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**CABONNE SETTLEMENT STRATEGY 2021-2041**

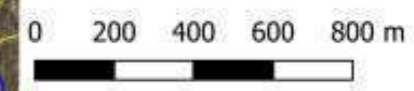
**SUMMER HILL CREEK**



**Growth Areas**

**LEGEND**

- Contour 10m
- Watercourse
- Zoning (LZN)
  - R5 Residential (Large Lot)
  - SP2 Infrastructure
  - E1 National Park/Reserve
  - E2 Env. (Conservation)
  - RU3 Forestry
  - 2008/2020 Strategy Area (SA)
  - Future Inv. Area (white dot line)
- Growth-Short Term
- Growth-Longer Term
- Growth-Reduced



**For Council Adoption**

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PLAN dated May 2021

**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            |                               |
| C       | May 2021      |                | Post Exhibition (for Council Approval) |                               |

