

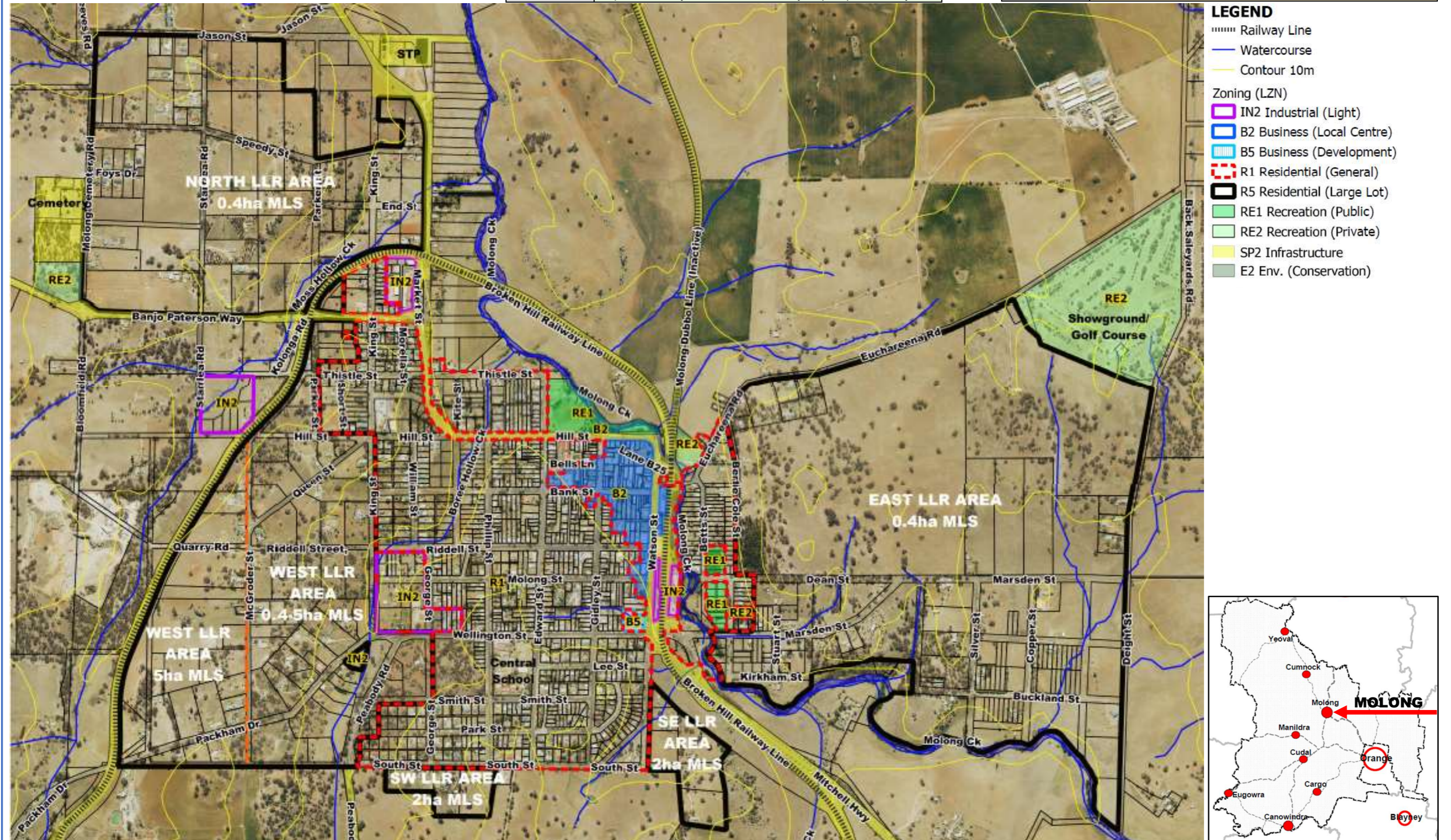
1. MOLONG

1.1. Location

Molong is located ~33km north-west of Orange on the Mitchell Highway. It is located ~22km from Cumnock/Manildra; ~29km from Cudal; & ~65km from Canowindra/Wellington. Therefore, Orange is the closest higher-level service centre.

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.

Figure 1: Settlement location, zoning & lot size (CLEP2012).



1.2. Summary

MOLONG	Total	Zone R1	Zone R5	Comment
Area	~757ha	~182.9ha	~543.7ha	Excl. Zone RE1/ RE2/ SP2. Incl. Bus.~12.9.1ha +Ind.~17.5ha.
Residential Zoned Lots	~1,109	~823	~286	+35 Zone IN2+86 Zone B2+1 Zone B5+25 Zone RE1/RE2
Other Uses	Community lots~19; Business lots~19 (some vacant); Industrial Lots~13			
Dwellings	~748	~601	~129	+18 Business/Industrial zoned
Pop. 2016	2016 Census (~1,674) excl. north+ east Zone R5 LLR			
Est. Pop. 2019	~1,877 = 2016 Pop. 1,674 + 203 in LLR areas			
Pop. Growth	2009-2019 (+157 people) = +0.91%/year			
Future Growth	Pop. Min +0.3 %/year; AVERAGE +0.75%/year (MED); Max. +1%/year.			

MOLONG	Total	Zone R1	Zone R5	Comment
Vacant Lots	~115	~48	~67	Less constrained vacant lots
+ Subdiv. Pot.	~423	~76	~347	Add subdivision potential vacant
50% likely	~212	~38	~174	50% likely to be developed
Past Dwelling Demand	~6.1/year	~3.2/year (52%)	~2.9/year (48%)	Dwelling construction/approvals 2010-2019 (aerial + inspection)
Future Dwell. Est. Demand	~8/year (160)	~4/year= 80 (50%)	~4/year= 80 (50%)	~160 dwellings 2021-2041 (20 years) may be required
Supply/Demand		~38/80 = <10 years	~174/80 = >40 years	Zone RU5 < 10 years Zone R5 LLR > 40 years
Recommend	Council to consider alternative Strategy (Growth Investigation) Areas to rezone Zone R5 LLR areas for urban residential use in next 5 years			



1.3. Existing Urban Area

1.3.1. Existing Planning Controls (CLEP2012)

Under CLEP2012, the existing land use zones for the urban area are (see Figure.1):

- a) Zone B2 Local Centre (~12.2ha incl. local roads) – main street business;
- b) Zone B5 Business Development (~0.7ha) – light industry/highway frontage;
- c) Zone IN2 Light Industrial (~17.5ha) – light industry;
- d) Zone R1 General Residential (~182.9ha) - urban dwellings on smaller lots;
- e) Zone R5 Large Lot Residential (~543.7ha) - dwellings on larger lots;
- f) Zones RE1 Public & RE2 Private Recreation (sports/showgrounds/pool);
- g) Zone SP2 Infrastructure (Classified roads; cemeteries; sewage plants etc.).

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

- a) Zone R1 – 500m² (connected to reticulated sewer);
- b) Zone R5 (North & East Areas)– 0.4ha (1 acre);
- c) Zone R5 (South-West & South-East Areas) – 2ha;
- d) Zone R5 (West) – 5ha west of McGroder St / 0.4 to 5ha east of McGroder St (smaller if serviced by reticulated sewer).

1.3.2. Settlement Pattern

Molong is partly split across Molong Creek. There is a range of different historic block & lot arrangement based on a modified grid pattern on either side. Most street widths are ~30m wide allowing for wide parking areas on each side of the two traffic lanes.

Some standard block/lot sizes are 100-200m with a central lane 6-10m wide. The majority of historic lots are ~40m wide by ~50m deep (~2,000m²) though over time subdivisions have increased the irregularity of lots ranging from 300m² upwards.

1.3.3. Open Space and Recreation

Molong has a reasonable level of open space for its size including, but not limited to:

- a) Village Green, Bank St ~0.13ha (community meeting space);
- b) Molong Swimming Pool, Hill St/Mitchell Hwy ~0.8ha;
- c) Dr Ross Memorial Oval, Hill St/Mitchell Hwy ~3.45ha (playing fields, skate park);
- d) Molong Hockey Grounds, corner Bett/Deans Sts ~0.97ha (playing fields);
- e) Hunter Caldwell Park, Shadforth St ~15.5ha (playing fields)
- f) East Molong Tennis Club, Shadforth St ~0.28ha (tennis courts);
- g) Molong Showground & Golf Course, Euchareena Rd ~32.2ha;
- h) Molong Horse Arena, Cemetery Rd ~2.8ha;
- i) Molong Bowling Club, Euchareena Rd ~1.35ha;
- j) Pillans Park, Park St ~0.21ha (passive recreation);
- k) McGroder Park, Wellington/Phillip Sts ~4.61ha (crown land);
- l) Adams Corner, Hill St/Mitchell Hwy ~0.43ha (passive recreation/garden).

No significant change to the existing recreation areas or controls is needed to facilitate reasonable growth at this time.

1.3.4. Community/Business Uses and Employment

The main commercial street is Bank St and the frontage to the Mitchell Highway extending up Gidley, Riddell & Molong Streets with most of this area in Zone B2 Local Centre. There is also a small pocket of Zone B2 for the shop north of Hill St (end of Gidley St). Zone B5 Business Development is used for a highway frontage site at the corner of Watson St (Hwy) and Wellington St.

Some businesses sit outside the business zone in Zone R1 General Residential but most are expected to have 'existing use rights' to enable minor redevelopment.

Molong has a wide range of local businesses. However, over time some local services such as banks have reduced and replaced with services/shops. There has also been some vacancy of commercial premises but overall business in the main street has been stable or growing.

Molong has a variety of community uses including both primary and secondary schools, emergency services, hospital, churches, museum(s) etc. These sit in a variety of land use zones but growth is expected to be limited and land use zoning rarely prohibits these uses.

1.3.5. Utilities/Infrastructure

Sewer

Molong has a Sewage Treatment Plant (STP) located to the north of the town & reticulated sewerage. The STP design loading is ~2,000 Equivalent Persons ('EP') (CSS2012). The projected population for Molong would only need to be at the project average of 0.75%/year to exceed the STP capacity by 2031 (see *Population & Growth* Section below) but the STP can be progressively upgraded to accommodate growth. Connection to reticulated sewer in Zone R1 allows lots to subdivide down to 500m² in Zone R1 General Residential and in Zone R5 LLR West land east of McGroder St to 0.4ha (1 acre) lots.

Water

Molong has historically been supplied with water from Molong Dam (& previously Borenore Dam) (Council as the water authority) via the filtration plant in Molong. However, this is not a secure supply and has been a restriction to growth.

Recently, a pipeline has been constructed from Orange to Molong to provide emergency water supply. This will reduce the risk of water supply failure but is not intended to support significant growth so additional supplies should be pursued. A new bore is being constructed with 50ML license.

The Molong Water Filtration Plant (WFP) is nearing the end of its lifespan and will require significant upgrades in the near future. At this stage Council needs to determine the most cost-effective way to supply water to the town.

There is no current additional capacity to extend potable water supply to LLR areas so they mostly rely on rainwater tanks unless otherwise agreed.

Electricity/Gas

Low voltage electricity is available in most formed streets and can be extended to allow for growth. Molong is fortunate to have high voltage electricity lines running to the substation east of the Showground. There is no gas line near Molong.

Telecommunications

The NBN maps in 2020 suggest that all of Molong and surrounds has potential to connect to the fixed-wireless network for telecommunications/internet that would enable people to run businesses and work remotely.

Waste

Molong has a local waste transfer station located on Packham Drive but waste must be transferred to either Manildra or Cumnock depots. There is the Orange/Regional Waste Facility on Euchareena Rd but Cabonne cannot currently use this facility.

1.4. 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:

- a) **Population:** An estimated population in 2019 of ~1,877 is sufficiently high to sustain a range of local services & facilities if escape expenditure to larger centres is managed. Molong is one of the fastest growing Cabonne settlements.
- b) **Transport:** Molong sits on the Mitchell Highway (Orange-Dubbo) and Broken Hill Railway Line (railway station not operational) so it has higher level transport connections than most of Cabonne's settlements with additional potential for industry, logistics & employment.
- c) **Proximity to Orange/Affordability:** Proximity to Orange and its location on the Mitchell Highway are likely to contribute to some economic growth in the area. As the cost of housing in Orange has significantly increased, there is already some flow-on effects for people seeking more affordable housing.
- d) **Employment/Income:** In 2016, Molong had one of the lowest unemployment rates of the larger settlements at 4.5% (except for Cargo at 2.7%) compared to 6.3% in NSW. As a result, it had the highest median personal weekly income & dwellings with internet access. Outside agriculture/rural industry, the largest local employers are Council (main offices), the local manufacturing industries, schools and retail. This provides a degree of diversity for increased resilience.

- e) **Community Infrastructure:** Molong has the main Cabonne Council offices, both primary & secondary schools, a hospital & medical services, and other community facilities to promote resilience. It also has a significant amount of supported aged care & seniors living units to enable senior citizens to remain in the local community & maintain local population & services.
- f) **Household Composition:** In 2016, Molong had lower single (or lone) person households and more families compared to most other larger settlements (except Cargo & Eugowra) & a high household occupancy rate of 2.5/dwelling.
- g) **Dwelling Types:** Molong had the greatest diversity of dwelling types of the larger settlements with the highest number of flats, terrace, semi-detached or other dwellings. However, it is still dominated by larger (more bedroom) dwellings that are not well matched to the community's needs.
- h) **Tourism & Character:** Potential for increased tourism due to its heritage main streets & buildings, museum(s), a range of local attractions (food/wine), & a range of camping/ accommodation options.
- i) **Retail:** Compared to many villages, Molong has maintained a reasonable level of main street retail, services and activity that meet local & visitor needs.
- j) **Electricity:** High voltage power lines run to the east of Molong. This has enabled investment in a local solar farm and could potentially facilitate energy-intensive uses such as industry.
- k) **Sewer:** Centralised sewage allows subdivision to smaller lot sizes.
- l) **Water:** The recent Orange-Molong water pipeline will provide some additional security for water supply for limited growth.
- m) **Recreation:** Access to a good range of recreation and sporting facilities.
- n) **Community Spirit:** Good community associations foster community spirit and local solutions to community needs with a range of community and visitor events throughout the year.

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

- a) **Flooding:** Molong is one of the larger settlements with flood prone land that constrains growth of the settlement with significant parts of the main street and highway flood affected. Affected areas are more difficult to develop & expensive to get flood insurance and this may restrict some development.
- b) **Other Constraints:** Molong has a number of physical constraints to growth including, but not limited to: steeper land, limestone & rocky outcrops, significant vegetation & sensitive biodiversity, proximity to existing quarries & mineral resources, & a potential (low) for naturally occurring asbestos in East Molong. This can increase development expense/decrease potential.
- c) **Water & Sewer:** The infrastructure section above highlights how existing infrastructure may need significant upgrades to cater for the projected growth. Water security remains a key issue for growth.
- d) **Proximity to Regional Centres:** Molong is outside the traditional 'commuter zone' (15-25 minutes' drive) of Orange where most significant growth, demand & employment is occurring. However, it experiences 'escape expenditure' where people buy most of their goods outside Molong, reducing growth of local retail.
- e) **Ageing:** In 2016, the median age in Molong was 40 years (up from 38 in 2011) with 23.3% over the age of 65. Whilst this is lower than many other Cabonne settlements, with the median age increasing there is a real risk of population decline unless local health services and aged care housing (both limited) allows citizens to remain in Molong. An ageing population may also affect families to support the local schools & employment-aged people to drive the economy.
- f) **Rental Availability/Affordability:** In 2016, Molong had 27.7% of dwellings that were rented, the highest of the larger Cabonne settlements. However, it had the 2nd highest level of households under rental stress (after Canowindra) and 2nd highest level of occupied private dwellings suggesting that there are insufficient rentals/dwellings. This may affect availability/affordability for temporary employees/ lower socio-economic groups.
- g) **Suitable Industrial Land:** Molong has not been identified in the 2008/2020 Subregional Strategies for significant industrial land supply. However, it uniquely has higher-level infrastructure/driver that perhaps are not been leveraged and existing industrial land is constrained.

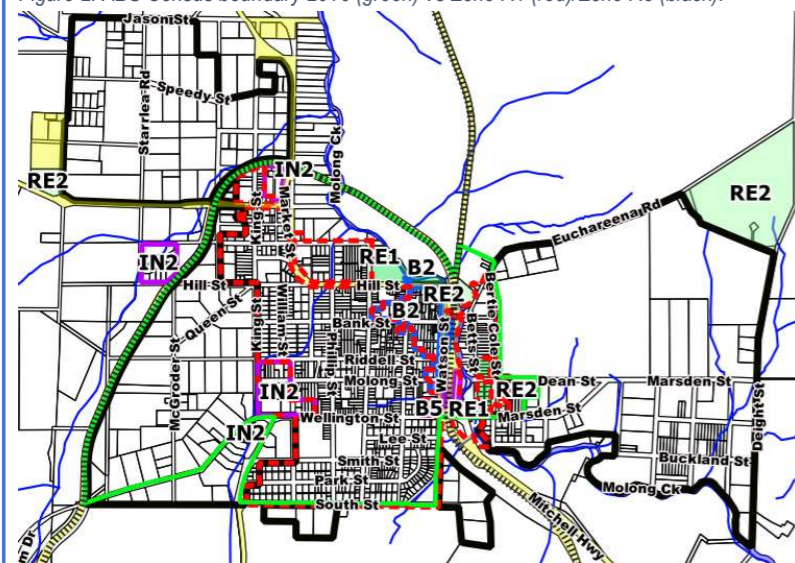
1.5. Population & Dwelling Demand

1.5.1. Census Boundaries

The 2016 ABS Census for Molong's Urban Centre/Locality (see green line Figure.2 below) includes most of the Zone R1 General Residential & employment lands, and most of the West Large Lot Residential (LLR) Area (but not the north, east or south large lot residential areas). Therefore, the census data does NOT represent the entire urban area. The 2011 Urban Centre boundary is the same as the 2016 boundary and the 2006 boundary is slightly larger so figures need adjustment.

We note that Molong is likely to have a rural catchment that utilises the services of this settlement but 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 R1 (red)/Zone R5 (black).



1.5.2. Historic Population

The historic population of the inner urban area of Molong (excl. most large lot residential areas) has been measured by each census and is set out in Figure.3 below. Excluding 1981 & 2001, it has increased every other census period generally by ~0.3-0.6%/year (assuming census boundaries are similar).

Figure 3: Table of Molong's census (core urban) population change 1976-2016 (ABS Census).

Year	1976	1981	1986	1991	1996	2001	2006	2011	2016
Pop.	1,504	1,374	1,400	1,551	1,604	1,560	1,569	1,629	1,674
Chg.	N/A	-130	+26	+151	+53	-44	+9	+60	+45
Period	Change	% Change from Previous Period		Average Annual % Change					
1976 - 2016	+170	+11.3%		+0.28%					
1986 - 2016	+274	+19.6%		+0.65%					
1996 - 2016	+70	+4.4%		+0.22%					
2006 - 2016	+105	+6.7%		+0.67%					

As the Census boundaries do not match the urban boundaries, it is necessary to adjust the urban population to include the dwellings in LLR areas not captured.

Figures.4 & 5 below suggests that there has been an increase of ~21 dwellings/~52 people over 10 years in the urban areas outside the census boundary (see Table below), assuming all new dwellings are occupied. Adding this to the urban census population results in an increase of ~+157 people / 0.9%/year growth.

Figure 4: Estimate of urban population outside census boundary-no. dwellings (2009 & 2019).

Outside Census	Est. 2009 Dwellings	Est. 2019 Dwellings	Change Dwellings	Est. Inc. Pop. @ 2.5p/dwelling (2011/16)
West LLR	5	6	1	2.5
North LLR	22	36	14	35.0
East LLR	33	39	6	15.0
Total	61	82	21	(52.5) 52

Figure 5: 2006-2016 Estimated Population Growth Molong Urban Area.

Total URBAN Area	2009 Pop. Est.	2019 Pop. Est.	Change
Urban Census District	1,569	1,674	+105
West LLR	13	15	+2
North LLR	55	90	+35
East LLR	83	98	+15
Total	1,720	1,877	+157
Av. Ann. %			0.91%/year

The estimated population in 2009 was 1,720 and in 2019 was 1,877 people. From this, a rough estimate at the actual census period in 2016 was 1,790 people from which the future population can be projected in Figure.5 below.

1.5.3. Population Projection

This Strategy makes an estimate of future population projection in order to be able 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 Molong 2021-2041 (20 years) is expected to range from (Fig.6):

- Minimum: +0.3 %/year;
- AVERAGE: +0.75%/year (medium to high population growth);
- Maximum: +1.0%/year.

It is interesting to note that in CSS2012, the population projection expected range 2016-2036 was MINIMUM +0.3%/year; AVERAGE +0.7%/year; MAXIMUM +1%/year. In reality from 2006-2016 the population growth was ~0.9%/year, close to the maximum projection of 1%/year.

The Table below projects the population based on this range and higher/lower figures to allow it to be tested at each census. Growth within the expected range will place pressure on services/infrastructure and affected dwelling demand (see below).

With current populations, it would only take relatively 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).

1.5.4. Estimated Dwelling Demand

Existing Dwellings

A review of dwellings in the late 2019 aerial photo + under construction by Oct 2020 found ~601 dwellings in Zone R1 + ~18 dwellings in Zones B2/IN2 + ~42 dwelling in West LLR area = ~662 (excl. units - similar to Census 2016 ~728 dwellings) and ~86 dwellings in Zone R5 (outside the census boundary), a total of ~748.

There was an occupancy rate in the inner urban area in 2016 of ~2.5 people/dwelling and it is assumed that the large lot residential areas would be similar. This is ~1,870 people (similar to the 2019 population estimate above of 1,877 people).

Figure 6: This Strategy's population projection range for Molong 2021-2041.

Range of Potential Average Annual Pop. Growth Rates	Av. Ann. Growth Rate	Projected Population – 5 Year Census Dates						
		2016	2021	2026	2031	2036	2041	Δ pop. 2016-2041
VERY NEGATIVE GROWTH	-1.00%	1,790	1,701	1,615	1,535	1,458	1,385	-405
NEGATIVE GROWTH	-0.50%	1,790	1,745	1,702	1,659	1,618	1,577	-213
LOW GROWTH (MINIMUM)	0.30%	1,790	1,817	1,844	1,872	1,900	1,928	138
MEDIUM-HIGH GROWTH (AVERAGE)	0.75%	1,790	1,857	1,927	1,999	2,074	2,152	362
HIGH GROWTH (MAXIMUM)	1.00%	1,790	1,880	1,973	2,072	2,176	2,285	495
VERY HIGH GROWTH	1.50%	1,790	1,924	2,069	2,224	2,390	2,570	780

Dwelling Approvals 2010-2019

A review of Development Approvals from 2010-2019 (10 years) suggests there have been ~55 new dwellings approved in the Molong urban area, an average of ~5.5 dwellings/year including:

- ~32 in Zone R1 (~3.2 dwellings/year); and
- ~23 in Zone R5 Large Lot Residential (~2.3 dwellings/year).

Dwelling Construction 2010-2020

The Vacant Land Analysis Figure(s) on the following page(s) shows that from 2010-2020 (11 years) ~68 new buildings/dwellings constructed/under construction by Oct 2020, an average dwelling growth of ~6.1 dwellings/year including:

- ~36 in Zone R1 (1 in Zone B2); 3.2 dwellings/year (~51.5%);
- ~32 in the Large Lot Residential Zone; 2.9 dwellings/year (~48.5%).

Projected Future Dwelling Demand

If this historical rate is an estimate of future dwelling growth, there may be need for ~122 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 2,285 people (an extra 495 people) and assuming a household occupancy rate of 2.3 people/dwelling (2016 was 2.5) then the required amount of housing is:

- Max. total population (2,285)/occupancy of 2.3 = 994 dwellings – 757 existing occupied dwellings = ~237 new dwellings; OR
- Additional 495 people/occupancy of 2.3 per dwelling = ~215 new dwellings.

Therefore, this Strategy projects an AVERAGE future growth of ~226 new dwellings from 2021-2041 (20 years) or ~11.3 dwellings/year. This is significantly higher than the historic dwelling construction rate (~6.1 dwellings/year) in the last 10 years so it is estimated this will be more likely around ~160 dwellings over 20 years (~8 dwellings/year) supported by the Summary of Growth Potential Section and likely availability of land.

Estimated allocation to each residential zone is similar to historical growth:

- ~80 on smaller urban lots ≤ 4,000m² (~4 dwellings/year or 50%); and
- ~80 on larger residential lots > 4,000m² (~4 dwellings/year or 50%).

1.6. Land Supply

1.6.1. Vacant Land Supply

Based on a review of developed sites in late 2020 (see Figure.7 – vacant sites coloured red), Molong had ~291 lots in residential zones without dwellings:

- ~150 lots in Zone R1 General Residential; and
- ~141 lots in Zone R5 Large Lot Residential (LLR).

The sites (or part sites) marked with black hatching are generally constrained from further development including flood prone lands, drainage issues, trees, or significant out-buildings. Those marked with purple hatching are usually owned by the immediately adjacent dwelling, have ancillary sheds/gardens etc., and are unlikely to be developed in the short to medium term. Removing constrained lots reduces the number of 'vacant' developable lots to a total of ~115 lots:

- ~48 lots in Zone R1 General Residential; and
- ~67 lots in the LLR Zone.

We note that there are larger parcels capable of further subdivision that could provide additional development potential (assuming viable) for a total of ~423 lots:

- a) ~28 lots in Zone R1 General Residential – Total ~76 lots;
- b) ~280 lots in Zone R5 Large Lot Residential – Total 347 lots (including: ~210 lots in the East LLR Zone; ~60 lots in the North LLR Zone; & ~10 lots in the West LLR Zone (east of McGroder St)).

Many people who live in a rural settlement have an expectation of 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: ~38 lots in Zone R1 General Residential; and ~174 lots in the LLR Zone.

1.6.2. Residential Supply & Demand

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

- a) Zone R1: ~38 lot supply; ~4 dwellings/year demand = <10 years' supply;
- b) LLR Zone: ~174 lot supply; ~4 dwellings/year demand = >40 years' supply.

The vast majority of subdivision potential in Zone R5 (LLR) is held by 3-4 land owners so if these are not subdivided in the next 5-10 years then supply in Zone R5 will run-out sooner than estimated above. On this basis, Council should investigate additional Strategy (Growth) Areas in the short term to provide additional urban residential supply and facilitate further subdivision in the large lot residential areas. See the Section on *Strategy (Growth Investigation) Areas* below for more details.

1.6.3. Zone B2 Local Centre/ Zone B5 Business Development

Molong, as a larger settlement, has adopted two (2) business zones for its main business areas: Zone B2 Local Centre for the main retail shops; and Zone B5 Business Development for the rural supplies area.

The first question is whether these zones continue to be appropriate for the town. Zone B2 Local Centre is used regularly for regional settlements and provides sufficient flexibility in terms of permissible land uses. Zone B5 Business Development is less common and there is a question whether it could be combined with Zone B2 Local Centre. The key differences are that Zone B2 permits limited residential uses, tourist and visitor accommodation, and some commercial/ retail premises but these are prohibited in Zone B5. The aim was to maintain the Zone B5 areas in Molong for larger-footprint (quasi-industrial) businesses (currently only used for packaging manufacturing) and to strengthen the main street by consolidating retail uses in Zone B2. It is suggested this distinction is still necessary and does not appear to have affected the owners of these lands so both Zone B2 & B5 should remain.

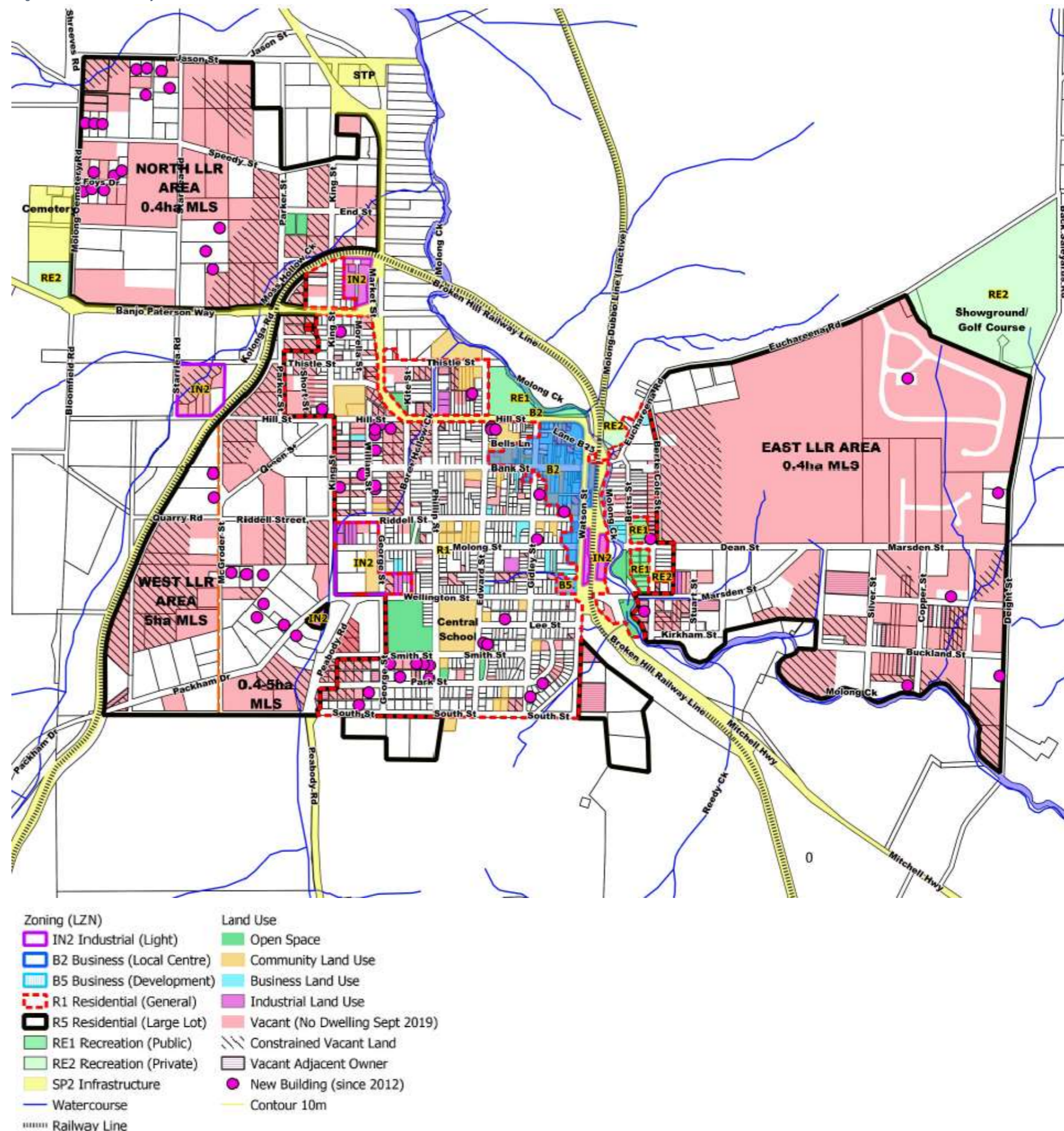
The second issue is whether the business zones need to expand to accommodate growth. In the last 10 years there have been ~40 development applications in Zone B2 & another 4 in Zones B5/IN2 but most of these are for community uses alterations/ additions or change of use of existing buildings. There were few new businesses.

Zone B2 appears to have a limited level of vacancy of existing premises (though some have been converted to dwellings) to allow for some expansion of small businesses within this Zone. There is also a lack of vacant land in Zone B2 to allow for new developments. There is anecdotal evidence that the zoning is restricting opening new business in the fringe areas around existing Zone B2.

Similarly, Zone B5 has no significant vacant land for new developments. However, there is a reasonable amount of vacant land in Zone IN2 Light Industrial areas that are likely to be suitable for businesses that do not have a large retail component. Therefore, Zone B5 does not need to grow at this time.

However, Council should consider either expanding Zone B2 slightly on main streets (see Section on *Future Investigation Areas*) and/or allowing for Zones B2/B5 to expand to lots on the fringes of these zones, possibly using *CLEP2012 Clause 5.3 – Development near Zone Boundaries*. This clause currently includes the business zones but limits the expansion distance to within 20m of the existing business zone. Council may wish to consider increasing this (possibly to ~50m) so that it can allow for reasonable expansion into surrounding zones whilst minimising impacts on residential amenity.

Figure 7: Vacant land analysis.



1.6.4. Zone IN2 Light Industrial

Industrial land supply has been investigated in the 2020 Subregional Strategy and Molong has not been identified for any additional industrial land. The existing Zone IN2 Light Industrial areas have nine (9) vacant (small) lots of which only 4-6 are unconstrained. There are ~16 occupied industrial lots and 9 existing dwellings. This suggests there is limited room to grow for small industrial users and no areas for larger footprint buildings. Whilst outside this strategy, if sewer & water are extended out Euchareena Rd this area could be investigated for industrial growth.

1.7. Opportunities and Constraints

1.7.1. Natural Environment & Hazards

Urban infill & expansion is partly constrained by flood prone lands along Molong Creek, the topography & some steeper lands, some significant vegetation & biodiversity, and mineral potential including existing quarries. See Figure.8 - Key Environmental Constraints Map.

Topography & Drainage

The urban area of Molong lies between approximately 520 metres and 580 metres above sea level. The high points are located to the west, south and east of the Village Zone draining towards Molong Creek and Boree Hollow. Steeper topography to the north-west and south-east is likely to result in additional costs for development that may affect the suitability of vacant land.

Watercourses

Molong Creek is a significant watercourse that flows from near Lake Canobolas through the town and is the primary water source (Molong Dam). There are several local watercourses including Boree Hollow, Moss Hollow & Reedy Creek that can impact development of land.

Flooding

Molong Flood Study (1995 DWLC) and Floodplain Risk Management Study (1997 Bewsher/2011 URS Review) set flood levels along Molong Creek (confined to the urban area) where flooding can occur with short notice.

The Floodway (high hazard) impacts some land along Betts St & Hill/Thistle St. The Flood Fringe (lower hazard) impacts a significant amount of the business area east of Edward St and urban land north of Hill St and along Bett St.

Overland flow & minor flooding along the other watercourses, particularly along Boree Hollow Creek is expected to impact a significant amount of the inner urban area, though flood studies do not extend along all relevant watercourses.

Vegetation & Biodiversity

Sensitive biodiversity usually aligns with significant vegetation, mostly along Molong Creek but also in the North & East LLR areas where it is likely to pose a significant constraint to infill development and to growth of the town to the west and south.

Bushfire

Based on the RFS (2003) Bushfire Prone Land Maps – Molong is not significantly affected by bushfire near the urban area. However, there are bushfire prone lands to the west, pockets of vegetation in the LLR areas, and a risk of grass fires. This is not currently a major constraint to development.

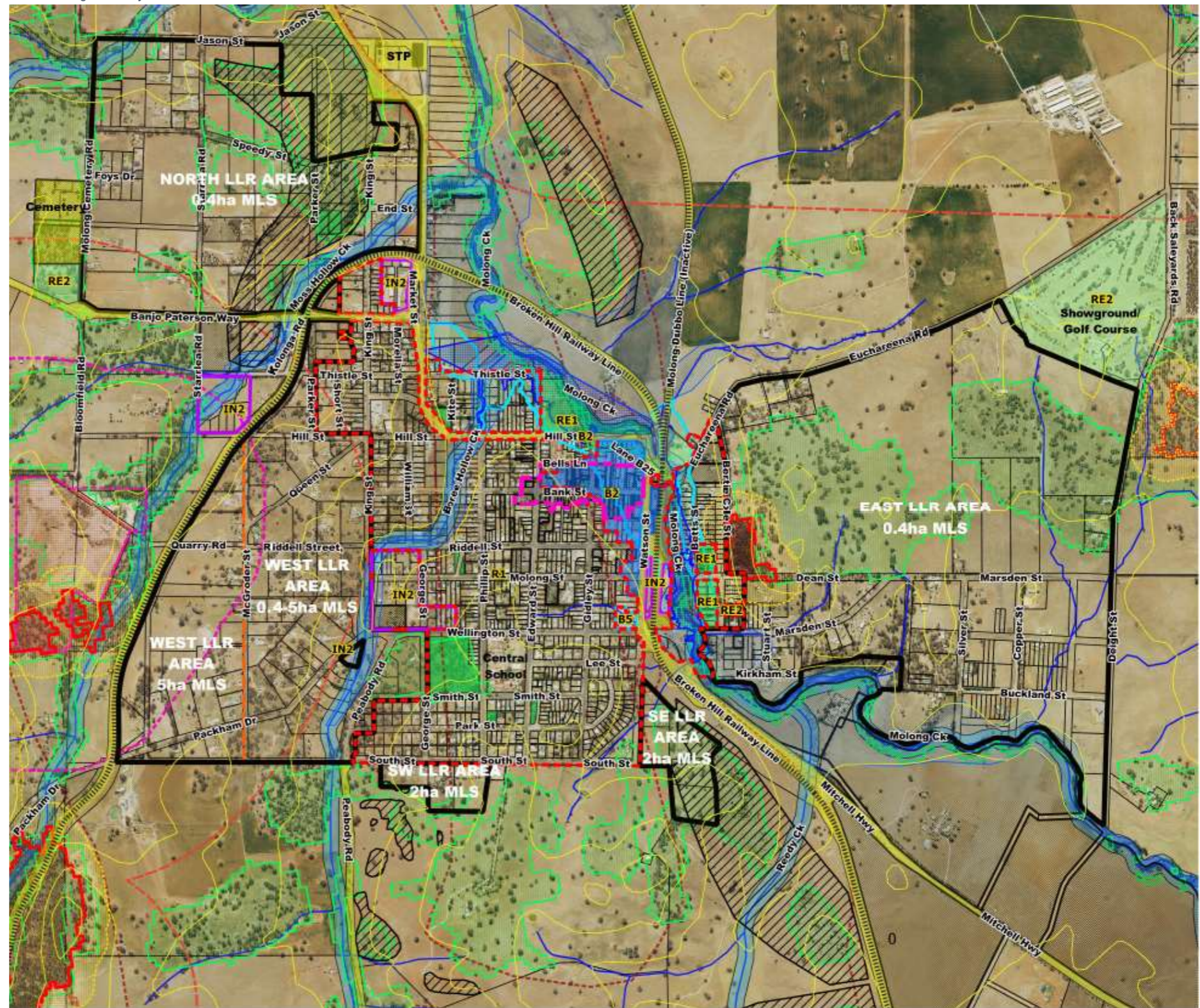
Geology

Geology is a significant constraint for Molong as most of the West & North LLR areas and part of the inner urban area is built over karst (limestone) (see more detail in Section 1.6.4 below) resulting in rocky outcrops. Naturally occurring asbestos has a LOW potential across areas east of Molong Creek.

Groundwater

The CLEP2012 Groundwater Vulnerability Map(s) for Molong show most of the Large Lot Residential (LLR) areas are affected by moderately high to high groundwater sensitivity (though most of the inner urban area is not affected). This is not a major constraint to land serviced with reticulated sewer & water (where bores are generally limited) and large lot residential land is unlikely to have a significant impact if on-site effluent systems are appropriately designed & bore consumption minimised.

Figure 8: Key environmental constraints – MOLONG.



LEGEND

- Railway Line
- Contour 10m
- Zoning (LZN)**
 - IN2 Industrial (Light)
 - B2 Business (Local Centre)
 - B5 Business (Development)
 - R1 Residential (General)
 - R5 Residential (Large Lot)
- RE1 Recreation (Public)
- RE2 Recreation (Private)
- SP2 Infrastructure
- Lot Size (CLEP2012)
- Heritage (CLEP2012)
- Heritage Cons. Area Molong
- Env. Constraints**
 - Watercourse
 - Riparian Watercourse
 - Floodway (Molong 2011)
 - Flood Fringe (Molong 2011)
 - Sens. Biodiversity (CLEP2012)
- STP Buffer (400m)
- Karst/Limestone (NRK)
- Rocky Outcrops
- Mineral Resource + Buffer (2014)
- Mine/Quarry
- Mineral Buffer
- Buffer 500m Quarry

1.7.2. 2008 Subregional Strategy

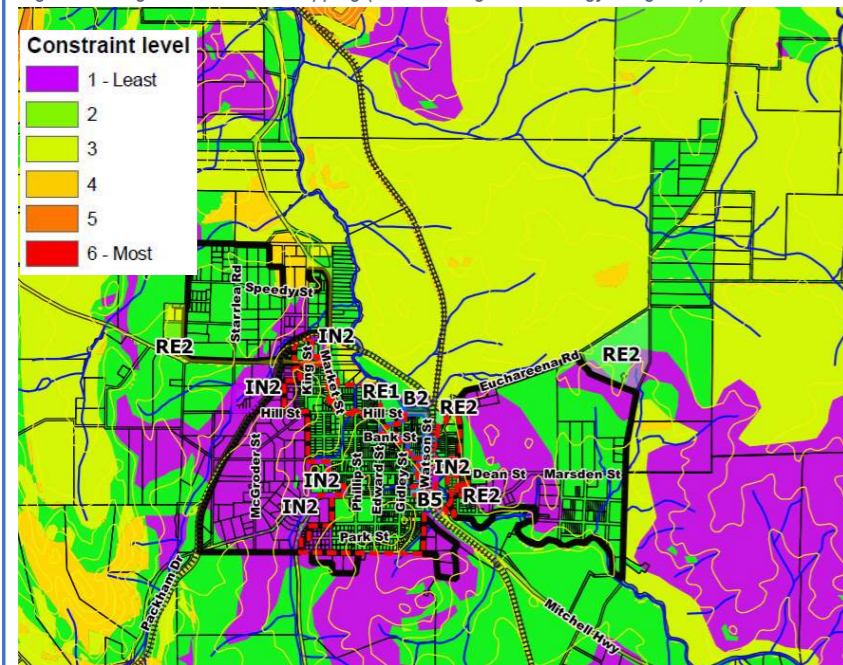
Whilst the 2008 Subregional Strategy did not make recommendations for individual settlements, it did provide constraint analysis for the entire Shire that is unlikely to have changed significantly in 2020.

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 Molong (see Figure.9 below) shows that the least constrained land (Level 1) is mostly located in the West LLR area (though this is within the quarry buffer), part of the East LLR area, and to the south and east of the existing urban area. Most of the existing inner urban area is in Level 2 Constraint area and this extends out to include most of the remaining LLR areas.

At this stage, additional infill development within the existing Urban Area including the Large Lot Residential areas and some future investigation of lands to the east and north-west is consistent with the 2008 Subregional Strategy.

Figure 9: Weighted Constraint Mapping (2008 Subregional Strategy – Figure.6).



1.7.3. Agriculture

The NSW Government agricultural policy is to try to protect higher quality land from unnecessary urban encroachment or land use conflict (e.g., 'Right to Farm' policy). 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 verified at the property level.

Figure.10 below suggests that there are Class 2 lands along the floodplains of Molong Creek and out to the north-east of Molong along Belgravia Rd. Most of the existing urban lands of Molong are in Class 3-4 soils.

More recently, the NSW Government has also produced mapping of Biophysical Strategic Agricultural Lands (BSAL) across NSW (see Figure.11 - though this mapping is for the purpose of preventing land use conflict with extractive industries, not urban growth). BSAL lands are mapped predominantly east of Molong Creek/ the Mitchell Hwy extending out Eucharanea Rd.

In the Central West Pilot (2012) Agricultural Study – mapping for Cabonne suggests that land immediately around Molong is also important cropping and grazing land (though NOT horticulture/viticulture) and important medium wool producing land.

Therefore, there are some important agricultural lands around Molong and expansion of urban areas should seek to protect these where possible (though due to Molong's limited urban growth areas, some impact may be inevitable).

Figure 10: Indicative map of Agricultural Land Capability Classes around Molong.

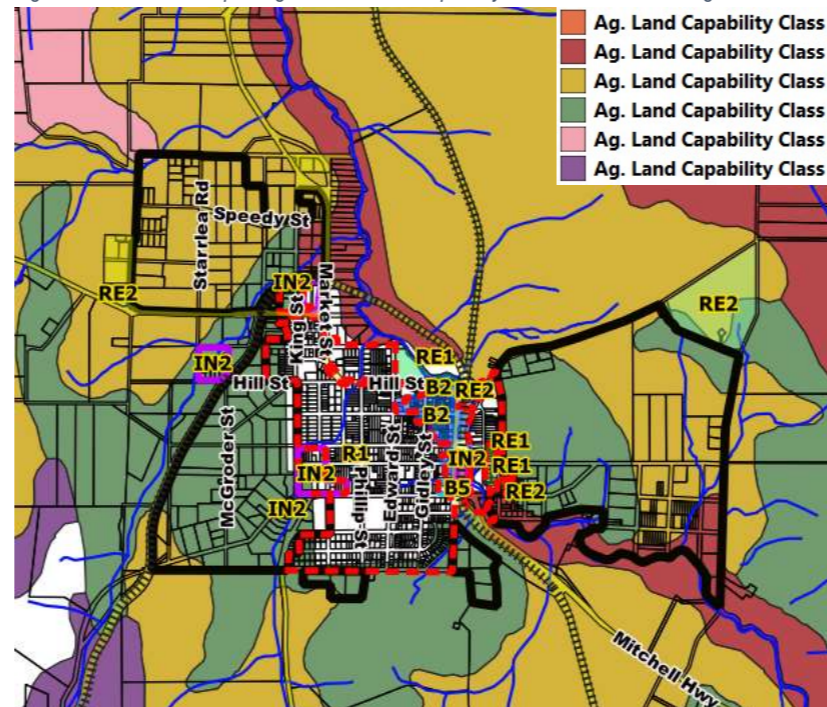


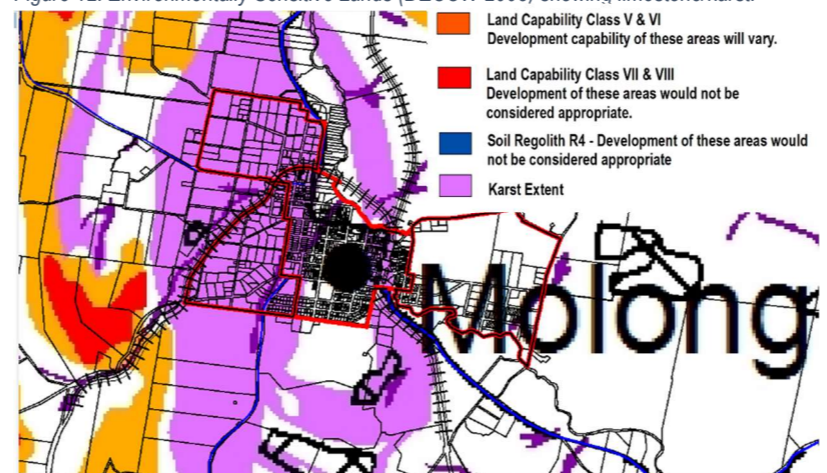
Figure 11: Biophysical Strategic Agricultural Land mapping (Sheet 23) excerpt for Molong.



1.7.4. Limestone/Karst/Rocky Outcrops

Molong is unique in being constructed over a rare limestone (or 'karst') belt that runs through West & East Molong (see Figure.12 below). Limestone outcrops can make it more expensive to develop sites & pose risk of unstable geology & difficulties with on-site effluent systems & installation of reticulated sewer.

Figure 12: Environmentally Sensitive Lands (DECCW 2008) showing limestone/karst.



1.7.5. Mineral Resources

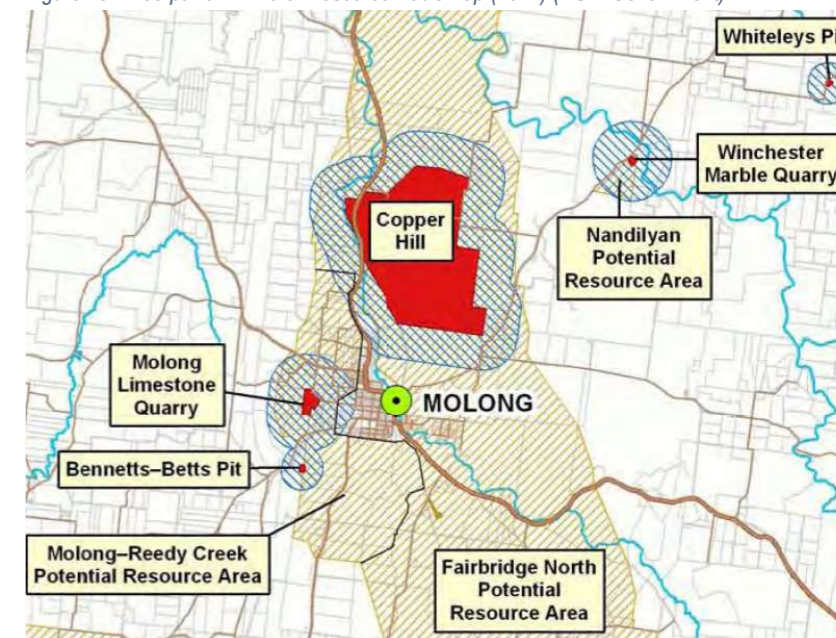
Growth of urban and residential uses should also seek to avoid or minimise impacts on known existing extractive industries or areas with potential mineral resources. Figure.13 below is an excerpt from the 2012 Mineral Resource Audit mapping for Cabonne. It shows that Molong sits in the Fairbridge North / Molong & Reedy Creek Potential Resource Areas & is already within the buffer to the Molong Limestone Quarry to the west and potentially the Copper Hill identified resource to the north.

In CSS2012/CLEP2012 growth in Molong's West LLR area was reduced with an MLS of 5ha (unless serviced east of McGroder St). However, the West Molong Area would be a good area for increased expansion of smaller urban lots if it can be serviced. Further investigation is needed of the lifespan of Council's Limestone Quarry and its impacts on surrounding residential areas to determine an appropriate buffer.

Copper Hill is still in the planning phase and there is no guarantee it will proceed, even with today's high gold prices. Regardless, residential development should not be increased in proximity to this resource. However, some rural and other industrial development opportunities may be suitable out Eucharanea Rd.

Therefore, whilst urban residential growth to the west and north may be limited to existing urban areas outside a reasonable buffer, growth to the east and south is less likely to increase land use conflicts with existing resources. However, where possible infill development in existing urban areas will have the least impact on future mineral potential.

Figure 13: Excerpt from Mineral Resource Audit Map (2012) (NSW Government).



RESOURCE CLASSIFICATION

- **Identified Resource - areas containing existing quarries, mines, and/or identified resources**
Industry & Investment NSW would generally object to any proposed zoning changes or developments that may prohibit mining or quarrying in these areas. Any proposed zoning changes or developments that may prohibit mining or quarrying in these areas should be referred to Industry & Investment NSW for comment.
- Potential Resource - areas containing potential mineral and/or extractive resources**
Development within these areas could adversely affect or be affected by future mining and/or extractive resource operations. Any proposed zoning changes or developments that may prohibit mining or quarrying in these areas should be referred to Industry & Investment NSW for comment.
- Buffer Zone**
Development within these areas could adversely affect or be affected by adjacent mining and/or extractive resource operations. Any proposed zoning changes or developments that may conflict with mining or quarrying on adjacent lands should be referred to Industry & Investment NSW for comment.

1.8. 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 *Figure 14 - Strategy Growth Areas*.

In Molong, both urban residential and business land also has a number of environmental hazards/constraints that are likely to limit infill development and growth so they are the priority. This Strategy recommends identification of BOTH large lot residential and agricultural land for rezoning for urban residential purposes.

1.8.1. Infill Development within Existing Urban Zones

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 significant number of vacant/under-developed existing lots (usually forming part of a larger holding) as well as some additional subdivision potential in both Zone R1 General Residential 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 limit release of land for development. As land values increase it is expected this position may change. 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 Molong, the following land should be encouraged for additional (infill) development:

a) North Molong Zone R5 Large Lot Residential Area (Infill)

There have been a number of subdivisions and dwelling developments between Molong Cemetery Rd and Starlea Rd north of Banjo Paterson Way. There is still a significant area of under-developed land in this Zone R5 area. As a significant part of this land is owned by the same owner(s) completing recent subdivisions, it is expected this subdivision pattern will continue to keep pace with market demand.

Whilst current subdivision is progressing in a reasonably logical pattern, it is still recommended that a Development Control Plan (DCP) includes a 'Structure Plan' for the area showing how the local road network should be connected.

b) MOL-VIS – East Molong Large Lot Residential Area (Growth Limited)

The land marked as Strategy Area MOL-VIS in the East LLR Area adjacent to Bertie Cole St is an important visual backdrop to the town of Molong, particularly when looking east along Bank St across the town centre.

The land rises from Bertie Cole St up to the ridge running across to Dean St making this land highly visible. In addition, this land has a significant coverage of native trees (as well as a pocket of pine trees in the south-west corner) that gives it a landscape quality that is important to the character of Molong.

The native vegetation is likely to be a significant constraint to development of this land (in part due to the cost of offsetting biodiversity). The importance of this visual catchment also suggests that development should be minimised in this area.

If Bertie Cole St was constructed, it may release some vacant land in the existing urban residential area and support some new housing along the lower contours of that street frontage. However, the aim would be to limit development on the higher contours and near the ridge and retain as many significant trees as possible.

This Strategy recommends that a DCP is prepared with a Structure Plan indicating how this land could be developed, investigating the areas of visual & vegetation significance, and desired local road & pedestrian/ cycle connections. This Strategy is likely to support additional housing at the lower contours along Bertie Cole St whilst minimising development between RL560 and the ridge at around RL580. Additional controls will be needed in either the LEP or DCP to guide development.

1.8.2. MOL1 – North LLR Area (Rezone for Large Lot Res.)

In CSS2012/CLEP2012, Strategy Area MOL1 (Lot 3 Section 2 DP758693 ~1.06ha corner Speedy St & King St) was removed from the historic large lot residential area on the basis of rocky outcrops limiting its development potential and the significant volume of under-developed land in North Molong LLR Area.

Since this area is now developing at a significant pace and recognising the constraints on this land are not as significant as surrounding lands, this area could be placed back into the large lot residential zone. It has a full sealed frontage to Speedy St and is vacant.

As this was previously large lot residential zoned land, we suggest that if the NSW Government agrees, it could be incorporated in a house-keeping amendment or simple Planning Proposal.

1.8.3. MOL2 & MOL3 – East LLR Area (Rezone for Urban Res.)

Strategy Area MOL2 (~66ha) includes several larger land holdings including:

- The land known as 'Golf Course Heights Estate' fronting Euchareena Rd (with an approved subdivision layout for ~73 lots); and
- Lots fronting Marsden St (with an approved subdivision layout for ~23 lots).

Neither of these subdivisions have proceeded to registration/sale of lots. The land owner of the Golf Course Heights Estate is currently investigating alternatives with increased development potential.

Strategy Area MOL3 (~43.5ha) is part of the large holding extending down to Bertie Cole St and also includes Strategy Area MOL-VIS. This section of land is less visible than MOL-VIS and has less constraints as it is flatter land, with less vegetation with access from both Euchareena Rd & Marsden St.

In CSS2012 it recommended retaining the entire East Molong LLR area for large lot residential uses (~0.4ha lots). This was based on urban residential development proceeding to the south of Molong ('Hacienda'). Part of the reasoning was that South Molong is ~1.1km to Bank St whereas East Molong ranges from 1-2.3km from Bank St and is separated by Molong Creek (particularly during flooding).

However, the rapid rate of growth in Molong now requires a broader review of potential sites and if the East Molong area is taken-up by large lot residential uses then an opportunity will be lost for a significant urban growth area.

As Strategy Areas MOL2 & MOL3 are relatively undeveloped, it makes sense to use this land as efficiently as possible (smaller lot sizes) to minimise future need to expand the urban area into surrounding agricultural lands. Below 0.4ha/lot this land would need to be connected to reticulated water & sewer.

Recent analysis of servicing potential suggests that East Molong LLR may be easier/cheaper to connect sewer with drainage falling towards existing sewerage mains. The cost of extending services up Euchareena Rd & Marsden Rd suggests yields should be maximised where it is consistent with the desired future character & site constraints. Therefore, this Strategy suggests MOL2 & MOL3 should be considered for an urban residential zoning if connection to reticulated sewer/water is viable.

CLEP2012 currently only has the following residential zones: Zone R1 General Residential (broad permissibility of residential uses including medium and high density) and Zone R5 Large Lot Residential.

Strategy Area MOL2 & 3 may be more suited to a low-density residential zone (not currently in the LEP) but this requires further investigation. If Seniors Living is proposed then Zone R1 may be more suitable.

There should be a diversity of lot sizes taking into account site constraints ranging from pockets of smaller 500-600m² lots (possibly some Seniors Living areas subject to connection to Bank St services) ranging up to 4,000m² lots (with an average around 1,200-1,600m²). Dwelling lot yield is roughly estimated to produce in MOL2 >300-400 lots & in MOL3 >200-300 lots.

This higher density should be able to fund improved urban design outcomes including, but not limited to: local road connections between adjacent sites; on-site stormwater detention and water quality management; and pedestrian & cycle connections back to Bank St.

It is important to note that there is a low risk of Naturally Occurring Asbestos on lands east of the Broken Hill Railway Line/Molong Creek. This should be addressed in any geotechnical study.

There is significant large lot residential growth potential in North Molong LLR area (~60 lots) and south of Marsden St in East Molong LLR area so MOL2 & MOL3 are not critical to the short to medium term supply of large lot residential land. However, the consumption of MOL2/MOL3 for urban residential uses will significantly reduce the supply of future LLR land so additional land may be required once North Molong LLR is nearing 60% subdivision.

1.8.4. MOL4 – West LLR Area (Rezone for Urban Res.)

Strategy Area MOL4 (~18.4ha) is located in the West LLR area between King, Hill, Riddell Streets to McGroder St with Queen St providing access through the middle. MOL4 sits in an area with a Minimum Lot Size (MLS) of 5ha unless it is connected to reticulated sewer (& water) when it reduces to 0.4ha (1 acre). It is made up of ~11 lots ranging from ~0.4ha to ~2.4ha with ~9 dwellings.

It is a logical extension of the existing urban area. It is <1km to Bank St town centre (via Riddell St) & it is adjacent to the hospital. It has a limited number of owners and several of the lots are for sale in November 2020. As Molong has limited unconstrained land to allow for urban residential growth it is highly appropriate to investigate this land further before it is consumed for large lot residential uses.

In 2009, Council placed a moratorium on subdivision of land within 1000m of Molong Limestone Quarry to protect the viability of the quarry & minimise impacts from blasting & operations. The karst/limestone present under this area also raised issues of on-site effluent management.

In response, CSS2012/CLEP2012 minimised further subdivision west of McGroder St by including a 5ha MLS, and land east of McGroder St requires connection to reticulated sewer (& water) to subdivide to 0.4ha (noting that existing lots can apply for a dwelling even if they are below the min. lot size).

It should be noted that a recent rezoning proposal for several of the lots was recently refused by DPIE and it is hoped this Strategy would provide the framework for reconsideration of this position.

In summary, the area has a number of opportunities, including (but not limited to):

- Some owners have already shown an intention to seek an urban zoning;
- There is an opportunity with a number of the blocks for sale in November 2020;
- There is limited existing development to constrain its redevelopment;
- It is outside the 500m buffer to the Molong Limestone Quarry and blasting (requiring a 1000m buffer) is likely to be limited in frequency/impact;
- The land south of Queen St has more significant karst/rocky outcrops but there is flatter less constrained land towards Queen St;
- If this area is to be serviced with reticulated sewer/water to achieve 0.4ha lot sizes, it may as well decrease to 0.1-0.2ha lots (subject to other constraints). The additional yield may assist with offsetting the cost of extending reticulated sewer to this area. Reticulated water already runs down part of Queens St;
- This area could extend in the future to the south subject to constraints including topography, rocky outcrops & vegetation.

On this basis, the Strategy recommends this area is investigated for urban residential expansion. It may also be suitable for some Seniors Living in close proximity to the hospital if there is access to Bank St services.

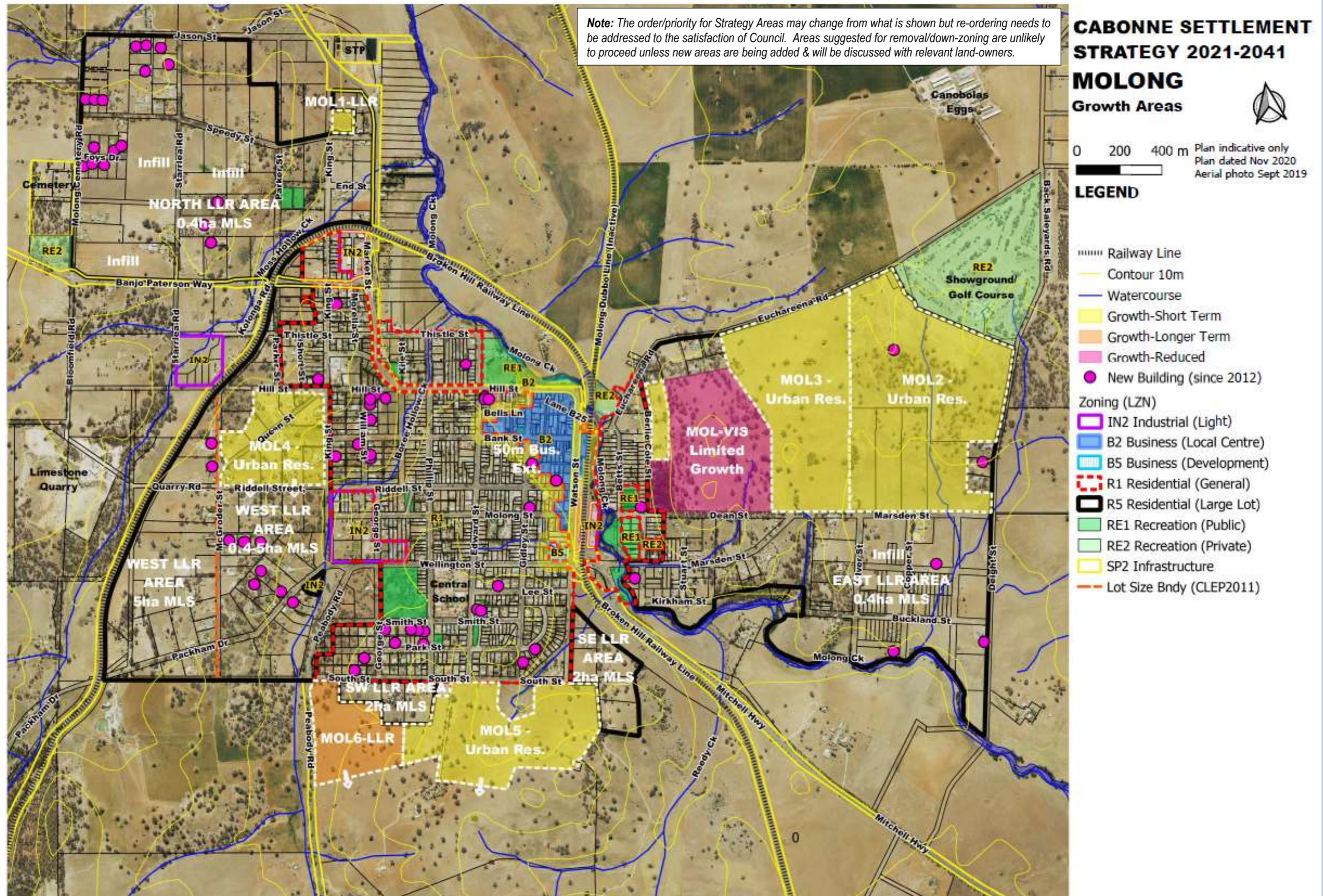
1.8.5. MOL5 – South Molong (Rezone for Urban Res.)

If the proposed urban residential expansion into East Molong (Strategy Areas MOL2/3) does not proceed within a reasonable time/responding to market demand, then there is potential to consider urban residential growth to the south of Molong into Zone RU1 Primary Production. This area was previously identified in CSS2012 and earlier strategies. It includes part of the historic 'Hacienda' property.

Strategy Area MOL5 (~32ha) provides a potential area for future urban residential use extending from South St down to the 'Hacienda' homestead to the south, south-east to Council's water reservoir, and east to where the karst extent begins. This area predominantly drains towards South St.

This area is recommended for future urban residential (500-2,000m² lots) subject to addressing constraints including, but not limited to: tree protection & biodiversity, protection of the drainage corridor towards South St, viability & capacity of utility connections, & interface with remaining agricultural lands.

Figure 14: Strategy (Growth Investigation) Areas – MOLONG.



1.8.6. MOL-BUS1 & 2 (Extension of Existing Business Zones)

In CLEP2012, Molong's land use zoning was changed from a 'Village Zone' to individual zones for specific uses (e.g., separate business and residential zones). This Strategy seeks to test whether this has restricted growth of businesses that would have traditionally been able to locate anywhere in the former village zone subject to merit assessment. As stated above, there may be some pressure in Molong's business zoned areas for additional growth that is constrained by the Zone R1 General Residential boundary.

Molong's existing town centre along Bank St is also constrained by flooding that affects a significant portion of the town centre east of Gidley St and makes it less attractive to grow new businesses in this area. The Heritage Conservation Area may also make it difficult for larger-footprint businesses or those less sympathetic in a heritage area.

Business Zone Extension

In CSS2012, it was proposed that Council could investigate specifically mapped extensions of the business zone(s) into the residential zone to allow for future growth. This approach provides clarity on permitted land uses in that zone but could have an unintended effect of prohibiting some residential uses in the extended business zone area and thereby reducing flexibility. Ideally, investigation areas would be largely outside the flood fringe (1%AEP+500mm freeboard) and mostly outside the Heritage Conservation Area to create flexibility for development.

Logical extensions to the existing Zone B2 Local Centre area could include:

- West along Bank St up to the hall and community centre;
- South along Gidley St to include another 3-4 lots;
- Along Iceworks Lane between Zone B2 and B5 fronting the highway.

These are generally consistent with the growth areas identified in CSS2012 (p.3-59 & 3-72) and have historically been part of Molong's town centre including a number of existing business and community land uses. There is little vacant land in this area but it could adaptively re-use existing dwellings for businesses. Council has previously been approached to support business uses in this area.

For the land near Zone B5, it already has a number of businesses in this area, some of which have a light industrial quality (self-storage etc.) However, it is unclear if access via Iceworks Lane would be suitable to facilitate growth in this area.

Development Near Business Zone Boundaries

A more flexible approach may be to permit all of the uses permitted in the business zones (with consent) in an area that extends a certain distance from that zone.

CLEP2012 *Clause 5.3 Development near zone boundaries* provides a 'model' for extending permissible uses in limited zones (including some business zones) up to 20m from the relevant zone boundary. However, a 20m extension only adds 1-2 lots in any direction and is incapable of spanning a 20-30m wide road.

This Strategy suggests that a specific local provision with similar wording to Clause 5.3 that specifically targets Zone B2 Local Centre & Zone B5 Business Development with a 50m extension into Zone R1 General Residential (only currently applicable to Molong & Canowindra). This extension is mapped opposite.

Conclusion

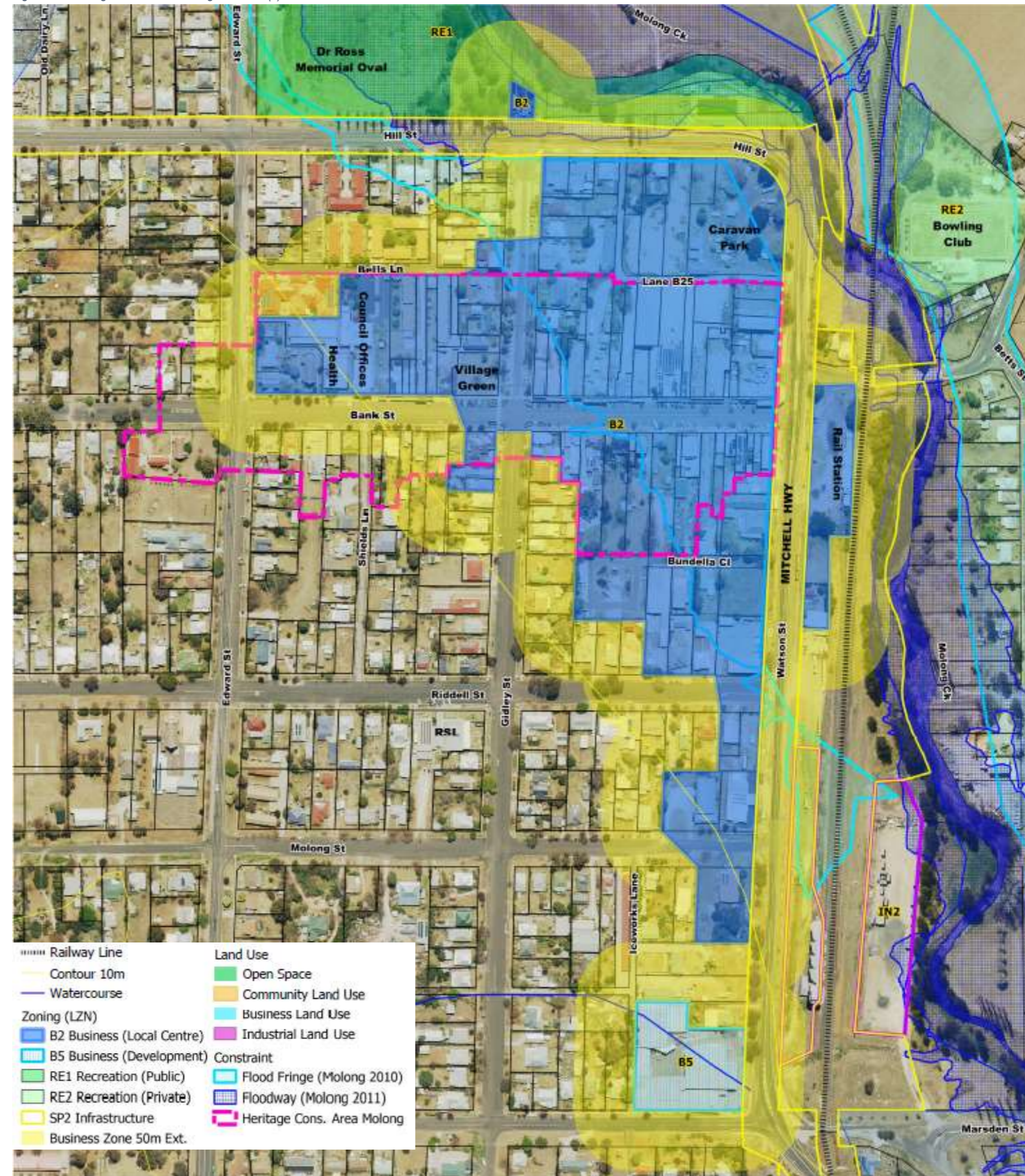
On balance, this Strategy recommends the use of the Development Near Business Zone Boundaries approach but only applying this to Molong (not Canowindra) and including both Zone B2 & B5 (as shown).

This would provide the greatest flexibility for business uses without specifying the specific area or lots included. This covers more land than the Business Zone Extension approach (above), but it is less site-specific in its response and would require careful merit assessment of impacts on neighbouring residential uses.

Largely the 50m extension would cover most of the logical extensions of the Zone B2 area noted above. However, as it does not align to lot boundaries it may require flexibility in its application to apply to all of any lot where the majority of that lot is within the 50m buffer and there is a risk of some confusion where the additional uses would be permitted.

The NSW Government (DPIE) should be approached to test the availability of a local provision in CLEP2012 to achieve this outcome and how to manage these risks.

Figure 15: Molong Business & Investigation Area(s).



1.8.7. MOL6 – South Molong (Rezone for Large Lot Res.)

If Strategy Areas MOL2/MOL3 are converted from large lot residential to urban residential zoning then this will remove up to 75% of the large lot residential supply and reduce the supply to 8-15 years.

In this case, then Strategy Area MOL6 (with future growth potential to the south likely outside the timeframes in this Strategy) could be considered for large lot residential growth. Strategy Area MOL6 (~14.7ha) drains down towards Peabody Rd and sits over a karst/ limestone belt with some pronounced rocky outcrops. This area is better suited to large lot residential uses due to constraints.

Strategy Area MOL7 (~61.5ha) drains west towards Peabody Rd and east into Reedy Creek. The land towards Peabody Rd is affected by karst/limestone. The remainder sits on the ridgeline and may have some visual impact issues. It is likely that this may be suited to large lot residential growth OR possibly some smaller urban lots where the constraints can be managed but servicing of this land would be more difficult.

Once, 60% developed each of these areas may continue to extend to the south, though access & servicing will become more difficult/expensive. A suitable buffer should be retained around the Hacienda homestead.

1.8.8. Cabonne Settlement Strategy 2012 (CSS2012)

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

- a) MOL-VIS – This is consistent with original recommendation for development on lower contours and retention of existing vegetation;
- b) MOL1 – This land was taken out of the LLR area by CSS2012 and is now put back into Zone R5 as it has some development potential (minor change);
- c) MOL2/3 – This land was recommended in CSS2012 to remain in the LLR area but with limited opportunities for urban residential growth this is now recommended for inclusion in an urban zone with higher density;
- d) MOL4 – Again, due to limited opportunities for urban residential growth this is now recommended for inclusion in an urban zone with higher density as long as it has connection to reticulated water/sewer (already in CLEP2012) and addresses blasting impacts from the Quarry and the karst/slope;
- e) MOL5/6 – This is consistent with previous recommendations for South Molong extension of urban residential and large lot residential that responds to the karst and slope;
- f) MOL-Business Extension – CSS2012 previously recommended specific areas for extension of the business zone that are mostly within the 50m extension proposed in this Strategy. This Strategy proposes some additional flexibility.

1.9. Minimum Lot Size for Subdivision (CLEP2012)

There has not been any evidence submitted that the current minimum lot size (MLS) in Zone R1 General Residential of 500m² (connected to reticulated sewer) is a major constraint to development so it is not recommended for change at this time.

However, if there is increasing demand in the future for dual occupancies & multi-dwelling housing it may be worth implementing minimum lot sizes for these uses in CLEP2012 (not currently an issue).

The main Large Lot Residential (LLR) area where MLS is an issue is in the West LLR Area along McGroder St. Unless and until the Limestone Quarry is formally closed and unlikely to reopen then this Strategy recommends that the higher minimum lot sizes, particularly within the 500m buffer to the quarry are maintained. However, Strategy Area MOL4 may assist in releasing some smaller lots outside the 500m buffer and this may extend south along McGroder St as demand requires.

There was an enquiry about reducing the MLS for one of the southern large lot residential areas below 2ha but it is understood that an application for community title may be used to avoid the need to amend the planning controls for this land.

For future large lot residential areas, it is worth investigating whether the NSW Government would permit an MLS of 1ha (rather than the standard 2ha) where on-site effluent is appropriately managed) to minimise consumption of agricultural land and produce easier-to-maintain lots.

1.10. Planning Control Recommendations

Rezoning recommendations are in accordance with the Strategy Area recommendations above. Minimum Lot Size (MLS) is reviewed in *Section 1.8* above.

There is currently no comprehensive DCP for Molong though there are DCPs for general LLR areas (DCP6); North Molong Industry (DCP8); Flood Prone Land in Molong (DCP10); advertising signage in the heritage conservation area (DCP13); and relocatable homes (DCP15) – most of which are out-of-date or have limited application.

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.

1.11. 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.