

7. CUMNOCK

7.1. Location

Cumnock is located in the north-western section of Cabonne Shire on Banjo Paterson Way (Obley St) between Molong and Yeoval. It is located ~23km from Molong; ~24km from Yeoval; ~55km from Orange/Wellington; ~73km from Parkes; and ~93km from Dubbo. Therefore, Molong/Wellington/Orange are the closest higher-level service centres.

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.

7.2. Summary

CUMNOCK (2020)	Total	Zone RU5 Village	Zone R5 LLR	Comment
Area	~101ha	~60.14ha	~41.34ha	Excludes Zone RE1/RE2/SP2
Lots	~388	~303	~85	Village + Large Lot Res. lots
Other Uses	Community lots~22; Business lots~11 (many vacant); Industrial lots~18			
Dwellings	~124	~116	~8	2016 Census ~136
Pop. 2016	2016 Census (~272 people) excl. Zone R5 East (+1 dwelling) = ~275			
Est. Pop. 2019	~280 (111 dwellings * 2.52 occupancy 2016)			
Pop. Growth	2006-2016 (-16 people) = -0.56%/year			
Future Growth	Pop. Min -0.7%/year; AVERAGE -0.3%/year; Max. +0.3%/year.			
Vacant Lots	~149	~76	~73	Less constrained vacant lots
+Subdivision	~176	~76	~100	Add subdivision potential vacant
50% likely	~88	~38	~50	50% likely to be developed
Past Dwelling Demand	~0.9/yr	~0.8/year (89%)	~0.1/year (11%)	Dwelling construction/approvals 2012-2020 (aerial + inspection)
Fut. Dwelling Est. Demand	~0.9/yr (18 dw)	~0.8/year (16 (89%))	~0.1/year (2 (11%))	~18 dwellings 2021-2041 (20 years) may be required
Supply/Demand		~38/16 = 48 years	~50/2 = > 40 years	Demand highly unlikely to exceed existing supply > 40 years
Recommend	Infill only. No need for new Strategy (Growth Investigation) Areas.			

7.3. Existing Urban Area

7.3.1. Existing Planning Controls (CLEP2012)

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

- Zone RU5 Village (~60.14ha incl. local roads) permits a wide range of possible land uses (subject to merit assessment);
- Zone R5 Large Lot Residential (41.34ha) largely undeveloped except north;
- Zones RE1 Public & RE2 Private Recreation (Sportsground & Showground);
- Zone SP2 Classified Road (Banjo Paterson Way/Obley St).

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

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

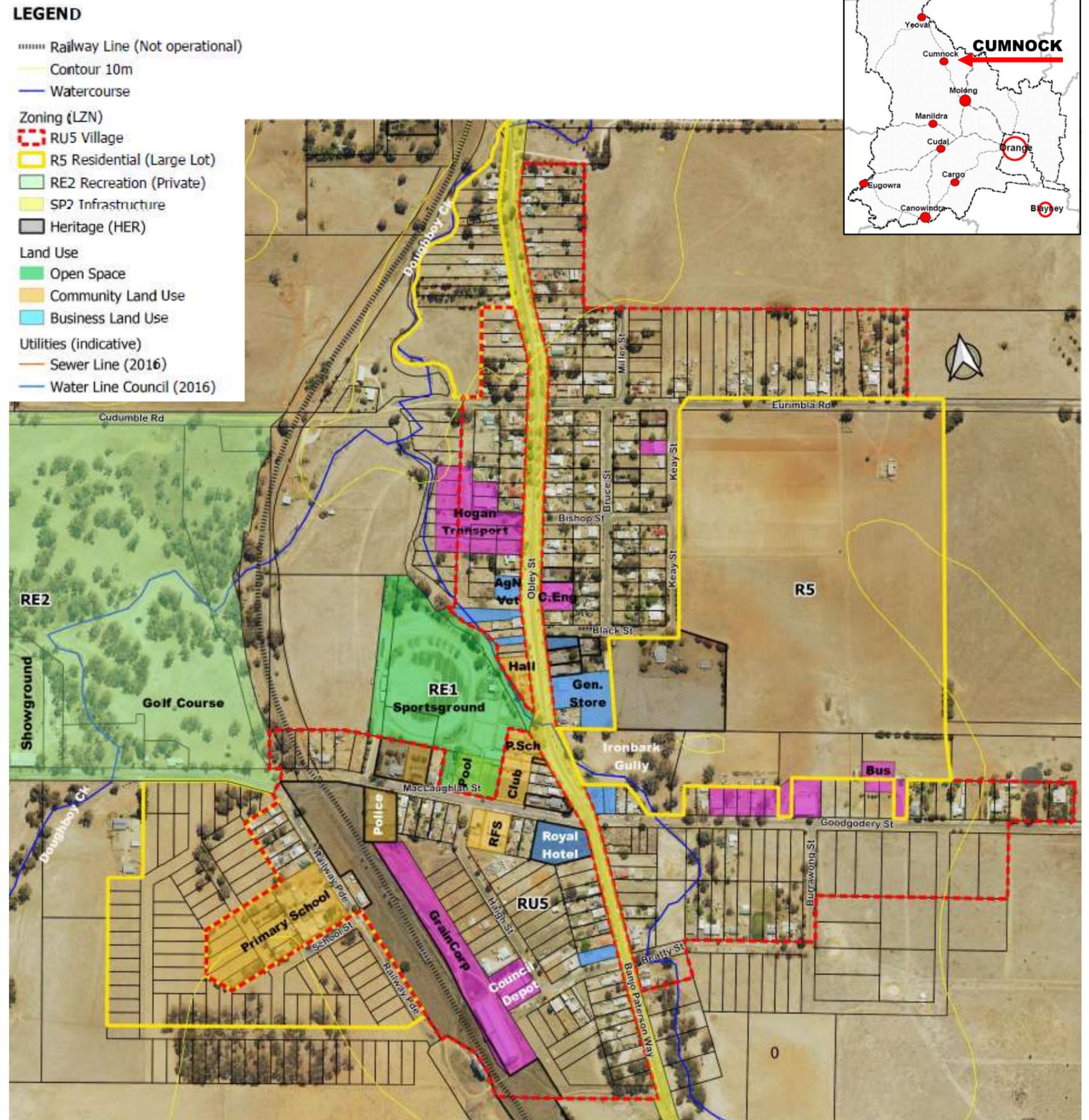
7.3.2. Settlement Pattern

Cumnock has a historic road, block & lot arrangement based on a modified grid pattern that adjusts to the curved railway line and creek-lines.

There are very few standard block/lot arrangements but those between Obley St and Keay St are ~155m north-south and 80m east-west with lots roughly 23m wide by 41m deep (~900m²).

However, there are many deeper and larger lots and most land holdings are 1,800-4,000m² in the Village Zone. Lots are generally oriented just off north-south or east-west except where the grid is modified around the rail line.

Figure 1: Settlement location, zoning, key land uses & heritage.



7.3.3. Open Space and Recreation

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

- Cumnock Memorial Park (sportsground, pool, bowling club, tennis courts, playground);
- Cumnock Showground & Golf Club (9-holes/caravan & camping facility);
- Other open space along the watercourses.

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

7.3.4. Community/Business Uses and Employment

The main commercial street is Banjo Paterson Way / Obley St with the majority of business uses between MacLaughlan St/Goodgodery St and Bishop St. A number of community uses also extend along MacLaughlan St to the railway with the school on the western side of the rail line.

Cumnock has a larger number of services than many villages of similar size including, but not limited to: Police/RFS, K-6 primary school, churches, community hall, local newspaper, general store, takeaway/cafe, rural supplies, mechanical repairs, hotel/pub, bowling club, and waste depot.

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

There are no significant industries other than GrainCorp, rural supplies, trucking operations, mechanical repairs/engineering, and Council depot.

The largest local employer is the school. However, limited employment opportunities correlate with very high rates of unemployment.

7.3.5. Utilities/Infrastructure

Sewer

In around 2012, Cumnock's Sewage Treatment Plan (STP) was constructed to the west of the village and a reticulated sewerage system connected to each of the existing dwellings - a low-pressure system with individual macerators/pumps at each dwelling.

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

The design loading for the Cumnock STP is for 365-370 Equivalent Persons ('EP') (Source: Letter from Council to Dept. of Water & Energy dated 23/24 October 2007). The projected population for Cumnock would need to exceed 1%/year from 2021-2041 (see *Population & Growth* Section below) so it is unlikely to be a growth constraint.

Water

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

Council has recently constructed a water pipeline from Molong to Cumnock and Yeoval to provide emergency water supply (awaiting testing in late 2020). This, of course, relies on sufficient water at Molong. However, it is a significant improvement in water security, even though it would only support limited growth in demand. Council continues to work on improving water security.

Electricity/Gas

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

Telecommunications

The NBN maps in 2020 suggest that all of Cumnock and surrounds has potential to connect to the fixed-wireless network for telecommunications/internet.

Waste

Cumnock waste depot (to the west of the village off Baldry Rd) is a landfill station.

7.4. 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:

- Services:** The proximity of Cumnock to Molong, Wellington and Orange and its location on a key regional road (Banjo Paterson Way) does provide some opportunities for economic growth driven by the larger centres and regional tourism attractions including an alternative route to Dubbo Zoo, Parkes Telescope, Wellington Caves, Goobang National Park, etc.
- Inland Rail/Parkes Hub:** Cumnock is located ~73km/55 minutes' drive from Parkes and may benefit from increased industrial/business activity associated with Inland Rail/Parkes Special Activation Precinct in the next 10 years.
- Transport:** Cumnock sits between the Newell and Mitchell Highways. Banjo Paterson Way is a significant regional road that is a short-cut between Orange and Dubbo, though road quality is better towards Molong.
- Population:** A population in 2016 of ~272 has remained in the 230-300 range over the last 30-years suggesting resilience. It is high enough to support a range of local services and facilities.
- Education:** Access to local primary school with secondary schools at Molong and Yeoval may make it attractive for families.
- Employment:** Outside of agriculture, the school provides some stable employment along with some local retail/transport industries. Mining activity is located closer to Dubbo (or possibly Molong/Wellington areas in the future). With increases in remote work choices for certain professions Cumnock may be able to service Dubbo and Orange.
- Tourism & Character:** Potential for increased tourism due to its location on the Banjo Paterson Way, the art trails, the village's character and heritage, and the camping/accommodation options.
- Affordability:** Compared to other nearby regional cities and larger Cabonne settlements, Cumnock offers affordable land and housing. It has significant supplies of vacant land and subdivision potential (particularly large lot residential) that is relatively easy to develop. It has the 2nd highest level of vacancy of private dwellings (17.6%) suggesting less pressure on housing supply.
- Constraints:** Most of the village is not affected by any significant environmental constraints (see following section for details).
- Sewer:** Centralised sewage now allows subdivision to smaller lot sizes.
- Water:** A more secure water emergency water supply is now available (pipeline from Molong) that removes a major restriction to growth.
- Telecommunications:** A reasonably good level of internet/mobile connectivity in and around Cumnock enables people to run businesses and work remotely.
- Recreation:** Access to a good range of recreation and sporting facilities with recent grant funding for upgrades.
- Community Spirit:** Good community associations foster community spirit and local solutions to community needs.

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

- Proximity to Regional Centres:** Cumnock is outside the usual 'commuter zone' of Dubbo, Orange & Parkes where most significant growth and demand is occurring and there are increased employment opportunities. It is less likely to act as a commuter suburb or benefit substantially from 'flow-on' effects from growth of regional centres. Limited access to local employment and services in Cumnock and distances to key regional centres may inhibit growth.
- Services:** Proximity to Orange, Dubbo and Wellington is likely resulting in 'escape expenditure' where people buy most of their goods outside Cumnock, reducing demand for local retail and service and likely resulting in a number of closure of businesses along the main street that impacts activity/appearance.
- Transport:** Cumnock is not located on a major highway and does not have an active rail transport link. Traffic/passing trade on the regional road is limited due to the reduced road quality compared to the highway routes. Cumnock may not be well suited to major trucking and logistics firms to leverage Inland Rail/ Parkes Logistics Hub.
- Public Transport:** Limited public transport restricts access to services / facilities / employment in regional centres for those without access to private vehicles.
- Population:** There have been some significant variations in population over the last 30 years and this suggests that economic and social changes have a significant impact on retaining a sustainable population.
- Ageing:** In 2016, the median age in Cumnock was 48 years, one of the highest of Cabonne's larger settlement (except for Canowindra/Eugowra) with 27.7% of the population over the age of 65 years. An ageing population places pressure on provision of suitable housing to allow ageing-in-place and aged care/health services, without which there may be additional loss of population to other centres. Unlike Yeoval and Molong, Cumnock does not have an aged care facility.
- Employment:** In 2016, the unemployment rate in Cumnock was 13.6% (the highest rate of Cabonne's settlements compared to 4.3% average in Cabonne) with significant under-employment. There is limited existing local employment or nearby major employers to create a sustainable economic environment and attract working age people. Loss of one or two key employers could have substantial flow-on effects to the population/growth.
- Income/Affordability:** Cumnock had the 2nd lowest median personal weekly income (\$481/week). Even with low land and housing costs – the lower incomes may make a significant amount of housing unaffordable and marginalise particular groups.
- Retail:** Limited local retail services with only local groceries and limited range. This necessitates travel to regional centres which is not always possible or affordable.
- Water Supply:** The recent upgrades provide emergency supplies only to Cumnock. Therefore, the underlying security and quality of water supply may still restrict growth. River/bore water is not treated/potable, requiring reliance on rainfall/tank water.
- Sewerage:** The cost of new connections to the reticulated sewerage scheme is a significant development cost and may restrict further subdivision and growth.
- Energy:** Cumnock is not located near any high voltage power lines or gas lines that can promote renewable energy generation or energy-intensive industrial activity.
- Flooding:** The village has a number of intermittent and significant watercourses that create potential drainage, inundation and overland flow issues during heavy rainfall events that affect significant portions of the Village Zone and may constrain further development in these areas.
- Tourism:** Limited items of tourist interest to act as major destination & generate longer stays compared to some other larger settlements in Cabonne.
- Finance:** Historically it has been more difficult to get bank finance in lower growth areas of Cabonne (to be confirmed).

7.5. Population & Dwelling Demand

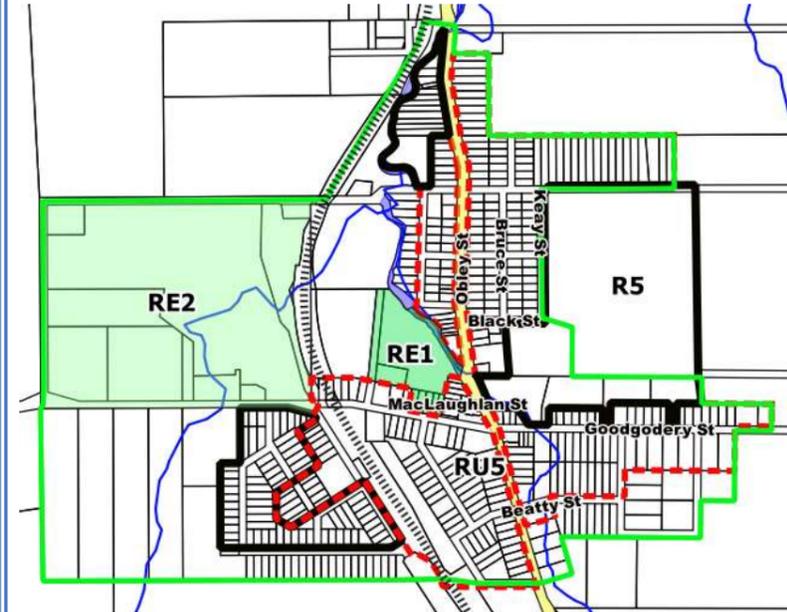
7.5.1. Census Boundaries

Figure.2 below shows how the 2016 ABS Census Urban Centre boundary (green) for Cargo compares to urban zone boundaries - Zone RU5 Village (red) & Zone R5 LLR (black). The Census boundary includes all of Zone RU5 Village and Zone R5 areas to the north and west but only part of the Zone R5 area to the east. However, this only contains one (1) dwelling. A similar Census boundary was used in 2011.

Therefore, the Census boundary is a reasonable representation of the population of the settlement (until the east R5 area develops) with minor adjustment.

We note that Cumnock is likely to have a rural catchment that utilises the limited 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 RU5 (red)/Zone R5 (black).



7.5.2. Historical Population

The historic population of the settlement is set out in Figure.3 below.

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

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

Year	Population	Change	% Change from Previous Period	Average Annual % Change
1976	259	N/A	N/A	N/A
1981	252	-7	-2.70%	-0.54%
1986	236	-16	-6.35%	-1.27%
1991	263	+27	+11.44%	+2.29%
1996	297	+34	+12.93%	+2.59%
2001	270	-27	-9.09%	-1.81%
2006	288	+18	+6.67%	+1.33%
2011	275	-13	-4.51%	-0.90%
2016	272	-3	-1.09%	-0.22%
1976 - 2016		+13	-5.02%	-0.13%
1986 - 2016		+36	+15.25%	+0.51%
1996 - 2016		-25	-8.42%	-0.42%
2006 - 2016		-16	-5.56%	-0.56%

The table above shows that the Census population for Cumnock (Village Zone + most of the Large Lot Residential area) has varied from a low of 236 people in 1986 to a high of 297 people in 1996 and a slight decrease to 272 people in 2016.

This correlates with the ~116 estimated number of dwellings times by the 2016 household occupancy rate of 2.4 people/dwelling = ~278 people.

Over the long term (1976-2016) the average annual growth rate was slightly negative 0.13% but generally the total population has stayed relatively stable between 252 and 300 people over the last 30 years and around 270-280 people for the last 10 years. This suggests a degree of resilience.

7.5.3. Population Projection

This Strategy seeks to make 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 Cumnock 2021-2041 (20 years) is expected to range from (see Figure.4):

- Minimum: -0.7%/year;
- AVERAGE: -0.3%/year (static to low population growth);
- Maximum: +0.3%/year.

It is interesting to note that in CSS2012, the population projection expected range 2016-2036 was MINIMUM +0.3%/year; AVERAGE +0.5%/year; MAXIMUM +0.7%/year (based on 2006 population as 2011 data was not available at that time). In reality, from 2006-2016 the population was slightly negative (-0.56%/year), so the 2012 projection was an over-optimistic.

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

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

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

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

Range of Potential Average Annual Pop. Growth Rates	Av. Ann. Growth Rate	Projected Population – 5Yr Census Dates						
		2016	2021	2026	2031	2036	2041	Δ pop. 2016-2041
VERY NEGATIVE GROWTH	-2.00%	272	245	220	198	178	161	-111
SIGNIFICANT NEGATIVE GROWTH	-1.00%	272	258	245	233	222	210	-62
NEG. GROWTH (MINIMUM)	-0.70%	272	262	253	244	236	228	-44
MINOR NEGATIVE GROWTH (AVERAGE)	-0.30%	272	268	264	260	256	252	-20
LOW-MEDIUM GROWTH (MAXIMUM)	0.30%	272	276	280	284	289	293	21
HIGH GROWTH	1.00%	272	286	300	315	331	347	75
VERY HIGH GROWTH	1.50%	272	292	314	338	363	390	118

7.5.4. Estimated Dwelling Demand

Existing Dwellings

A rough count of dwellings in Cumnock from the late 2019 aerial photo is ~116 (a bit lower than the 136 private dwellings in the 2016 Census).

Dwelling Approvals 2009-2019

A review of Development Approvals from 2009-2019 (10-11 years) suggests there have been only ~7-8 new dwellings approved in this time within the Zone RU5 Village area and possibly only one (1) in the Zone R5 Large Lot Residential area.

Dwelling Construction 2011-2019

The Vacant Land Analysis Figure(s) on the following page(s) shows that from 2012-2020 (8 years) ~7-8 new dwellings were constructed (or adapted) in Cumnock, an average dwelling growth of ~1 dwelling/year.

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

Projected Future Dwelling Demand

If this historical rate is an estimate of future dwelling growth, there may be need for ~20 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 293 people (an extra 21 people) and assuming a household occupancy rate of 2.1 people/dwelling (2016 was 2.4) then the required amount of housing is:

- Max. total population (293)/occupancy of 2.1 = 139.5 dwellings – 116 existing dwellings = 23.5 (24) new dwellings; OR
- Additional 21 people/occupancy of 2.1 = 10 new dwellings.

Therefore, this Strategy projects an **AVERAGE future growth** of ~17-18 new dwellings from 2021-2041 (20 years) or approximately 0.9 dwellings/year.

This is comparable to the historic dwelling growth in the last 8 years and is supported by the *Summary of Growth Potential* Section above.

Estimated allocation to each residential zone is:

- ~0.8 dwellings/year in Zone RU5 Village (16 dwellings); and
- ~0.1 dwellings/year in Zone R5 Large Lot Residential (2 dwellings).

7.6. Land Supply

7.6.1. Vacant Land Supply

Based on a review of developed sites in late 2019 (see Figure.5 – vacant sites coloured red), Cumnock had ~200 lots without dwellings capable of further development:

- a) ~123 lots in Zone RU5 Village; and
- b) ~77 lots in Zone R5 Large Lot Residential.

The sites marked with black hatching are generally constrained from further development by drainage issues, trees, or significant out-buildings and there are also a number immediately adjacent to existing dwelling lots that are unlikely to be developed in the short term (purple hatching). Removing these reduces the number of 'vacant' lots to ~149 lots:

- a) ~76 lots in Zone RU5 Village; and
- b) ~73 lots in Zone R5 Large Lot Residential.

In addition, the large (~19ha) Zone R5 lot south of Eurimbla Rd could support another 30-40 lots (at 0.4ha/lot) or 10-20 lots (at 1-2ha/lot) – say 30 lots average increasing the total Zone R5 land supply to ~100 lots.

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

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

- a) ~38 lots in the Village Zone; and
- b) ~50 lots in the LLR Zone.

7.6.2. Residential Supply & Demand

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

- a) Village Zone: ~38 lot supply; ~0.8 dwellings/year demand = >20-year supply;
- b) LLR Zone: ~50 lot supply; ~0.1 dwellings/year demand = >20-year supply.

Therefore, there is a large existing supply of relatively suitable land in the existing urban zones and a low probability that demand would exceed supply in the 2021-2041 period.

For this reason, there is no need to expand existing zoning into surrounding rural lands or reduce lot size requirements and there is no need to identify future investigation areas for growth.

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

7.6.3. Non-Residential Uses

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

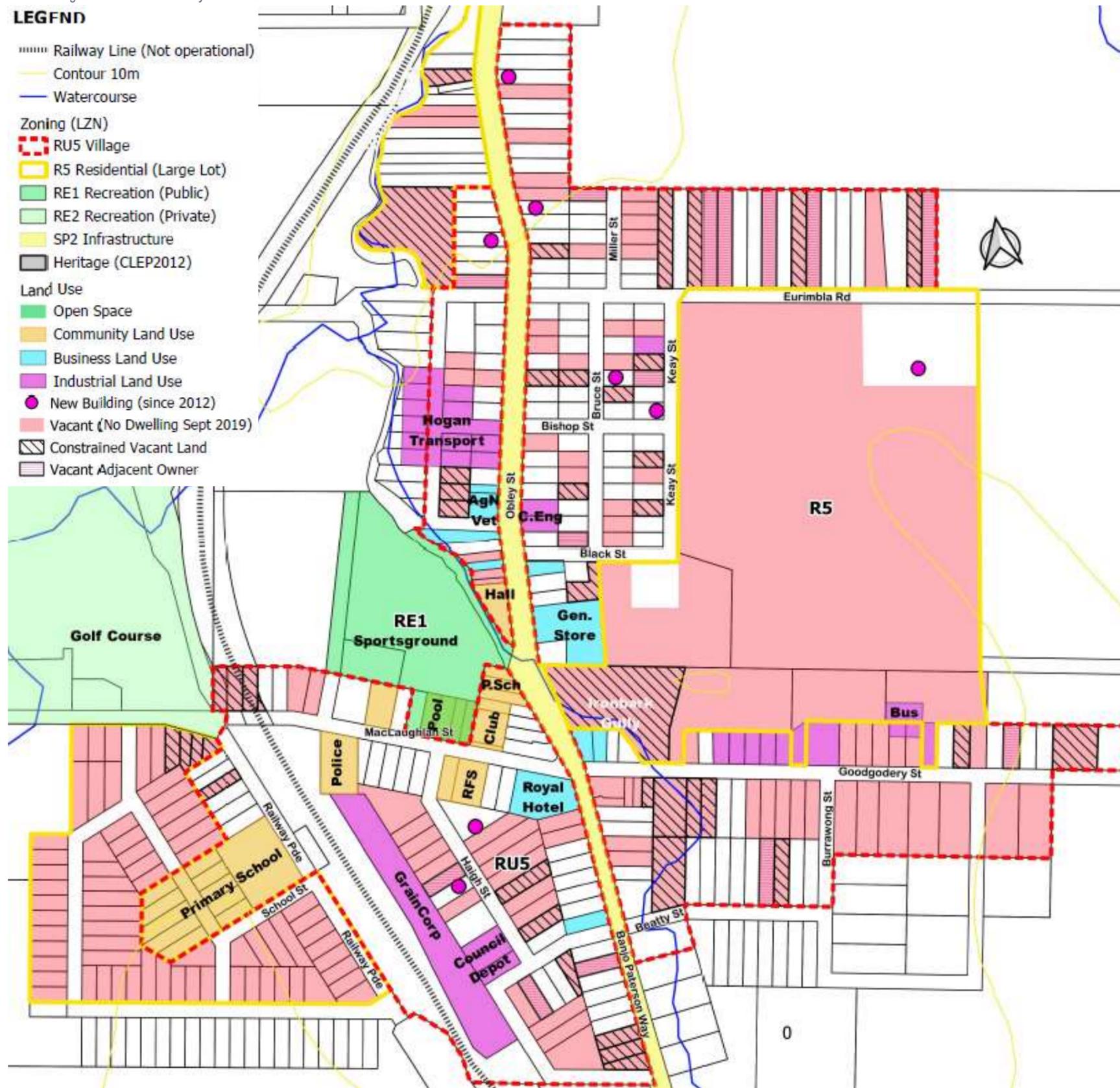
There is also a reasonable rate of vacancy of existing commercial properties to enable some expansion of community or business uses, assuming that demand increases. Since CSS2012 there have been limited applications for community uses and only one business development application that may have involved major changes to land.

Light industry has generally occurred in pockets across the village along Obley St, Goodgodery St & Haigh St (primarily as transport operations, depots and rural industry support services). Demand appears low at this time and Cumnock may not have the same attraction for larger industry as other settlements in Cabonne or adjacent local government areas.

Industry should not unduly be constrained in location as long as impacts on residential amenity can be managed. However, if a larger operation needed land it could investigate vacant land along Haigh St.

For these reasons, there is sufficient supply of land for non-residential uses.

Figure 5: Vacant land analysis for settlement.



7.7. Opportunities and Constraints

7.7.1. Natural Environment & Hazards

Cumnock is relatively unconstrained by environmental hazards or environmentally sensitive areas except for lands in close proximity to Ironbark Gully or Doughboy Creek (see Figure.6) with summary as follows:

Topography & Drainage

Cumnock has flat to slightly undulating land with no steep slopes, reducing the cost of development and cut/fill of land. It rises to the south-west (near school) and south-east (Goodgodery St) and falls to the north and village centre. As a result, the land is generally well drained except flatter lands near the watercourses.

Watercourses & Biodiversity

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

There are very limited pockets of mapped significant vegetation / sensitive biodiversity, most located in the Showground or along/in close proximity to these watercourses but it is not a major constraint to development.

Flooding

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

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

Flood impacts along Doughboy Creek are likely to be largely outside the existing Village Zone and only affect recreational lands. Ironbark Gully has the greater impact flowing through the centre of the village and creating a low point between Beatty St and Goodgodery St.

Some vacant land in Zone RU5 Village has not been developed most likely due to flood risk and should be excluded for future growth. The Zone R5 Large Lot Residential lands (that have the greatest growth capacity) generally sit on higher lands with limited likely flood risk.

Groundwater

All of the existing urban area is within an area of moderately high to high groundwater vulnerability. As Zone RU5 Village area is generally serviced with reticulated water & sewer this is less of an issue. The Zone R5 Large Lot Residential areas are unlikely to have reticulated water/sewer so conflicts with bores should be avoided through appropriate on-site effluent management. Due to water security issues, there may be a number of bores and care should be taken not to deplete groundwater or risk its contamination.

Bushfire

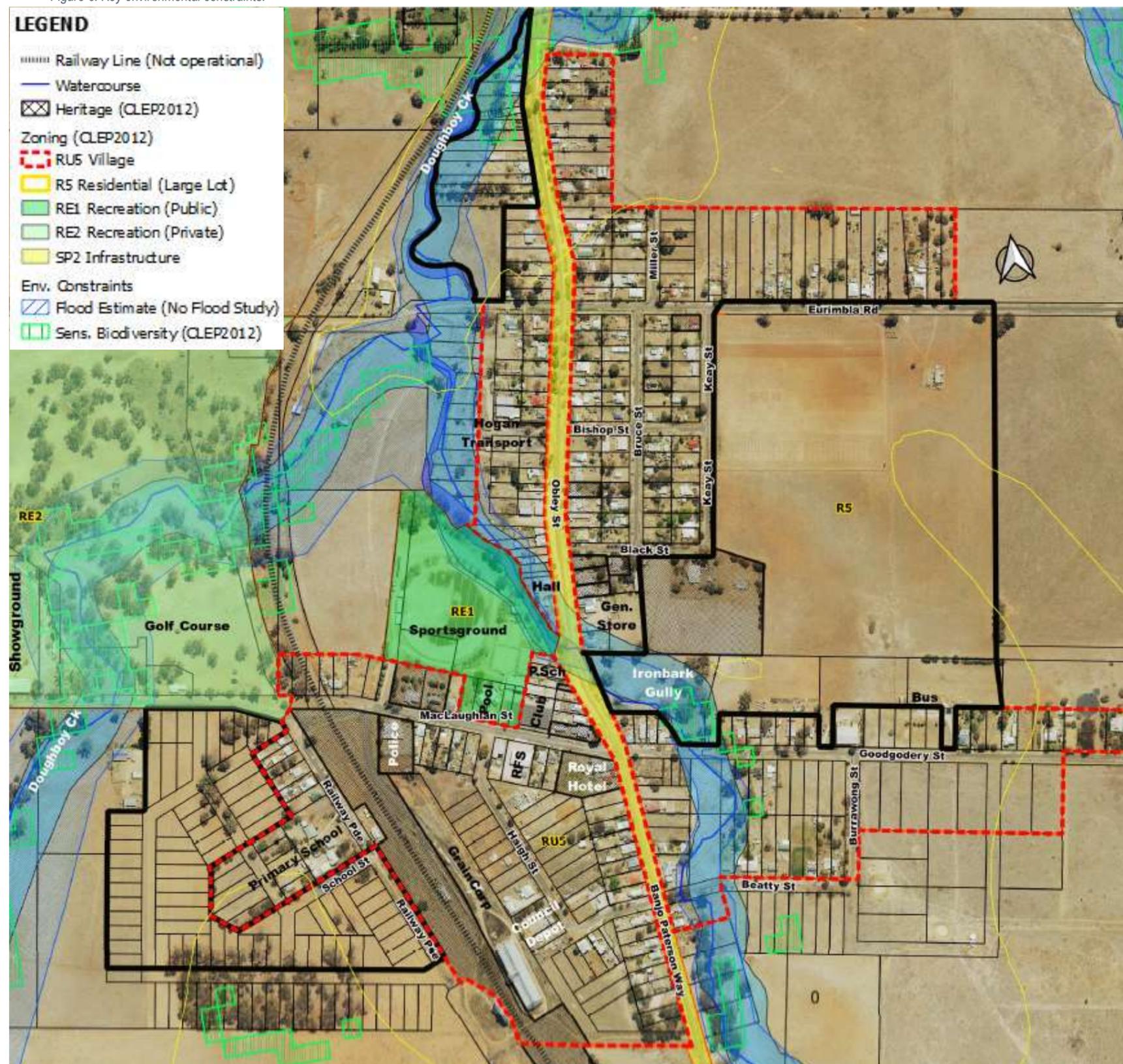
Cumnock does not have any mapped bushfire prone lands within or immediately adjacent to the urban area according to the RFS 2003 mapping. However, this may change with more recent mapping that includes grasslands and no land is risk free.

The denser vegetation areas are generally in the recreation grounds and to the south-west of the village where higher fuel loads pose a greater risk. However, generally Cumnock has a lower risk than many other settlements in Cabonne and it is unlikely to affect infill development and growth (except possibly development south of the school).

Geology

Cumnock does not appear to be affected by difficult geology such as karst (limestone) outcrops or naturally occurring asbestos, though there are belts of karst to the west and east of the village. However, some sites may be rocky and this can affect development costs for cut/fill for foundations or laying utilities/services.

Figure 6: Key environmental constraints.



7.7.2. 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.

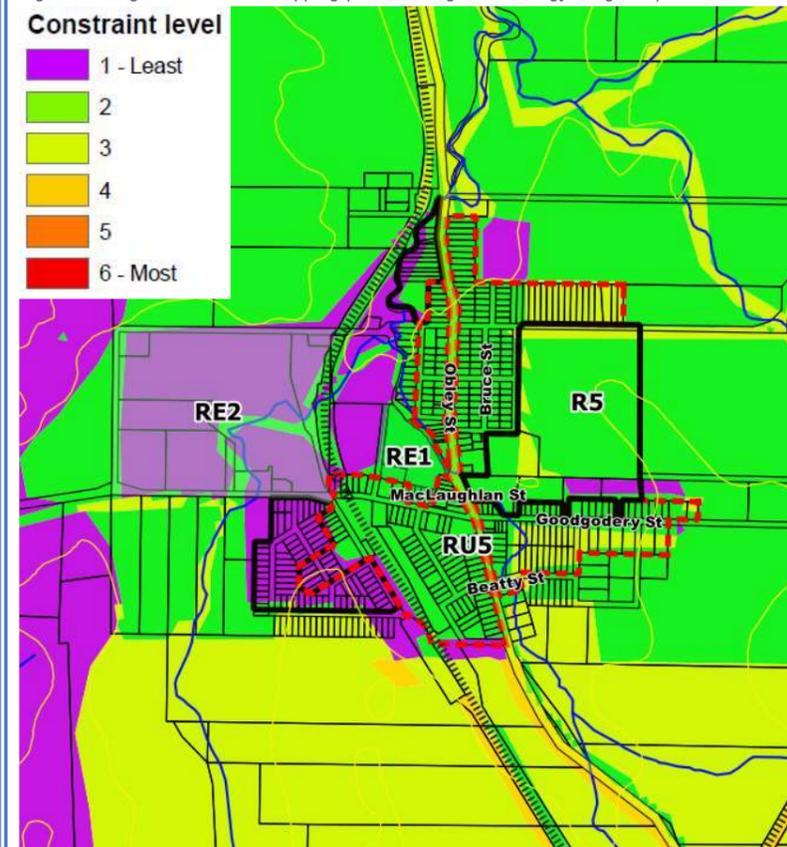
The Soft Constraints Analysis provided a weighting to various constraints and represented them as levels from 1 (least) to 6 (most) constrained. However, we suggest that this mapping did not factor in all of the constraints and requires site specific testing.

The Constraints Mapping around Cumnock (see Figure.7 below) shows the land that is easiest to develop (Level 1-purple) corresponds mostly with the Showground and the large lot residential lands to the south-west with small pockets on the fringes of the existing Zone RU5 Village areas.

Beyond the fringes, the Constraint Level increases to Level 2 in most of the existing urban area and Level 3 to the south which is less desirable for development, probably due to the need to protect higher quality soils for agriculture (see next section).

At this stage, additional infill development within the existing Village Zone and Large Lot Residential areas is unlikely to have a significant impact on agriculture.

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



7.7.3. Agriculture

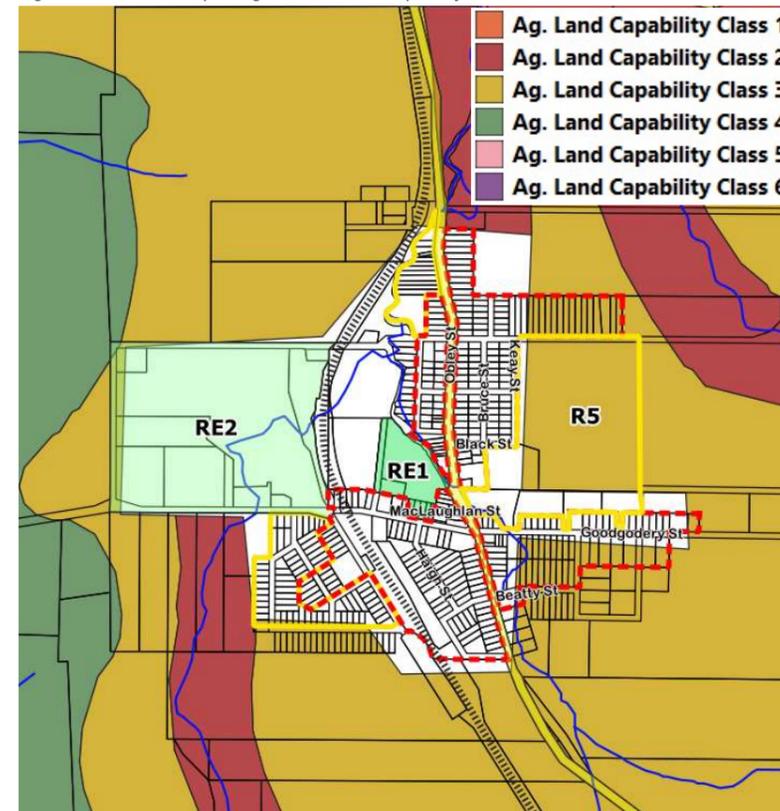
Agricultural land (outside urban areas) has historically been classified according to land capability Class 1 (high quality) though to Class 6 (low quality) though this system is limited in its application and isn't accurate at the property level.

The 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). Figure.8 map below suggests that land immediately surrounding Cumnock is mostly in Class 3 with small 'bands' to the south-west and north/north-east in Class 2 which is higher quality and less common throughout Cabonne.

The recommendation of this Strategy is that there is no need to identify additional land for urban expansion for Cumnock at this time – so there should be no increase in impact on agriculture, other than development of existing zoned land. Generally, larger lot residential (Zone R5) provides a partial buffer to large agricultural holdings. Cumnock is not identified as being in or near Biophysical Strategic Agricultural Land (BSAL) on the NSW Government mapping (though this mapping is for the purpose of preventing land use conflict with extractive industries, not urban growth).

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

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

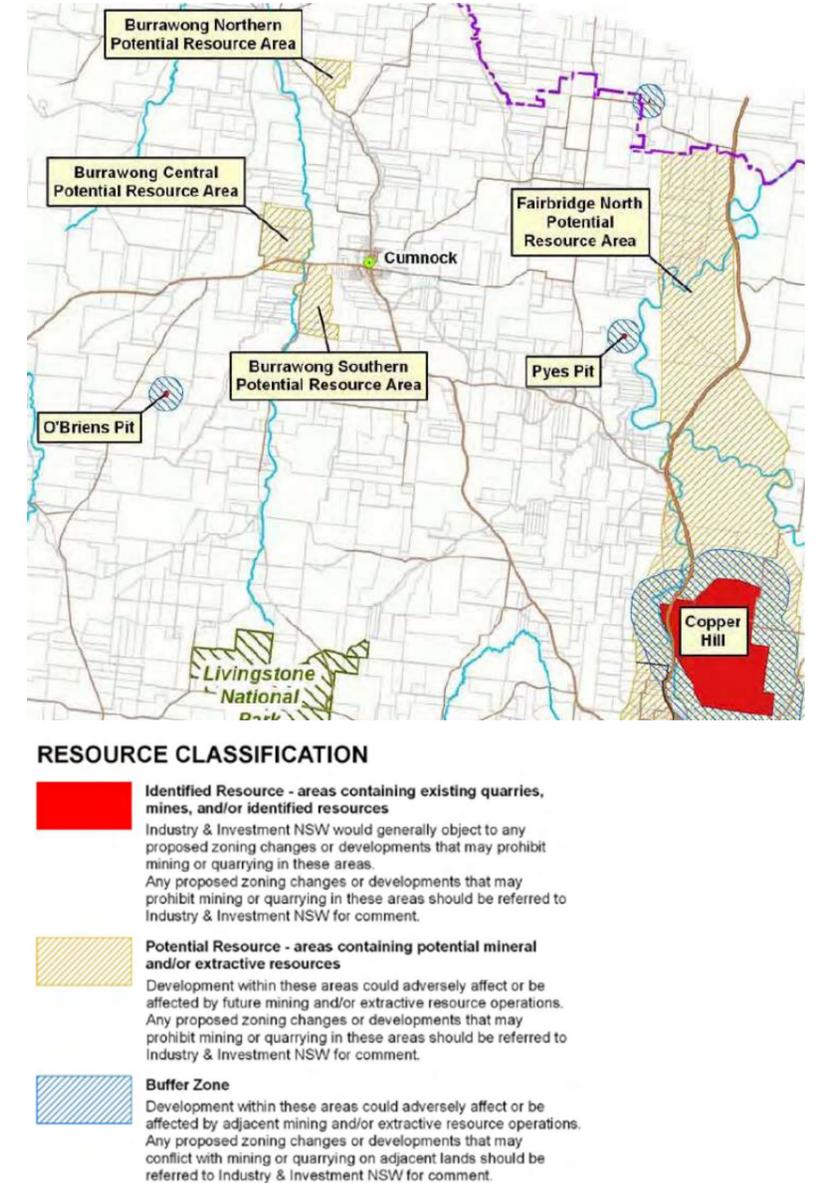


7.7.4. Mineral Resources

Generally, growth of urban and residential uses should seek to avoid or minimise impacts on known existing extractive industries or areas with potential mineral resources. Figure.9 below is an excerpt from the 2012 Mineral Resource Audit mapping for Cabonne showing that Cumnock is reasonably close to Burrawong Central/Southern Potential Resource Area(s) but its growth is unlikely to significantly increase land use conflict.

The most significant potential is for mining to become viable at Copper Hill near Molong or at exploration sites through the Wellington LGA. However, closer settlements may benefit more from this growth than Cumnock.

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



7.8. Strategy (Growth Investigation) Areas

7.8.1. Infill Development

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. As there is well-in-excess of 20 years expected growth potential within existing urban zoned lands in Cumnock there is no need to identify additional future investigation areas for future growth at this time but some indicative infill areas are highlighted in Figure.10 – Strategy Growth Areas. Council should continue to assess the development rates of land in Cumnock every 5-10 years to ensure there is at least 10-20 years supply for all major land uses.

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 Zone RU5 Village and Zone R5 LLR.

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

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

7.8.2. Cabonne Settlement Strategy 2012 (CSS2012)

The CSS2012 recommendations were predominantly focussed on reducing the over-supply of both village and large lot residential land around the fringes without unduly impacting any particular land owner. Whilst there remains an over-supply, there is no need for further reductions recommended at this time.

7.9. Minimum Lot Size for Subdivision (CLEP2012)

It is not recommended to change the Minimum Lot Size (MLS) for subdivision. In Zone RU5 Village if the lot has connection to reticulated sewer then it can be subdivided to 900m². Generally, landowners and the community appear to want larger lot sizes for dwellings so there is little pressure to subdivide below 900m² (which is a relatively common dwelling lot size).

In Zone R5 Large Lot Residential, an MLS of 4,000m² is already at the lowest in Cabonne Shire. Any higher and there would be limited subdivision potential if required. Based on the village previously having on-site effluent systems on lots smaller than 0.4ha, as long as proximity to watercourses can be addressed, this is a suitable lot size.

7.10. Planning Control Recommendations

Rezoning recommendations are in accordance with the Strategy Area recommendations above. Minimum Lot Size (MLS) is reviewed in Section 7.8 above.

There is currently no comprehensive DCP for Cumnock though there are DCPs for general LLR areas (DCP6) and relocatable homes (DCP15) – mostly out-of-date.

A new comprehensive DCP covering all major forms of urban and large lot residential should be prepared. In addition, for any Strategy (Growth) Areas, there should ideally be DCP site-specific controls, potentially including a structure plan guiding access & connections & responses to site constraints to deliver the best outcomes.

7.11. Additional Studies

It is important to note that this Strategy is NOT a comprehensive investigation of the suitability of any infill or Strategy (Growth) Areas for future development.

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

