

# CABONNE SETTLEMENT STRATEGY 2021-2041

## SETTLEMENT ENGAGEMENT SUMMARY

SUMMARY OF ENGAGEMENT & SUBMISSIONS  
(PRIOR TO, DURING & AFTER THE PUBLIC EXHIBITION)  
OF THE DRAFT STRATEGY (SES)



# SUMMARY OF ENGAGEMENT & SUBMISSIONS TO DRAFT STRATEGY (SES)

## 1. ENGAGEMENT

This Section notes the contact/date of the targeted consultation & engagement with government & community stakeholders in the preparation of this *Settlement Strategy* (pre-exhibition) with feedback included in the Strategy as required.

### Government Engagement

Date	Stakeholder/Attendee(s)	Broad Issue(s) Discussed
23/07/2020	Cabonne Council – Chris Eldred Dept. Leader – Development Services	Project inception meeting (Molong offices) – Review of preliminary issues
29/07/2020	Dept. of Planning, Env. & Infrastructure (DPIE) – Jess Holland / Amanda Carnegie & Cabonne Council – Mr Chris Eldred	(Teleconference) Briefing & discussion on project, engagement with DPIE, preliminary issues, & resources.
5/08/2020	Cabonne Council – Michelle Murphy – Dept. Leader – Urban Infrastructure & Ross Menzies – Water & Wastewater Coordinator	Infrastructure issues (primarily water & sewer) (Molong offices).
8/08/2020	Cabonne Council – Councillors	Overview of project & aims/key issues
Aug 2020	NSW Resources & Geoscience – Steven Palmer & Malcolm Drummond – Land Use Team (Mining Exploration & Geoscience)	Updating of Mineral Resource Audit mapping - Phone & email discussions
14/08/2020	NSW Department of Primary Industries (DPI) Agriculture – Helen Squires (Ag. Land Use Planner) & Mary Kovac	Important Agricultural Land mapping project update & agricultural trends – Phone & email discussions
18/08/2020	Central Tablelands Water (CTW) - Noel Wellham – Director Operations & Technical Services	Water security & strategic projects update- Phone & email discussion
19/08/2020	DPIE – Demographics Team - Angelique Parr (Act. Man. Population Team) & Kevin Gock (Analyst)	Demographic review & DPIE Population Projections. Teleconference & presentation.
2/09/2020	Transport for NSW (TfNSW) – Josh Parkin	Review of projects & studies affecting Cabonne & Region & opportunities to work with TfNSW for the Strategy
21/09/2020	DPIE – Dubbo – Jess Holland/Amanda Carnegie	Brief update meeting
22/10/2020	Orange City Council	Overview of findings. Discussions about interface issues at Spring Hill, Windera, Clifton Grove, Summer Hill Creek & Mullion Creek (Burrendong Way)
22/10/2020	DPIE Demography Unit – Kevin Gock	Email providing updated 2016 Census analysis, particularly migration data & explanation of 2019 projections
15/11/2020	NSW Department of Primary Industries (DPI) Agriculture – Mary Kovac	Review & feedback on draft Agricultural component of strategy.
1/12/2020	DPIE – Dubbo – Jess Holland/Amanda Carnegie	Brief update meeting on draft strategy growth areas – No issues raised. DPIE to review West Molong for rezoning.
21/01/2021	NSW Department of Primary Industries (DPI) Agriculture	Update on IAL agricultural land mapping & 2020 Agricultural snapshots.
12/05/2021	NSW Department of Primary Industries (DPI) Agriculture – Mary Kovac	Phone discussion on key recommendations of Strategy & compatibility with agricultural principles. General acceptance of recommendations subject to written feedback.

## 2. PUBLIC EXHIBITION

The Draft Cabonne Settlement Strategy 2021-2041 ('Settlement Strategy' or 'Strategy') was placed on public exhibition from **Monday, 8<sup>th</sup> March until Monday, 12<sup>th</sup> April 2021 (5 weeks)** which is more than the prescribed minimum of 28 days.

During that period there were around ten (10) written public submissions received. A further one (1) written submission was accepted on 15/04/2021 and several meetings were held with particular submitters. After the exhibition period government agency submissions were received from Department of Planning, Industry & Environment (DPIE Dubbo Office) and DPI Agriculture. This is a TOTAL of twelve (12) submissions received before 25 May 2021.

In summary, there are only MINOR changes required to the Settlement Strategy to address issues raised in the submissions and no major changes in key recommendations except for one (1) additional Strategy (Growth Investigation) Area identified in **Chapter 13. Summer Hill Creek /Spring Glen** for investigation.

Largely the submissions were supportive of or consistent with the issues raised in the Strategy though there may be differing opinions on the best way to resolve those issues. The variety of Strategy Growth Areas for each settlement provides a higher level of certainty that land owners and the market will respond to any increase in demand for residential or commercial use(s). We hope that the pro-active engagement during the preparation of the Strategy (see above) has addressed many of the public concerns and may have resulted in the relatively low number of agency & public submissions received during the public exhibition process.

### Community Engagement Pre-Exhibition (does not including meetings with specific individuals/landowners)

Date	Location
20/11/20	Cudal - Meeting Mr Chris Eldred & representative of Cudal community group
25/11/20	Yeoval – Meeting Mr Chris Eldred & members of Yeoval community group
30/11/20	Canowindra – Pop-up engagement session attended by Mr Chris Eldred of Council
1/12/20	Eugowra – Pop-up engagement session attended by Mr Chris Eldred of Council
2/12/20	Molong – Pop-up engagement sessions attended by Mr Chris Eldred of Council
2/12/20	Manildra – Presentation to Manildra community group (MADIA) by Mr Andrew Napier & Mr Chris Eldred
3/12/20	Mullion Creek – Pop-up engagement session attended by Mr Chris Eldred of Council
8/12/20	Eugowra – Presentation to Eugowra PPA by Mr Chris Eldred of Council
10/12/20	Molong - Presentation to Molong Advisory Group by Mr Andrew Napier & Mr Chris Eldred

There were also a number of meeting with relevant or affected landowners with letters sent to all impacted land owners (i.e., Strategy Areas). The Strategy was also sent to all progress associations.

### Councillor Engagement Pre-Exhibition

There were two (2) workshops with Cabonne Councillors by iPLAN PROJECTS including:

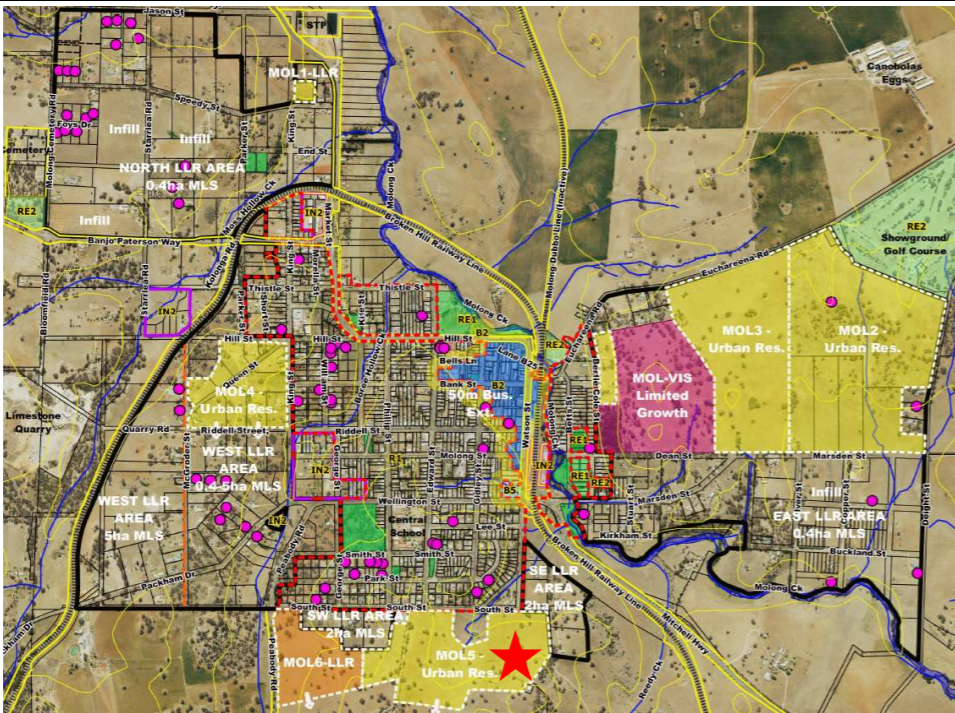
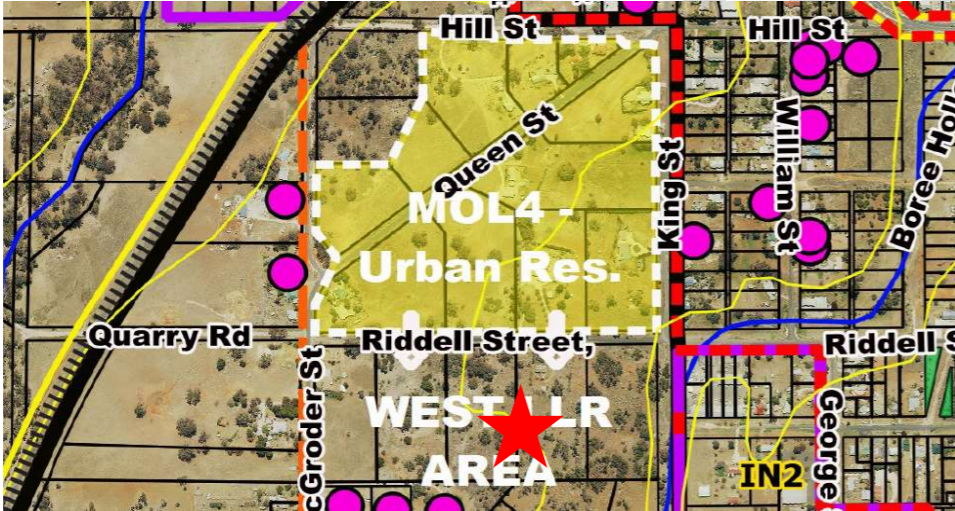
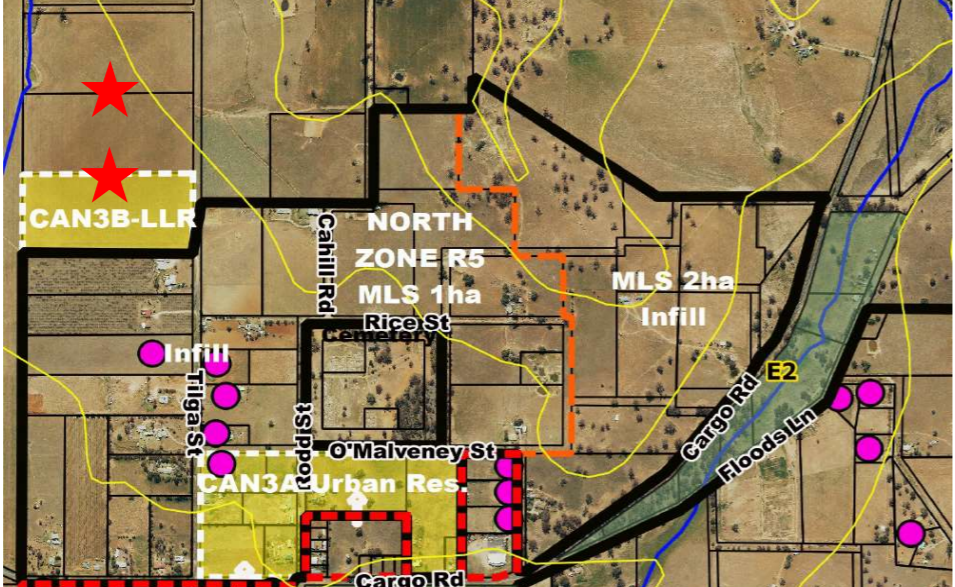
- A preliminary workshop on 8 September 2020 to advise on the scope of works, key issues, and get preliminary feedback;
- A full briefing on the draft Strategy on 9 February 2021.


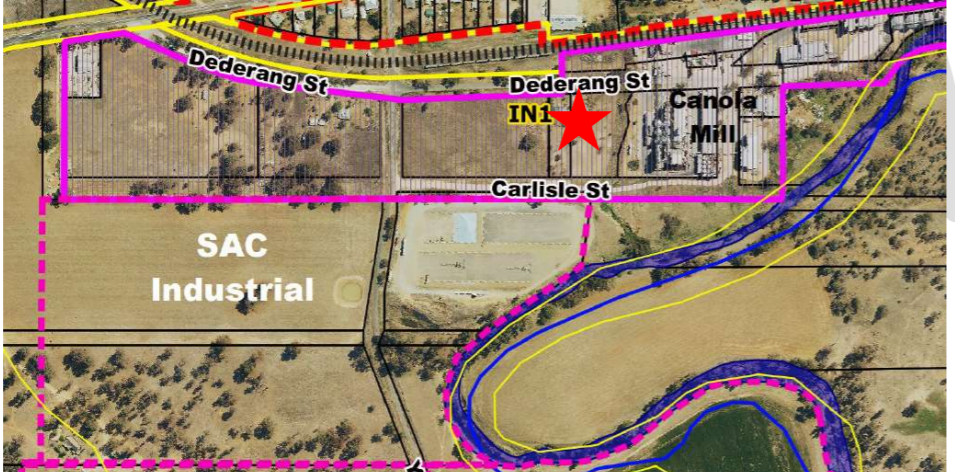

There were also updated to Councillors during the preparation of the Strategy.

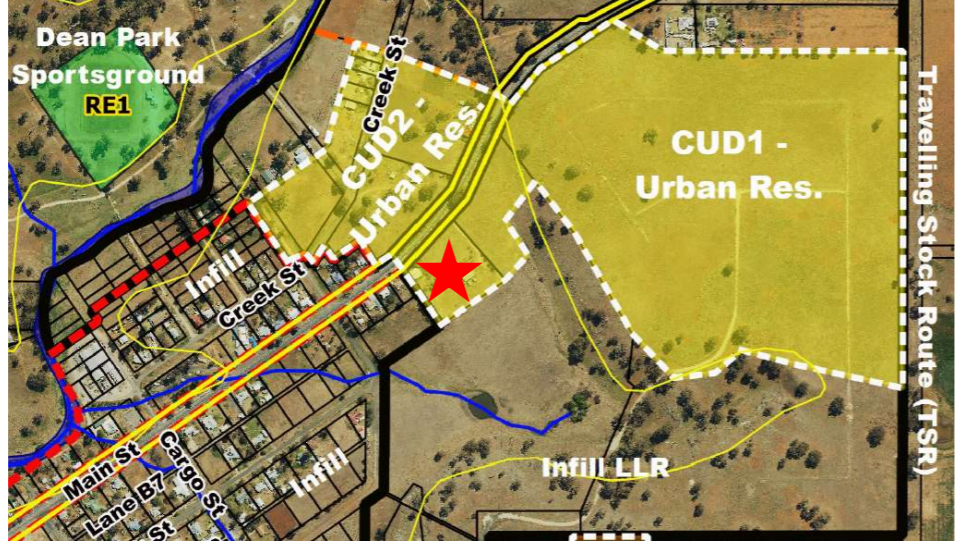
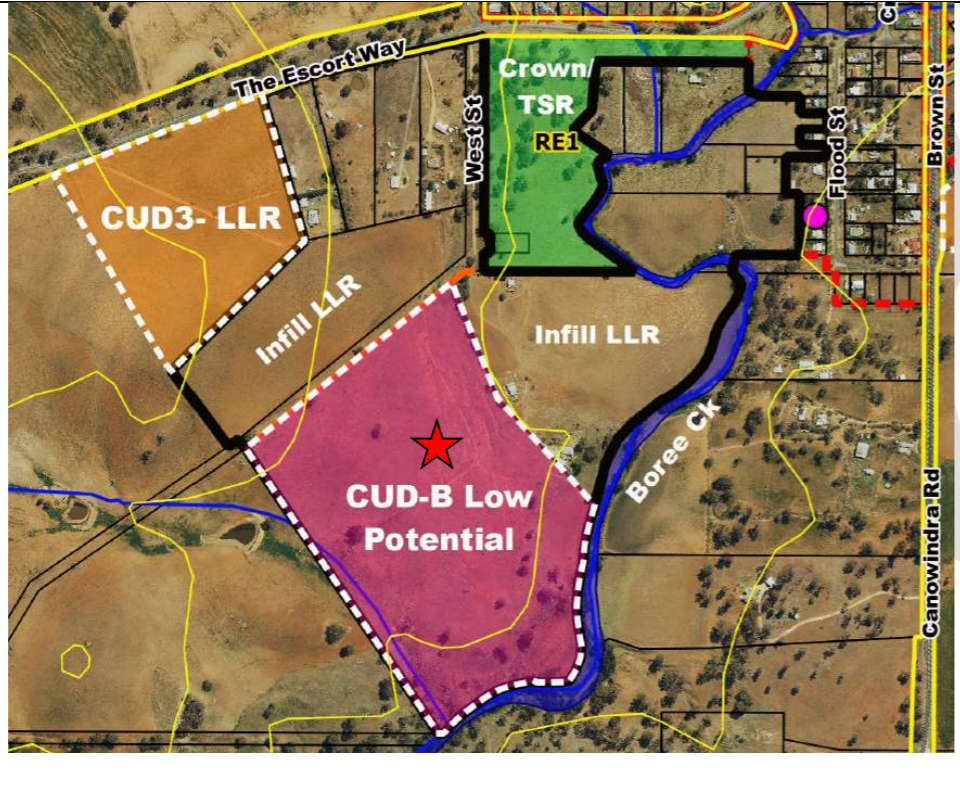
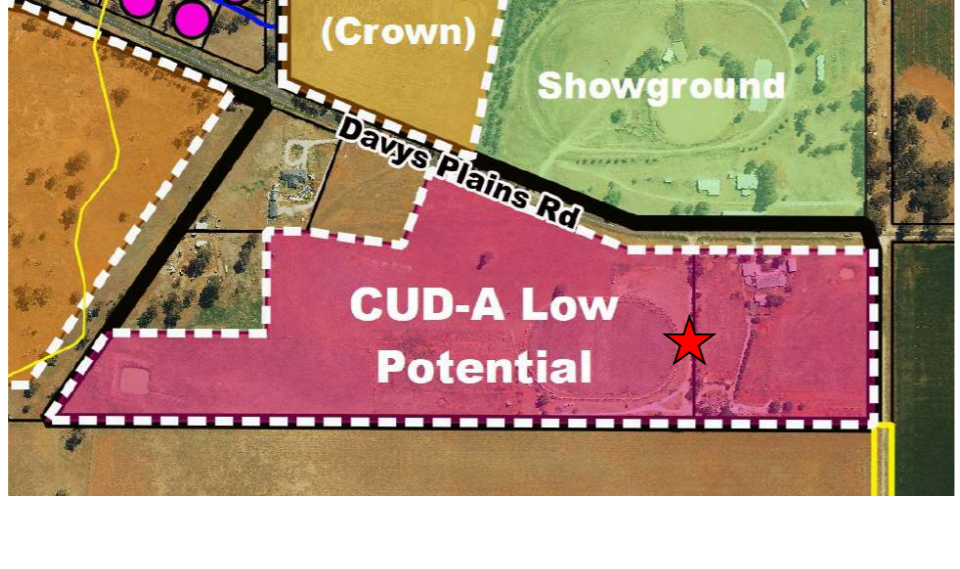
The Councillors considered the full draft Strategy at the Council Meeting of 23 February 2021 at which time there was a resolution to place the Draft Strategy on public exhibition for 28 days in accordance with Council's Community Participation Plan (Item 24).

### 3. COMMUNITY SUBMISSIONS

The following table sets out a brief summary of the key COMMUNITY submissions to the Draft Strategy with a summary of key issues and whether it requires any change to the Draft Strategy prior to adoption by Council.

NO.	LOCATION	AERIAL PHOTO	KEY SUBMISSION(S)	RESPONSE	CHANGES?
1.	MOLONG ALL GROWTH AREAS Molong Advancement Group (MAG) Inc. Letter dated 12/04/21		<p>The Submission acknowledges that the majority of changes for Molong are captured in the Strategy but notes the following:</p> <ul style="list-style-type: none"> <li>• Supports promoting infill over urban expansion;</li> <li>• Supports DCP for the North Molong Zone R5 LLR area &amp; MOL1;</li> <li>• Supports MOL-VIS vegetation area but may need to replace pine trees;</li> <li>• Supports MOL2&amp;3 for urban residential but min. lot size to protect character/interfaces;</li> <li>• Supports MOL4 for urban residential &amp; investigation of closure of limestone quarry;</li> <li>• Does NOT support MOL5 (South) as conflict with agriculture;</li> <li>• Supports MOL-BUS1&amp;2 outside flood prone land.</li> </ul> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p>	<p>We thank MAG for their detailed review of the Molong chapter of the Strategy and for their support for most of the proposed recommendations. Their suggestions largely support the issues and recommended Strategy Areas except for MOL5. Strategy Area MOL5 (see red star on figure opposite) includes urban residential expansion south of the existing urban area into existing rural land and was NOT supported based on protecting agriculture, one of the principles of the Strategy. The Strategy recognises that Molong has several quite significant physical and environmental constraints to new land release and infill development resulting in limited suitable areas to provide much needed housing to meet current growth. Without MOL5, the Strategy is largely reliant on MOL2&amp;3 to meet most of the urban residential demand for the foreseeable future. If for any reason MOL2&amp;3 were not to proceed or produce a reduced yield, then the growth potential of Molong is likely to be significantly affected with limited growth options and the Strategy would need to reconsider MOL5 with associated delays in housing availability. Council is currently considering more detailed studies on servicing (sewer/water) and yield for development to both the east and south of Molong. It is important these studies are not pre-determined by the Strategy and that suitable land is not unduly controlled. Whilst protection of agriculture IS a guiding priority, so is affordable housing and economic growth for the Shire. It is suggested that the staged development of MOL5 (South) is likely to result in initial stages of development close to South St that may have less impact on the agricultural viability of the rest of 'Hacienda' property, particularly with adjacent large lot residential development.</p>	<p>NO – None recommended.</p> <p>The Strategy continues to recommend that MOL5 (South) needs to be investigated for future urban growth.</p> <p>The only change that could be considered by Council is to prioritise growth in MOL2&amp;3 by changing Figure.14 – Strategy Areas for MOL5 from Short Term to Medium Term. However, this places great reliance on MOL2&amp;3 delivering in the next five (5) years.</p>
2.	MOLONG – WEST Existing Zone R5 Large Lot Residential 120, 130, 140, 150 Riddell St (Lots 116, 117, 118 & 119 DP750170) Letter dated 29/03/21		<p>Would like the Submission Area (see red star on opposite figure) to be identified for future urban residential growth as adjacent to Strategy Area MOL4 and has similar opportunities as identified in the Strategy. PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p> <p>We thank the owners for this Submission and their review of the constraints on this large parcel of land close to the town centre (see red star on figure opposite). The Strategy clearly is seeking to identify less constrained land that can meet the growth potential of Molong when there is limited suitable land.</p>	<p>The Strategy lists Strategy Area MOL4 (north of Riddell St) as a potential SHORT TERM urban residential growth area. The Strategy does NOT specifically list the Submission Area for future urban residential growth BUT <u>growth arrows</u> on Figure.14 – Molong Strategy Growth Areas (see figure opposite) show the potential for urban residential growth to extend south of Riddell St in the future ONCE there has been sufficient take-up of land on both sides of Queen St in Strategy Area MOL4 and constraints are addressed. The Submission Area has several significant constraints to urban residential growth set out in the Strategy including, but not limited to:</p> <ul style="list-style-type: none"> <li>• The karst (limestone) belt through western Molong;</li> <li>• Proximity to the Molong Limestone Quarry (within 1km buffer);</li> <li>• Higher coverage of vegetation;</li> <li>• Slope constraints.</li> </ul> <p>Council is currently assessing the lifespan of the Quarry and this will inform future decisions about land uses in proximity to the Quarry.</p>	<p>NO – None recommended.</p> <p>The Strategy is sufficient flexible to enable consideration of the Submission Area in the future if Strategy Area MOL4 is significantly developed.</p>
3.	CANOWINDRA – NORTH Existing Zone RU1 Primary Production Cahill Rd (Lots 1-3 DP10595). Letter dated 8/04/21		<p>The Submission acknowledges that Lot 3 DP10595 has been identified as Strategy Area CAN3B. However, they have also requested that Lots 1 &amp; 2 DP10595 are also included with access from Tilga St.</p> <p>They have also made a submission to the 2012 Settlement Strategy at which time it was refused until at least 10-20 new houses were built in the North LLR Area and claim there has now been that growth.</p> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p> <p>We thank the owners for this Submission and their review of the growth potential to the North of Canowindra for Large Lot Residential (LLR), particularly Site CAN3B-LLR (see red stars on figure opposite).</p>	<p>Canowindra has over 713ha of land in Zone R5, the largest area of this land use in the Shire. It also has some of the best agricultural lands/soils. Discussions with DPI Agriculture suggest they have concerns about expansion of LLR in this area and its impacts on surrounding agricultural land, especially if there is additional development capacity within the existing LLR area</p> <p>As Figure.16 – Canowindra Strategy Areas shows (purple dots – see figure opposite), as at end 2020 there has been approximately five (5) new dwellings built or approved in the North LLR Area since 2012 (excluding 3 in the Village Zone). There are still large amounts of existing Zone R5 Large Lot Residential land north of Rice St and east of Armstrong / Newcombe St that remain under-developed. Therefore, this Strategy's approach is consistent with Council's approach in 2012 – that there needs to be additional take up in the North LLR Area before substantial new rural land can be rezoned. The Strategy suggests a reduction in Minimum Lot Size for the existing LLR land before identification of large new areas. However, the Strategy acknowledged Strategy Area CAN3B (Lot 3) creates only a minor additional incursion into the agricultural land and is adjacent or close to the existing sealed road and services. Therefore, it was recommended for rezoning consideration in the SHORT TERM as a compromise. This can be reviewed again in up to ten (10) years if there is significant growth in the North LLR area that cannot be met by existing land supply.</p>	<p>NO – None recommended.</p> <p>The Strategy has already identified Area CAN3B within the Submission Area for rezoning.</p> <p>The entire Submission Area is not required at this time and would significantly increase its impacts on surrounding agriculture.</p>

NO.	LOCATION	AERIAL PHOTO	KEY SUBMISSION(S)	RESPONSE	CHANGES?
4.	MANILDRA Existing Zone RU5 Village ALL GROWTH AREAS but specifically, Kiewa/Boree/Cudal/ Cawarra Streets (Lots 1-5 DP1187720) Letter dated 17/03/21		<p>The Submission raised a number of specific and broader issues about the lack of availability of land for urban residential housing in Manildra including concerns about:</p> <ul style="list-style-type: none"> <li>Lack of supply of housing &amp; rentals;</li> <li>Lots 1-5 DP1187720 sold by Council;</li> <li>The extension of Molong St being sold;</li> <li>Use of residential land for businesses/sheds;</li> <li>Inability to use Crown land (native title);</li> <li>Likelihood of growth to west into ag. land.</li> </ul> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p>	<p>Thank you for this Submission re-iterating the growth pressures on Manildra.</p> <p>The Submission appears to be consistent with the findings in the Strategy that there is a lack of supply of land for housing and rentals in Manildra and supports some of the identified growth opportunities. Consistent with the Strategy, it focusses on infill development opportunities rather than urban expansion (where possible).</p> <p>It is important to note the findings are that of the Consultant – and are not intended as criticism of previous decisions of Council regarding sale of land. Instead, moving forward from those decisions, it recommends engaging with those land owners to try to resolve challenges to bringing suitably sized housing lots to the market.</p> <p>The Strategy recognises that the urban area is in Zone RU5 Village and this permits a variety of mixed land uses with consent. Therefore, it does not wish to prevent low-impact commercial and light industrial uses in the urban area if these do not impact significantly on residential amenity (to be assessed on merits).</p> <p>It is acknowledged historical dwelling growth may have been limited by land supply but by applying a <u>maximum</u> population growth and reviewing this Strategy every 5-10 years allows it to adjust if dwelling growth exceeds the projection.</p> <p>The Strategy does not preclude Council working to release Crown land but this land has limited yield and would take significant investment and time to have native title removed so it is unlikely to be a long-term solution to the housing issue.</p>	<p>NO – None recommended.</p> <p>We suggest the Strategy has correctly identified the key issues and suggests some ways forward to resolve housing supply.</p> <p>It is important to identify a range of growth opportunities because individual land owners cannot be forced to develop their land.</p>
5.	MANILDRA ALL GROWTH AREAS Letter dated 9/04/21		<p>This Submission raises similar issues to those above relating to lack of availability of land for housing.</p> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p> <p>Thank you for this Submission re-iterating the growth pressures on Manildra.</p>	<p>The concerns raised by the Submission are consistent with the issues raised and addressed in the Settlement Strategy. It is agreed that the Strategy statements about availability of particular lots/ sites will change as land is purchased and sold but it is unlikely to change the recommendations of the Strategy if additional lots are removed from the supply estimations. The Strategy suggests a range of growth opportunities to reduce the risk that key sites may not be released noting that it cannot force land owners to develop land. Please see response above for additional feedback.</p>	<p>NO – None recommended.</p> <p>We suggest there are sufficient growth area opportunities identified to address demand.</p>
6.	MANILDRA Existing Zone IN1 General Industrial specifically land in Dederang St Letter dated 12/04/21		<p>This Submission raised issues of:</p> <ul style="list-style-type: none"> <li>Supply of information on public exhibition;</li> <li>No information on the SAC Industrial Area;</li> <li>Concerns about impacts of industrial growth;</li> <li>Clarification about process for public meetings;</li> <li>Clarification about permissible uses in Zone IN1 General Industrial.</li> </ul> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p>	<p>We thank the owners for this Submission and how it highlights potential land use conflicts between residential and industrial land uses in Manildra, particularly in the Submission Area (see red star on figure opposite).</p> <p>The <i>Settlement Strategy 2021-2041</i> will replace the 2012 Settlement Strategy and summarised its findings into a simpler 8-page document for Manildra supported by the <i>Local Profile/Issues Paper &amp; Implementation Plan</i>.</p> <p>There is some understandable confusion about the role of the Settlement Strategy and how it integrates with other land use strategies for the Shire. The Submission Area is in <i>Zone IN1 General Industrial</i> to the south side of the railway line and contains several dwelling houses surrounded by a growing industrial area we understand is creating some potential land use conflicts.</p> <p>Industrial zoned area(s) are covered by the adopted 2008 <i>Subregional Rural &amp; Industrial Land Use Strategy</i> and a draft 2020 version has been publicly exhibited in 2020. We suggest that the submission should be made to the <i>Subregional Rural &amp; Industrial Strategy</i> as industrial areas are not dealt with in the Settlement Strategy. However, the issue continues to highlight the need to continue to identify any growth in residential land uses away from existing or future industrial areas.</p>	<p>NO – None recommended.</p> <p>The Strategy has clearly noted that industrial areas are covered by the Rural &amp; Industrial Land Use Strategy.</p> <p>Whilst there are industrial impacts on the urban area the aim is to separate these where possible whilst recognising Manildra is a key industrial centre for Cabonne.</p>

NO.	LOCATION	AERIAL PHOTO	KEY SUBMISSION(S)	RESPONSE	CHANGES?
7.	<p>CUDAL – 3803 The Escort Way (Lot 139 DP750137)</p> <p>Existing Zone R5 Large Lot Residential Letter dated 12/04/21</p>		<p>The Submission recognises the Submission Area (see red star on figure opposite) is currently in Zone R5 Large Lot Residential with a Minimum Lot Size (MLS) of 4,000m<sup>2</sup>.</p> <p>They would like it considered for urban residential use (i.e., inclusion in the adjacent Zone RU5 Village area with an MLS enabling smaller lot sizes). The owner would like to see the extension of Zone RU5 Village to the Submission Area as part of Cabonne's next LEP review.</p> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p>	<p>Thank you for this Submission seeking to clarify how Cudal could grow in the future.</p> <p>The Submission Area (see red star on figure opposite) has been identified in Strategy Area CUD1 for SHORT TERM potential growth of urban residential uses to the north-east of Cudal along The Escort Way on <i>Figure 12 – Cudal Strategy Areas</i> and this includes the Submission Area.</p> <p>However, the text in Section 5.8.2 of the Strategy for CUD1 did not specifically list the Submission Area (3803 The Escort Way - Lot 139 DP750137). Whilst the Strategy mapping is consistent with the Submission request it is appropriate to clarify the text to avoid confusion and facilitate urban residential uses on the Submission Area.</p> <p>The land owner may wish to lodge a Planning Proposal (and supporting studies) to rezone the land in accordance with the Strategy recommendations as there is no guarantee that Council will be preparing this work at the community's expense.</p>	<p>MINOR Change.</p> <p>Updated Section 5.8.2 to include the Submission Area Lot reference/address for future urban residential growth (mapping does not need to change).</p>
8.	<p>CUDAL – 4005 The Escort Way (Lot 24 DP555115)</p> <p>Existing Zone R5 Large Lot Residential Area ~23ha Letter dated 11/04/21</p>		<p>The Submission Area (red star on figure opposite) is currently in Zone R5 Large Lot Residential but the Strategy identifies it for potential down-zoning to Zone RU1 Primary Production. The Submission would like the land to remain in Zone R5 Large Lot Residential.</p> <p>The land was purchased in 2012 but is currently used for agriculture in conjunction with the neighbouring property in the same ownership.</p> <p>They would like to subdivide the land at the top of the block for several lots.</p> <p>PLEASE READ THE SUBMISSION FOR FULL DETAILS.</p>	<p>Thank you for this submission and review of the development potential of this land.</p> <p>The Submission Area is within Strategy Area CUD-B (marked 'Low Potential') on <i>Figure.12 – Cudal Strategy Areas</i> (see red star on figure opposite). It has several site constraints including the significant cost of upgrading West St, flood potential along Boree Creek, and agricultural potential that limit potential yield. It hasn't been developed in several decades, and not in the last nine (9) years since changing ownership.</p> <p>The Strategy suggests that the development potential could be moved to alternative land with less constraints that may have greater likelihood of proceeding to subdivision to meet the short to medium term housing need.</p> <p>The Strategy <b>does NOT suggest immediate loss of development potential</b>. Instead, it recommends a five (5) year time-period (by 2026) to lodge a Development Application for subdivision to realise the desired development potential. The owner would then have five (5) year consent period to activate that consent – a ten (10) year period to pursue their desired intent.</p> <p>In addition, it will be up to Cabonne Council whether to proceed with the rezoning at the end of the five (5) years, but it is highly recommended to do this concurrently with up-zoning other land identified in the Strategy.</p> <p>If the owner wants to realise the subdivision potential of the land in the short term (five years) then the Strategy makes this possible. If there is no defined time to realise this potential then it makes it more difficult for other owners who are ready to develop to justify a rezoning in accordance with NSW Government principles for balanced land supply/demand.</p> <p>We appreciate the perceived loss of value if the land were to be rezoned but suggest a development application is the best way the value can be tested and approved so it can bring land to the market to grow Cudal.</p>	<p>MINOR Change.</p> <p>Updated Section 5.8.8 re CUDB-West St to highlight that only a DA needs to be lodged within five (5) years and physically commenced within five (5) years of approval (a potential period of 10 years).</p> <p>It is NOT proposed to change the mapping or identification that the Site has low development potential and has a risk of rezoning beyond five (5) years unless Council disagrees.</p>
9.	<p>CUDAL – 140 Davys Plains Rd (Lot 3 DP1163066 &amp; Lot 157 DP750137)</p> <p>Existing Zone R5 Large Lot Residential ~17.25ha</p>		<p>The owner of this property also raised with Council staff an objection to the removal of this land from the Large Lot Residential (LLR) zone. Whilst there was not a written submission, we understand it was suggested that the greyhound business may not be a long-term proposition and, therefore, they would like to retain the development potential of the LLR Zone.</p>	<p>Thank you for this submission and review of the development potential of this land.</p> <p>The Submission Area is within Strategy Area CUD-A (marked 'Low Potential') on <i>Figure.12 – Cudal Strategy Areas</i> (see red star on figure opposite).</p> <p>We appreciate that business situations do change and the existing greyhound business may not be a constraint on that land forever. However, this land has been in the LLR Zone for a considerable time with no development.</p> <p>Equity suggests that the owners are given a reasonable time to develop the land after which the development potential should be relocated to other suitable land where owners are willing to develop in accordance with market demand.</p> <p>Therefore, our response is the same as for Strategy Area CUD-B above. The Strategy <b>does NOT suggest immediate loss of development potential</b>. It recommends a five (5) year time-period (by 2026) to lodge a Development Application for subdivision to realise the desired development potential. The owner would then have five (5) year consent period to activate that consent – a ten (10) year period to pursue their desired intent.</p> <p>In addition, it will be up to Cabonne Council whether to proceed with the rezoning at the end of the five (5) years, but it is highly recommended to do this concurrently with up-zoning other land identified in the Strategy.</p>	<p>MINOR Change.</p> <p>Same response as for CUDB above (point 8) with clarification around five (5) year period to lodge a DA.</p>

NO.	LOCATION	AERIAL PHOTO	KEY SUBMISSION(S)	RESPONSE	CHANGES?
10.	WINDERA – 1043 Mitchell Hwy ('Willawong' Lot 1 DP1060191) Existing Zone RU1 Primary Production Strategy Area SA6 (2008) Letter dated 7/04/21		The Submission wishes to remove Strategy Area SA6 East Winderera from the Strategy recommendations for future Large Lot Residential (LLR) growth.  The owner is on a small concessional lot parcel within SA6. They have queried the Strategy as providing inconsistent statements as to growth potential and state that any result is likely to be an over-development of the site with poor amenity.  PLEASE READ THE SUBMISSION FOR FULL DETAILS.	Thank you for this Submission reviewing the suitability of growth near Winderera, particularly the impacts on the Submission Area (see red star – north on figure opposite). Strategy Area SA6 is adjacent to Winderera Estate, particularly impacts on the Submission Area (see red star on figure opposite).  Compared to the other areas identified in this Strategy for LLR growth, East Winderera Area SA6 has relatively fewer environmental constraints, with the greatest constraints being agricultural/soil capability and cost of access. However, the Strategy has determined that the agricultural potential of this land has already been impaired, and this is a logical expansion of LLR close to the services of Orange.  Strategy Area SA6 was first identified for LLR growth in the 2008 <i>Subregional Rural &amp; Industrial Land Use Strategy</i> . It is acknowledged that in the last 12-13 years there have been previous preliminary attempts to rezone and develop SA6 but for a variety of reasons, not just site constraints, it has not proceeded.  However, we understand that in early 2021 the northern lot adjacent to Winderera has sold to a party interested in developing that land on the basis that under the existing adopted Subregional Strategy the rezoning of the land is supported. There is merit in consistency in strategic land use decisions unless there are significant reasons to change direction and there may be opposition to removing SA6 from the Strategy.  This does not preclude the need for any rezoning or subsequent subdivision application to carefully address some of the issues raised in this Submission.	NO – None recommended. Strategy Area SA6 has been consistently identified for LLR growth since 2008. The role of the Strategy is to review potential impacts but not to design the subdivision or demonstrate all impacts can be addressed. As a comparative review of potential LLR areas, SA6 still has merit for rezoning should the land owners wish to proceed. If SA6 were removed, then alternative land may need to be identified and similar impacts/issues are likely to result.
11.	WINDERA 999 Mitchell Hwy (Lot 25 DP849775) Letter dated 15/4/21		The Submission is supportive of Strategy Area SA6 subject to a number of conditions in that letter relating to access via Winderera as opposed to requiring upgrades to Horspool Way – a significant barrier to development.	Thank you for this Submission highlighting some challenges to Strategy Area SA6, particularly for the Submission Area (see red star – south on figure opposite). The Strategy acknowledges that upgrades to Horspool Way and the Mitchell Highway intersection are a significant barrier to development. It is not the role of the Strategy to conduct detailed investigations on economic viability or traffic access. However, the suitability of directing all of the traffic from Strategy Area SA6 through Winderera is queried and we suggest an alternative access would be needed, even if only from an emergency services perspective, yet along traffic impacts. This will hopefully be resolved during the rezoning and subdivision process.	
12.	SUMMER HILL CREEK – 926 Ophir Rd ('Woolaringa' Lot 44 DP836267) Existing Zone RU1 Primary Production Area ~101.7ha Letter dated 12/04/21		The Submission seeks consideration of land (see red star on figure opposite) located to the south of the existing Spring Glen Large Lot Residential (LLR) area; south of Strategy Area SG1/Winter Lane; and east of Summer Hill Creek.  The owner would like the land considered for Large Lot Residential (LLR) growth with Minimum Lot Sizes (MLS) ranging from 2ha/5ha/10ha. The Draft Plans suggest this could produce a yield of: <ul style="list-style-type: none"><li>• 34-35 lots @ 2ha MLS</li><li>• 18-19 lots @ 5ha MLS</li><li>• 10-11 lots @ 10ha MLS</li></ul> PLEASE READ THE SUBMISSION FOR FULL DETAILS.	Thank you for this Submission reviewing an alternative growth area for Spring Glen/ Summer Hill Creek. The Submission Area (see red star on figure opposite) has not been identified for Large Lot Residential (LLR) growth in the Draft Strategy as shown at public exhibition.  The emphasis in Strategy Chapter 13 is on retaining existing Strategy Area SA4 (from the 2008 Subregional Strategy) and allowing some minor infill in Strategy Area SG1 located between the existing LLR area and concessional lots south of Winters Lane.  This is based on the objective not to significantly expand LLR growth in areas with significant constraints such as impacts on numerous watercourses including Summer Hill Creek, some native vegetation, bushfire risk and access limitations, a significant perimeter/interface with agricultural/environmental land and the resulting need for larger lot sizes/low yield consuming limited agricultural land (albeit of lower agricultural potential). It is a preference to direct LLR growth to less constrained areas (where possible).  However, the Strategy also recognises that SA4 (remaining) has limited development potential (particularly in the southern 2/3rds of what remains) and SG1 would only produce up to 3-4 lots and recent demand in the area would likely exceed supply if SA4 is not fully developed.  It is suggested that if an area in SA4 (of similar size to the Submission Area) could be removed from LLR growth then this would assist the argument to replace that with the Submission Area (also assessing growth in other LLR areas north of Orange). Therefore, it is suggested a time-limit of 5 years is placed on the remaining SA4 area to seek development approval and if this is either NOT significantly developed or it is mostly developed then the Submission Area could be considered (subject to addressing the constraints to the satisfaction of Council and key government agencies).	Additional Strategy Area SG2 added post-exhibition (longer term potential). Updated Figure.6 Strategy Areas with an outline of the Submission Area identified for Medium- or Long-Term Growth and identify in text that it is subject to a 5-year time limit on SA4 to develop and impacts on other nearby LLR growth areas. This is NOT a guarantee that it is suitable for rezoning, but it provides flexibility should the constraints be suitably addressed.

#### 4. GOVERNMENT AGENCY SUBMISSIONS

<b>1. DEPARTMENT OF PLANNING, INDUSTRY &amp; ENVIRONMENT (DPIE Dubbo Office) dated 19/05/2021</b>	
<b>The following statements are generally supportive of the Strategy and do not require any particular response (NO CHANGE REQUIRED):</b>	
The Department supports the intent of the draft Strategy and can consider endorsing the Strategy and Implementation Paper (SIP) once finalised, at Council's request. As the Settlement Options Paper requires further investigation to determine the suitability of the 'Strategy (Growth Investigation) Areas' for residential land use, it cannot be endorsed by the Department for the purpose of justifying an inconsistency with the Ministers Section 9.1 Directions.	
The draft Strategy satisfactorily identifies the need for an additional supply of housing to accommodate population growth and change to 2041. It identifies potential 'Strategy (Growth Investigation) Areas' for further investigation which are intended to provide supply of residential land to meet the identified demand. Further investigation of these areas may require a range of technical studies, which will be considered by the Department in the assessment of any Planning Proposal to rezone the subject land.	
The draft Strategy recognises and is consistent with the Central West and Orana Regional Plan 2036.	
The draft Strategy is acknowledged as an outcome of the Cabonne Local Strategic Planning Statement.	
The Department acknowledges the difference between the average annual growth rate for Cabonne Shire Local Government Area stated in the 2016 and 2019 NSW Population Projections and notes that the 2019 NSW Population Projections are the NSW government's common planning assumptions until they are updated in 2022. The assumptions for growth included in the draft Strategy, being 0.55-0.6%, are acknowledged. Provided the rezoning of land for residential purposes is staged and sequenced, based on take up and development, the Department has no objection to the population projection applied by Council for the purpose of determining demand for housing in the draft Strategy.	
<b>The following statements are generally supportive of the Strategy though a brief response is provided to issues raised (NO CHANGE REQUIRED):</b>	
Council is encouraged to consider the strategic location of Cabonne Shire in relation to the Central West and Orana Region, particularly the close connection to the regional centre of Orange. Capitalising on the strategic location of Cabonne Shire in relation to other regional centres should be a key consideration of the draft Strategy.	We agree that there is a close relationship between Cabonne and Orange Local Government Areas (LGAs). This is primarily addressed in the <b>Local Profile &amp; Issues Paper (LPIP) – Section 3. Evidence – Key Drivers/Trends – 3.4 Regional &amp; Sub-Regional</b> – particularly 3.4.2 – <i>Orange, Blayney &amp; Cabonne Sub-Region</i> . This particularly has flow-on effects for Cabonne's settlements within a reasonable driving distance of Orange.
The strategy proposes orderly growth, with staged rezoning to occur based on land take up, and development over the next 5 years. It is suggested that Council also consider hard and soft infrastructure that will be required to service development to 2041, and the investment required to allow for timely development.	Hard & soft infrastructure is considered at a high-level in the <b>Local Profile &amp; Issues Paper (LPIP) – Section 4. Evidence – Infrastructure &amp; Heritage &amp; in Section 5. Evidence – Population &amp; Demographics</b> . In addition, <b>Settlement Options Papers</b> for each settlement raise key issues with hard and soft infrastructure. Whilst not all of these are within the scope of the Strategy to determine investment, the <b>Implementation Table</b> makes some recommendations for further investigation.
Council should consider management of future ad-hoc planning proposals, and how they will be considered when not consistent with the draft Strategy. For instance, how will Council prioritise the development of one 'Strategy (Growth Investigation) Area' over another? Providing clear priorities will assist with managing community and Council expectations around implementation of the draft Strategy.	Council's general position is that they generally do not support ad-hoc planning proposals that are outside the <b>Strategy (Future Growth Investigation) Areas</b> unless there is substantial evidence justifying the departure and aligning with the Strategy Findings & Principles. It is important to note that Planning Proposals outside any Strategy also incur a higher fee than consistent Proposals due to the additional resourcing requiring to review and response. However, Council may consider changes in priority and staging between identified areas to meet market demands where they can be justified including supply and demand and reasons why identified earlier lands cannot be rezoned/developed. This provides sufficient flexibility should market conditions or individual land-owner positions change.
Prior to finalisation of the draft strategy Council is to consider comments from other State agencies. It is noted that Council has not yet received responses from all agencies notified of the exhibition of the draft Strategy. Council is encouraged to follow up these agencies to seek feedback. Endorsement of the Implementation Plan by the Department will be subject to consideration of input from other State agencies, particularly Department of Primary Industries and DPIE Water.	Council has approached other State agencies and Councils. If further feedback is received prior to adoption of the Strategy and it can be integrated it will be. There has been reasonable engagement with key agencies prior to and during the exhibition of the Draft Strategy to ensure appropriate feedback. The Strategy is also largely consistent with the CSS2012 which received significant agency feedback and was suitably addressed. The Strategy Principles are largely consistent with general agency feedback on key issues.

<b>2. DEPARTMENT OF PRIMARY INDUSTRIES - AGRICULTURE</b> dated 21/05/2021	
<b>The following statements are generally supportive of the Strategy and do not require any particular response (NO CHANGE REQUIRED):</b>	
The Strategy provides a logical and well-informed justification for determining the needs of the Cabonne community for the next 20 years. While acknowledging the need for future residential development (including urban residential and large lot residential) it is important that the boundary between these proposed areas and adjacent primary production lands is planned for to minimise the potential for land use conflict, and to ensure the minimisation of residential based land uses onto high value agricultural areas that are a feature of Cabonne council area. Specific comment on the identified strategic areas for the settlement areas follow.	
<b>MOLONG: MOL2 (2021) and MOL3 areas — East Molong LLR area (Euchareena Road):</b> We commend council in proceeding to change the use of this area from large lot residential to serviced urban residential and providing over 75 years and 50 years respectively of each candidate area of estimated supply. Whilst we note this area is acknowledged to be at the edge of important agricultural land (DPI, 2012) as well as an area of identified biophysical strategic agricultural land, the conversion of the limited area to the showground is a logical expansion of Molong and as such is supported. We wish to reiterate the need to protect primary production lands to the north from residential development, any future strategies should avoid this land. Additionally, separation from these areas should be maximised in future subdivision design to minimise any land use conflict potential.	
<b>MOLONG: MOL5 and MOL6 (2012) — South Molong Rural Area (Hacienda):</b> We note that the conversion of this area to urban and large lot residential is still continued in this strategy as an alternative to the East Molong areas. Our comment is that should these areas be developed there is a need for consideration of the adjacent primary production lands to the south to minimise the potential for land use conflict.	
<b>MANILDRA: MA4 (2021) West of Manildra (ext. Loftus/Windeyer Sts) and MA5 (2021) north east of Manildra (Gumble Road):</b> This will see an area of rural land converted to potential residential uses. While we recognise the physical constraints to the expansion of the village and the need to expand into this area, consideration is needed for a buffer to the adjacent primary production lands in this area.	
<b>MANILDRA: MA-IND2 Existing light industry (Orange Street):</b> Buffers should be considered in this area also as land is intensified in industrial use.	
<b>CUDAL:</b> Valuable agricultural land within the Cudal settlement area is recognised. Many of the proposed areas (such as CUD3 LLR to the south west of the village and CUD-8, along with CUD-A and CUD1-and CUD — IN2 impinge on agricultural lands so planning will need to consider the need for buffers to be provided for with these new urban/ larger lot and industrial areas.	
<b>YEOVAL: YE01 and YE02 South West Yeoval (2021):</b> We note the conversion of these areas from large lot residential to urban residential, which is supported. Consideration of an adequate buffer between these areas and land used or agriculture will also be important here. Whilst the Central West Pilot (2012) Agricultural Study only maps agricultural land in the Cabonne council area, the area to the north that forms part of Dubbo Regional Council would have similar agricultural values and should be considered.	
<b>CARGO: CAR1 and CAR2 (2012) North-east Cargo (North of Cargo Road):</b> We note these areas will see the conversion of primary production lands to large lot residential use. They are in areas of already fragmented lands but we note that there is evidence of a tree planting to the north of CAR2. With both of these areas consideration of a buffer to ensure adequate separation between these and the surrounding primary production areas is sought.	
<b>MULLION CREEK:</b> We note the short-term growth areas (SA5A, SA5B1, SA5B2) identified that show the expansion of the Mullion Creek settlement. The longer-term growth areas identified as SA5B3 and MCI, as well as the short term, does need to be planned with adequate buffers to the surrounding primary production lands.	
<b>SPRING HILL:</b> In relation to the expansion areas SH1 and SH2 buffers should be provided. It is also recommended higher density development be considered in this area to mitigate further expansion of lifestyle lands in this area.	
<b>WINDERA:</b> The suggested strategy area (SA6) (East) is noted. We consider this expansion should be limited to this area in this strategy, with consideration of a border buffering the adjoining lands. The area that extends south east to the Griffin Road locality nearby has and continues to be an area of land use tension with the existing agricultural and residential pressure. This will need to be considered for resolution in future land use strategies.	
<b>SUMMER HILL CREEK:</b> We note the fragmentation that already exists in this area. DPI does not oppose the remaining SA4 area investigation as long as there is consideration of boundary issues.	
<b>The following statements are generally supportive of the Strategy though a brief response is provided to issues raised (NO CHANGE REQUIRED):</b>	
<b>CANOWINDRA: CAN3B (2021) North Canowindra LLR (End Tilga Street)</b> This area seeks to convert 8 ha from rural to large lot residential land. Our concern is that this area is an outlier to the urban footprint of the village and projects into primary production land. The potential yield of 4 lots in an area that is surrounded by rural lands to the east, west and north will result in land use conflict, a reduction in agricultural investment and compliance work for Council. We oppose this conversion based on its location and note that the CAN 5 (2021) South Canowindra is a better alternative to provide living opportunities. As noted in the Options Paper, Canowindra is in an area of important cropping land. Other agricultural activities do occur in the area but it is important to protect the expansion of any further settlement to occupy these lands without any strategic needs. The other areas such as Moorbel provide a number of infill areas for large residential opportunities, as well as CAN4-Thomson Street that is more confined near the hospital and the proposed CAN2 — urban residential candidate area.	It is acknowledged that CAN3B is an extension of the existing Large Lot Residential (LLR) area into rural lands of higher quality. The owner has made several submissions to this and earlier land-use strategies (see Submission No.3 above). This Strategy's approach is consistent with Council's approach in 2012 – that there needs to be additional take up in the North LLR Area before substantial new rural land can be rezoned. The Strategy suggests a reduction in Minimum Lot Size for the existing LLR land before identification of large new areas. However, the Strategy acknowledged Strategy Area CAN3B (Lot 3) creates only a minor additional incursion into the agricultural land and is adjacent or close to the existing sealed road and services. It is part of a small agricultural holding with limited viability. It does not significantly increase the perimeter/interface with surrounding agriculture and has limited lot yield. Agricultural impacts will need to be addressed as part of any rezoning and buffers are likely to be required for future dwellings. Therefore, it was recommended for rezoning consideration in the SHORT TERM as a compromise.
<b>YEOVAL: YE03 and YE04 South Yeoval (Myrangle St/Banjo Paterson Way) and East Yeoval (Molong Street) (2012):</b> Both these areas border primary production lands on at least one of their boundaries, so consideration of development distances with housing etc need to be considered if these proceed. Ideally other areas may be considered in the future in supplying large lot residential lands with less exposure to primary production lands. We note the limitation on the area available with Yeoval and the neighbouring council boundary.	There are no other available lands within Cabonne LGA for Yeoval to expand as it is constrained by watercourses to the west and north, Dubbo Regional LGA to the north, and agriculture to the east and south. YE03 & YEO4 are consistent with what was proposed in CSS2012. Agricultural impacts will need to be addressed as part of any rezoning and buffers are likely to be required for future dwellings. It is unlikely these owners will be rezoning this land in the short to medium term but Yeoval needs some potential to grow. The only other option is to grow in the Dubbo Regional LGA area but this is outside the scope of this Strategy.