

Darlington Point

3.1. Darlington Point

Darlington Point is a rural town situated on the Murrumbidgee River in the northern part of the Murrumbidgee Council area. The town is located approximately 30 kilometres south of Griffith, 30 Kilometres north of Coleambally and 50 kilometres west of Leeton.

The main township is located on the intersection of the Sturt Highway and Kidman Way and covers an area of approximately 10.5 square kilometres.

The main urban areas are zoned RU5 Village under the LEP to provide for the residential and commercial needs of the township. Other zones within the town include the R5 Large Lot Residential, RE1 Public Recreation, E1 National Parks and Nature Reserves, E3 Environmental Management, SP2 Infrastructure, W1 Natural Waterways and W2 Recreational Waterways Zones.

3.1.1. Social and Community

Population

Darlington Point had a total population of 1,162 at the 2016 Census, which accounted for 30 percent of the total Murrumbidgee Council area.

Population and demographic trends within Darlington Point are consistent with the broader Murrumbidgee Council area as outlined in Section 2.2.

Table 18: Darlington Point Population Projections 2016-2041

	Population (2016)	Additional Population (persons)	Annual change (persons)	Population (2041)
DPIE Projection (Common Growth)	1162	-47	-1.88	1,115
Council Projection (High Growth)	1162	150	6	1,312

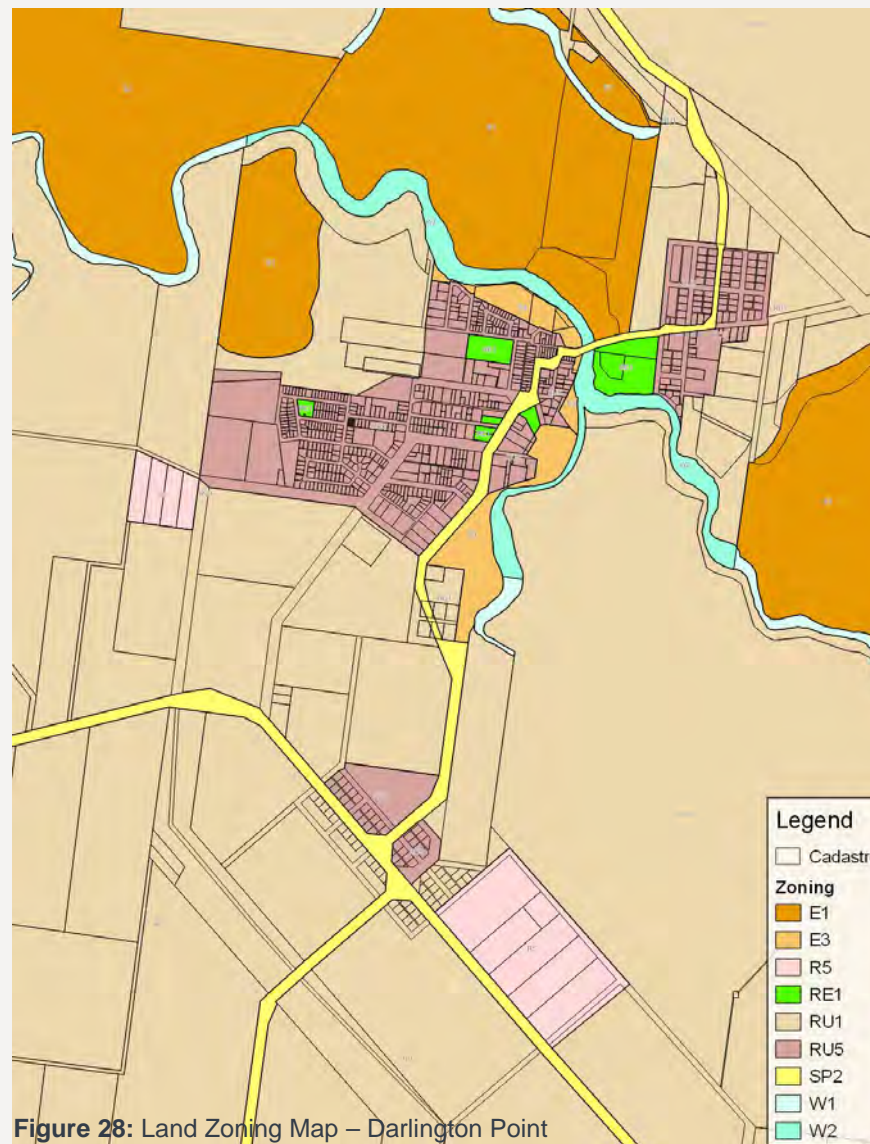


Figure 28: Land Zoning Map – Darlington Point

Housing

At the 2016 Census, there were 536 dwellings in Darlington Point. The predominant housing type in the township is single detached dwellings, with the largest household type being classified as 'family households' comprising at least one parent and child. The average size of households within Darlington Point is 2.45 persons per household.

Building approvals for Darlington Point have remained low but steady over time with an average of 2.7 new dwellings constructed per annum, which is reflective of population growth.

Anecdotally, demand for housing is forecast to increase in response to the establishment of a number of large industries and agricultural businesses proposed within close proximity to the town. In addition, the township is also located within commuting distance to Griffith and Leeton, which may generate demands for additional housing.

To accommodate some of this projected growth, Council has recently approved a residential subdivision on the western side of town at Young Street.

Table 19: Darlington Point Housing Projections 2016-2041

	Housing (2016)	Additional Dwellings	Annual change (dwellings)	Housing (2041)
DPIE Projection (Common Growth)	536	-23.10	-0.92	-
Council Projection (High Growth)	536	73.89	2.95	609.89

Consequently, demand for housing is expected to remain stable or slightly increase over time, particularly given the limited range and type of residential product (namely large lot and low density residential) available to purchasers.

Current housing issues facing Darlington Point include:

- Increased demands for short-term or temporary worker accommodation in the township and potential amenity and land use conflicts this may create.
- Instances of residents living in sheds or outbuildings.
- Impacts of flooding on residential zoned land, particularly in North Darlington Point.
- Infrastructure and servicing capacity constraints (sewer), including the location of the Darlington Point Wastewater Treatment Plant.
- Competition for housing from surrounding larger regional centres such as Griffith and Leeton.
- Development servicing costs to construct residential subdivisions versus expected land sales prices.
- Lack of large lot or rural lifestyle housing options.
- Land use conflicts between commercial and industrial businesses and existing residents from a lack of industrial zoned land.
- Ageing population and demands for appropriate housing types.

Residential Land Supply

An analysis of residential land supply had been used to determine how much residential land is currently available for consumption.

For the purposes of this assessment, a lot is considered to be 'vacant' where it does not contain a dwelling as at 30 June 2021.

The residential land within Darlington Point has been categorised as follows:

- **Standard Residential**, being land zoned RU5 Village with a minimum lot size of 600m². This land is connected to Council's reticulated sewerage;
- **Large Lot Residential**, being land zoned R5 Large Lot Residential with lot sized of 2ha or larger. This land is not connected to Council's reticulated sewerage.

Whilst it is acknowledged that the RU5 Village zone has a default minimum lot size of 600m², this is not representative of the established residential subdivision pattern of the town, which is more consistent with a minimum lot size of 1,200m².

Table 20 provides an analysis of the current supply of residential zoned land (both developed and undeveloped) in Darlington Point. The figures used in this table are based on an average of 6.5 lots per hectare, which equates to an average lot size of 1,200m². This calculation also assumes 20% of the development site is required for roads, drainage and open space.

Based on this analysis, Darlington Point has an approximate 93.6 years supply of residential zoned land based on an average take-up rate of 2 dwellings per annum.

When considering population projections outlined in Table 6 above and using an average take-up rate of 3 dwellings per annum, the level of residential land supply is reduced to approximately 62.3 years.

As can be seen in Table 12, there is currently no available land specifically identified for low density (1,500m²-4,000m²) and large lot residential (2ha) purposes. The provision of additional land for this purpose is considered critical to the ongoing viability of the town and also provides a point of difference to nearby centres including Griffith and Leeton.

Table 20: Darlington Point Existing Residential Land Supply

Summary	Growth Rate	Land Supply	No. of additional lots	Demand (dwellings p.a.)	Years Supply
Standard Residential (600m²)	DPIE Projection (High Growth)	36ha	187	2	93.6
	Council Projection (High Growth)	36ha	187	3	62.3
Low Density Residential (1,500m² – 4,000m²)	DPIE Projection (High Growth)	0	0	0	0
	Council Projection (High Growth)	0	0	0	0
Large Lot Residential (2ha+)					

Whilst it is acknowledged that Darlington Point already has a relatively large level of residential land supply, this is primarily limited to a number of individual landowners who do not have any development aspirations, or the land is being used for an alternative purpose.

For example, the land at 64-66 Britts Road is currently being used for intensive agricultural purposes (apiary) and is not likely to be developed in the short to medium term. Similarly, land on the eastern side of the sewerage treatment works is constrained by this facility due to odour.

When taking into consideration the environmental constraints and current aspirations of landowners, the actual supply of residential land is reduced to approximately 19 hectares. This brings the total actual years supply of residential land down to 49.4 and 32.93 years respectively when using either NSW DPIE or Council population projections.

Community Facilities

Darlington Point is serviced with a number of community facilities including a pre-school, primary school with over 100 students, a doctor's clinic, police station and a museum. Council also runs an administration office to service the needs of local residents and a mobile library services the town every Thursday. A community hall is also available for hire and the area has a number of churches and a local cemetery.

In recognition of the wide range of community facilities and historical population trends, there is capacity within the existing facilities to accommodate the expected marginal population growth to 2041 (150 persons under Council's high growth projection).

A plan showing the existing community facilities is provided in Figure 29.

Recreation and Open Space

The Darlington Point area is well serviced by a number of public recreation and open space areas including Fig Tree Park, CWA Park and the strategically located Lions Park at the northern entrance of town. The town also has a sportsground, skate park, swimming pool and local playgrounds that are available for use.

Given the natural attributes of the area and the town's location alongside the Murrumbidgee River, the area has access to outdoor and water-based recreational facilities including two boat ramps, walking, camping, picnicking and fishing locations, as well as access to 15 different sandy beaches.

Private recreation facilities include the Darlington Point Sports Club, which provides a golf course, tennis courts and lawn bowls.

In recognition of future population growth and consistent with the key performance criteria of the NSW Government's *Draft Greener Places Design Guide*, it is recommended that a new local park be constructed on the western side of town to service the future population in this area and ensure that all residents have access to open space within a general 400m / 5 minutes walking distance.

A plan showing existing and proposed open space is provided in Figure 29.

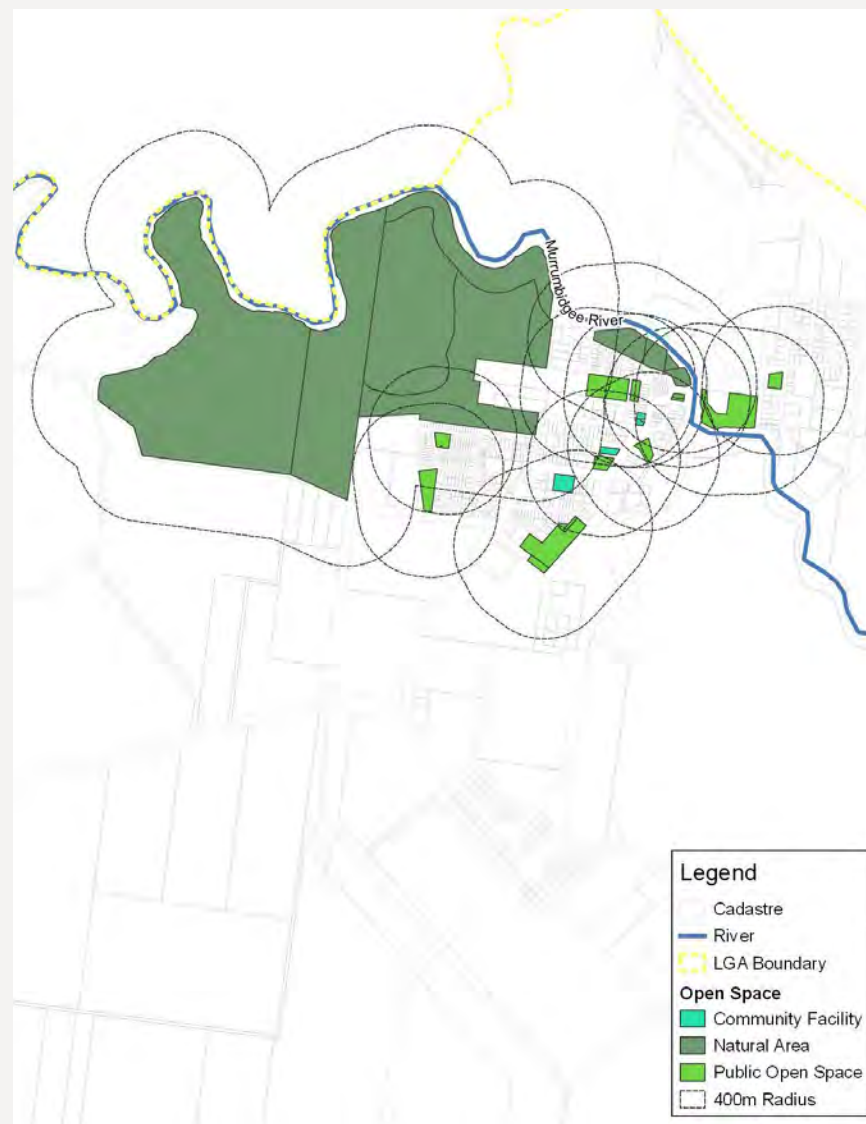


Figure 29: Open Space and Community Facilities Map – Darlington Point

3.1.2. Economy

Commercial and Retail

The main commercial and retail centre of Darlington Point is focussed around Carrington Street, which is the main street. The main commercial area includes an NRMA garage, newsagent-hardware store, service station, supermarket, butcher, post-office and pharmacy.

The area also contains a number of restaurants and cafes, as well as the Punt Hotel, which is centrally located within the main street. A truck stop/roadhouse is also located on the key intersection of the Sturt Highway and Kidman Way at Waddi to service passing traffic.

The main township is zoned RU5 Village under the current LEP to provide flexibility in zoning and to allow for a range of commercial, residential and light industrial activities.

Opportunities also exist to better connect the main street with the adjoining Murrumbidgee River and there is also a need for more accommodation within the main commercial area.

Industry

There is currently no industrial zoned land within Darlington Point, which is creating problems regarding the long-term expansion of the town and resulting in potential new businesses establishing within other towns or regional centres.

Council in recent times has received a number of enquiries and interest for the establishment of industrial development, however due to a lack of zoning this has resulted in potential new businesses establishing elsewhere.

Similarly, given the lack of industrial zoned land, there are several large commercial and industrial industries currently operating within the residential areas, which has in the past created land use conflicts.

Given the towns' strategic location on one of the main inland transport corridors, an opportunity exists to create a transport depot or interchange. The location of this facility should occur alongside these main transport routes, but away from sensitive land uses.

Tourism

Due to the town's location alongside the Murrumbidgee River and on key transport routes, Darlington Point provides nature-based tourism opportunities for visitors. The Murrumbidgee River and Murrumbidgee Regional Park at Willbriggie offer River Redgums and water access for recreational activities. Ten kilometres east of Darlington Point is the Altina Wildlife Park, which offers unique tours via personalised carts.

Demands for tourism have increased over time and the town provides short-term accommodation at the Darlington Park Caravan Park, the Sports Club and at Campbell Street.

An opportunity exists to build on the natural environmental values of the area with increasing demand for 'eco-tourism' and agricultural tourism, as well as to increase the range of unique or high-end accommodation and restaurant options.

Furthermore, the former saw mill site in North Darlington Point provides a potential tourism opportunity as a key development site. It is acknowledged however that the development potential of this land is constrained by the fact that it is owned by the NSW Parks and Wildlife Service.



Altina Wildlife Park

Agriculture

The majority of the Murrumbidgee Council area is zoned for rural and agricultural purposes and is broadly used for dryland and irrigated cropping, as well as grazing.

Land within and immediately surround Darlington Point is generally rated as Class 4 – Moderate to severe limitations and Class 5 – Severe limitations in terms of agricultural land quality (Figure 30).

All rural land within and surrounding the main township of Darlington Point is zoned RU1 Primary Production with a corresponding 200 hectare minimum lot size for subdivision. This land is generally used for broadacre grazing purposes.

Although the Council area can be viewed as a traditional rural and agriculturally based local government area, the main townships and immediate surrounds are urban in nature or have been developed for hobby farming type purposes.

Future development and expansion of Darlington Point will need to ensure that residential and rural residential growth does not restrict existing productive agricultural operations.

Similarly, land management for native vegetation removal in the rural zones is undertaken in accordance with the Local Land Services Act 2013. For the purposes of this Study, much of the land surrounding the main Darlington Point township is classified as 'Category 1 Exempt Land' as it was cleared of native vegetation as at 1 January 1990 (Figure 31).

Under the LLS Act, Category 1 land is unregulated and owners can remove native vegetation so long as they do not knowingly harm an animal or damage the habitat of an animal that is a threatened species or part of a threatened ecological community

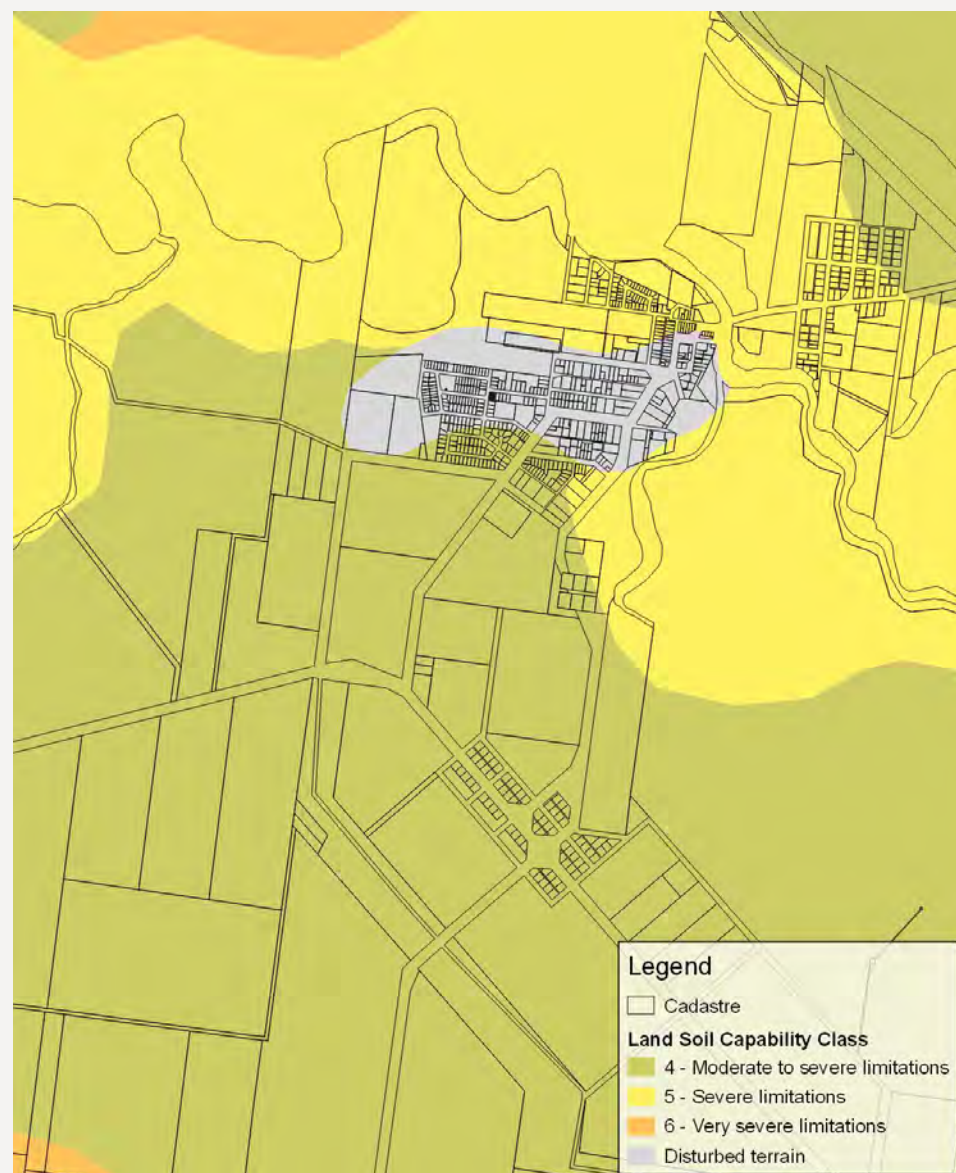


Figure 30: Agricultural Land Capability Map – Darlington Point



Figure 31: Category 1 Exempt Land Map

(Source: Area Environmental and Heritage Consultants, 2021)

3.1.3. Environment

Vegetation and Threatened Species

Darlington Point with its riverine environment is comprised of a range of vegetation types including; forested wetlands (River Red Gums and Black Box woodland), semi-arid woodlands (Weeping Myall), grassy woodland (Yellow Box), freshwater wetlands (Lignum shrubland, Sedge), as well as grasslands (Plains grassland).

Of these, a number are classified as endangered (Weeping Myall) or critically endangered (Plains grassland, shallow freshwater wetland sedgeland and Yellow Box – River Red Gum)(Figure 32).

Other environmental features within the area include the Tiddalik Wetlands, which provides a drainage function and the 2,000 hectare Cuba State forest, which is located approximately 11 kilometres east of Darlington Point.

The area is also home to a number of native fauna including the Painted honeyeater, Superb parrot, Brown tree creeper, Grey-crowned Babbler (eastern subspecies) and the Dusky woodswallow, which are listed as 'vulnerable' under the NSW *Biodiversity Conservation Act 2016* and/or the Federal *Environment Protection and Biodiversity Conservation Act 1999*.

The LEP maps much of Darlington Point as an area of 'Terrestrial Biodiversity' within which Clause 6.3 requires Council to consider the impact of development on flora and fauna as well as "any appropriate measures proposed to avoid, minimise or mitigate" those impacts. These areas have been identified through aerial imagery and have not been 'ground truthed' for significance. They also do not identify scattered vegetation.

Having regard to the vegetation types in the study area, vegetation potentially presents as a constraint for development not just because of its biodiversity significance but also because of the high cost of offsetting its removal. Fortunately, there remains large tracts of land that are either unconstrained by stands of remnant vegetation or contain scattered paddock trees at a lower density.

Further matters regarding biodiversity are contained in the Biodiversity Constraints Analysis report prepared by AREA Environmental and Heritage Consultants in support of the Land Use Plan.

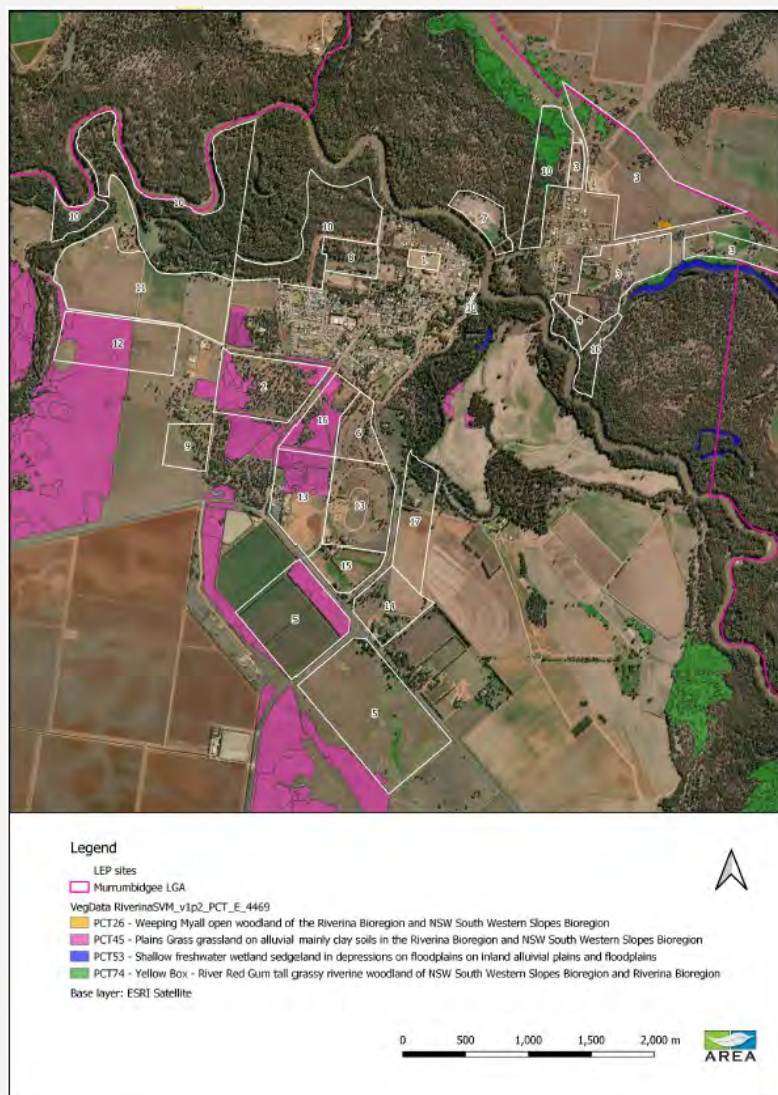


Figure 32: Plant Community Types associated with Threatened Ecological Communities (Source: Area Environmental and Heritage Consultants, 2021)

Figure 33: Terrestrial Biodiversity Map – Darlington Point

Flooding

Darlington Point has been the subject of a number of severe floods due to its location alongside the Murrumbidgee River.

In response, Council have recently completed the *Darlington Point Flood Risk Management Study and Plan* to investigate the impacts of flooding within the township.

This Plan identifies the land immediately adjoining the Murrumbidgee River as ‘floodway’, whilst land further back from this waterway is categorised as ‘flood fringe’ and ‘flood storage’.

This plan and previous flood assessment have been used to construct a flood levee bank around the main township to protect it from flooding.

It is noted however that no levee bank is currently proposed around north Darlington Point, which will limit development that can occur in this area until such time as a levee bank is constructed.

In accordance with the requirements of the NSW Floodplain Development Manual, development should seek to minimise the danger to life and property during floods.

Specifically, future development should seek to avoid areas of flood storage and floodway, which align with a high hazard level of flooding.

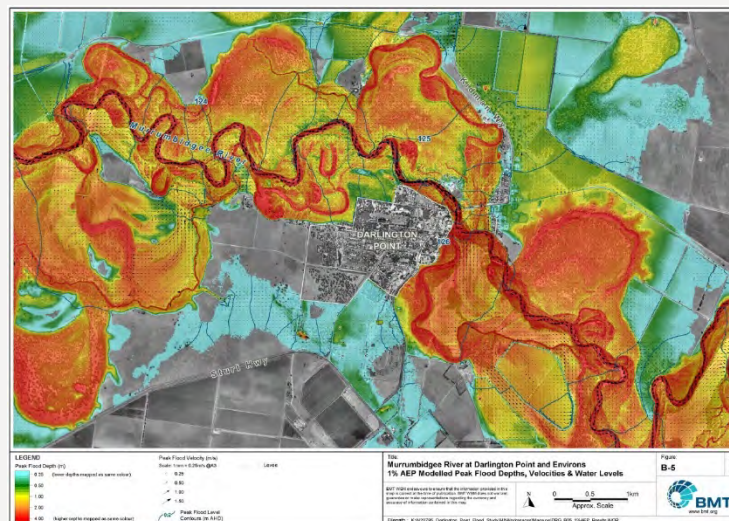


Figure 34: 1 in 100 Year Flood Map for Darlington Point
(Source: Murrumbidgee River at Darlington Point Flood Study, 2018)

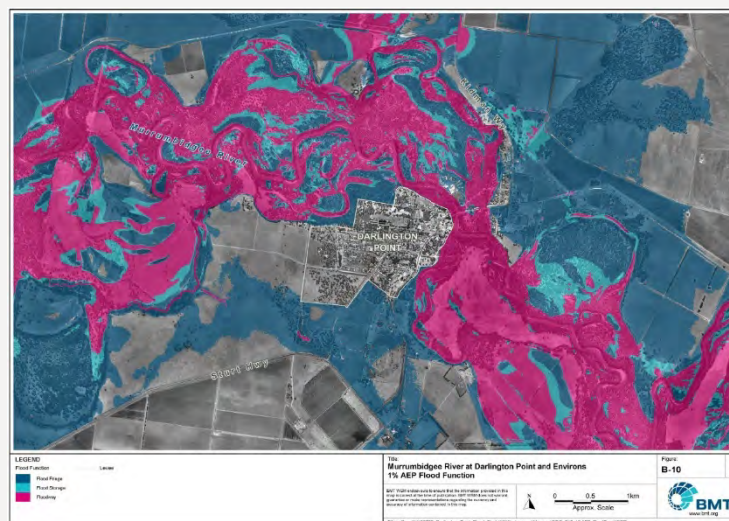


Figure 35: 1 in 100 Year Flood Map – Hydraulic Categories for Darlington Point
(Source: Murrumbidgee River at Darlington Point Flood Study, 2018)

Waterways

The iconic Murrumbidgee River winds its way through Darlington Point and provides one of the key tourist, recreational and natural asset for the community. The interface with the river is varied in character and includes many areas of superb natural environmental lands as well as highly used recreational areas.

Protection of the waterway from inappropriate development and/or pollution is critical for the ongoing development of the township and the environmental health of this waterway.

Development near waterways is regulated by a number of state and local government policies including the *Water Management Act 2000*. Development within the bed or banks of the river or within 40 metres of a watercourse also requires separate approval from relevant NSW state government agencies to ensure the ongoing protection of these waterbodies.

The LEP contains specific controls regarding riparian land, wetlands and areas of groundwater vulnerability as identified within Figure 36. In addition, Clauses 6.4-6.6 of the LEP contains specific matters that Council must consider when assessing an application in proximity to the Murrumbidgee River.

Consideration of these areas will be required in the future rezoning of any land, particularly areas of groundwater vulnerability where effluent is proposed to be disposed of on-site.

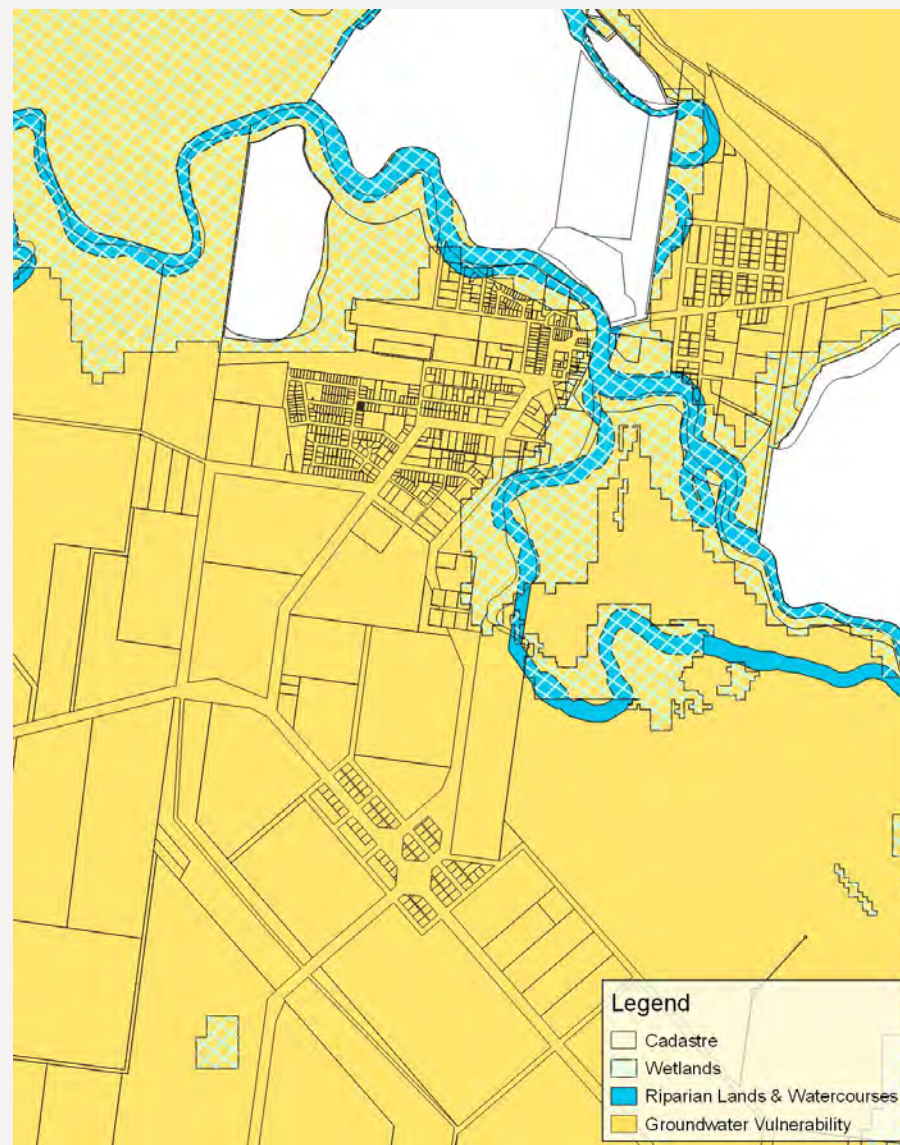


Figure 36: Waterways Map – Darlington Point

Bushfire

A portion of the township is classified as bushfire prone ('Vegetation Category 2' and 'Vegetation Buffer'). Any development of this land or adjoining land shall have regard to the relevant bushfire planning requirements as outlined within the NSW RFS document titled *Planning for Bushfire Protection Guidelines 2019*.

In addition, *Planning for Bushfire Protection Guideline 2019* now provides a broader definition of grassland than previous versions with any undeveloped land now considered to be 'grassland vegetation'.

Consequently, further development of land shall have regard to the bushfire prone land map, as well as the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones, whilst the construction of new buildings shall achieve relevant Bushfire Attack Level (BAL) ratings in accordance with the requirements of PBP.

Council is currently in discussions with the NSW RFS to update this mapping to reflect current day bushfire hazards and policy changes.



Figure 37: Extract of Bushfire Prone Land Map for Darlington Point
(Source: NSW Planning Portal, 2020)

Non-Aboriginal Heritage

Only one (1) item of non-Aboriginal heritage is identified in Darlington Point, being the Court House Group. However, following a review of the heritage map contained within the LEP, it is recommended that this listing be reviewed to confirm its location as it is currently incorrectly mapped.

A Heritage Review Inventory Report has been prepared by Noel Thomson Architecture in support of the Land Use Plan. The purpose of this report was to review the current heritage listings and recommend any deletions and/or additions to this list.

The report recommends the inclusion of a number of new items of environmental heritage including:

- Survey Tree "BM AN 42", Kidman Way, Darlington Point
- Darlington Point War Memorial, Carrington Street, Darlington Point
- Darlington Point Church, 2 Hay Road, Darlington Point
- Former headmasters' residence, 4 Hay Road, Darlington Point
- Darlington Point Public School (original school building), Hay Road, Darlington Point
- St Oliver Plunkett's Catholic Church, 7 Hay Road, Darlington Point
- Palm Tree Avenue, Hay Road, Darlington Point
- St Paul's Anglican Church, 23 Carrington Street, Darlington Point
- Punt Hotel, 5 Punt Road, Darlington Point
- Murrumbidgee Shire Hall (former), Carrington Street, Darlington Point
- Darlington Point Wharf, Murrumbidgee River, Darlington Point
- Tree, Darlington Street, Darlington Point
- Club Building, Ryan Street, Darlington Point
- Water Trough, Stock Street, Darlington Point
- Darlington Point War Memorial Swimming Pool, Carrington Street, Darlington Point
- Corner Store, 53 Carrington Street, Darlington Point
- Darlington Point Sports Club, 6 Demamiel Street, Darlington Point
- Toganmain Station Homestead, Sturt Highway, Darlington Point

The report also recommends the establishment of a Heritage Conservation Area for Darlington Point around the main commercial centre (Figure 38). This is on the basis that the buildings within this area contain strong thematic characteristics and their significance could be better appreciated if they were considered as part of a group or area.

Specifically, the Bridge Street (Kidman Way) and Punt Road area is the main commercial precinct for Darlington Point. There is a consistency of architectural styles from the inter-war period in the 1920's to the 1930's and a later added 2 storey building from the 1980's. The building types, styles and scale reflect the development of Darlington Point to support the pastoralists and trade of the region from the prosperous times of the early to mid twentieth century.

See Heritage Review Inventory Report prepared by Noel Thomson Architecture for further details.

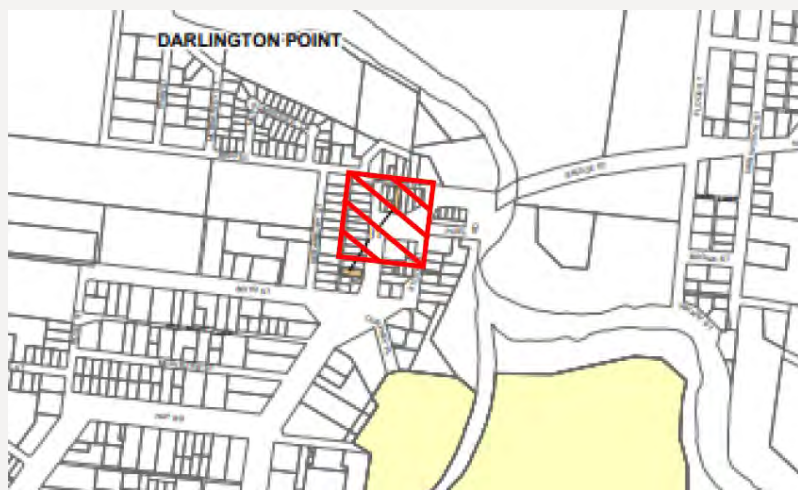


Figure 38: Recommended Heritage Conservation Area for Darlington Point
(Source: Heritage Review Inventory Report, Noel Thomson, 2021)



Former Murrumbidgee Shire Hall

Aboriginal Heritage

The Darlington Point area has a strong relationship and ties to traditional landowners and contains a number of significant places and items of Aboriginal Cultural Heritage significance.

A review of the Aboriginal Heritage Information Management System (AHIMS) database revealed 77 registered Aboriginal sites within five kilometres of Darlington Point, including 25 registered Aboriginal sites contained on a single property located on the corner of Britts Road and Hay Road.

Culturally modified trees were the most dominant site type, appearing at 70 sites. Other site types present included a small number of artefact scatters, two ceremonial sites, a burial, a hearth, a shell (midden) site and a restricted site.

Two sites of Aboriginal cultural heritage significance were recorded in the LEP and the State Heritage Inventory. This includes the Warangesda Aboriginal Mission and Station (SHI database #5055095; LEP Item A4). This mission is unique to NSW as it is the only mission or reserve site that retains a group of original 19th century building ruins and archaeological relics.

The other LEP item is the Waddie Creek Scarred Trees (SHI database #2100005; LEP Item A5).

An Aboriginal Cultural Heritage report has been prepared by AREA Environmental and Heritage Consultants to provide a general assessment of likely sites of cultural heritage.

A predictive archaeological model has been prepared to draw general conclusions about the likelihood of cultural heritage remains in an area based on the archaeological and landscape contexts.

The archaeological context indicates a strong association between evidence of Aboriginal occupation and reliable water sources. More specifically, Aboriginal cultural heritage sites are more likely near the junctions of major waterways with other waterways. There is also an increased likelihood of sites near ephemeral water courses.

Previous archaeological studies have identified culturally-modified trees as a very common site type. Stone artefact sites are common in the broader region but are in low numbers nearby to the study area. Burial mounds, hearths and ceremonial sites also appear in the archaeological record of the Murrumbidgee region.

Specifically, the Darlington Point study area includes a large number of registered Aboriginal Cultural heritage items. Much of the township is located adjacent to, or nearby to the Murrumbidgee River. On this basis alone, Darlington Point is considered to have a generally high Aboriginal heritage potential.

Nonetheless, there are portions of the study area that have high levels of disturbance and are distant from the Murrumbidgee River and other water sources.

Accordingly, any future development should seek to limit the impacts on Aboriginal heritage and where necessary be supported by a due diligence or Aboriginal cultural heritage assessment to ensure the ongoing protection of these heritage assets, which contribute to the social and cultural values of the town.

For further details regarding Aboriginal Cultural Heritage, see the Aboriginal Cultural Heritage Review report prepared by AREA Environmental and Heritage Consultants.

Land Use Conflicts

As outlined within Section 2.2.7, land use conflicts arise when incompatible land uses are situated in close proximity to each other. Land use conflicts may impact on the amenity of sensitive land uses, the efficient use of productive land, or environmental and landscape values.

An assessment of land use conflicts for Darlington Point has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines. There are four key steps involved in undertaking a LUCRA and these include:

1. Gather information about proposed land use changes and associated activities.
2. Evaluate the risk level of each activity.
3. Identify risk reduction management strategies
4. Record LUCRA results.

Key potential land use conflicts contained within Darlington Point include:

5. Sewerage treatment works
6. Waste management centre

Other land use conflicts that are specific to Darlington Point that need to be considered include:

7. Bushfire risks on development that adjoins heavily vegetated areas or open grasslands.
8. Flooding impacts on development from adjoining rivers and waterways.
9. Amenity impacts such as noise adjoining key transport corridors (road, rail).

Careful consideration will be required when planning future land uses to ensure that they will not result in conflicts between land uses.

A plan showing these potential land use conflicts is provided in Figure 39.

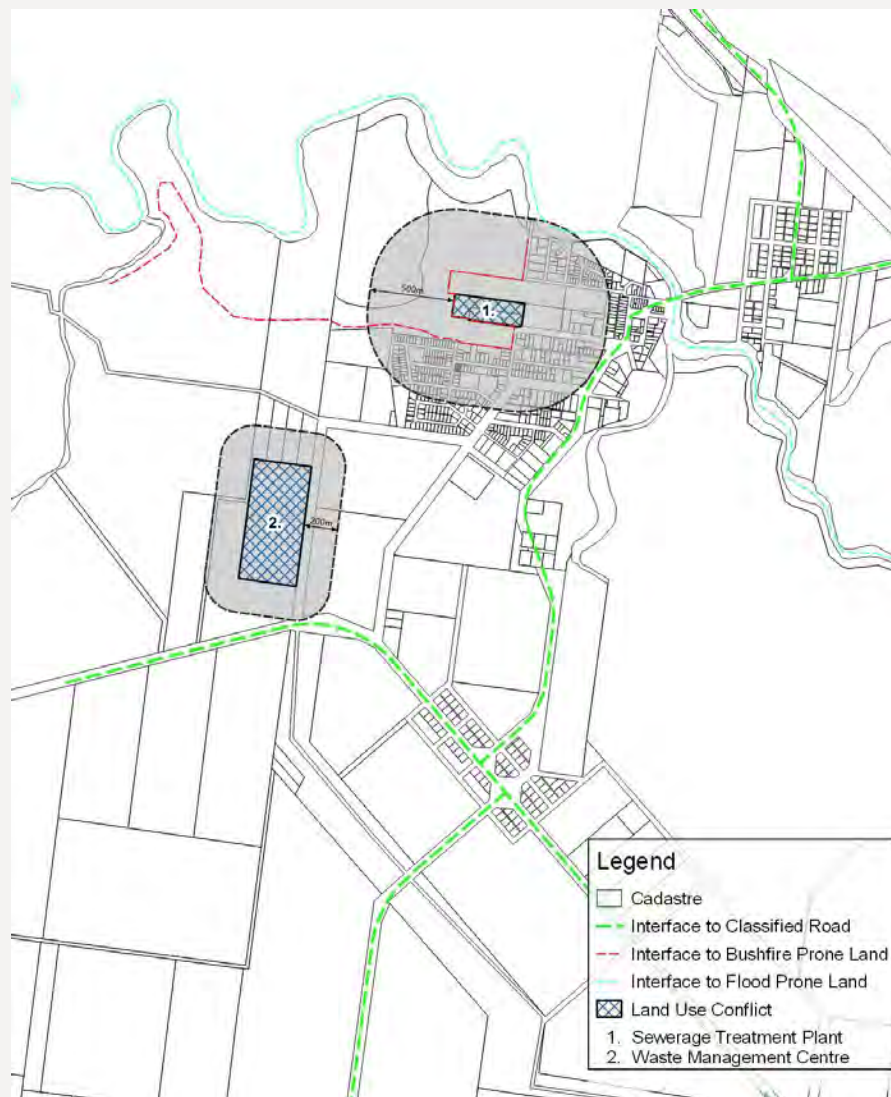


Figure 39: Land Use Conflict Map – Darlington Point

Crown Lands

The township of Darlington Point contains large tracts (over 200 hectares) of Crown Land Reserves held in public ownership. Council is the manager of some of this land, whilst other portions are subject to lease or licence agreements.

Some of this land has been developed and used for open space and recreation purposes, whilst the remainder of this land remains undeveloped. A large proportion of this land adjoins the Murrumbidgee River, is densely vegetated and is subject to flooding.

The public ownership status of this land is therefore placing a constraint on development in the absence of the land being devolved to Council.

Given the amount of Crown Lands contained within the township and its location, it is recommended that discussions be undertaken with Crown Lands to try and acquire some of this land for the future growth of Darlington Point.



Figure 40: Crown Lands Map – Darlington Point

Summary of Constraints and Opportunities

To help assist identifying potential candidate sites for rezoning and/or redevelopment, consideration has been given to the environmental constraints and opportunities as outlined within this Section.

A plan showing the combined constraints and opportunities for Darlington Point is provided in Figure 41.

The features have informed the proposed zoning recommendations outlined in Section 3.1.5.

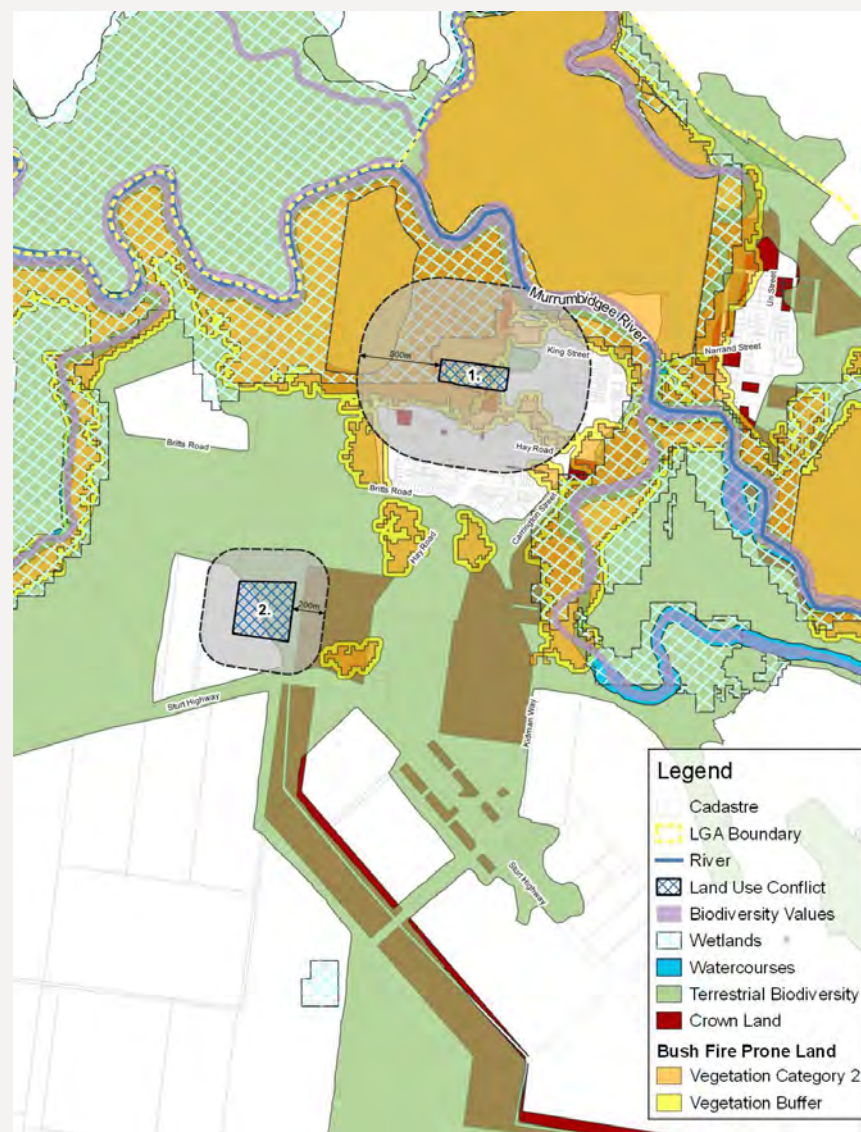


Figure 41: Combined Constraints and Opportunities Map – Darlington Point

3.1.4. Infrastructure

Council in association with the NSW Public Works Advisory is in the process of preparing an Issues Paper to the Integrated Water Cycle Management Strategy (IWCMS), which will identify current and future capacity issues and upgrade requirements.

The outcomes of this Paper will inform further recommendations to the IWCMS and the conclusions of this Issues Paper as they relate to Darlington Point are discussed below.

Water

Darlington Point's town water is supplied from two bores/reservoirs with the water system having recently been upgraded, including minor repairs and the installation of a gas chlorinator. In addition, several private water supply schemes operate in the township and outlying rural areas.

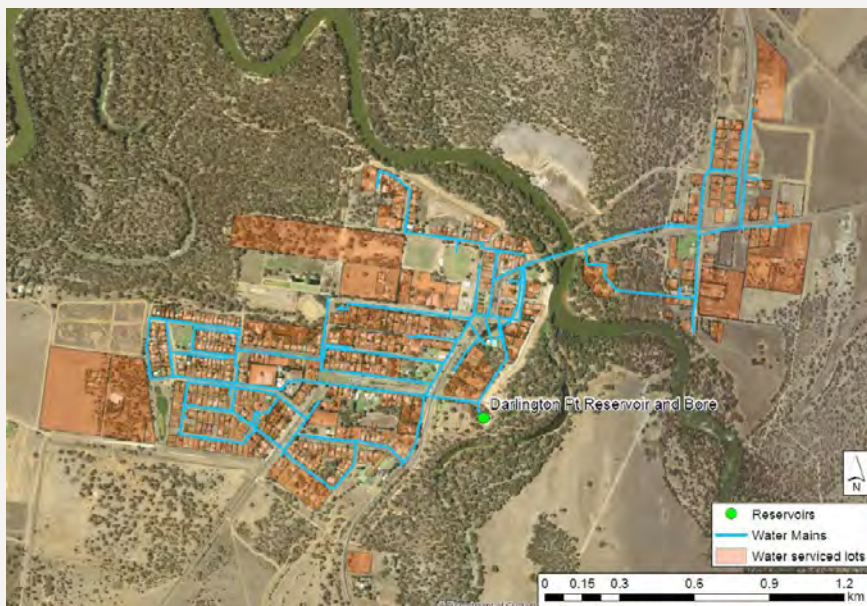


Figure 42: Darlington Point water supply scheme distribution map
(Source: Draft Integrated Water Cycle Management Strategy)

The IWCMS Issues Paper identifies the following capacity issues in terms of water supply in Darlington Point. These items will need to be addressed so as to achieve projected future population growth.

Based on this analysis projected residential development can be achieved subject to augmentations of the existing water network.

Table 21: Water Supply Upgrade requirements – Darlington Point

Compliance Target	Issues
System capacity	Minimum pressures - With the estimated 2020 99th percentile peak day demands, the minimum pressures in the current system are 12.5m. WSAA Code WSA 03-2011 recommends a minimum service pressure target of 20m head. This may still be considered acceptable depending on what Council nominates as their LOS service standard (design basis).
	Supply reliability - With the estimated 2020 99th percentile peak day demands, the time for the reservoir to draw to 70% is 0.5 hours. For the 2050 peak day demands, the time for the current reservoir to draw to 70% is 0.3 hours. This may not be enough time to resolve the issue.
	Fire flows - In general, if a fire were to occur during a peak demand period, the distribution system will not be able to meet the 15m pressure required for a fire brigade with pumping appliance connected. Increasing the reservoir size and bore pump capacity will allow the system to supply more pressure for a fire flow. It should be noted that according to clause 3.1.5 of the WSAA Code WSA 03-2011, water supply systems need not be designed for firefighting unless required by a Water Agency's operating licence.
	Water losses - The infrastructure leakage index (ILI) for Darlington Point WSS is 8.5, which is more than 4 times higher than the industry standard, indicating a very high water loss. The water loss is around 620 L/assessment/day which is 6.7 times the state median.

Sewerage

The Darlington Point sewerage treatment plant has limited capacity to accommodate additional growth and is currently only sized to service approximately 1,200 people. For land outside of the reticulated network, effluent can be disposed of on site via individual packaged plants.

The location of this facility is also problematic as it is located within close proximity to the town centre and residential dwellings, which may cause land use conflicts and odour issues as the town continues to grow.

Previous investigations as part of the Darlington Point Township Structure Plan identified the need to investigate opportunities, subject to a cost benefit analysis to relocate the sewerage treatment facility from the central urban area to a new location, with suitable buffers from current or future residential development. This would remove potential land use conflicts/restrictions that may restrict growth opportunities of the town.

The IWCMS Issues Paper identifies the following capacity issues in terms of sewerage supply in Darlington Point. These items will need to be addressed so as to achieve projected future population growth.

Table 22: Sewerage Supply Upgrade requirements – Darlington Point

This table has been removed from the public exhibition version pending the finalisation of the IWCMS.

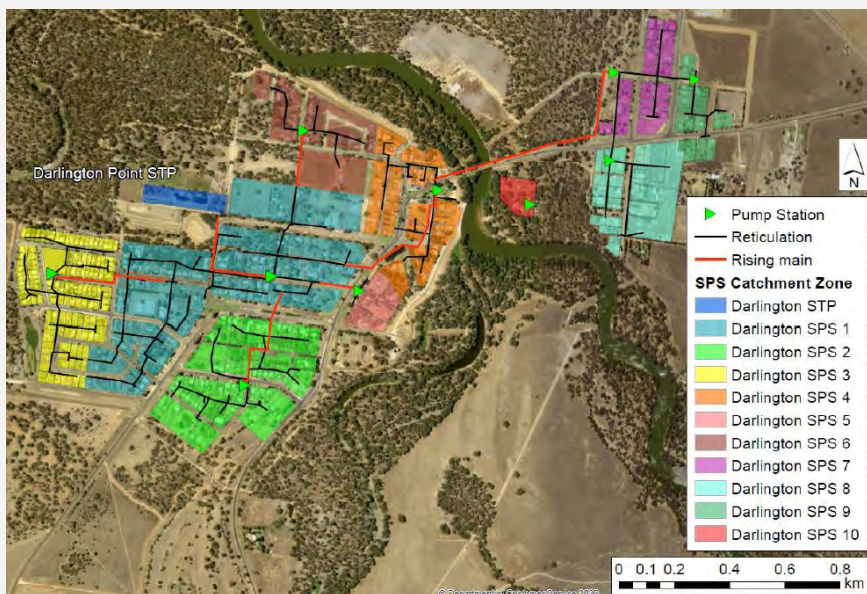


Figure 43: Darlington Point sewage transfer system
(Source: Draft Integrated Water Cycle Management Strategy)

Transport

Darlington Point experiences high volumes of heavy vehicles and trucks that pass through the town at high speeds creating vehicle and pedestrian safety problems.

There is also no truck parking area available for drivers passing through Darlington Point outside of a small area opposite the Darlington Point Club. Similarly, there is a need to ensure that development on main intersections and roads is appropriately designed to improve the visual appearance of the town. Where new access points are proposed from classified roads, this will require approval from Transport for NSW.

Other Services

Gas (bottled), electricity and telecommunications infrastructure are available and can be extended to service future development. Drainage infrastructure is also appropriate and should continue to occur via a 'pit and pipe' system.

Where large lot residential subdivisions are proposed, drainage can be via vegetated swale/table drains.

Darlington Point is also serviced by an existing waste management facility located to the south west of the main township. This facility is currently zoned rural and it is recommended that this facility be rezoned to a special activities zone to ensure its ongoing protection.

Based on this analysis, the existing sewerage plant has enough capacity to service development until 2043 subject to the augmentation of a number of individual Sewerage Pump Stations.

Whilst the location of the current sewerage treatment plant is currently a constraint on development, given that this system does not need to be upgraded in the short to medium term, as well as the fact that there is a large supply of additional zoned residential land located elsewhere, it is not recommended that the sewerage treatment plant be relocated due to the financial costs.

3.1.5. Darlington Point Land Use Plan

Recommendations

The Land Use Plan identifies four candidate sites to be rezoned for residential purposes (Figure 44). These parcels are described as follows:

- 7 Boyd Street, Darlington Point (Lot 2, DP335057 & Lots 14-19, DP3754)
- Darlington Street, Darlington Point (part)(Lot 73, DP751688 & Lot 66, DP751688)
- 92 & 164 Britts Road, Darlington Point (Lot 5, DP1115843 & Lot 1, DP1103528).
- Britts Road, Darlington Point (part)(Lot 2, DP1103528).

The recommended rezoning of this land is consistent with the environmental constraints of the land, as well as infrastructure and servicing provision.

The properties represent both infill and greenfield development and are currently zoned RE1 Public Recreation and RU1 Primary Production with a minimum lot size of 200 hectares.

More specifically, it is proposed to rezone the existing sportsground from RE1 Public Recreation to RU5 Village with a 600m² minimum lot size. The rezoning of this land is consistent with previous strategic planning work, which identified an opportunity to relocate the sportsground to the south of the township adjacent to the existing golf club. In doing so, this will increase the amount of flood free land available for infill residential development.

The Plan also recommends rezoning the land to the south of Darlington Street from RU1 Primary Production to R2 Low Density Residential with a 5,000m² minimum lot size. This land is located above the flood level and can provide opportunities for low density residential development (15 lots).

In order to cater for the long term future needs of Darlington Point, the Strategy recommends rezoning land on the western side of town for residential development.

Given the relatively large amount of conventional residential land supply currently available within the township, it is recommended that this land be zoned at lower residential densities.

In doing so, this will provide a greater variety of residential lot types and will provide lifestyle options for persons looking to relocate to Darlington Point.

The rezoning of this land at lower densities also reduces the amount of potential land supply, places less pressure on infrastructure and services as effluent can be disposed of on-site above 5,000m² and provides a transition from the main urban area to the surrounding rural environment.

Specifically, land on the northern side of Britts Road located immediately adjacent to RU5 Village zoned land is proposed to be zoned R2 Low Density Residential with a minimum lot size of 5,000m². This land has a total area of 65 hectares and would result in the creation of an additional 104 low density residential lots.

In recognition of this large amount of residential land supply, it is recommended that the rezoning of this land be staged commensurate with demand. In the interim it is recommended that only the eastern half of this land be rezoned.

Similarly, the Land Use Plan recommends rezoning the southern side of Britts Road to R5 Large Lot Residential with a 2 hectare minimum lot size. The rezoning of this land forms an extension of existing R5 zoned land already developed on the southern side of this roadway. This land has a total area of approximately 38 hectares, which could result in the creation of an additional 15 large lot residential lots. It is noted that there is currently no supply of R5 zoned land available in the town and it is recommended that all of this land be rezoned in the interim, pending confirmation of biodiversity values on the western portion of this land. An opportunity also exists to extend this zoning further south in the future.

Based on the land zoning and minimum lot size recommendations, the propose rezoning sites have the potential to cater for up to approximately 256 additional residential lots as outlined in Table 23. Based on the DPIE medium growth rate of 2 dwellings per annum, this equates to a residential land supply of approximately 128 years.

When considering the forecast take-up rate of 3 dwellings per annum, this level of residential land supply is reduced to approximately 85 years.

Table 23: Darlington Point Existing and Proposed Residential Land Supply

Summary		Area	Proposed No. of additional lots	Demand (dwellings p.a.)	Years Supply
Existing Supply					
RU5 Village (600m² +)	DPIE Projection (High Growth)	36ha	187	2	93.6
	Council Projection (High Growth)	36ha	187	3	62.3
R5 Large Lot Residential (2ha+)	DPIE Projection (High Growth)	0	0	0	0
	Council Projection (High Growth)	0	0	0	0
Proposed Supply					
R2 Low Density Residential (5,000m²)	DPIE Projection (High Growth)	30ha	48	2	24
	Council Projection (High Growth)	30ha	48	3	16
R2 Low Density Residential (5,000m²) (Future)	DPIE Projection (High Growth)	39ha	60	2	30
	Council Projection (High Growth)	39ha	60	3	20
R5 Large Lot Residential (2ha+)	DPIE Projection (High Growth)	38ha	15	2	7.5
	Council Projection (High Growth)	38ha	15	3	5
Total*	DPIE Projection (High Growth)	108ha	256	2	128
	Council Projection (High Growth)	108ha	256	3	85

*Note: Figure excludes land identified as R2 Low Density Residential (future)

The other key land use planning recommendation includes the establishment of an industrial area and business park to the south of the township on the key intersections of the Sturt Highway and Kidman Way (Figure 42).

These parcels of land are described as follows:

- Sturt Highway, Darlington Point (Lot 149, DP750908).
- Sturt Highway, Darlington Point (Lots 150 & 288, DP750908 & Lots 1-5, DP759030).
- 20 Bundure Street, Darlington Point (Lot 153, DP750908, Lots 1-5, DP759030).
- 54 Bundure Street, Darlington Point (Lot 216, DP750908).
- Sturt Highway, Darlington Point (Lots 1-9, DP759030 and part Lot 11, DP750908).

This land is strategically located and avoids areas of environmental significance or hazards, as well as nearby sensitive land uses that have the potential to create land use conflicts. It is also recommended that Council relocate its existing depot site on Kerarbury and Boyd Streets to this land so as to free up prime village zoned land within the main township.

In total, the Land Use Plan recommends rezoning approximately 160 hectares of land for industrial purposes, which can be developed at various lot sizes.

In recognition of the need to coordinate land development, the provision and extension of services, as well as the large amount of industrial land supply proposed within this Plan, it is recommended that development within this area be staged.

Specifically, it is recommended that approximately 85 hectares of land be rezoned in the short-term surrounding the Sturt Highway and Kidman Way with the remaining land to be rezoned when demand permits. The staging of industrial land rezonings is also reflective of the fact that much of this future industrial land is Crown Lands owned.

The development of this land could result in the creation of approximately 68 industrial lots based on an average lot size of 8,000m². This equates to an approximately 23 years supply of industrial land supply based on demand.

It is noted however that an interested party has already approached council regarding the future development options for Lot 149, DP750908.

Consequently, this may further reduce the level of industrial land supply if this property is developed in the interim.

Due to the prominent location of this land, it is recommended that as part of the review of the Development Control Plan, that new controls be included that govern building design and appearance including; building setbacks, car parking, vehicular access, signage and landscaping. This will ensure that the development of this land does not detract from the overall visual appearance of the township.

Table 24: Darlington Point Existing and Proposed Industrial Land Supply

Summary	Area	Proposed No. of additional lots	Demand	Years Supply
IN1 General Industrial	85ha	68	3	23
IN1 General Industrial (Future)	80ha	64	3	21
Total	165ha	132	3	44

Other changes recommended by the Plan include rezoning certain lands for environmental protection purposes in recognition of their environmental features and constraints, as well as placing Council's key infrastructure facilities within a special use zone to ensure its ongoing protection.

It is also recommended that the Terrestrial Biodiversity Map be reviewed as it applies to the urban areas of Darlington Point as it currently maps land that is developed or contains no identified significant vegetation.

Similarly, it is recommended that the Heritage Map and Schedule 5 of the LEP be reviewed consistent with the recommendations of the Heritage Review.

Key Land Use Planning Considerations

Table 25: Key Land Use Planning Considerations – Darlington Point

Population and Housing:

- DP1 Ensure a sufficient supply and range of residential zoned land to cater for expected demand.
- DP2 Rezone land to the west of the main township on the northern side of Britts Road to R2 Low Density Residential with a 5,000m² minimum lot size.
- DP3 Rezone land to the west of the main township on the southern side of Britts Road to R5 Large Lot Residential with a 2 hectare minimum lot size.
- DP4 Rezone the Darlington Point Sports Oval to RU5 Village Zone with a 600m² minimum lot size.
- DP5 Rezone a small portion of land above the flood level at the southern end of Darlington Street to R2 Low Density Residential with a 5,000m² minimum lot size.
- DP6 Ensure short-term accommodation developments are appropriately designed and located to minimise impacts on surrounding residents.
- DP7 Encourage infill development by exploring incentive strategies.
- DP8 Locate residential development outside of flood prone areas and investigate opportunities to extend current flood levee system.

Community Facilities and Open Space:

- DP9 Continue to review community facilities and open space provisions within town, with gaps identified and strategies developed.
- DP10 Ensure zoning is flexible to allow for the establishment of community facilities within central locations that are accessible.
- DP11 Establish a new public open space area on the western side of town to service the proposed residential development in this area.

Commercial and Retail:

- DP12 Retain flexible land use zoning in the main commercial centre to encourage a range of businesses.
- DP13 Encourage the development of land currently bordered by Demamiel Street, Carrington Street, Hay Road and a public laneway for commercial purposes.
- DP14 Encourage the establishment of a motel or short term stay accommodation development within the centre of town.

Industry:

- DP15 Rezone land on the intersection of the Kidman Way and Sturt Highway to IN1 General Industrial and/or B6 Enterprise Corridor.
- DP16 Incorporate specific controls into the DCP to ensure an appropriate interface is achieved between industrial development and the Sturt Highway including vehicular access, building design, setbacks, landscaping and signage.
- DP17 Investigate opportunities to create a transport depot or truck interchange or parking area near the Sturt Highway and Kidman Way interchange.

Tourism:

- DP18 Encourage the establishment of a motel or short term stay accommodation development within the centre of town.
- DP19 Rezone the former saw mill site on the northern side the Murrumbidgee River SP3 Tourist.

Agriculture:

DP20 Limit residential and rural residential sprawl into established rural areas that has the potential to create land use conflicts and undermine the viability of productive agricultural businesses.

Environment:

- DP21 Rezone environmental lands adjoining the Murrumbidgee River to E3 Environmental Management.
- DP22 Require development proposals to consider the environmental impacts of vegetation removal in accordance with local and state government legislation.
- DP23 Review the Terrestrial Biodiversity Map, Groundwater Vulnerability, Riparian Lands and Watercourse Map and Wetlands Map of the LEP to better reflect environmental conditions.
- DP24 Require development proposal to consider impacts on matters of Aboriginal Cultural Heritage in accordance with the recommendations of the Aboriginal Cultural Heritage Review.
- DP25 Adopt the recommendations of the Darlington Point Flood Risk Management Study and Plan including the introduction of a Flood Planning Map for the township.
- DP26 Prepare a Bushfire Prone Land map in association with the NSW RFS.
- DP26 Require new development proposals to consider the provisions of *Planning for Bushfire Protection Guidelines 2019*.
- DP27 Amend Schedule 5 and the Heritage maps of the LEP consistent with the recommendations of the Heritage Review Inventory Report.

Infrastructure:

- DP28 Finalise and adopt the recommended actions of the Integrated Water Cycle Management Strategy.
- DP29 Ensure that new developments make an appropriate contribution towards the provision or augmentation of infrastructure consistent with Council's adopted Infrastructure Contributions Plans.
- DP30 Ensure that development occurs in a staged and logical sequence to minimise pressures on infrastructure.
- DP31 Rezone Council Sewerage Treatment Plant and Waste Management Centre SP2 Infrastructure.

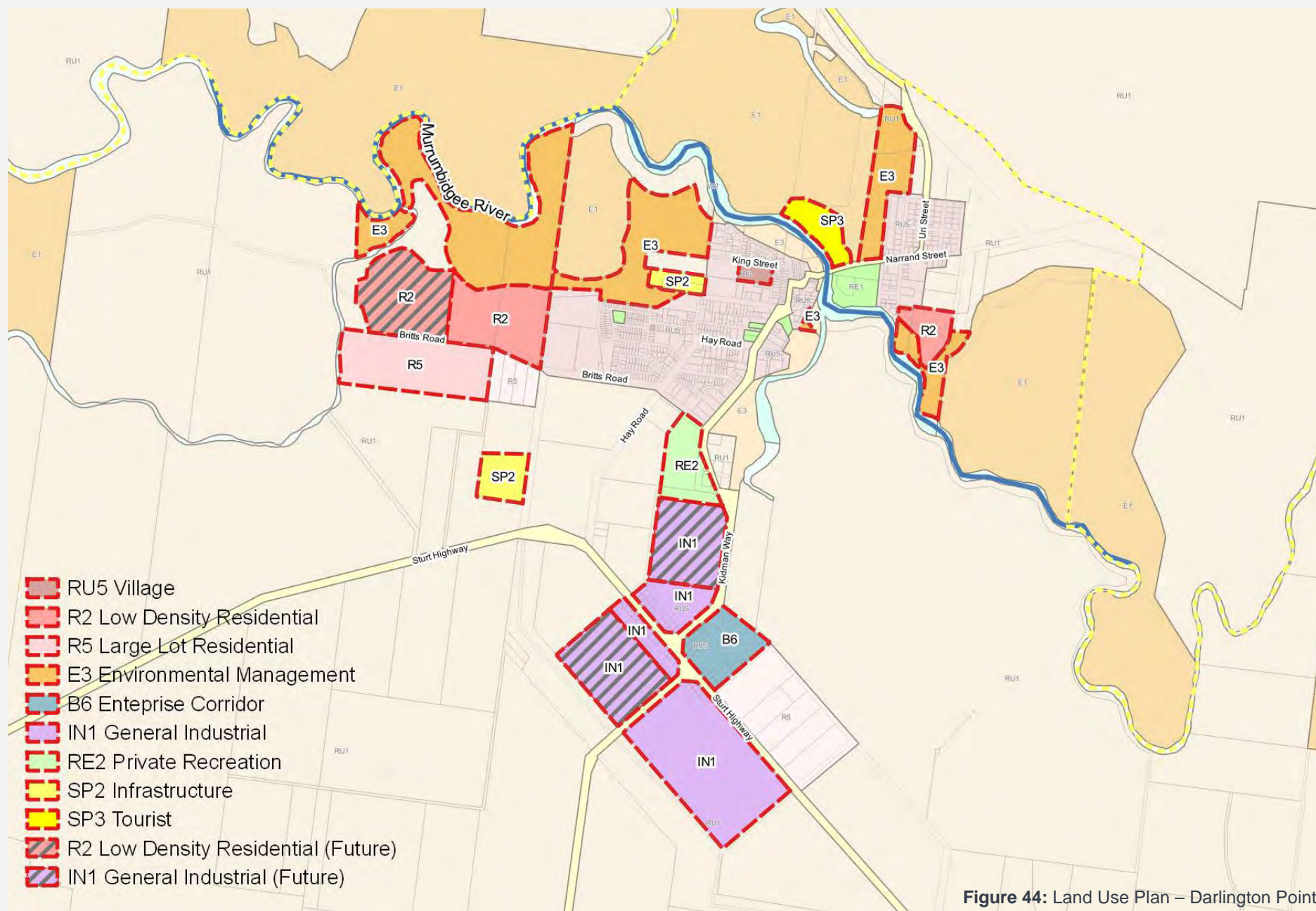


Figure 44: Land Use Plan – Darlington Point

