



PEEL

Village Plan 2015



Image: Old School House/Peel Recreation Reserve

Peel Village Plan

The Bathurst Regional Local Government Area contains a number of villages. Village plans have been created for eight villages; Peel, Wattle Flat, Hill End, Rockley, Sofala, Sunny Corner, Trunkey Creek, and Yetholme. Each village has its own, unique history, community, and assets; however they also share commonalities in their past, present, and the opportunities and challenges that each will face in the future.

The Peel Village Plan will act as a guide for future planning and development for the community. This plan identifies the preferred future, opportunities and challenges, and aligns with *Bathurst 2036 Community Strategic Plan* through its strategies through its strategies and objectives which have been developed in consultation with the Peel community.

Introducing Peel

Peel is 13 kilometres north of Bathurst and has an estimated population of 86 people usually resident in 47 dwellings. (2011 Census, ABS 2011)

The Wiradyuri people are acknowledged as the traditional custodians of the land where Peel is situated. Wiradyuri people are of the goanna totem and are the people of the three rivers – the Wambool (Macquarie), the Kalari (Lachlan) and the Murrumbidgee. They have lived on these lands for more than 40,000 years.

History of the Village

Peel village is unique in that unlike other gold mining towns within the region, it saw both gold rushes of the 1850's and 1870's. The village had a cricket ground and two race courses. The original part of Peel was located to the east of the old remaining part, near where the Sofala Road crosses Clear Creek. Many of the original buildings in this section have been demolished. Peel also has a number of prominent people associated with its history, including the Suttor Family of Brucedale and Dr Kerr.



Image: Church of St John the Evangelist, Peel

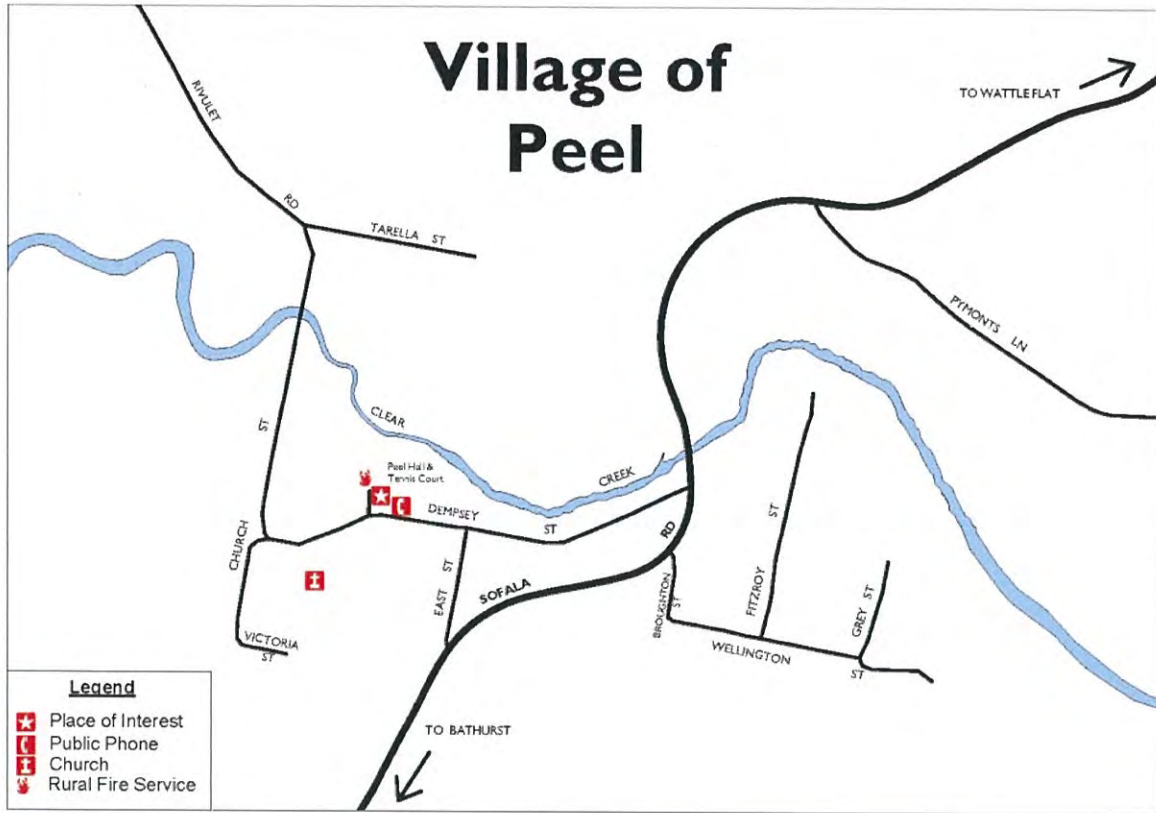


Image: Remains of agricultural shed

Present Day

Today Peel is a small rural village. The village is surrounded by rolling hills, spectacular scenery, and still retains a number of its historic buildings, including Brucedale (historic homestead and farm – location of grave of Windradyne of the Wiradyuri). The main industry in Peel is agriculture.

Some of the community capital and infrastructure of Peel includes:

- Old School Hall - Peel Recreation Reserve Trust.
- Rural Fire Service.
- Tennis Courts.
- St John the Evangelist Anglican Church.

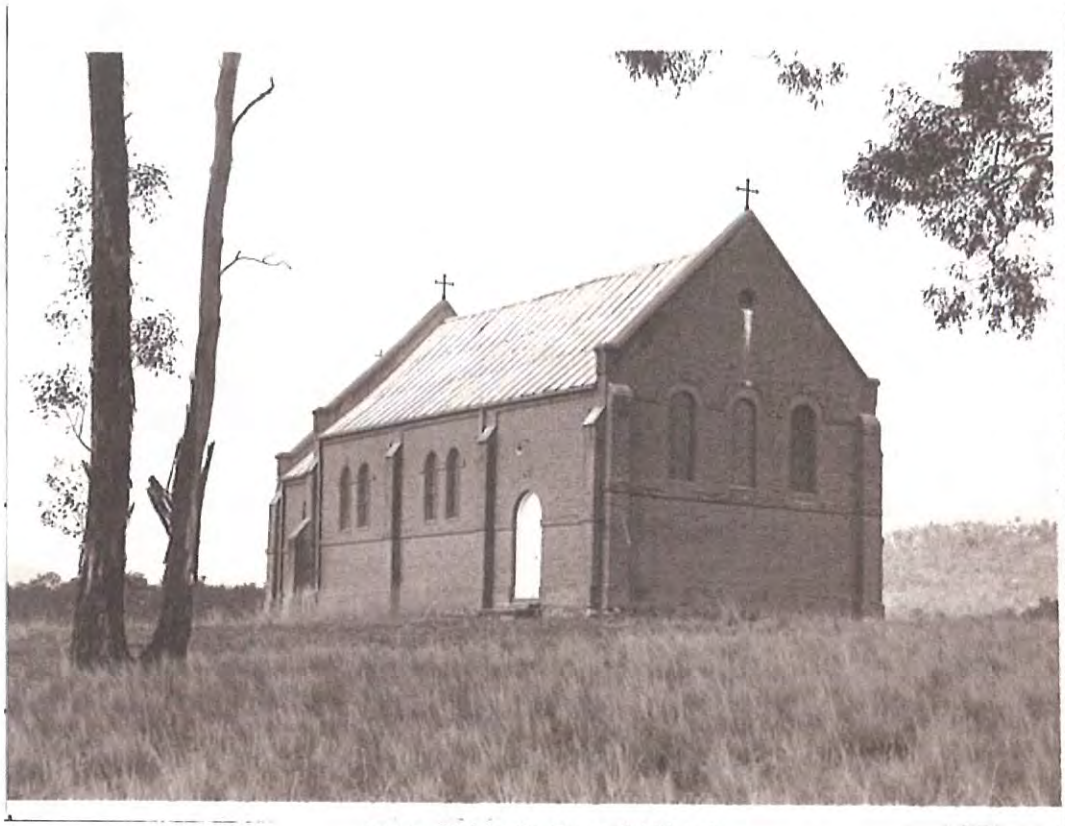


Image: St John the Evangelist Church

The Peel Community

Information for this plan regarding 'what people love about Peel' and 'the preferred future for Peel' has been gathered using a variety of methods. This has included consultation with community members in 2010, annual Council meetings held in Peel, as well as ongoing dialogue with village groups, associations and individuals. The information that has been gathered through ongoing consultation has been used to develop the Peel Village Plan as well as the objectives, strategies, and actions contained in the Bathurst 2036 Community Strategic Plan.

What people love about Peel

Residents of Peel have identified the following key assets as important elements that make their community strong with its own sense of place. These assets were also identified as essential to maintain and enhance into the future.

Our People

The residents of Peel described their community as welcoming and friendly where people look out for each other. Residents know their neighbours and value the community spirit that is part of living in a small community. Residents show genuine concern for one another but at the same time respect each other's privacy. They feel that it is a great place for children to grow up where they have the freedom to play safely while exploring their environment.

Our Environment

The rural setting for the village of Peel was another important asset to this community. Residents valued the fact that they lived in a community that was close to nature with beautiful views of the countryside and access to a range of native wildlife. They felt that the open spaces gave them the opportunity to live in a self-sufficient manner managing their own water and gardens. The Peel Native Flora and Fauna Reserve and the unpolluted water from Clear Creek were highlighted as important assets that need to be protected into the future.

Our Community Groups, Organisations and Services

The existence of a range of community groups and organisations was also identified as important to the Peel community. Residents were keen to support these groups by volunteering their time and resources. Groups and organisations that were identified included Peel Recreation Reserve Trust and Rural Fire Service.

Our Facilities

As the village of Peel is only a 15 minute drive from Bathurst, access to facilities and services including education, health, and entertainment are generally made through facilities in the city. There are however some basic but highly valued facilities within the village including: a functioning all-denominations church; the community hall; tennis courts; mail service, and school bus. Residents also identified the Peel Native Flora and Fauna Reserve and other walking tracks surrounding the villages as facilities the community consistently uses.

Our History

The Peel community recognises and values its unique history including its connection to both of the local gold rushes in the 1850's and 1870's. The village also has a historic link to one of the oldest farming properties in the region *Brucedale* and its associated history marking the interaction between the early settlers and the local Wiradyuri people. The community retains several significant historic houses and buildings.

Our Economy

The community identified its connection with the surrounding productive farmland and the rural economy as one of its strengths. The community also identified the proximity of the village to shopping and services in Bathurst was an asset. They felt that the relatively low cost of living attracted a range of individuals to make Peel their home.



Image: Shed on former Pymont family property

The Preferred Future for Peel

Residents saw the future of Peel in ten years as a cohesive village community where people can enjoy a peaceful rural lifestyle including:

- Retain the village much as it is now in a beautiful rural setting where people know and look after one another;
- Peel would be protected from overdevelopment with residents consulted on key decisions that effects their community;
- Subdivision and minimum lot sizes will be managed appropriately to retain the values and rural lifestyle of the community;
- No industrial or mining development;
- The natural environment would be protected and enhanced particularly Clear Creek;
- The village would be clean and tidy with private land cleaned up;
- The heritage of the community would be recognised and celebrated. Historic buildings would be maintained and a sympathetic building code would allow for appropriate renovations;
- Peel would have enhanced services and facilities that could include: daily bus to Bathurst; community nurse visits, enhancement of recreational facilities, and the old school house for residents and visitors;
- Adequate mobile phone coverage and internet access.

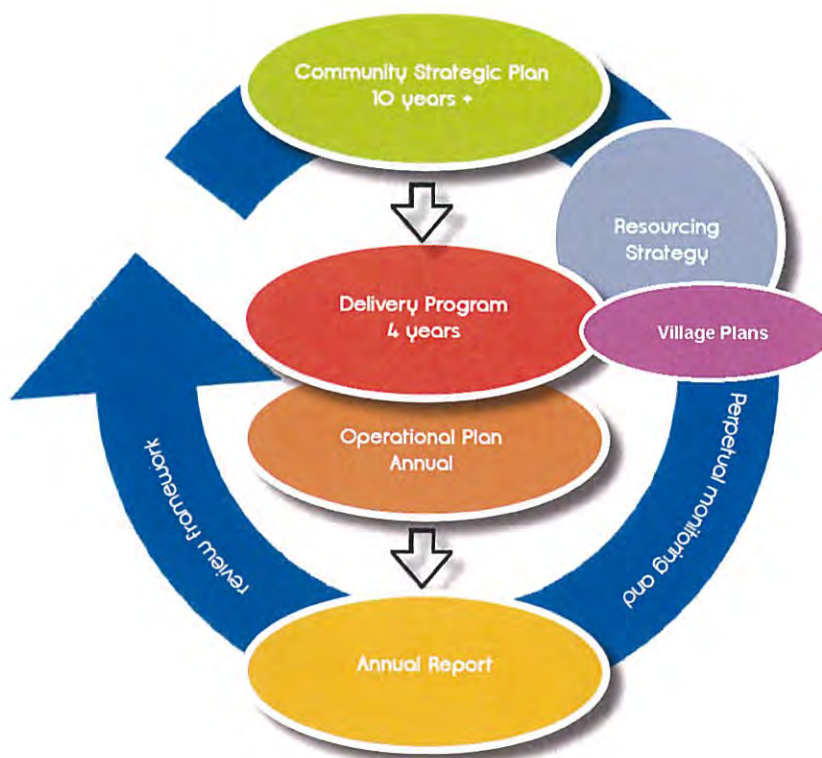
Actions are included in the Community Strategic Plan that seeks to deliver on the preferred future for Peel.



Image: Church of St John the Evangelist, Peel

How this plan integrates with the Bathurst 2036 Community Strategic Plan

In February 2013 Bathurst Regional Council adopted *Bathurst 2036 Community Strategic Plan (CSP)* in line with the NSW Government requirements. Bathurst 2036 was developed using an asset based approach and outlines a number of objectives, strategies, and outcomes that represent the priorities for the whole Bathurst Region community. Village plans have been developed for eight villages aligning with the objectives and strategies identified in Bathurst 2036. The reporting and resourcing has also been incorporated into the CSP. The village plans include additional information relating to the unique qualities of each Village, and the views and ideas of the residents.



Further planning documents relating to the villages can be found on the Bathurst Regional Council's website: www.bathurst.nsw.gov.au including:

- Local Environment Plan (LEP) 2014
- Development Control Plan 2014
- Bathurst Regional Archaeological Management Plan 2012
- Bathurst Regional Heritage Strategy 2014 - 2017

Objective and Strategy

The objectives and strategies contained in the Bathurst 2036 Community Strategic Plan reflect the needs and strengths of the community as a whole. The strategies and actions identified in the plan are reviewed every four years through consultation with the community.

A specific objective (see below) that includes a range of strategies and outcomes has been specifically targeted to the opportunities and challenges identified for the Villages and rural settlements in the Bathurst Regional Local Government Area.

Objective 17: To encourage living, vibrant and growing villages and rural settlements

No.	Strategies	Key Partners
17.1	Implement the adopted Rural Strategy through the Local Environmental Plan to provide for the concentration of new living opportunities within and close to the existing villages and settlement areas and provide for ongoing major review in each 10 year period.	Government Agencies
17.2	Implement provisions within the Local Environmental Plan and Development Control Plan to provide a strong village system that includes housing choice, viable business and tourism opportunities, adequate transport systems and a concentration of community services.	Government Agencies
17.4	Continue to provide for and promote the village improvement program.	Government Agencies, Village Communities, Community Groups
17.5	Facilitate ongoing communication opportunities with each village locality.	Village communities, Community Groups
17.6	Provide outreach Council services to village and rural settlements where appropriate (e.g. library services, artistic programs, subsidised transport for children).	Village and Rural Communities
17.7	Advocate for the provision of relevant State and Federal Government services and facilities to village and rural locations (e.g. cultural, health and telecommunications).	State and Federal Government Agencies, Services Providers
17.8	Maintain infrastructure within and to rural and village locations in accordance with Council's Asset Management Plans.	Government Agencies
17.9	Continue to support new and existing cultural, community and recreational services and programs in rural and village locations.	Government Agencies, Village Communities, Community Groups, Service Providers
Community Outcomes		
Shared vision and community priorities for the individual villages.		
Establishment and maintenance of sustainable infrastructure and services.		
Good communication with village and rural settlement communities.		
Village growth is appropriate and sustainable.		

Bathurst Regional Council's Commitment to Peel

Since the amalgamation of Bathurst City Council and Evans Shire Council in 2004, Bathurst Regional Council has committed a range of resources to enhancing the amenities of Peel. These have included support for community celebrations, through to developing and maintaining infrastructure in roads and community facilities.

Year	Project	Funding
Roads		
2010/11	Reconstruct and seal Pymonts Lane	\$420,000
2013/14	Install Guardrail	\$20,700
	Reconstruct and seal Sofala Road (Evans Boundary)	\$743,132
2014/15	Sofala Road Final Seal	\$86,631
Reseals		
2006/07	Rivulet Road 1.5 km	\$26,191
2007/08	Sofala Road 1.5 km Seg 490	\$24,989
	Sofala Road 3 km Seg 510, 520	\$58,746
2009/10	Sofala Road 1.6 km Seg 480	\$49,864
2010/11	Pymonts Lane 1.4 km	\$51,790
2013/14	Pymonts Lane 1.7 km	\$32,157
2014/15	Sofala Road 1.6 km Seg 500	\$36,926
Other Projects		
2008/09	Extension of seal Wellington Street	\$1,969
2011/12	Seal fire shed car park	\$9,851
Total		\$1,562,946



Image: Tennis Courts

Ongoing Commitment to Peel

Bathurst Regional Council values all members of the broader community. Council has made an ongoing commitment to continue to support Peel through ongoing consultation and investment into the infrastructure and amenities of the village. A strategic and advocacy approach will be maintained reflected in the strategies, objectives, and outcomes identified in *Bathurst 2036 Community Strategic Plan*.



Image: Sofala Road



Image: Old School House



Image: Old Tractor

Attachments

- 1 Village Map, including village and property boundaries, and crown roads.
- 2 Aerial Village Map, including village and property boundaries.
- 3 Development Control Plan 2014.

Village of PEEL



Scale: 1:7,500 @ A3



Legend

- Village Boundary
- Property Boundaries
- Watercourse
- Constructed Road
- Council Road Constructed
- Crown Road Constructed
- Non-Constructed Road
- Council Road Not Constructed
- Crown Road Not Constructed
- Closed Road

Village of PEEL

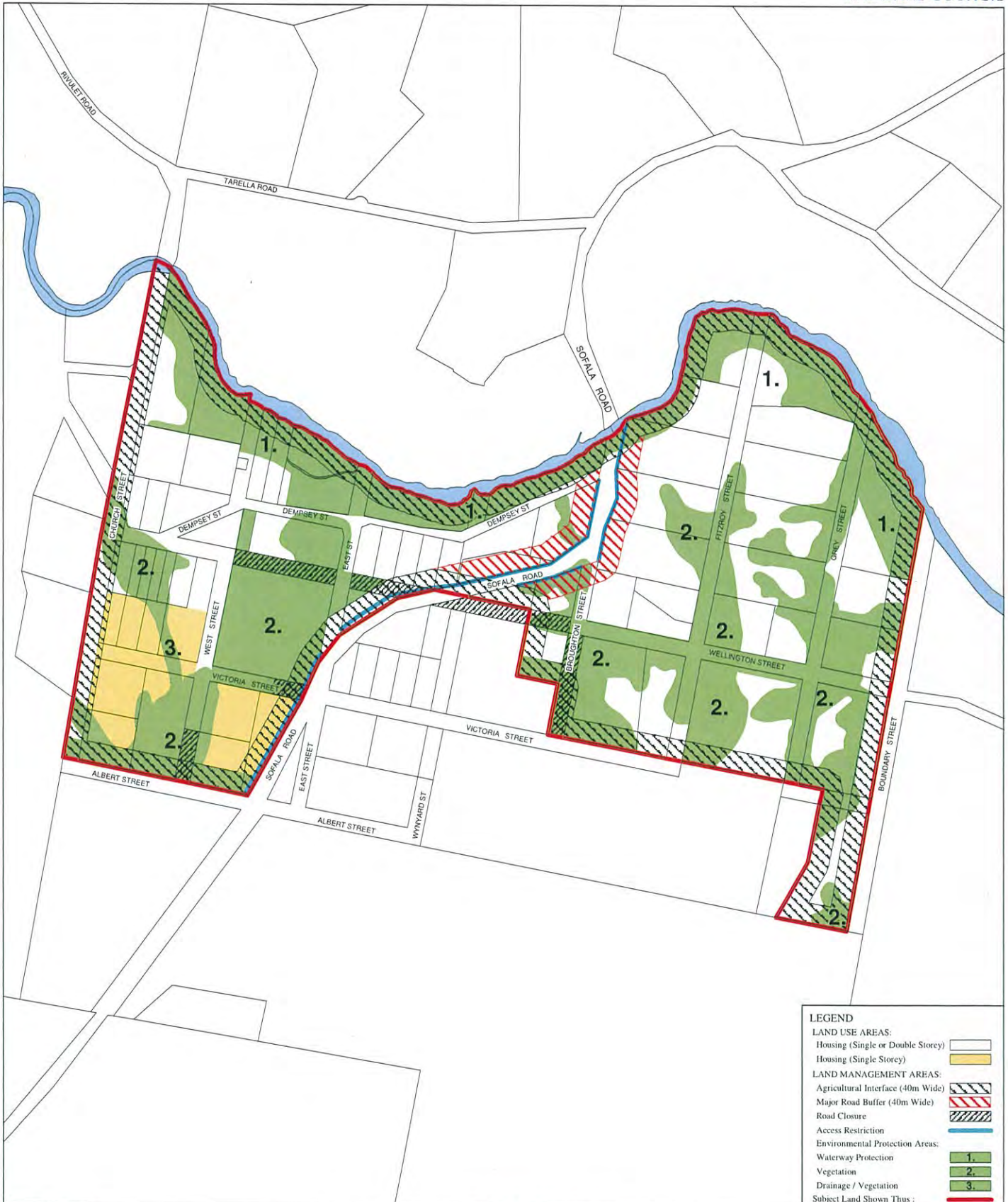


Scale: 1:7,500 @ A3



BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014

MAP No. 26 - PEEL



LEGEND

LAND USE AREAS:

- Housing (Single or Double Storey) [White box]
- Housing (Single Storey) [Yellow box]

LAND MANAGEMENT AREAS:

- Agricultural Interface (40m Wide) [Diagonal hatching]
- Major Road Buffer (40m Wide) [Red and white diagonal hatching]
- Road Closure [Blue line]
- Access Restriction [Black and white diagonal hatching]

Environmental Protection Areas:

- Waterway Protection [Green box with '1']
- Vegetation [Green box with '2']
- Drainage / Vegetation [Green box with '3']

Subject Land Shown Thus: [Red outline]

ADOPTION DATE:

AMENDMENTS

No.	DATE.	DESCRIPTION.

LOCALITY: PEEL

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

BATHURST REGIONAL LOCAL GOVERNMENT AREA.

SCALE: 1:10,000

NORTH

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS

[Signature]

GENERAL MANAGER. DATE: