



WATTLE FLAT

Village Plan 2015

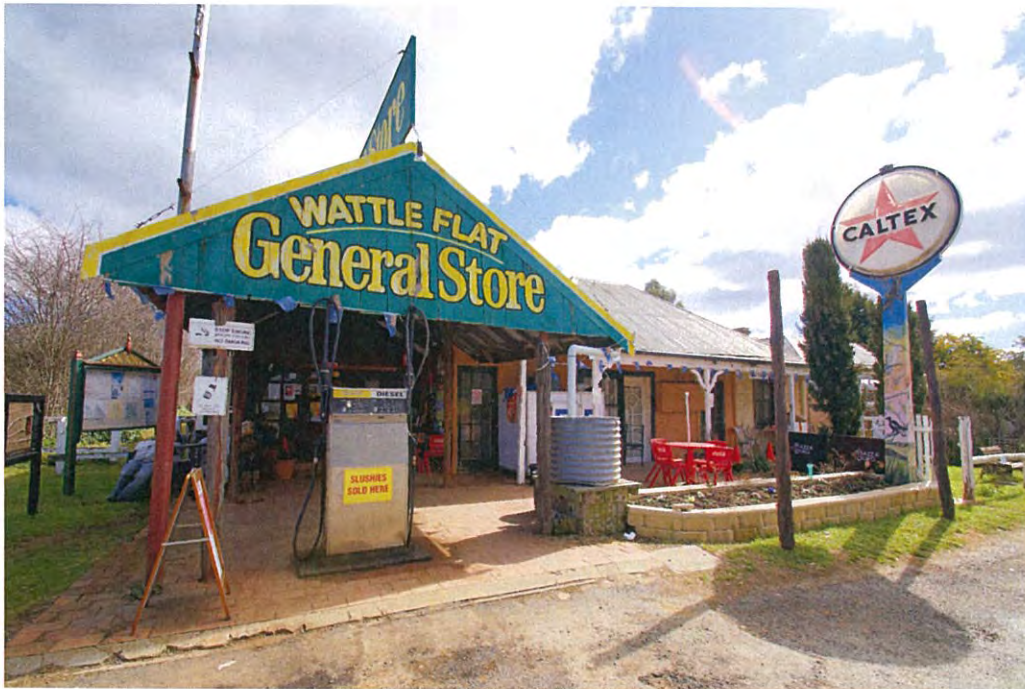


Image: Wattle Flat General Store

Wattle Flat Village Plan

The Bathurst Regional Local Government Area contains a number of villages. Village plans have been created for eight villages; Wattle Flat, Hill End, Peel, 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 Wattle Flat 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 and objectives which have been developed in consultation with the Wattle Flat community.

Introducing Wattle Flat

Wattle Flat is 37 kilometres north of Bathurst and has an estimated population of 162 people usually resident in 72 dwellings. (2011 Census, ABS 2011)

The Wiradyuri people are acknowledged as the traditional custodians of the land where Wattle Flat 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

Originally a farming settlement Wattle Flat became a boom town in 1855, when gold was discovered in the area. The population soared during this time to some 40,000 miners. At one time the town boasted around five hotels, two stores, two schools, Church of England, and Catholic Churches. *Extract from 'A Guide to Bathurst & Lithgow Regional Villages'*



Image: Old house in Wattle Flat, Sofala Road



Image: Uninhabited old house

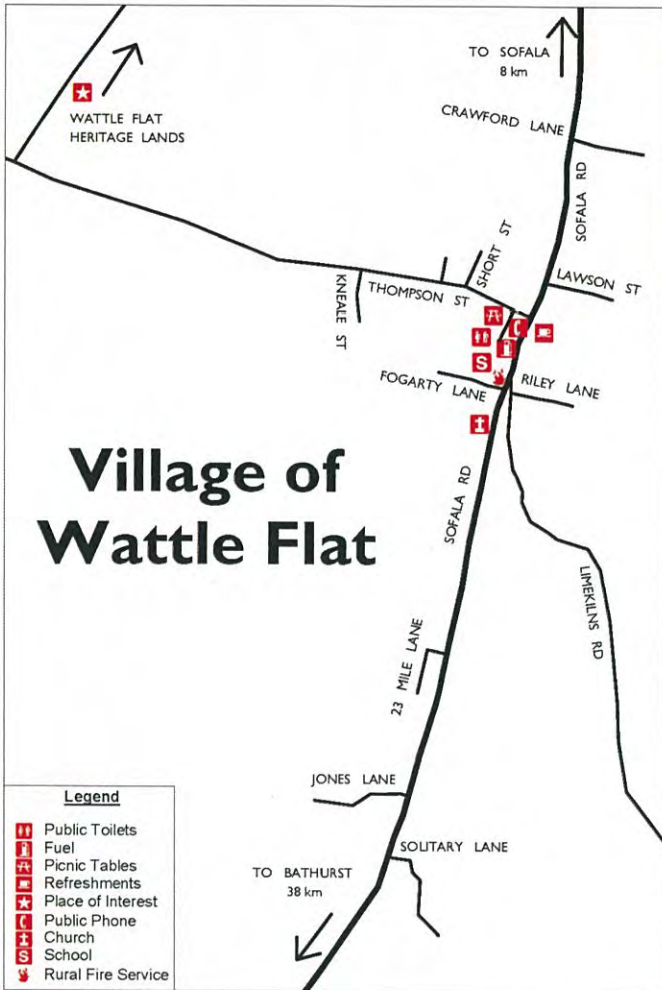


Image: Old bush toilet



Image: Wattle Flat Uniting Church Cemetery



Image: Old business premises, Sofala Road

Present Day

Today Wattle Flat is a beautiful country village with many examples of its past evident in the remains of abandoned mines and diggings, miners' cottages, and substantial stone buildings that are still standing. The woodland provides a backdrop for the flat grazing lands of the region as well as a home for many native animals. *Extract from 'A Guide to Bathurst & Lithgow Regional Villages'*

Some of the community capital and infrastructure of Wattle Flat includes:

- General Store and Service Station.
- Rural Fire Service.
- Wattle Flat Racecourse and Committee (Bronze Thong).
- Wattle Flat Public School.
- Tennis Court/s.
- Public Toilets.
- Picnic Facilities.
- Bus Shelters.
- Access to the Sofala Waste Management Facility.
- Cemetery.
- Bathurst Mobile Library service to the village
- Wattle Flat Progress Association.
- Wattle Flat Heritage Lands Trust.



Image: Blacksmith's Corner

The Wattle Flat Community

Information for this plan regarding 'what people love about Wattle Flat' and 'the preferred future for Wattle Flat' has been gathered using a variety of methods. This has included consultation with community members and school children held in 2010, annual Council meetings held in Wattle Flat, 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 Wattle Flat Village Plan as well as the objectives, strategies, and actions contained in the Bathurst 2036 Community Strategic Plan.

What people love about Wattle Flat

Residents of Wattle Flat 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 Wattle Flat community overwhelmingly identified the cohesive, friendly, and helpful people who live in their community as one of their greatest assets. They identified the fact that residents know and look out for one another as important in making the community a safe and caring place to live.

Our Environment

The rural setting for the village of Wattle Flat was another important asset to this community. They identified the local environment including the hills, bush, flora, and wildlife as assets. They saw these elements as important to them as they provided residents with beautiful outlooks, plenty of space, peace and quiet, and the advantage of these areas for recreational activities such as bush walking.

Our Community Groups, Organisations and Services

The existence of a range of community groups and organisations was also identified as important to the Wattle Flat community. Residents were keen to support these groups by volunteering their time and resources. Groups and organisations that were identified included; Wattle Flat Public School P&C, Wattle Flat Progress Association, Wattle Flat Heritage Lands Trust, Wattle Flat Racecourse Committee and Rural Fire Service.

Our Facilities

The importance of the community's facilities were highlighted as assets and important elements for the community. The residents also identified the heritage lands surrounding the village as important for activities such as bush walking and gold prospecting.

Our History

The long and varied history of the community particularly its connection to the discovery of gold in the area is something that the community prides itself on. It values the historic buildings and sites that make up the village and the oral histories that are maintained by long standing residents and their families.

Our Economy

The community identified the proximity of the village to shopping and services in Bathurst as a strength. They acknowledge and appreciated the vital role that the village shop performs in the community. They also identified the importance of the rural economy and the role that Wattle Flat plays in supporting the families that live both in the village and surrounds.

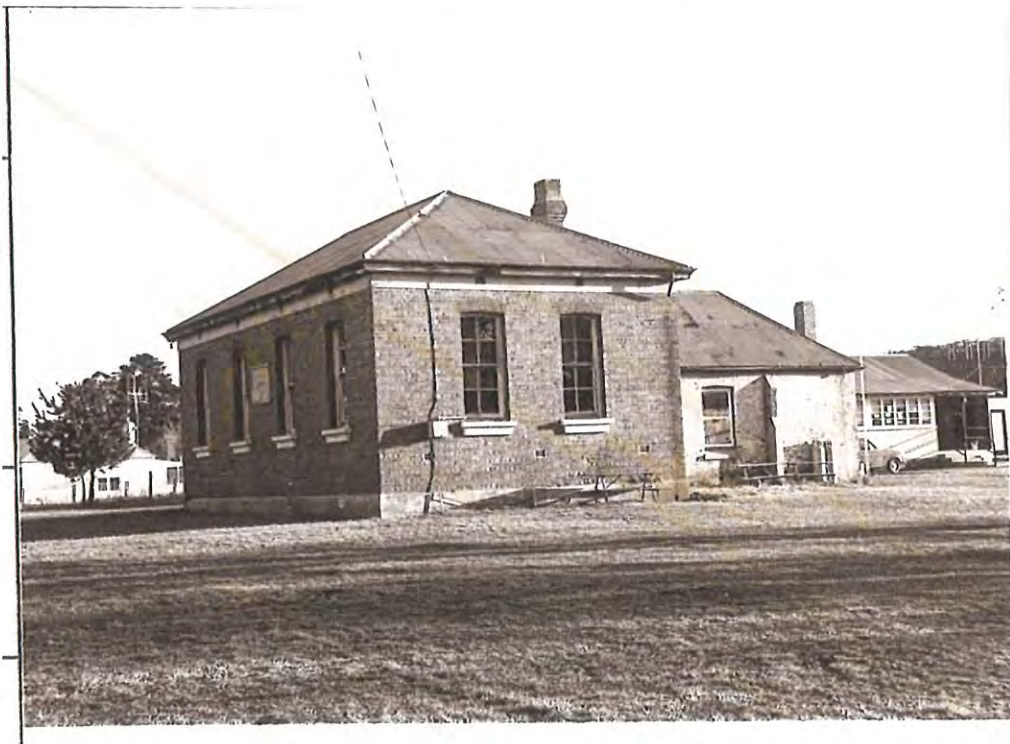


Image: Wattle Flat Public School

The Preferred Future for Wattle Flat

Residents saw the future of Wattle Flat as a cohesive village community where people can enjoy a peaceful rural lifestyle including:

- Appropriate land being made available for people, particularly young families, to settle in the community and for the population to grow;
- Improved community facilities and services including access to health services and appropriate transport;
- Existing facilities, such as the school, would be well maintained and supported;
- There would be an appropriate “hub” or centre for the community;
- Senior citizens would be better catered for, with greater access to aged care and support services;
- Infrastructure would be improved, including appropriate investment in roads and lobbying to enhance access to mobile phone, internet, and television;
- Business development would expand, including enhanced tourism opportunities;
- The heritage of the community would be retained and preserved with appropriate interpretation.

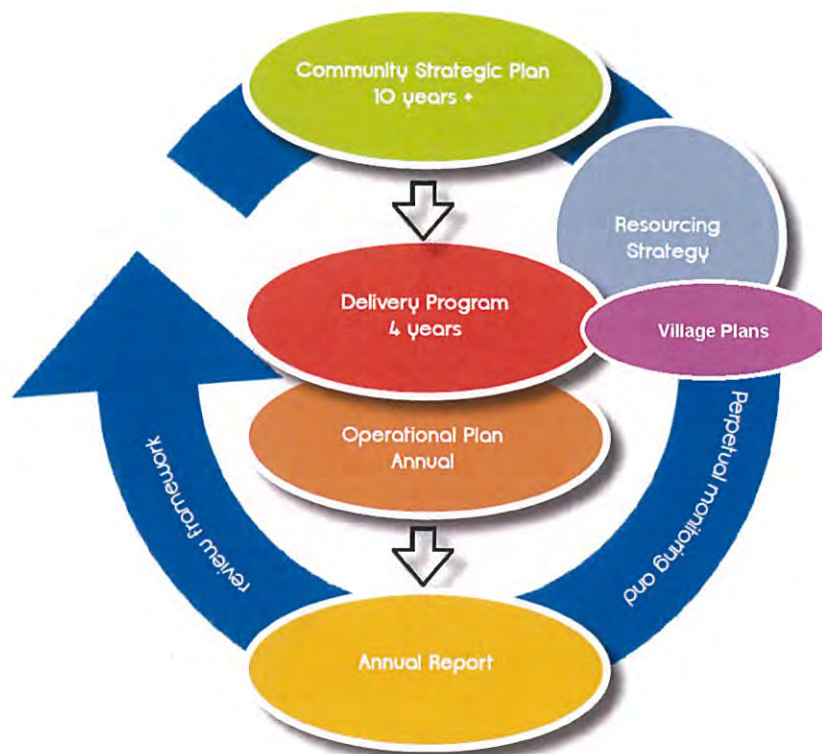
Actions are included in the Community Strategic Plan that seeks to deliver on the preferred future for Wattle Flat.



Image: Corner Sofala Road and Limekilns Road, Wattle Flat

How this plan integrates with the Bathurst 2036 Community Strategic Plan

In February 2013 Bathurst Regional Council adopted *Bathurst 2036 Community Strategic Plan* 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 Wattle Flat

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 Wattle Flat. These have included support for community celebrations (including Australia Day and the Bronze Thong) through to developing and maintaining infrastructure in roads and community facilities.

The following outlines funding allocated to the Wattle Flat community through the Village Improvement Program (VIP). This program provides funding to villages to develop infrastructure based on the annual allocation as determined by Council.

Year	Project	Funding
2005/06	Improvement of facilities at the racecourse	\$30,000
	Upgrade of facilities at the Heritage Lands	\$5,750
2006/07	Billabong Adventure Park	\$15,125
	Expansion of existing facility and recreation hall improvements	\$8,680
2007/08	Billabong Adventure Park Stage 3	\$20,900
	Water tanks, pump, verandah, pipe etc. at the racecourse	\$5,422
	Hall verandah, concrete slab, painting, power to toilets	\$8,680
2008/09	Hall painting , provide water to toilets	\$18,342
	Sports oval – level site, fencing, grass	
	Mower deck for maintenance of race course and golf course	
2009/10	Racecourse – pressure pump for water to toilets and grounds, Replace BBQ and drinks shed	\$19,741
	Replace septic at recreation ground	\$6,500
2010/11	Park near school - shelters, lights. Racecourse - roof vents, sliding windows, concrete floor, power and light to BBQ shed	\$22,078
	Picnic lookouts and shade house	\$7,370
2011/12	Wattle Flat Heritage Lands Trust – Solitary Mine Resurrection and Display Area – Stage 1	\$12,100
	Wattle Flat Progress Association – Racecourse - upgrade racecourse and public area grounds	\$2,736
	Wattle Flat Progress Association – Racecourse – re-gravel internal roadway	\$3,664
	Wattle Flat Progress Association – Wattle Flat Oval – topdress oval	\$1,520
	Wattle Flat Progress Association – Recreation Hall – upgrade drainage and replace carpet damaged by stormwater flooding	\$5,531
2012/13	Wattle Flat Progress Association – Complete carpeting of Wattle Flat Recreation Hall	\$1,451
2013/14	Wattle Flat Heritage Lands Trust – Plinth to affix bronze plaque at top of Kate's Hill in northern section of Heritage land.	\$712
	Wattle Flat Progress Association – Purchase new tables and chairs for Wattle Flat Racecourse for community use.	\$712
Total		\$197,014

Other Village Works Undertaken in Wattle Flat

In addition to the Village Improvement Program, Bathurst Regional Council has undertaken other works to improve the amenities of Wattle Flat and its surrounding area, including;

Year	Project	Funding
Roads		
2010/11	Reconstruct and seal Limekilns Road (Racecourse)	\$95,808
	Reconstruct and seal Limekilns Road	\$64,706
2012/13	Limekilns Road shoulder widening	\$120,000
Reseals		
2005/06	Town Streets	\$28,760
2009/10	Sofala Road 6.95 km Seg 680, 690, 700, 710, 720	\$202,594
2010/11	Sofala Road 1.2 km Seg 660	\$52,860
2011/12	Sofala Road 2.5 km Seg 640, 650	\$57,375
2013/14	Limekilns Road 36 – 37 km	\$19,530
Other Projects		
2005/06	Village Improvements	\$6,841
2006/07	Racecourse Improvements	\$35,106
	Tip Rehabilitation	\$100,000
2007/08	Construction of new transfer station	\$160,508
	Trail construction and equipment store	\$20,900
2008/09	Fire shed rebuild	\$50,000
	Toilet upgrade	\$6,952
	Sports oval upgrade	\$14,542
	Racecourse mower	\$3,800
2010/11	Wattle Flat Heritage	\$3,850
	Shade house	\$3,520
	All weather stations	\$7,200
	Lights in picnic area	\$4,565
	Install vents, windows, concrete floors, power and lights in the BBQ shed	\$9,804
2011/11	Solitary mine resurrection	\$12,100
	Racecourse upgrade and roads	\$12,228
2012/13	Complete carpeting of Wattle Flat Recreation Hall	\$1,319
Total		\$1,094,868

Ongoing Commitment to Wattle Flat

Bathurst Regional Council values all members of the broader community. Council has made an ongoing commitment to continue to support Wattle Flat 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: Historic building



Image: Saint Mary of the Cross MacKillop Catholic Church

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 WATTLE FLAT



100 0 100 200
metres

Scale: 1:7,500 @ A3

227
088744

10
103932

548
755790

2
88246

7002
1117443

7001
1117443

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

Bathurst Regional Council expressly disclaims all liability for errors or omissions of any kind whatsoever, or any loss, damage or other consequence which may arise from any person relying on information in this Plan

Date 13/04/2015

Note: The colours on this Plan do not indicate landuse zones under the Bathurst Regional Local Environment Plan 2014

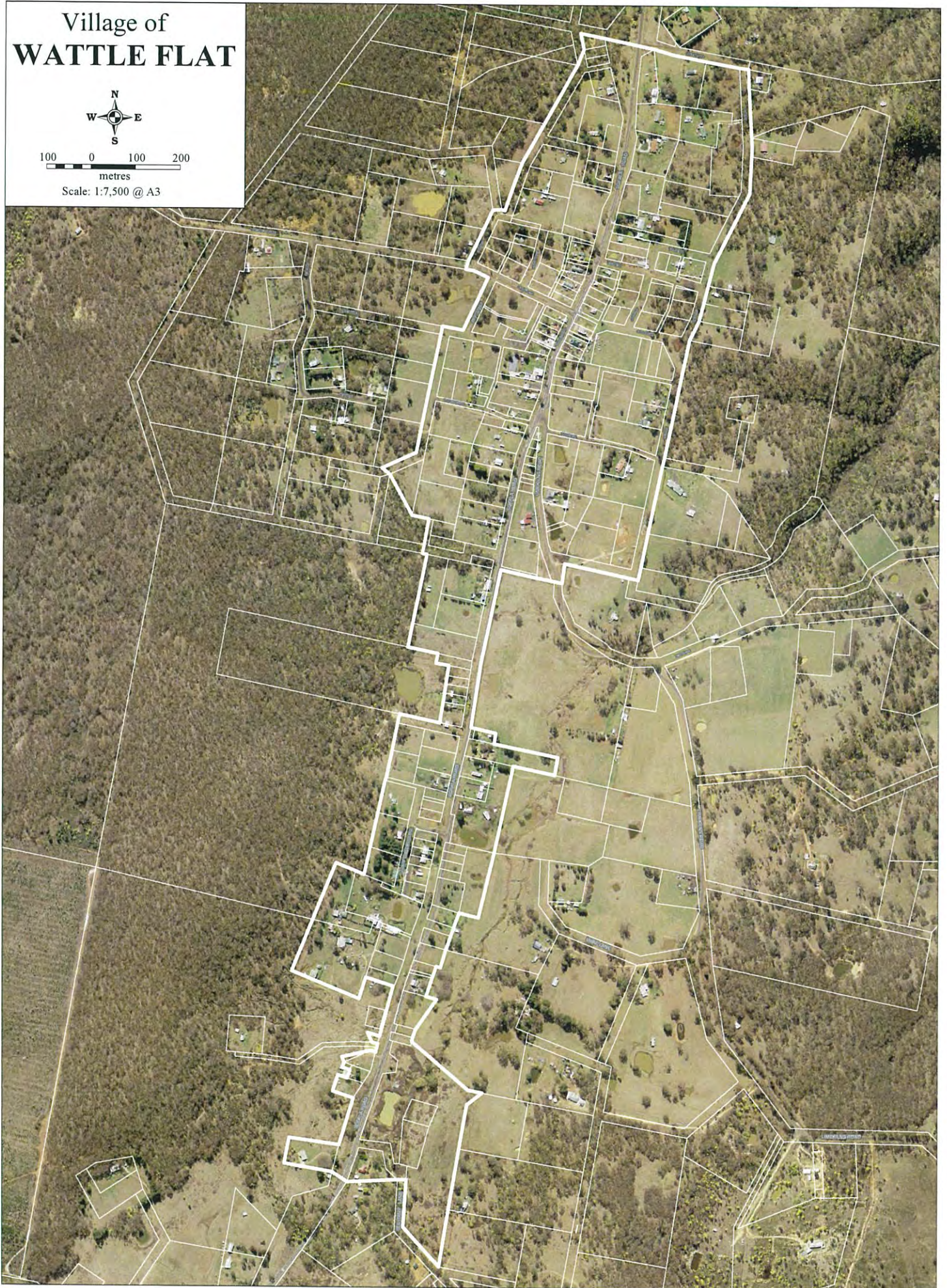
"Base Maps: © Department of Lands 2006"

Village of WATTLE FLAT



100 0 100 200
metres

Scale: 1:7,500 @ A3



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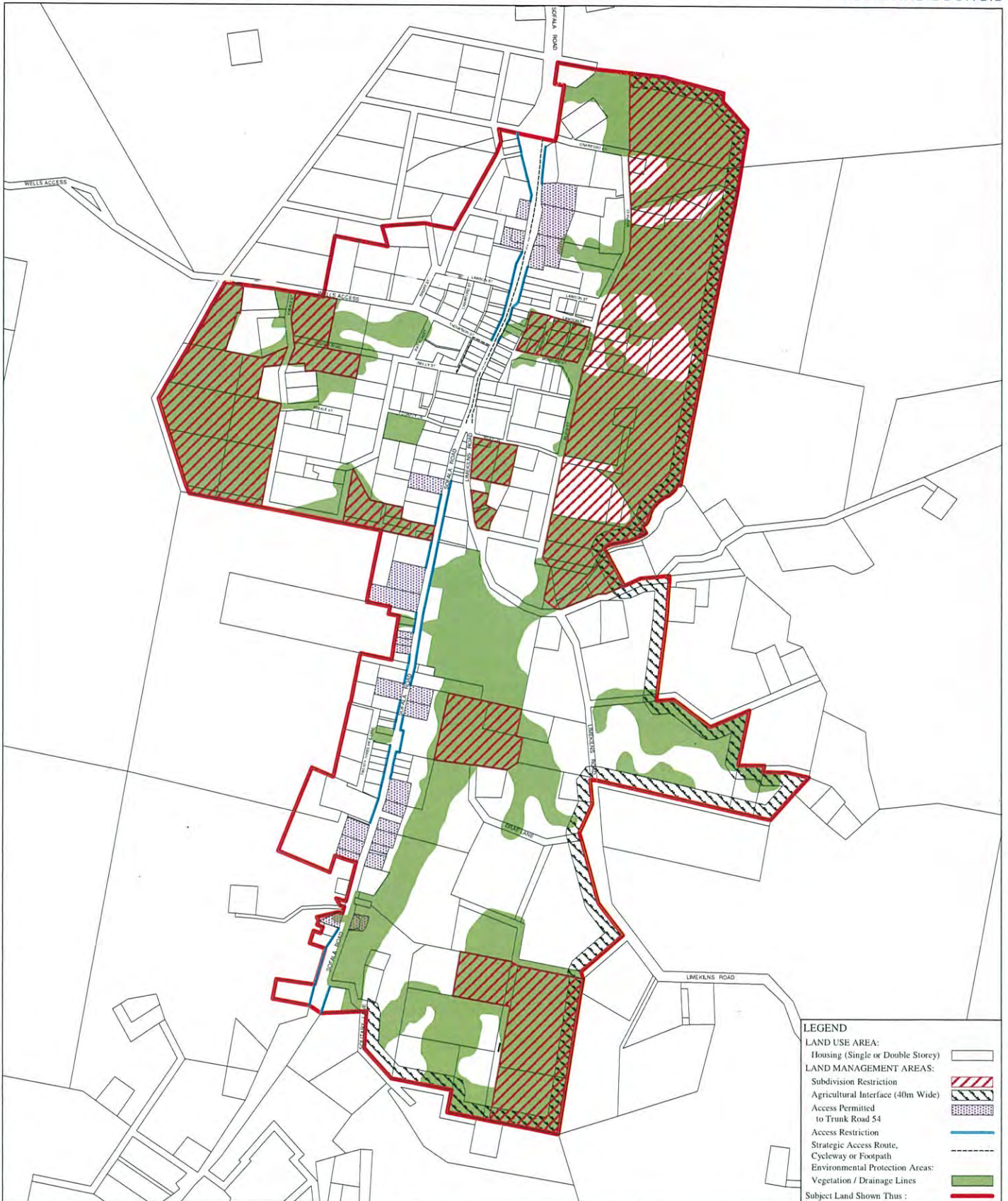
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"Base Maps: © Department of Lands 2006"

BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014

MAP No. 18 - WATTLE FLAT



LEGEND

LAND USE AREA:
Housing (Single or Double Storey) [White Box]

LAND MANAGEMENT AREAS:
Subdivision Restriction [Red Diagonal Hatching]
Agricultural Interface (40m Wide) [Black Diagonal Hatching]
Access Permitted to Trunk Road 54 [Dotted Pattern]
Access Restriction [Blue Line]
Strategic Access Route, Cycleway or Footpath [Dashed Line]
Environmental Protection Areas: Vegetation / Drainage Lines [Green Area]
Subject Land Shown Thus: [Red Boundary]

ADOPTION DATE:		
AMENDMENTS		
No.	DATE.	DESCRIPTION.

LOCALITY: WATTLE FLAT

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

BATHURST REGIONAL LOCAL GOVERNMENT AREA.

SCALE: 1:15,000

NORTH

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

[Signature]

GENERAL MANAGER. DATE: