



# YETHOLME

## Village Plan 2015



*Image: Yetholme Community Hall*

## Yetholme Village Plan

The Bathurst Regional Local Government Area contains a number of villages. Village plans have been created for eight villages; Yetholme, Hill End, Peel, Rockley, Sofala, Sunny Corner, Trunkey Creek, and Wattle Flat. 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 Yetholme 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 Yetholme community.

## Introducing Yetholme

Yetholme is 25 kilometres east of Bathurst and has an estimated population of 42 people usually resident in 15 dwellings. (2011 Census, ABS 2011)

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

Yetholme was first known as Frying Pan, a name that is believed to have originated during the early 1800's when a frying pan was left hanging on the wall of a hut for use by anyone walking the road. The parish of Yetholme was proclaimed on 27 July 1896 and the area was a popular tourist resort during the late 1800's to early 1900's. *Extract from 'A Guide to Bathurst & Lithgow Regional Villages'*



Image: Village Scene

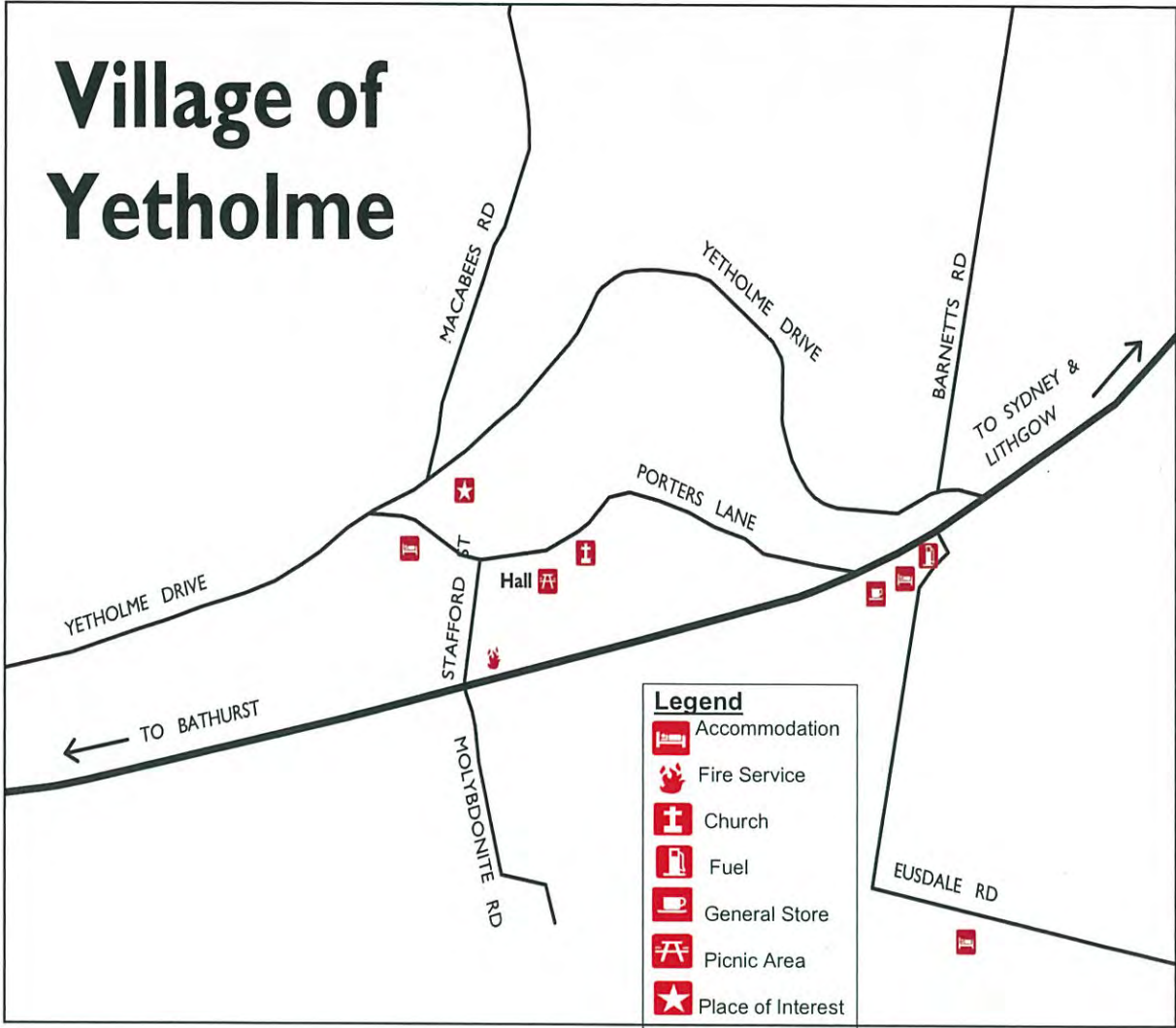


Image: Historic House

## Present Day

Positioned 1,180 metres above sea level, Yetholme is one of the highest points in the Blue Mountains, with nearby views overlooking the Bathurst Plains. The altitude and climate combine to produce some noteworthy gardens similar to those found in the Blue Mountains. Some of these have featured in the 'Spring Garden Spectacular' held in the Bathurst region each October. The deviation of the Great Western Highway has taken traffic away from the old village so the beautiful old church and homes are no longer visible to the average traveller. The area is dotted with pine plantations and native woodlands, including the Wambool Nature Reserve, that provides plenty of opportunity for exploration by bushwalkers and nature lovers. *Extract from 'A Guide to Bathurst & Lithgow Regional Villages'*

Currently Yetholme contains the following community capital and infrastructure, facilities and services:

- Service Station.
- Community Hall.
- Recreation Ground.
- Rural Fire Service.
- BBQ and Picnic Facilities.
- Cemetery.
- St Paul's Church and cemetery.
- Old Schoolhouse.
- Yetholme and Community Progress Association.



*Images: St Paul's Anglican Church*

## **The Yetholme Community**

Information for this plan regarding 'what people love about Yetholme' and 'the preferred future for Yetholme' 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 Yetholme, 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 Yetholme Village Plan as well as the objectives, strategies, and actions contained in the Bathurst 2036 Community Strategic Plan.

### **What people love about Yetholme**

Residents of Yetholme 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 Yetholme community identified the wonderful people and the community spirit where individuals and families are warmly included as part of the community as one its greatest assets. Residents identified Yetholme as an active, creative, artistic community where people go out of their way to look after one another.

#### Our Environment

The beautiful and unique setting for Yetholme was recognised by the community. The stunning scenery and natural landscapes with access to the native animals and bush that is unique to the high country was highlighted. The climate and distinct seasons, particularly the snow in winter were prized as special to this community.

#### Our Community Groups, Organisations and Services

The existence of a range of community groups and organisations was also identified as important to the Yetholme community. Residents were keen to support these groups by volunteering their time and resources. Groups and organisations that were identified included the Yetholme and District Progress Association 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 natural landscapes that surround the village as important for activities such as bush walking and camping.

## Our History

The long and varied history of the community, particularly its connection to the early settlement of inland NSW and the important role it played is something that the community prides itself on. The community 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 and Lithgow as a strength. They acknowledge and appreciated the role that the service centre located on the highway performs in the community by providing access to petrol and basic supplies. They also identified the importance of the rural economy and the role that Yetholme plays in supporting the families that live both in the village and surrounds.



*Image: Rural Landscape*

## The Preferred Future for Yetholme

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

- Enhanced infrastructure including the Hall, Rural Fire Service, picnic areas and a park/recreation area. The hall would remain a hub for the community, with the area around it beautified and developed as a park;
- A vibrant community with appropriate subdivision and/or amalgamation of land titles that ensures suitable and sustainable development encouraging more families to settle in the village;
- Beautification where the village looks even better than today and where a peaceful, tranquil atmosphere is maintained;
- Maintaining separation between land for housing and good agricultural land, ensuring sustainable agricultural production;
- Maintained and improved local roads that encourage safety, particularly at the intersection of Stafford Street/Great Western Highway;
- Basic services would be available, particularly public transport to Bathurst.

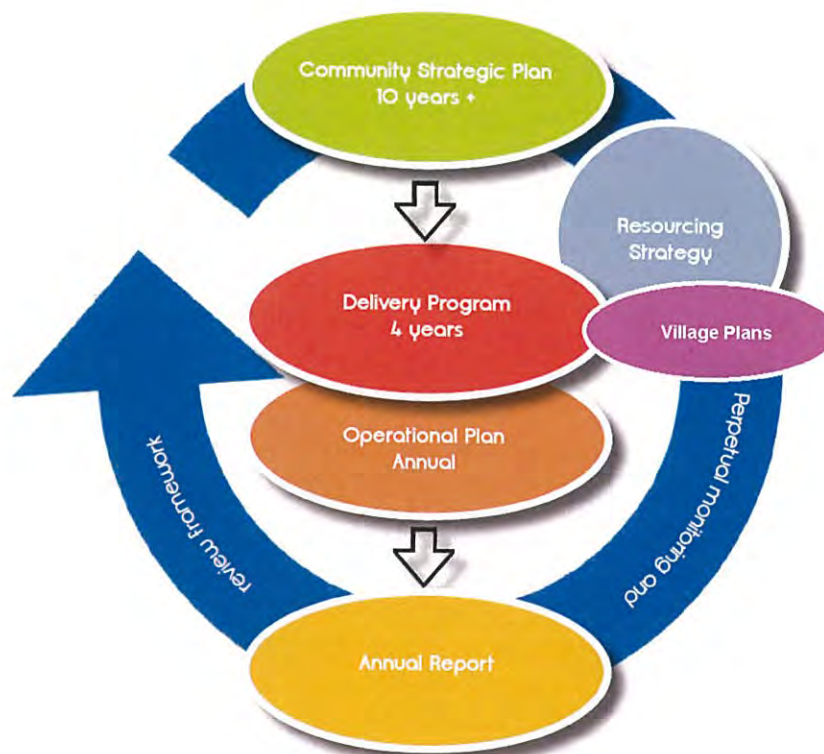
Actions are included in the Community Strategic Plan that seeks to deliver on the preferred future for Yetholme.



*Image: Historic House, Yetholme*

## 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](http://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 |
| <b>Community Outcomes</b>   |   |   |
| 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 Yetholme

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 Yetholme. These have included support for community celebrations through to developing and maintaining infrastructure in roads and community facilities.

The following outlines funding allocated to the Yetholme 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      | Not Applicable   | 0   |
| 2006/07      | Improvements to Community Hall and environs.   | \$12,470  |
| 2007/08      | Not Applicable   | 0   |
| 2008/09      | Hall - water tanks, screen BBQ area, concrete paving   | \$16,068  |
| 2009/10      | Hall - replace floorboards and bearers, painting, new guttering, concrete slabs for park benches, excavation for drainage & garden fencing   | \$19,516<br>plus<br>Funding<br>from NSW<br>Government |
|              | Hall - painting kitchen cupboards, auditorium & skirting boards, cupboard for PA system, sub-floor vents, path at rear of hall & labour  | \$9,322   |
| 2010/11      | Not Applicable   | 0   |
| 2011/12      | Not Applicable   | 0   |
| 2012/13      | Yetholme Progress Association – improvements to Yetholme Community Hall  | \$4,574   |
| 2013/14      | Yetholme Progress Association – Yetholme Community Hall, install solar sensor light for Hall entrance, external speakers to be installed under eaves for outdoor functions, portable PA system, improve drainage of was water from kitchen | \$1,425   |
| <b>Total</b> |  | <b>\$63,375</b>                                       |

## Other Village Works Undertaken in Yetholme

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

| Year                  | Project  | Funding          |
|-----------------------|--|------------------|
| <b>Roads</b>          |  |                  |
| 2009/10               | Replace bridge with culvert (Broken Bridge Road) | \$62,653         |
| 2011/12               | Reconstruct and seal Eusdale Rd                  | \$269,270        |
| 2012/13               | Legal realign Molybdonite Rd                     | \$3,218          |
| <b>Reseals</b>        |  |                  |
| 2009/10               | Macabees Road 2.3 km                             | \$38,330         |
| 2009/10               | Yetholme Drive 1.6 km                            | \$26,907         |
| 2012/13               | Eusdale Road                                     | \$31,366         |
| <b>Other Projects</b> |  |                  |
| 2006/07               | Community Hall improvements                      | \$26,336         |
| 2007/08               | Fire shed  | \$58,546         |
| 2007/08               | CAT7 Fire Tanker                                 | \$1,773          |
| 2008/09               | War Memorial                                     | \$6,000          |
| <b>Total</b>          |  | <b>\$524,399</b> |

## Ongoing Commitment to Yetholme

Bathurst Regional Council values all members of the broader community. Council has made an ongoing commitment to continue to support Yetholme 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 wooden bridge



Image: Bush track



*Image: Historic wooden bridge*

## **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 YETHOLME



Scale: 1:7,500 @ A3



**Legend**

- Village Boundary
- Property Boundaries
- 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

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

Date 10/04/2015

"Base Maps © Department of Lands 2/0/6"

# Village of YETHOLME



Scale: 1:7,500 @ A3








# BATHURST REGIONAL DEVELOPMENT CONTROL PLAN 2014

## MAP No. 27 - YETHOLME



**LEGEND**

LAND USE AREA:  
 Housing (Single or Double Storey) 

LAND MANAGEMENT AREAS:  
 Agricultural Interface   
 Access Restriction   
 Environmental Protection Area:  
 Drainage / Vegetation   
 Subject Land Shown Thus: 

| ADOPTION DATE: |       |              |
|----------------|-------|--------------|
| AMENDMENTS     |       |              |
| No.            | DATE. | DESCRIPTION. |
|                |       |              |

LOCALITY: YETHOLME

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

BATHURST REGIONAL LOCAL GOVERNMENT AREA.

SCALE: 1:7,500

  
**NORTH**

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

  
 GENERAL MANAGER. DATE: