



Greater
Hume
Council



Greater Hume Local Strategic Planning Statement

Local Strategic Planning Statement (LSPS)

What is LSPS?

In March 2018, amendments to the Environmental Planning and Assessment Act 1979 (EP&A Act) introduced new requirements for councils to prepare and make local strategic planning statements.

Local strategic planning statements (LSPS) will set out:

- the 20-year vision for land use in the local area
- the special characteristics which contribute to local identity
- shared community values to be maintained and enhanced
- how growth and change will be managed into the future.

Councils will show how their vision gives effect to the regional or district plan, based on local characteristics and opportunities, and the council's own priorities in the community strategic plan it prepares under local government legislation.

Informed by the strategic and community planning work undertaken across regions, districts and local government areas, the LSPS will be the key resource to understand how strategic and statutory plans will be implemented at the local level.

Visit

www.planning.nsw.gov.au/Policyand-Legislation/Environmental-Planning-andAssessment-Act-updated for more information on local strategic planning statements and other planning legislation updates.

Forward

To develop a vision for land use for the next 20 years the Greater Hume Local Strategic Planning Statement (the document) considers land use trends that are currently occurring within the shire and anticipates others that will likely emerge.

The continued importance of agriculture is acknowledged and planning actions are within this document to ensure its ongoing viability. However change in some form will likely occur within our agricultural land as large scale solar farms are currently being proposed and other development such as more intensive agriculture very likely to be developed.

Currently Greater Shire is enjoying popularity as a lifestyle option with many new residents choosing to come and build their home having identified that Greater Hume can best meet their needs. This document looks to expand upon this trend and analyses what will be needed to further enhance the popularity of Greater Hume whilst minimising risks to new residents posed by bushfire, flooding and other potential hazards.

Council is looking for opportunities to increase the ability for people to find employment within Greater Hume. It is shown within this document that industrial development which could include value adding agricultural industries are possible sources of employment opportunities and planning actions are provided for both.

“Live a Greater Life” is the stated goal of Council community strategic plan and Council is committed to that goals realization and it sees land use planning as a means to protects Greater Hume most important assets whilst planning for the future to provide lifestyle and employment opportunities so that the vitality of our communities is enhanced

Mayor, Cr Heather Wilton



Acknowledgement of Country



In preparation of this statement, Council acknowledges the traditional lands of the Wiradjuri people, and pay my respect to elders both past, present and emerging.

About this statement

This Local Strategic Planning Statement (LSPS) sets the land use framework for Greater Hume Council's economic, social and environmental land use needs over the next 20 years. It addresses the planning and development issues of strategic significance to the Council through planning priorities and actions, spatial land use direction and guidance.

The LSPS gives effect to the *Riverina Murray Regional Plan 2036* implementing the directions and actions at a local level. It is also informed by other State-wide and regional policies including *Future Transport Plan 2056* and the *NSW State Infrastructure Strategy 2018 – 2038*.

The LSPS works with Council's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will through land use planning meet the community's needs. The planning priorities and actions contained in the LSPS provide the rationale for decisions about how we will use our land to achieve the community's broader goals and what updates are required to the Local Environmental Plan (LEP) and Development Control Plan (DCP).

This work will also inform future iterations of Council's Operational Plan and will be integral element of the Integrated Planning and Reporting Framework.

Purpose of this Statement

Greater Hume's population is projected to increase (from 10,686) to 11,765 people by 2036. To manage this growth and build capacity in our townships and rural communities, the Greater Hume Local Strategic Planning Statement sets 20-year plan integrating land use, transport and infrastructure planning, that aligns with the Directions set out in the *Riverina Murray Regional Plan 2036*.

All councils within NSW are required to prepare a local strategic planning statement to act as a link between the

strategic priorities identified at a regional, and the finer-grained planning at a local level expressed in council's local environmental plan and development control plans, to ensure consistency in strategic planning approaches. See Figure 1.

The link or line-of-sight between Council's Planning Priorities and the *Riverina Murray Regional Plan 2036* and other regional and state strategic planning instruments (*Albury Regional Economic Development Strategies*) is illustrated in Table 1 on the following pages.



Policy Context

This Statement has been prepared in accordance with section 3.9 of the *Environmental Planning and Assessment Act 1979* (the Act) which requires that it include or identify the following:

1. the basis for strategic planning in the area, having regard to economic, social and environmental matters,
2. the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act 1993*,
3. the actions required for achieving those planning priorities,
4. the basis on which the council is to monitor and report on the implementation of those actions.

Consultation

Council prepared this Statement by building upon the results of extensive engagement undertaken in developing Council's Community Strategic Plan, during 2017-2018, including community feedback regarding what residents most like and dislike about Greater Hume, and what residents would like to see retained and changed.

Workshops were held with Councillors in mid - 2019 to confirm the values and planning direction for Greater Hume articulated in Council's current strategic plans.

Monitoring and reporting

This LSPS describes the long-term land use strategy for the Greater Hume LGA to 2040. This statement is intended to be a living document and should be revised on an ongoing, as-needs-basis so that the plan remains responsive, relevant and local. To this end, it is intended that the statement will be updated upon completion of the various actions identified throughout the document. Revisions to the LSPS may also be required in response to significant changes within the LGA, such as new infrastructure investment and employment opportunities or significant changes in projected population growth.

Council will monitor and report on progress of the LSPS priorities, actions and outcomes in an annual report. This will inform adjustments to the LSPS to ensure local planning policy is effective, responsive and delivering on local community aspirations. A comprehensive review will be undertaken in 2026, if not earlier.

Community feedback will be regularly sought. It is anticipated that this consultation will identify continuous improvement opportunities and will ensure that the LSPS continues to reflect the community's social and economic needs as well as their vision of the future desired state of the local area.

There will be a need to collaborate with other councils in the region due to the wider role that Greater Hume's strategic planning and decision-making plays in achieving the objectives of the Riverina Murray Regional Plan 2036 and the Albury Regional Economic Development Strategy as outlined in the table below. It also recognises the potential impact that strategically important decisions regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS

may have on the plans of neighbouring communities. These valued cross boundary partnerships will also help deliver Greater Hume's vision by driving efficiencies in accessing government funding, attracting inward investment and accessing a wider field of expertise.

Funding & Investment

Strategies and studies required by this statement will primarily be funded in future 4-year delivery programs and annual operational plans of Council, although availability of funding via the Regional Growth fund and other state agency opportunities will also be explored.

Monitoring & Reporting

Council will monitor, review and report on its LSPS to ensure that its planning priorities are being achieved, using the existing Integrated Planning & Reporting framework (IP&R) in accordance with the Local Government Act 1993.

Table 1

	Liveability			Productivity			Environment and Resources		
LSPS Priority	Housing Choice	Vibrant Places	Utility Infrastructure	Agricultural Lands	Agribusiness-Value Ad	Industry	Solar and Forestry	Natural Environment	Climate Change and Natural Hazards
Riverina Murray Regional Plan Directions	Direction 23: Build resilience in towns and villages	Direction 4: Promote business activities in industrial and commercial areas	Direction 23: Build resilience in towns and villages	Direction 1: Protect the region's diverse productive agricultural land	Direction 2: Promote and grow the agribusiness sector	Direction 9: Support the forestry industry	Direction 9: Support the forestry industry	Direction 15: Protect and manage the region's many environmental assets	Direction 16: Increase resilience to natural hazards and climate change
	Direction 25: Build housing capacity to meet demand	Direction 7: Promote tourism opportunities				Direction 4: Promote business activities in industrial and commercial areas	Direction 11: Promote the diversification of energy supplies through renewable energy generation		
	Direction 27: Manage rural residential development	Direction 23: Build resilience in towns and villages				Direction 9: Support the forestry industry			
		Direction 28: Deliver healthy built environments and improved urban design							
Albury Regional Economic Development Strategy 2018 - 2022	Attract and retain talent to sustain the supply of skilled workers by improving liveability throughout the region	Attract and retain talent to sustain the supply of skilled workers by improving liveability throughout the region	Attract and retain talent to sustain the supply of skilled workers by improving liveability throughout the region		Support and grow Agribusiness and Softwoods industries throughout the region	Grow the Transport and Logistics sector	Support and grow Agribusiness and Softwoods industries throughout the region		
		Continue to develop and grow the Tourism sector and the visitor economy							

Our place in the Riverina Murray Region



Greater Hume Shire is located in southern New South Wales, bordering with Victoria and the local government areas of Wagga Wagga, Albury, Federation, Lockhart, and Snowy Valleys Councils. It is approximately 110km from east to west and 60km north to south and ideally linked by highways to Canberra, Sydney and Melbourne. The Main Southern Railway Line traverses the shire, with proximity to the Ettamogah Rail Hub and regional airports nearby at Albury and Wagga Wagga.

Due to its location there are continued opportunities to grow the population of Greater Hume as the Albury, Wodonga and Wagga Wagga local government areas (LGA's) have a major influence through employment and access to higher level goods and services. There are growing numbers of residents who work in Albury, Wodonga or Wagga Wagga that have chosen the affordable rural and community lifestyle offered by Greater Hume.

Figure: Greater Hume's relationship to the region.
Source: Riverina Murray Regional Plan 2036

Our community

The population of the Greater Hume is expected to reach 11,765 by 2036¹ which represents an increase of 1,079 people from 2018. Proximity to jobs and higher-level services in Albury, Wodonga and Wagga Wagga is a key driver of this ongoing growth, with new residents attracted to the rural lifestyle, basic services and large residential allotments on offer in the Greater Hume's towns and villages.

Our population is dispersed across five towns and six villages. However many people live and work in our rural areas where 32.8% of the workforce is employed.

Our communities are ageing and by 2036, 27 per cent of our forecasted population in Greater Hume will be aged over 65 years, representing an increase of 46 per cent from 2016. There is also an increasing number of families without children in the area (44.1% of the family compositions an increase from 42.6% in 2011). This change in the population demographic will continue to increase the importance of the health care and social assistance sector in Greater Hume, with employment in the sector rising since 2011.

The proximity to Albury and Wagga Wagga also provides employment opportunities for a large portion of our working population (30% of the workforce is employed in Albury, Wodonga and 2% in Wagga Wagga).



The proximity to these cities allows the Greater Hume community to gain employment in a variety of professional jobs, with 48% of our workforce employed as managers, professionals or clerical and administration workers. The growing populations of the regional cities and Greater Hume have also provided opportunity for the construction industry which accounts for a third of our workforce.

Our community

<p>Population now 10,357</p> <p>Population 2036 11,765</p>	<p>Median Age 44</p>	<p>Population aged 65 and over 19.9 % At 2036 27%</p>	<p>Females 5,170</p> <p>Males 5,187</p>
<p>Family Households Greater Hume 72.5% NSW 72%</p>	<p>Lone Person Households Greater Hume 25.6% NSW 23.8%</p>	<p>Couples with children households Greater Hume 42.4% NSW 45.7%</p>	<p>Couples without children households Greater Hume 44% NSW 36.6%</p>
<p>One parent families Greater Hume 12.9% NSW 16%</p>	<p>Average household size Greater Hume 2.5 NSW 2.6</p>	<p>4,753 people in the workforce</p>	<p>2,354 people live and work in Greater Hume</p>
<p>1,393 residents work in AlburyCity 104 residents work in Wagga Wagga</p>	<p>768 workers live in Albury 77 workers live in Wagga Wagga</p>	<p>1,121 people employed in the Greater Hume agricultural industry</p>	<p>260 people employed in health and social assistance</p>

Our Environment and Resource Lands

The environment which makes up Greater Hume is diverse and plays an integral role in the economic, social and natural environment makeup of the council area. These assets have been utilized by the traditional land owners, the Wiradjuri people, who recognised the favorable climate and water resources and continue to have long standing cultural and community connection with the land

Our diverse environmental areas provides important habitat for rare and vulnerable species such as the turquoise and swift parrots, the squirrel glider, regent honeyeater, superb parrot and powerful owl.

In Greater Hume the Woomargama National Park, Benambra National Park, Murray River, Hume Dam, swamps and wetlands, such as Gum Swamp and Doodle Corner Swamp, are environmental assets that have a regional, state and national significance. For example Woomargama National Park provides some of the best and largest examples of the remnant community of red and white box woodland vegetation in the state and is the largest protected forested area west of the Great Dividing Range. The beds, banks and riparian areas adjacent to the water bodies are key habitat areas and home to a number of important plant and animal species.

Greater Hume has a warm and temperate, four-season climate with cool to mild winters averaging about 14 degrees Celsius and very warm to hot summers averaging about 30 degrees Celsius. There is some climatic variation throughout the shire with the rolling

plains to the west being hotter and drier, while the easterly section is slightly cooler and usually wetter. These conditions combine with higher than average rainfall in areas such as Culcairn (721mm per annum at 2011/2012, compared to 554.5mm across the state), allows the agricultural sector to thrive. Our agricultural lands leverage off the climate conditions and fertile soils and is the largest economic contributor, contributing \$211.03 million to the local gross domestic product (39% of the total Gross Domestic Product).

The rising slopes to the east of the council towards the South Western Slopes of the Snowy Mountains is prime agricultural land for livestock (cattle and sheep) and livestock products (wool). This type of farming account for most of the agricultural productivity in Greater Hume, contributing 63% of the total agricultural GDP. The western part of the shire, west of the Olympic Highway, largely supports broadacre cropping and hay production, contributing 36.45% of the total agricultural GDP (2016 Census).

The forestry in the north east of Greater Hume area makes a significant contribution to the South West Slopes and Bombala forestry industry, making up 27% of the total regions forestry area (45,000 hectares). The South West Slopes and Bombala forestry regions contributes to a total gross value of \$2,130 million including the flow-on effects to other industries, which is heavily reliant on the haulage and transport sector.



Our Environment and Resource Lands

<p>574,951.9 Ha Greater Hume Land Area</p>	<p>3 National Parks</p> <p>6 Nature Reserves</p>	<p>39,657 Ha Protected environmental areas</p>	<p>45,000 Ha Forestry Land</p>	<p>The highest maximum temperature of 44.8 C was recorded in February 2019</p>
<p>Average Rainfall 721 mm (measured at Culcairn)</p>	<p>Broadacre cropping and hay production 36.45% of the total agricultural GDP</p>	<p>Livestock (cattle, poultry, sheep, pigs, goats) & livestock products (wool & eggs) 62.6% of the total agricultural GDP</p>	<p>Total agricultural land mass</p> <p>?</p>	
<p>\$131.75 million contributed to agriculture, forestry and fishing value added industry</p>	<p>198,600 Ha Bushfire prone land</p>	<p>28 threatened species identified</p>	<p>89 local listed heritage items 2 state listed heritage items 50 know aboriginal heritage items</p>	
<p>8 grain storage facilities</p>	<p>93% of Council roads are all weather roads</p>	<p>60 km upper Murray River foreshore (above Lake Hume) 26km Murray River foreshore below Lake Hume</p>	<p>42 km Lake Hume foreshore</p>	

Our Towns and Villages

Greater Hume’s townships very successfully convey the atmosphere of a nineteenth century boom and highway towns with many having characteristic railway crossings, hotels, shop fronts with parapets, street awnings, tree-row wide avenues, creek crossings, well preserved early buildings and parks.

Communities in the Greater Hume are supported by five main towns, six villages and rural localities. These places provide localised services to residents and are the centre of a diverse rural economy. It is anticipated that the very manageable commuting distance from both Albury and Wagga Wagga, the variety of housing choice, heritage streetscapes and buildings, access to aged and health care (with hospitals located in Henty, Culcairn and Holbrook) and diversifying the local economy will drive these towns ability to attract new residential development.

The southern towns and villages, such as Jindera, Walla Walla and to a lesser extent Culcairn and Holbrook, take advantage of the fast-growing Albury and Wodonga cities and they are expected to experience pressure for growth over the next 20 years. It is anticipated that with the population growth, there will be opportunities to grow and diversify the local business economy and upgrade existing community facilities to improve services to residents.

Further north and through the centre of Greater Hume, the townships of Culcairn, Henty and Holbrook are well supported by major transport links (Melbourne to Sydney Rail, Olympic and Hume Highways). The townships all have operating hospitals, act as a highway stop over and have experienced some diversification of commercial and retail development, providing pass through visitors a variety of food and retail options. They are also the centre of a diverse rural economy and play a pivotal role in servicing their rural communities.

The below table illustrates for the period July 2014 to June 2019 there has 349 new dwellings erected in Greater Hume. This demonstrates the emerging popularity of Greater Hume as a desirable lifestyle choice.

The table below provides the localities of the 349 new dwellings.

Table

Locality	Dwelling	Transportable
Rural	100	6
Culcairn	19	2
Henty	22	0
Holbrook	20	4
Walla Walla	11	2
Walbundrie	5	1
Jindera	129	2
Bowna	0	1
Burrumbuttock	3	2
Gerogery	14	0
Brocklesby	3	2
Morven	3	0



Our Towns and Villages

Increase in the number of building approval and investment over last 10 yr period (\$9.5M in 2008-9 to \$21.8M 2016-17)	Albury City - Median house price currently \$342,000	Wagga City - Median house price \$412,000 increased from \$332,000	55 Dwelling approvals 2018
Greater Hume (Culcairn) - Median house price \$161,000	Greater Hume (Holbrook) - Median house price \$200,000	Greater Hume (Henty) - Median house price \$183,500	Greater Hume (Jindera) - Median house price \$325,000
Henty district population 1,237 persons	Jindera district population 2,222 persons	Holbrook district population 1,715 persons	Culcairn district population 1,473 persons
Walla Walla district population 836 persons	1,374 Employing businesses	3 hospitals - Culcairn, Henty and Holbrook	



Strategic Vision, Intent and Priorities

Strategic Vision, intent and priorities

Vision

Over the next 20 years Greater Hume will leverage the area's agricultural strengths to generate economic and social growth opportunities that continues to recognise the underlying agricultural value and rural strengths.

Agriculture will continue to drive prosperity in Greater Hume as the area capitalises on its favorable climate conditions and fertile soils to attract a diversity of high end, top quality agricultural practices and enterprises.

Important agricultural and resource lands will be valued and protected, whereby non-agricultural land uses will complement existing agricultural land practices. Local, regional, state and national freight networks, which provide access to national and international markets are fundamental for the success of agriculture and partnerships with industry and other levels of government will be formed to continue to effectively deliver infrastructure to support the sector.

Greater Hume will be open for business and Council will actively support the development of the agribusiness and industrial sectors. Greater Hume's location on the national freight network and between the growing regional cities of Albury and Wagga Wagga, combined with its agricultural strengths and affordable industrial lands, will provide the opportunity for these sectors to expand.

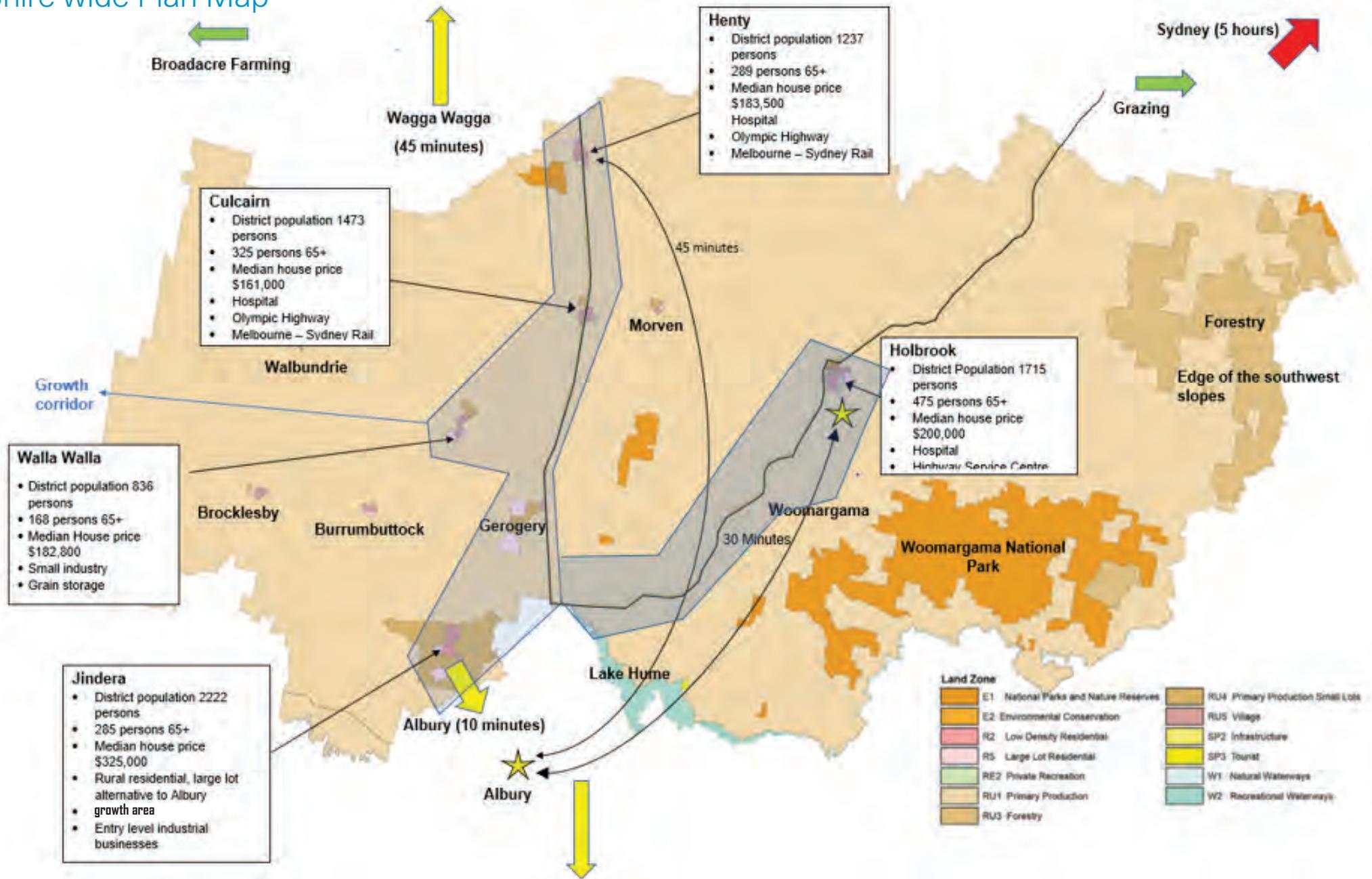
Council will have a proactive approach to enabling both agribusiness and industries in suitable locations, it will help communities understand the likely benefits, which are providing employment opportunities for local residents with positive economic and social flow on affects.

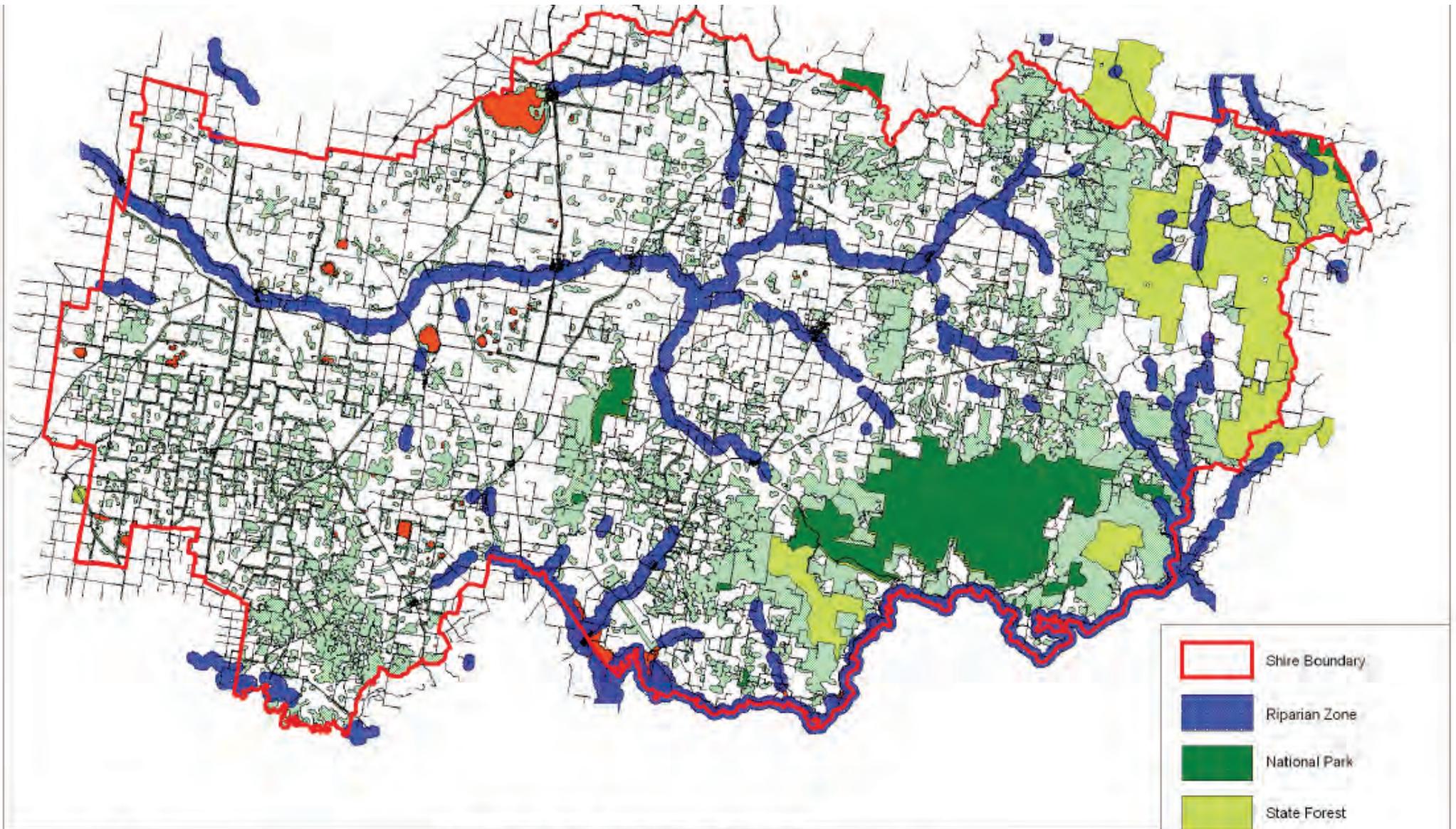
Greater Hume will continue to recognize the importance of the regional cities of Albury, Wodonga and Wagga Wagga and our community's ability to access higher level services, such as higher education, health services and employment. Recognising and enhancing this connection will be a key driver to the success of Greater Hume.

Our towns and villages will capitalise on growth opportunities so that they continue to service our rural communities. Our towns will offer variety of housing choice to retain the ageing population but will also provide an alternate rural lifestyle that will attract people to the area. As our towns continue to support new growth, our economic base will diversify. Our townships will be vibrant active places to visit and live providing a variety of basic economic and community services, within a rural heritage town setting, resilient to effects of climate change.

Our natural environment will fully be understood and appreciated. Our existing environmental assets, national parks, river and water bodies will be leveraged off, and there will be an opportunity to connect these areas through biodiversity corridors. Significant environmental areas adjoining our development areas will be identified, understood and protected. Our new development areas will respect the environmental values and will also leverage off these features to make Greater Hume a great place to live and visit.

Shire wide Plan Map





GREATER HUME SHIRE ENVIRONMENTALLY SIGNIFICANT LANDS

Source: Department of Environment and Conservation
& Greater Hume Shire Council

Achieving our Vision

Planning Priorities

To achieve the 20-year vision for Greater Hume, Council has identified the following **9 Planning Priorities** to indicate the focus of future strategic planning in Greater Hume, which are consistent with the:

- Directions of the Riverina Murray Regional Plan 2036
- Strategic direction for Greater Hume expressed in Council's Community Strategic Plan 2017-2030.

Refer to Table 1 (earlier in this Statement) and the Appendix.

Actions

Greater Hume's Planning Priorities will be delivered through actions and policy commitments which will be upheld by Council over the coming years. These may include the ensuring future development is consistent with a particular position, research of identified planning issues, preparation of strategies or policies, implementation of specific projects, or amendment to existing Council plans such as Greater Hume's Local Environmental Plan or Development Control Plans.

Implementation, monitoring and reporting

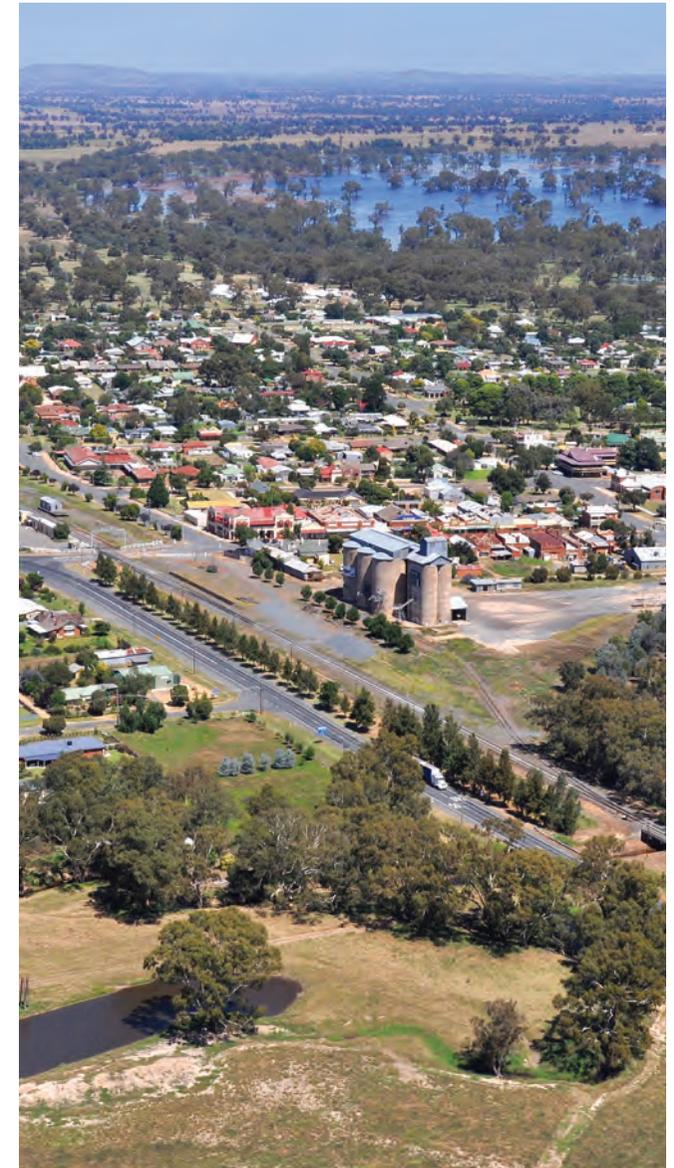
Council will monitor and report on the implementation of the actions to ensure that the planning priorities are being achieved. This will, as much as possible, be aligned to other Council review and reporting processes such as:

Review of Greater Hume's –

- Local Environmental Plan (every five years)
- Development Control Plans (every five years)

This approach is consistent with the Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993, which recognises that council plans and policies are inter-connected.

This Statement will be reviewed at least every seven years pursuant to section 3.9(1) of the Act.



Planning Priority One - Housing and Land Supply

Rationale

Greater Hume will strive to provide opportunities in the townships and their surrounds that offer diversity of housing choice that meets the needs of the growing and changing community.

Housing in the Greater Hume's towns and villages is dominated by single dwellings (96% of all housing), with 82% of housing containing 3 or more bedrooms. Home ownership is also important to Greater Hume, 42% of homeowners owning their property outright and 36% owning with a mortgage. Jindera is likely to experience the majority of the continued growth in Greater Hume. It has experienced the construction of 129 new dwelling over the period 2014-2019 as well as an increase of almost 20% in property values since 2010.

Housing in Jindera is predominately separate houses and sheds on generous proportioned standard residential allotments, large lot residential or larger rural residential lots that are situated to the south of Jindera and enjoy good access to Albury. Larger lots are a popular housing product in Greater Hume and will be strategically planned by Council to minimise the impact on our agricultural lands and to efficiently utilise existing infrastructure capacities and investments. As Jindera continues to grow it is also important for Council to provide a variety of housing choices to cater for the changing demographic and household incomes. This will involve protecting land to the west of Jindera for more traditional urban residential expansion.

Whilst there is a variety of housing options in Jindera, through large lot and rural residential subdivision, the townships of Holbrook, Henty and Culcairn do not offer the same amount of choice. These towns are traditionally filled with housing stock on lots that range from 600 meters square to 1000 meters square metres. There are smaller amounts of land in these townships that offer rural residential opportunities similar to those in Jindera which is a desirable product that attracts residents.

Investigation areas for expanded housing and employment uses has been identified on the towns and villages maps. These areas have been strategically identified and will be examined in greater detail as demand for these uses increases. Key considerations in undertaking further investigation include understanding the potential impacts on areas with landscape values; protecting important agricultural land; maximising infrastructure investments; and avoiding natural hazards including flood and bushfire. It will be important that Council consider these and other issues when rezoning land for rural residential development in particular.

There have been a number dwellings erected outside our townships and rural dwellings are a popular choice to build in rural areas with 106 new dwellings being constructed in rural locations. These types of dwelling can have adverse effects on agriculture, it will be important for Council to consider planning controls to prevent agricultural land fragmentation, as discussed in Planning Priority 4.



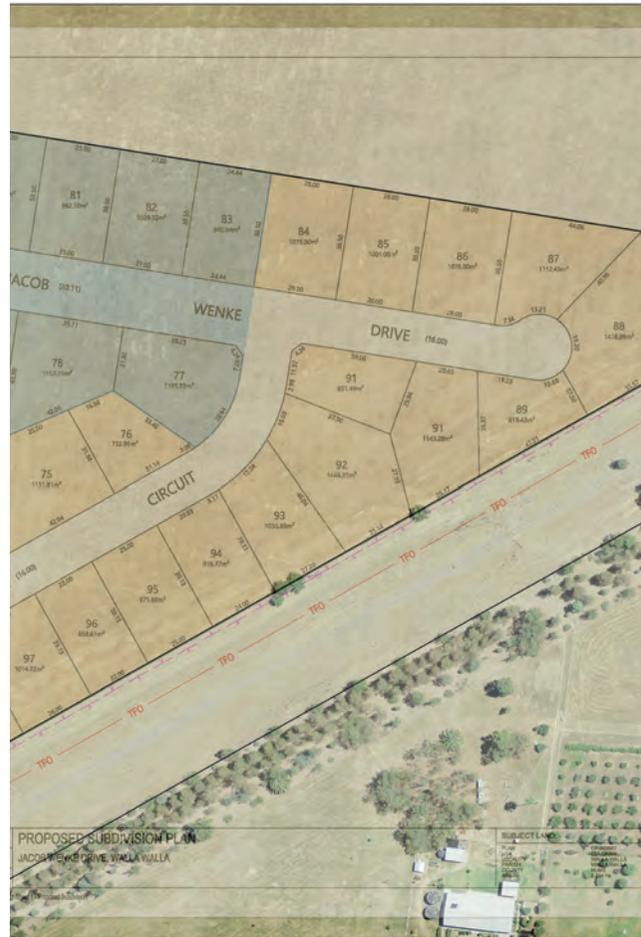
Planning Priority One - Housing and Land Supply

To deliver this planning priority, Council will:

Monitor the uptake of residential land in the towns and villages and investigate future residential areas (as identified on the town maps). These areas will:

- Be located to avoid areas that are identified as important agricultural land or areas that create potential for land use conflict;
- Align with the utility infrastructure network and its capabilities;
- Avoid or mitigate the impacts of hazards, including the implications of climate change;
- Protect areas with high environmental value and/or cultural heritage value and important biodiversity corridors;
- Not hinder development or urban expansion and will contribute to the function of existing townships;
- Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.

Investigate a mixture of smaller and larger residential lots in the towns and villages to create opportunity, respond to future demand, and to provide a range of housing options. This includes protecting areas west of Jindera for smaller residential lots.



Planning Priority One - Actions

1. Update the Greater Hume Development Control Plan to reflect the existing and desired built form within our residential areas
2. Investigate and identify future potential for varied housing options in the townships of Henty, Holbrook, Morven and Culcairn – Short Term (refer plans)
3. Investigate and identify future opportunities to provide fully serviced large lot residential allotments and partially serviced rural residential allotment in Jindera – Short Term (refer plans)
4. For the RU4 zoning in Jindera and other townships investigate the feasibility of increasing the density within the RU4 zoning

Planning Priority Two - Vibrant Places

Rationale

The towns and villages of Greater Hume play a significant role in supporting a high quality of life that are valued by visitors and locals and attracts new residents to the shire. These places are characterised by local commercial areas that provide basic services to rural communities and are home to iconic heritage buildings such as historic hotels and memorial halls and parks. Maintaining and expanding the values and services provided by the towns and villages is a key consideration for Council to provide economic and social benefits to the community.

As the population demographics of Greater Hume continues to grow and change it will be necessary for Council to accommodate the change by ensuring that suitable open space, sporting and community facilities are provided. Council have committed to upgrading public pools, toilets, recreation grounds, skate parks and playground facilities across the shire and will actively pursue funding opportunities so that as development occurs, community facilities will also be improved. Key projects that Council are currently seeking to fund include the Adventure Playground in Jindera, walking track at Walla Walla, Jindera multi-purpose hall, upgrade playing surfaces for most of the shires sports grounds and improved drainage in urban areas.

It is a unique characteristic of Greater Hume that the population is dispersed throughout the shire in towns, villages and in the rural setting. The individuality of

each setting brings with it the opportunity for variety and the possibility of varied experiences. Council will try to enhance the uniqueness of each setting by providing infrastructure that responds to the local setting and is different to the adjacent townships or villages. This will encourage visitation from within the shire to utilise the varied infrastructure which could include parks and swimming pools.

Understanding how Greater Hume's towns and villages operate, how they relate to each other and to nearby places such as Albury, Wodonga and Wagga Wagga is important so that they remain attractive locations for local retail and services. As these areas grow and change, there is the potential for the demands for housing to come into conflict with the retail and service offering which is why Council will not only protect these areas, but and also take a flexible approach to encourage a range of retail and commercial uses to support the community.

New retail and services will be encouraged in the towns and villages to increase vitality, enhance the value of the public realm and attract complementary uses. Council will seek to facilitate the innovative reuse of heritage buildings and provide accessible pedestrian areas in high use commercial areas in Holbrook, Culcairn and Jindera.



Planning Priority Two - Vibrant Places

To deliver this planning priority, Council will:

- Protect the function of core commercial areas and provide opportunity to generate additional services and offerings.
- Promote the active reuse of heritage buildings that maintain the integrity of the historic character of the townships.
- Provide accessible pedestrian areas within main commercial areas, while maintaining the character of main streets.
- Actively seek opportunities/funding to upgrade/ provide community facilities throughout the shire.
- Provide and review the adequate supply of community infrastructure to cater for the changing population.



Planning Priority Two - Actions

1. Undertake access masterplans for our commercial core areas to provide accessible public and commercial spaces that attract and retain visitors to the area
2. Undertake analysis of sporting facilities and community facilities to ensure planned upgrades have capacity to service demands of a changing population
3. Wherever possible provide or encourage the provision of infrastructure that is different to adjacent towns and villages so that variety is maintained and to encourage people from nearby townships to visit
4. Review and update the Section 7.12 development control plans to provide for opportunity to fund the upgrade of community facilities

Planning Priority Three - Utility Infrastructure

Rationale

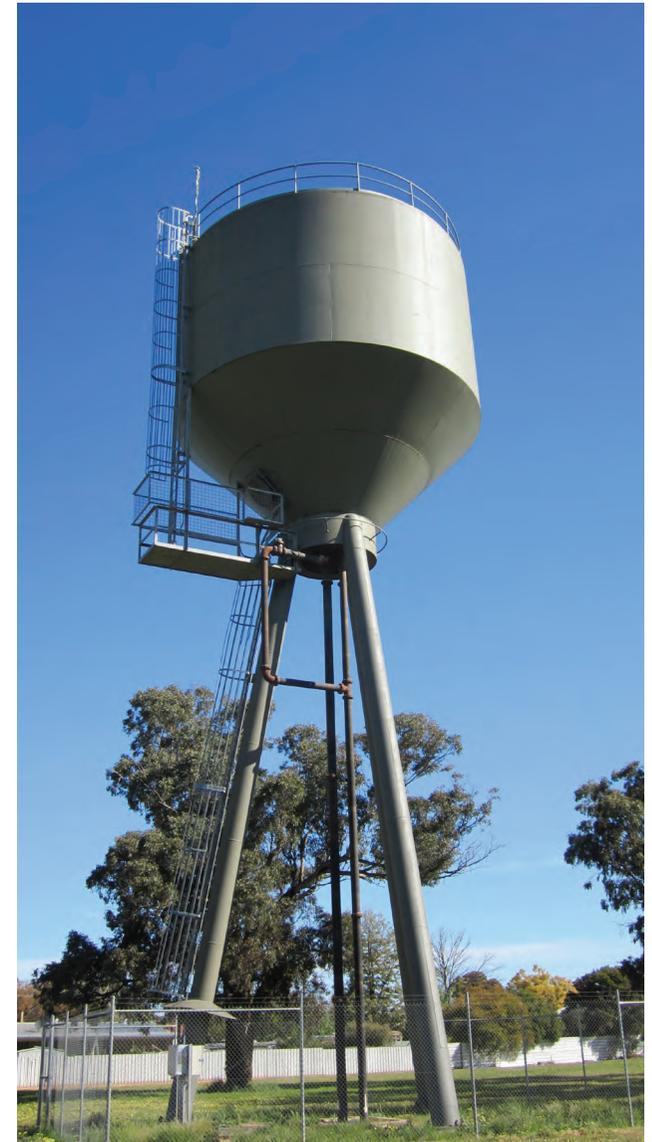
Infrastructure is critical to the proper functioning and wellbeing of the community both now and in the future. As the towns and villages continue to grow within Greater Hume, it is important to provide infrastructure in the right place at the right time.

Understanding the current capacity and planned investments in utility infrastructure in the towns and villages will enable Council to capitalise on opportunities for economic and housing growth. Critical infrastructure investments will be identified as Council conducts more detailed analysis on the identified investigation areas so that growth is aligned with upgrades to town water, wastewater, electricity and telecommunication facilities. Aligning these utility infrastructure projects with future growth opportunities and Councils Delivery Program (2017-2021) and Operational Plan (2019-2020) is a key initiative of this planning priority.

To meet the future needs of the community several sewer networks and sewer treatment projects are currently being earmarked at a local and regional level. These include the construction of wastewater treatment facilities in Burrumbuttock, Gerogery and Woomargama and sewer treatment plant upgrades in Jindera, Culcairn, Henty, Holbrook and Walla Walla. Securing future funding opportunities to contribute to the ongoing management, upgrade and construction of these facilities will be crucial to the delivery of this priority.

Water supply for the towns, villages and smaller settlements in Greater Hume is not a constraint on growth, with an adequate supply secured by Council (as the water authority for Culcairn, Jindera, Burrumbuttock, Brockelsby and Gerogery), Riverina Water (as the water authority for Henty, Holbrook and Walla Walla). It will be important for Council to ensure that the infrastructure that supports the water supply can reach future growth areas and that water treatment plants operate to meet demands. As such Council have identified several water supply upgrades to accommodate growth, these include, water main upgrades and extensions in Jindera, water main extensions in Culcairn and future funding opportunities to upgrade the Culcairn water supply reservoir.

Essential Energy are the local electricity network provider and provide adequate electricity to the townships and villages of Greater Hume. The existing electricity network capabilities provide no constraints to providing electricity to future growth and development areas.



Planning Priority Three - Utility Infrastructure

To deliver this planning priority, Council will:

- Align residential and commercial growth with water and waste water capabilities.
- Investigate funding opportunities to upgrade existing utility infrastructure facilities to cater for our growing population.



Planning Priority Three - Actions

1. Complete an integrated water management plan to ensure future water and sewer aligns with future growth
2. Complete identified upgrades and construction projects within Councils Delivery Program (2017-2021), Operational Plan (2019-2020) and Albury Regional Economic Development Strategy

Planning Priority Four - Agricultural Lands

Rationale

Greater Hume is strategically located and benefits from connections to the national freight network, favorable climate conditions and fertile soils to support a diverse agricultural sector. In order to leverage these strengths and take advantage of growing demand for fresh, high quality produce, Council will protect important agricultural land in the Greater Hume.

The Department of Primary Industries (Agriculture), intends to prepare maps identifying the important agricultural lands in the Greater Hume area. Managing emerging land uses and their potential land use conflicts and fragmentation of the land identified in the important agricultural land mapping will be a challenge for Greater Hume. Some examples of the emerging land uses that have caused concern include; rural residential development in the south of Greater Hume around Jindera, and large-scale industries and solar projects located on important agricultural land.

Greater Hume has already taken proactive steps in managing land use conflicts and impacts on primary producers, such as developing its own Right to Farm Policy and committing to the NSW Right to Farm Policy, which aims to reinforce rights and responsibilities, strengthen land use planning, improve education and awareness that supports farmers exercising their right to farm.

This planning priority reflects Greater Hume's aspirations to support its agricultural identity and to ensure a strong local economy that leverages the favorable climate and strategic connectivity to domestic and international markets via the regional freight route.



To deliver this planning priority, Council will:

Protect important agricultural lands in local planning controls.

Continue to implement and advocate the NSW Right to Farm Policy.

To avoid agricultural land fragmentation maintain the existing rural lands minimum lots size provisions in the Greater Hume Local Environmental Plans.

Manage land use conflict on agricultural land by:

- In the case of nuisance complaints supporting pre-existing, lawfully operating agricultural land uses
- Avoid locating incompatible land uses in and adjacent to agricultural production areas
- restrict the encroachment of incompatible land uses;
- ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector

Planning Priority Four - Actions

1. Update Council's Right to Farm Policy
2. On review of the Greater Hume Local Environment Plan investigate the appropriateness of minimum lots sizes rural zones through undertaking a strategic analysis of agricultural land and practices

Planning Priority Five - Agricultural Value Adding

Rationale

The Greater Hume's strong agricultural sector is increasingly supported by value adding operations including a tannery in Culcairn, an oat mill in Walla Walla, a lupin production facility in Jindera and a seed producer for dryland and irrigated crops in Holbrook. The *Greater Hume Economic and Social Plan* identifies an increased interest in intensive animal industries such as poultry and artificial breeding in beef, equine and lamb production. Council are committed to being open to facilitating these intensive uses as they provide positive social and economic outcomes to the community.

It is anticipated that a strong agricultural economy and technological advances will continue to provide an opportunity to attract boutique, innovative and more intensive agribusinesses to Greater Hume. These types of operations provide opportunity for the Greater Hume residents and towns, through higher earning employment opportunities for local residents and will provide an invaluable contribution to the Council's gross domestic product.

Managing these types of developments will be best undertaken by embracing new technological changes that create a positive change for the agricultural industry. Associated with the co-location of related industries, Council will work alongside the agribusiness sector to maximise infrastructure, decrease supply chain costs, and manage conflict between existing land uses and community expectations.



To deliver this planning priority, Council will:

- Encourage complementary value-add agricultural opportunities through flexible planning provisions in local strategies and local planning controls.
- Locate agribusiness development in areas that capitalise on access to key freight networks.
- Ensure planning provisions accommodate the changing needs of agriculture as well as the development of intensive agriculture, agri-businesses and associated value-adding activities.

Planning Priority Five - Action

1. Council will undertake a review to find locations suitable for industries that require a buffer zone and good access to power, gas and water

Planning Priority Six - Supporting our Industries

Rationale

A diverse industrial sector is vital for the sustainability of Greater Hume and there is the opportunity for Greater Hume to capitalise on its strategic location to attract a variety of industrial operations.

Connections to industrial activity and intermodal hubs in Albury (Nexus) and Wagga Wagga (Bomen), the national freight network, productive agricultural lands, flexible industrial precincts and two regional city population masses, provide a support network for a productive industrial sector in Greater Hume. Greater Hume is able to leverage this opportunity by offering small industrial precincts that are more affordable when compared to Albury, Wodonga and Wagga Wagga.

To the south of Jindera, Council has successfully enabled this opportunity by allowing a flexible industrial precinct that is supported by Council owned utility infrastructure with strong connections into Albury. As Jindera continues to grow Council will seek to protect and investigate expansion of this area to ensure that future residential uses do not detract from its industrial function.

Other opportunities also exist in Henty, Culcairn, Holbrook and Walla Walla which contain tracts of land surrounding existing industrial processes that leverage its location alongside the national freight network. Council will investigate future industrial land opportunities to provide a diverse economy in these areas.

Greater Hume's access to the national freight network will also present opportunity for other larger industries. These will be facilitated by Council as they provide a valuable contribution to diversifying the local economy. Council will work with industry to locate larger industry in areas where they can leverage off Greater Hume's assets whilst minimising impacts on the community and agricultural lands.



To deliver this planning priority, Council will:

- Support existing industrial land uses and precincts for freight and logistics, industry, warehousing and similar activities in locations that minimise amenity impacts.
- Investigate opportunities for the expansion of existing and new industrial precincts in our townships that do not impact on residents.
- Protect and recognise existing industrial precincts and uses to avoid any land use conflicts from future residential development
- Encourage the co-location of complementary industry alongside agricultural enterprises that enhance the efficiency of the agricultural land use

Planning Priority Six - Action

1. On review of the Greater Hume Local Environment Plan 2012 Council will investigate the practicalities of providing industrial zoning where appropriate. This measure will minimise the risk of land use conflict posed by non-compatible land uses being permissible development in the RU5 zone.

Planning Priority Seven - Resources

Rationale

The Greater Hume is home to natural resources that are economically and environmentally important to the region and to the State. The area is home to 45,000 ha of forestry lands and there are currently four solar projects in the early stages of investigation that represent a potential combined investment of \$1,100m and possibly 1,050 construction jobs¹.

The softwood plantation industry in Greater Hume provides timber to process industries in Tumut, Albury, Tumbarumba and Wagga Wagga. To provide certainty for existing and future forestry operations in the area one of the key considerations to support the forestry industry include providing adequate roads and services between the plantation forest areas and their markets. Partnering with industry and other levels of government to consider strategic forestry transportation routes, identify sustainable funding sources for upgrades, recognize gaps in the network and other efficiency measures, are important to ensure the forestry industry remains sustainable in Greater Hume.

Managing the interface between forestry land and rural land is a key focus of Council.

Rural properties adjoining forestry areas often experience impacts associated with noxious weeds and introduced animals, these impact on the agricultural viability of rural land. Council will work alongside the forestry industry to better educate forestry operators on the management of noxious weeds and introduced animals and will investigate measures through the planning system to ensure new operations consider these impacts on surrounding land.



Planning Priority Seven - Resources

Rationale cont'd

Within Greater Hume there are several large scale extractive industries that provide a range of quarry products to the wider community. These activities are a substantial source of employment and are essential for the construction industry and for rail and road construction purposes. Council will support new and existing extractive industries in locations where there is safe access to a well maintained local and regional road network and where there will be minimal impacts on surrounding residents and agricultural lands.

Access to transmission infrastructure, land availability and favourable climate conditions make Greater Hume a desirable location for large scale solar, energy storage, and associated renewable energy generation technologies. There are some significant long-term sustainable benefits of renewable resources that Greater Hume could leverage to provide necessary infrastructure, energy security, employment, education and community investments that can benefit both the economy and local residents.

When reviewing the implications and impacts of large-scale solar farms and other major projects, consideration needs to be given to the potential for conflict between urban expansion of towns and villages and productivity of agricultural land. A strategic approach is therefore required and Greater Hume will work closely with industry and other levels of government to identify suitable areas that will provide grid capacity while minimising the potential impacts on residents and agricultural lands.

To deliver this planning priority, Council will:

- Protect native and plantation forests in the north east of Greater Hume from the encroachment of inappropriate and incompatible land uses.
- Support solar energy projects only in suitable locations that contribute to the long term sustainability of Greater Hume Shire and minimise impacts on productivity of agricultural land, Aboriginal cultural heritage, biodiversity, and the amenity of residents.
- Advocate and support the establishment of local community contributions for all new major power generation projects; to provide opportunity for the wider community to benefit from new developments.



Planning Priority Seven - Actions

1. Identify key regional forestry freight corridors that contribute to the broader regional viability of the forestry sector and seek funding to ensure these roads have the capacity to support existing forestry processes
2. Identify the freight networks that are utilised by Greater Hume's extractive industries and to ensure these roads have the capacity to support the extractive industries
3. Investigate whether there are opportunities in the planning system to encourage better land management by the timber industry
4. Investigate opportunities to secure community contributions from the development of solar farms through the review of Council's contribution plans

Planning Priority Eight - Identify and protect environmental values

Rationale

Greater Hume has a diverse natural environment that is valued by residents and visitors alike. Environmental assets such as the Woomargama National Park, Benambra National Park, Doodle Comer Swamp Nature Reserve, State Forests and parts of the Murray River provide significant wildlife habitat whose ecosystems support a wide range of native flora and fauna. These areas also provide opportunity for the Council area to attract visitors, with many of the national parks providing great places to camp, hike and undertake 4WD touring, all within close proximity to the regional cities of Wagga Wagga and Albury.

Understanding environmental areas outside national, state and nature reserves at a local level is a key challenge for Greater Hume. The opportunity to enhance the protection of habitat and threatened species, particularly by providing connections through private land holdings is an important issue which Council will consider when making planning decisions.

To enable these areas to be fully appreciated, additional work is required to better understand the environmental values on the land. Currently, there are significant gaps in baseline data to accurately understand the location of key biodiversity corridors and environmental values throughout Greater Hume. As new development occurs through our towns and villages, it will be important for Council to understand the location of key environmental values and the extent to which new development may impact them.

To deliver this planning priority, Council will:

- Promote and preserve our natural environment and wildlife habitat.
- Liaise with NSW Government agencies to further develop and provide opportunity for the natural areas of Lake Hume, Doodle Cooma Swamp, Gum Swamp, Woomargama National Park, Murray River, Benambra National Park and Billabong Creek.
- Seek (funding) opportunities to undertake environmental management studies in consultation with government and community to update and inform new biodiversity mapping layer in the GHLEP.

Planning Priority Eight - Actions

1. On review of the Greater Hume Local Environment Plan investigate the suitability of existing biodiversity layers and associated controls and consider whether less coarse biodiversity mapping should be provided
2. To better identify land with high conservation attributes, Council undertake a review of road and public space biodiversity mapping



Planning Priority Nine - Climate change and natural hazards

Rationale

It is anticipated that in the future, communities in the Greater Hume will experience an increased occurrence of heatwaves and hot days and an increase in average and severe fire weather days in summer and spring. Weather events will be seasonal extremes, particularly rainfall events and droughts, there will be a decrease in spring rainfall and an increase short and intense rainfall events resulting in increased localised flooding. Understanding these changing weather patterns will be important for Council to build sustainable and resilient communities.

Council have already undertaken extensive flood planning work through the preparation of the Culcairn, Henty, Holbrook, Jindera and Walla Walla flood studies, to understand the extent of these major rain and flooding events. These studies identify the high and low flooding hazard areas, these areas indicate whether land is or is not suitable for more intensive development. Ensuring the findings of these studies are replicated in local planning controls will be necessary to manage community expectations and development on land subject to inundation.

Council currently includes 198,600 hectares of bushfire prone land across the Council area and locating new development and expanding our towns in locations that have a low bushfire risk will be a key commitment for Council. In order to do this, it will be important for Council to review existing bushfire hazard mapping with the NSW Rural Fire Service.

When planning and developing new urban areas, design and environmental considerations such as vegetation, water management (water sensitive urban design) and energy efficiency will be incorporated into the decision-making process. This will assist our communities to build resilience to climate change.

To deliver this planning priority, Council will:

- Review Council's bushfire hazard mapping with NSW Rural Fire Service and update as required.
- Require water sensitive urban design, passive cooling/heating and energy efficiency measures to be considered in all new developments

Planning Priority Nine - Actions

1. Undertake LEP and DCP amendments to implement recommendations from existing Floodplain Risk Management Studies and Plans identified above
2. Amend the Greater Hume Development Control Plan to include water sensitive urban design principles for new development and subdivision



Appendix A

The following table contains additional Planning Priority Actions that have been suggested by the nominated state government agency.

Council considers that the suggested Planning Priority Actions has merit and Council would consider including them within its Local Strategic Planning Statement should additional resources for planning be provided or when the Greater Hume Local Strategic Planning Statement is due for a review.

Biodiversity and Conservation – Department of Planning, Industry and Environment – Climate Change	Council Comment
Consider the regional systems transition model as outlined in the Western Enabling Regional Adaptation Riverina Murray region report (2017) when developing operational policy, undertaking strategic planning, delivering council programs and assessing future infrastructure needs.	Noted
Assess and manage the impacts of climate change (such as heat, floods, storms and drought) on Council’s assets and services. Enable communities and individuals to be better prepared and more resilient.	Noted
Protect, enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, and applying ecosystem adaptation into strategic planning and land protection.	Noted
Assess Local Government Area (LGA) wide carbon emissions and develop and implement a plan to reduce emissions in consultation with the community.	Noted
Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals.	Noted
Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government.	Noted
Biodiversity and Conservation – Department of Planning, Industry and Environment – Biodiversity	Council Comment
Develop a biodiversity strategy for the LGA	A high priority project which will require significant resources and expenditure
Promote biodiversity certification for new urban release areas and spot re-zonings	Noted
Focus land use intensification in areas of land that meet the definition of Category 1 – Exempt Land under the Local Land Services (LLS) Act	To be consider for spot rezoning and for the review of the Greater Hume Local Environment Plan
Encourage enhancement of areas of High Environmental Value (HEV) on private land	Noted, probably a shared responsibility with Biodiversity and Conservation

Appendix A

Encourage restoration of degraded vegetation within identified biodiversity corridors on private land	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
Develop an LGA wide pest and weed management strategy	To be considered in conjunction with Councils responsibility to manage noxious weeds
Biodiversity audit of council managed public land to identify opportunities for enhancement of biodiversity values	To be considered as Council may be able to obtain funding through the biodiversity offset framework
Validate HEV mapped areas in the LGA	Noted, probably a shared responsibility with Biodiversity and Conservation
Validate HEV mapped areas identified as a priority based on local development pressures	Noted, probably a shared responsibility with Biodiversity and Conservation
Protect HEV areas from incompatible land uses	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
Protect and manage Travelling Stock Routes	Noted
Identify protected areas (e.g. NPWS Estate, Crown Reserves, conservation covenants etc), Avoid identifying areas for land use intensification adjacent to protected areas and Review zonings and development controls to ensure adjacent land uses are compatible	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
(for SEPP 44 Councils) Prepare a comprehensive Koala plan of management	Noted
(for SEPP 44 Councils) Identify core koala habitat and key corridors	Noted

Appendix A

Biodiversity and Conservation – Department of Planning, Industry and Environment – Natural Hazards	Council Comment
Review best available flood information and identify gaps and/or limitations. Undertake priority studies and develop flood risk management plans to address identified gaps and/or limitations	Council has achieved this as flood studies has been done for Holbrook, Henty, Culcairn, Walla Walla and Jindera. There maybe further studies needed as a result of expansion of these townships and further studies maybe necessary for Councils villages
Review and update planning instruments Local Environmental Plan (LEP) and Development Control Plan (DCP) and certificates to enable effective consideration of flood risk, including consideration of climate change	Noted and Council will endeavor to progress this matter
Consideration of flood related constraints in areas identified for development, including areas identified in the Local Strategic Planning Statement (LSPS)	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
Biodiversity and Conservation – Department of Planning, Industry and Environment – Natural Hazards	Council Comment
Undertake a study of Aboriginal cultural heritage values for the local government area in partnership with the local Aboriginal community	Noted
Prepare an Aboriginal heritage assessment for priority development precincts in partnership with the local Aboriginal community	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
Avoid and minimise impacts to Aboriginal cultural heritage values from development in the LGA	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
Embed processes for seeking input from the local Aboriginal community into planning and evaluation of future land use changes	Noted
Incorporate Aboriginal language reflecting Aboriginal cultural heritage values in place names of new developments and precincts	To be considered at development application assessment

Appendix A

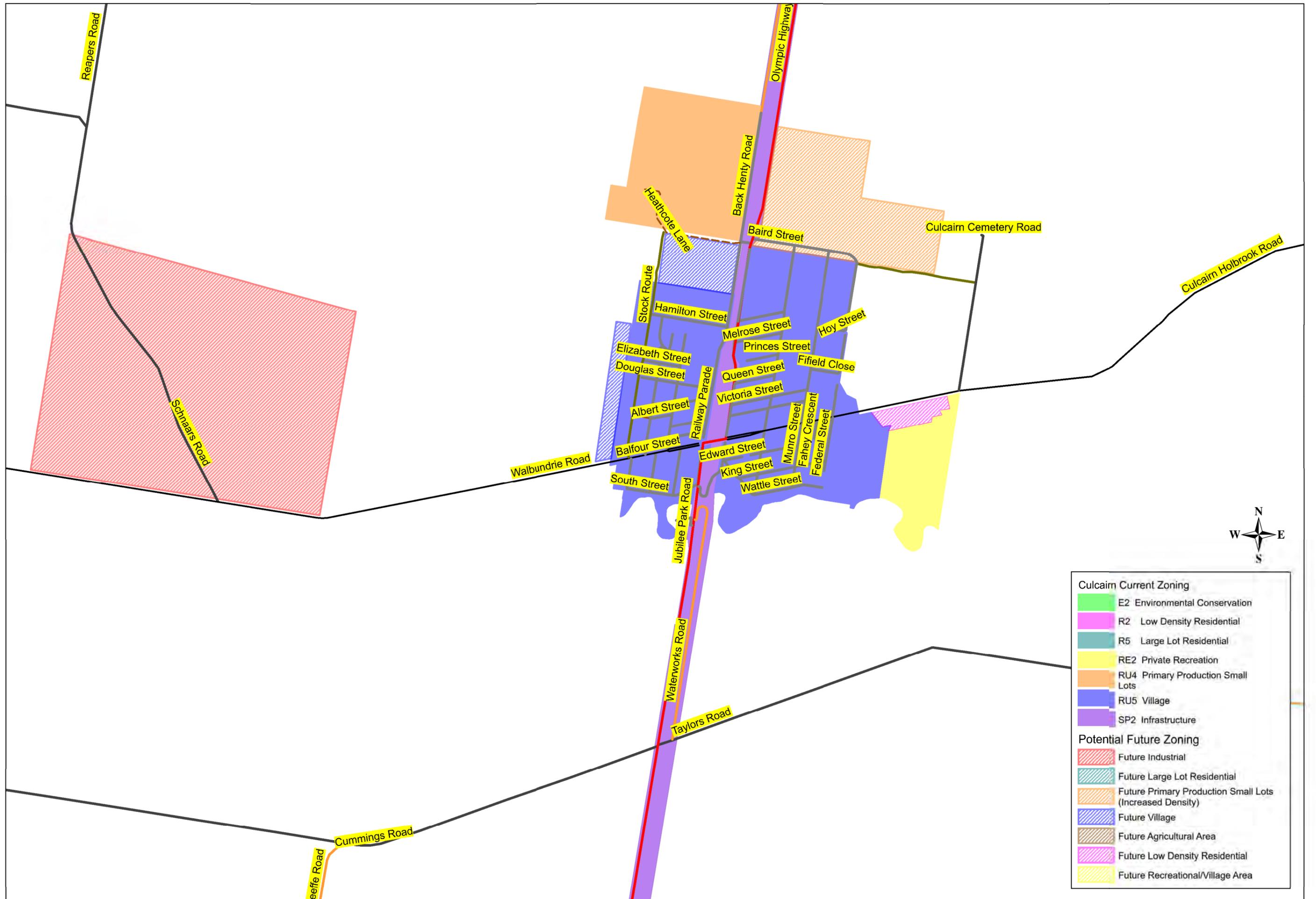
Department of Primary Industries	Council Comment
Consider planning provision relating to agri-tourism	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
Consider the impacts of rural residential development particularly relating to consumption of agricultural land	To be considered for spot rezoning and for the review of the Greater Hume Local Environment Plan
NSW Premier and Cabinet – Heritage NSW	Council Comment
Capture the identification, appropriate protection, interpretation and promotion of Aboriginal cultural heritage and Historic heritage	Noted
Require meaningful and ongoing consultation with the Aboriginal community to identify important values and potential issues regarding cultural heritage and connection to land	Noted
Require meaningful, ongoing and representative community engagement which captures the diversity of the local community	Noted
Require consultation with State Government agencies in relation to both Aboriginal cultural heritage and Historic heritage	Noted
Support the ongoing identification and documentation of heritage places and context early, to assist more detailed planning actions to avoid or mitigate impact on heritage items and places	Noted
Where possible, strategically identify key heritage places and clusters	Noted
Support heritage asset revitalisation and adaptive reuse	Noted
Provide guidance for sensitive heritage areas subject to major infrastructure or development	Noted
Identify funding and resourcing for Aboriginal and Historic heritage priorities	Noted
Allow for the development of plans and strategies which interpret, celebrate and promote Aboriginal and non-Aboriginal identity, culture and heritage	Noted
Develop strategies and programs to tell the story of a local area, and the diversity of its history and culture.	Noted



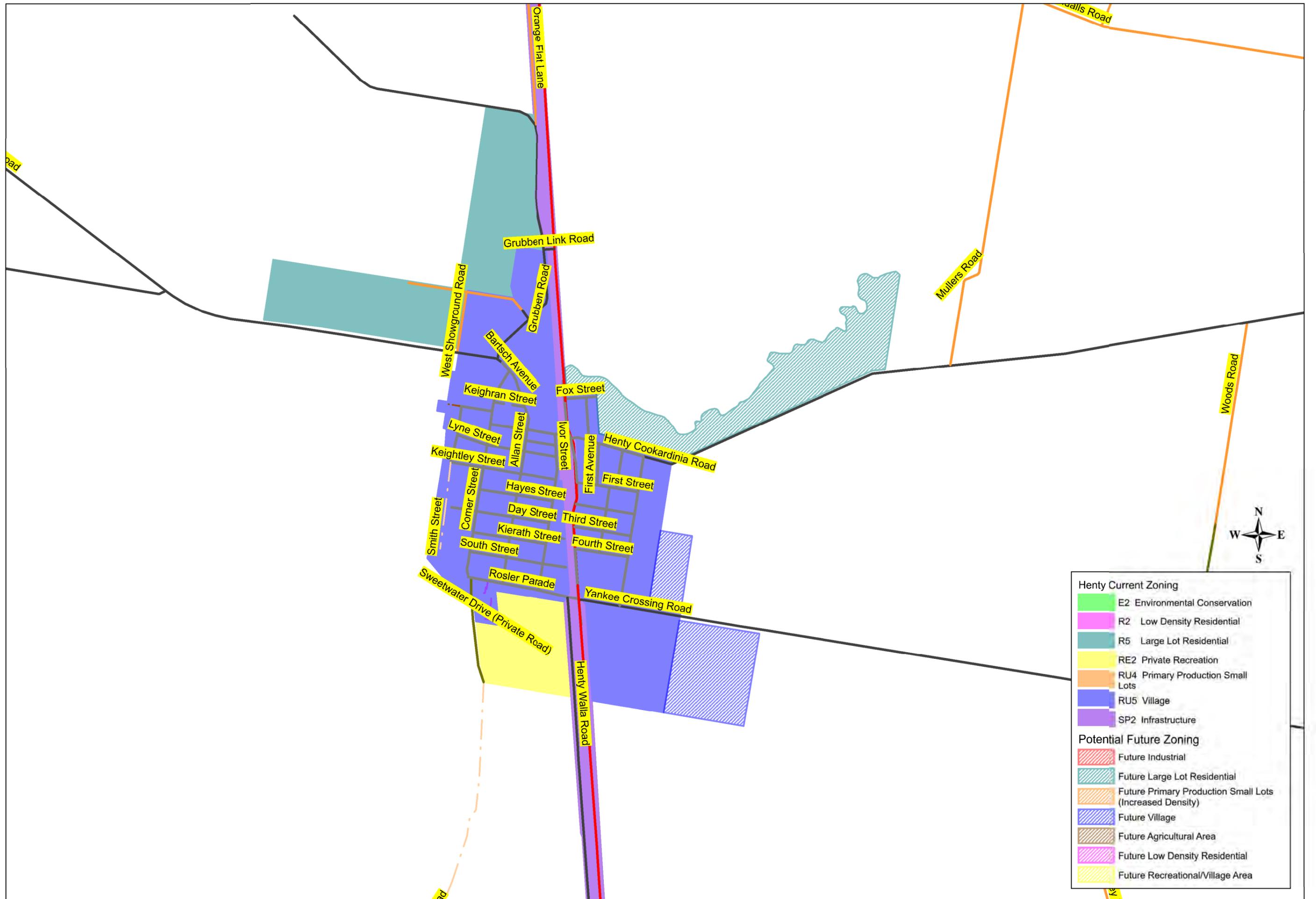
Planning Mapping

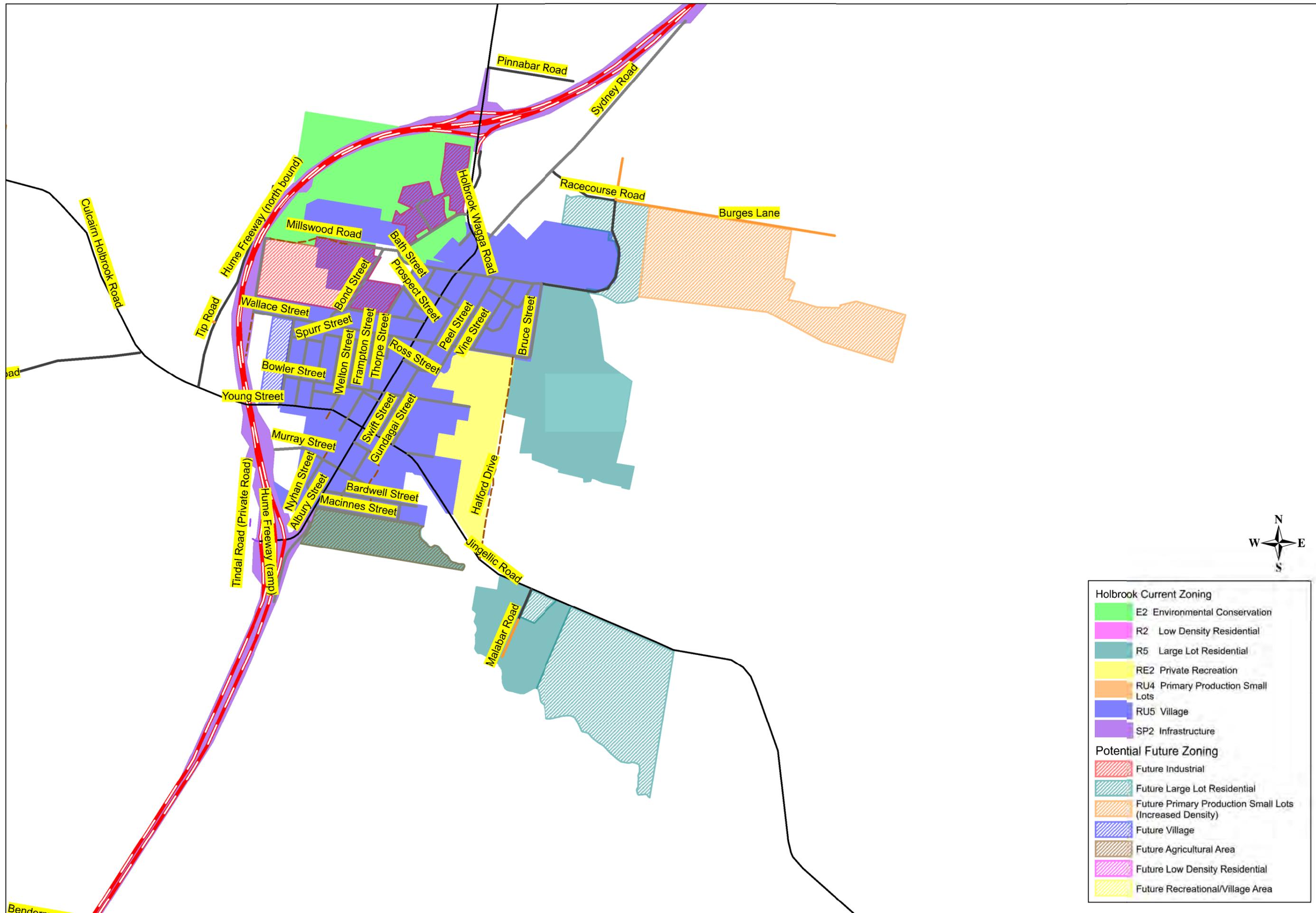
The preparation of this LSPS has necessitated the preparation of the attached planning maps. For the various localities the planning maps depict the potential for changing land use.

These maps are not a land use zoning map and only provide context for the preparation of this Local Strategic Planning Statement.



Culcairn Current Zoning	
	E2 Environmental Conservation
	R2 Low Density Residential
	R5 Large Lot Residential
	RE2 Private Recreation
	RU4 Primary Production Small Lots
	RU5 Village
	SP2 Infrastructure
Potential Future Zoning	
	Future Industrial
	Future Large Lot Residential
	Future Primary Production Small Lots (Increased Density)
	Future Village
	Future Agricultural Area
	Future Low Density Residential
	Future Recreational/Village Area





Holbrook Current Zoning	
	E2 Environmental Conservation
	R2 Low Density Residential
	R5 Large Lot Residential
	RE2 Private Recreation
	RU4 Primary Production Small Lots
	RU5 Village
	SP2 Infrastructure
Potential Future Zoning	
	Future Industrial
	Future Large Lot Residential
	Future Primary Production Small Lots (Increased Density)
	Future Village
	Future Agricultural Area
	Future Low Density Residential
	Future Recreational/Village Area

