



# OUR PLACE 2040

MID-WESTERN REGIONAL LOCAL STRATEGIC PLANNING STATEMENT

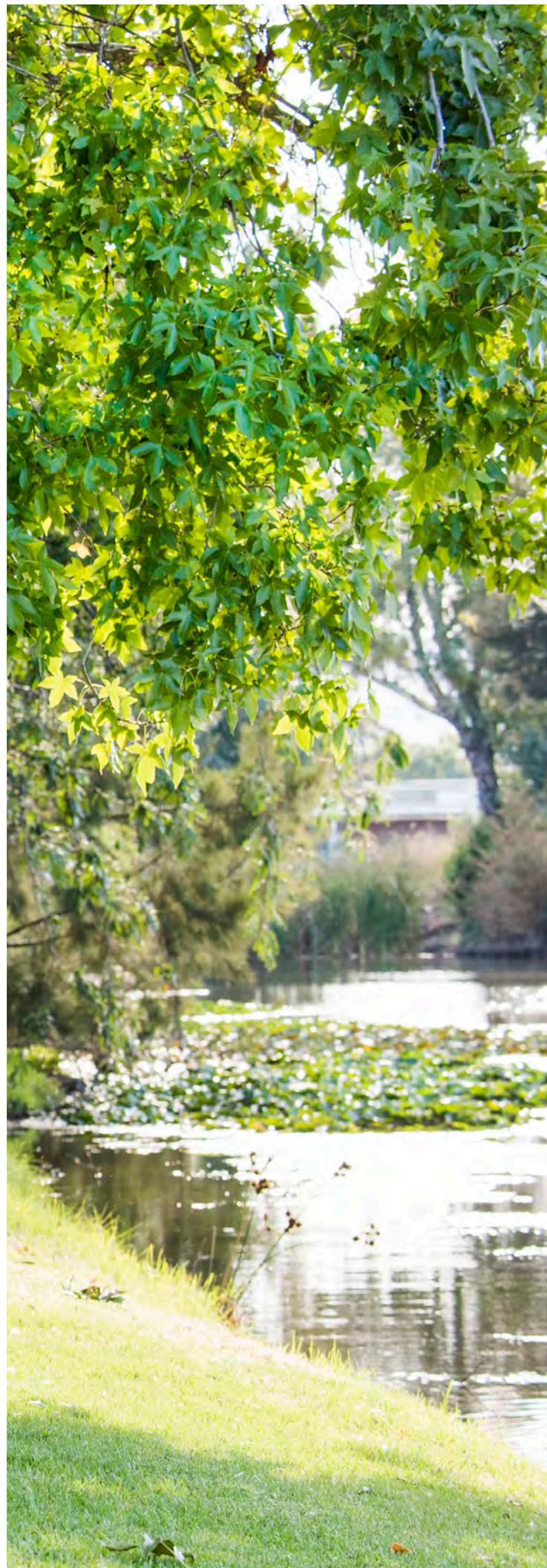
MAY 2020



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# 1. INTRODUCTION

## 1.1 About this Local Strategic Planning Statement

The Mid-Western Regional Local Strategic Planning Statement (LSPS) sets out the 20 year vision for land use planning in the Mid-Western Regional Council local government area (Region).

The LSPS outlines land use Planning Priorities and sets short, medium and long term actions to deliver the Planning Priorities for the community.

The LSPS also outlines the means for monitoring and reporting on the delivery of the actions.

## 1.2 Policy Context

The LSPS is aligned with the Mid-Western Region Community Plan Towards 2030 and gives effect to the Central West and Orana Regional Plan 2036 implementing the directions and actions at a local level.

## 1.3 Purpose of this Local Strategic Planning Statement

All Council's within NSW are required to prepare a Local Strategic Planning Statement to act as a link between the strategic priorities identified at the regional and local level and ensure consistency in strategic planning approaches.

The purpose of the LSPS is to provide a 20 year land use vision for the Region, outline characteristics which make our area special, identify our shared values to be enhanced or maintained and identify where further detailed strategic planning may be needed.

## 1.4 Consultation

The LSPS has been informed by the results of community engagement undertaken in developing the Mid-Western Region Community Plan Towards 2030 and recent surveys completed by the community with a specific focus on Land Use in the Region.

Council developed five surveys to capture community input on Land Use Vision, Growth, Town Centres, Design Considerations and Tourism. 286 responses were received and have helped inform the preparation of the LSPS.



## 2. CONTEXT

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### 2.1 Our Place in the Central West and Orana Region

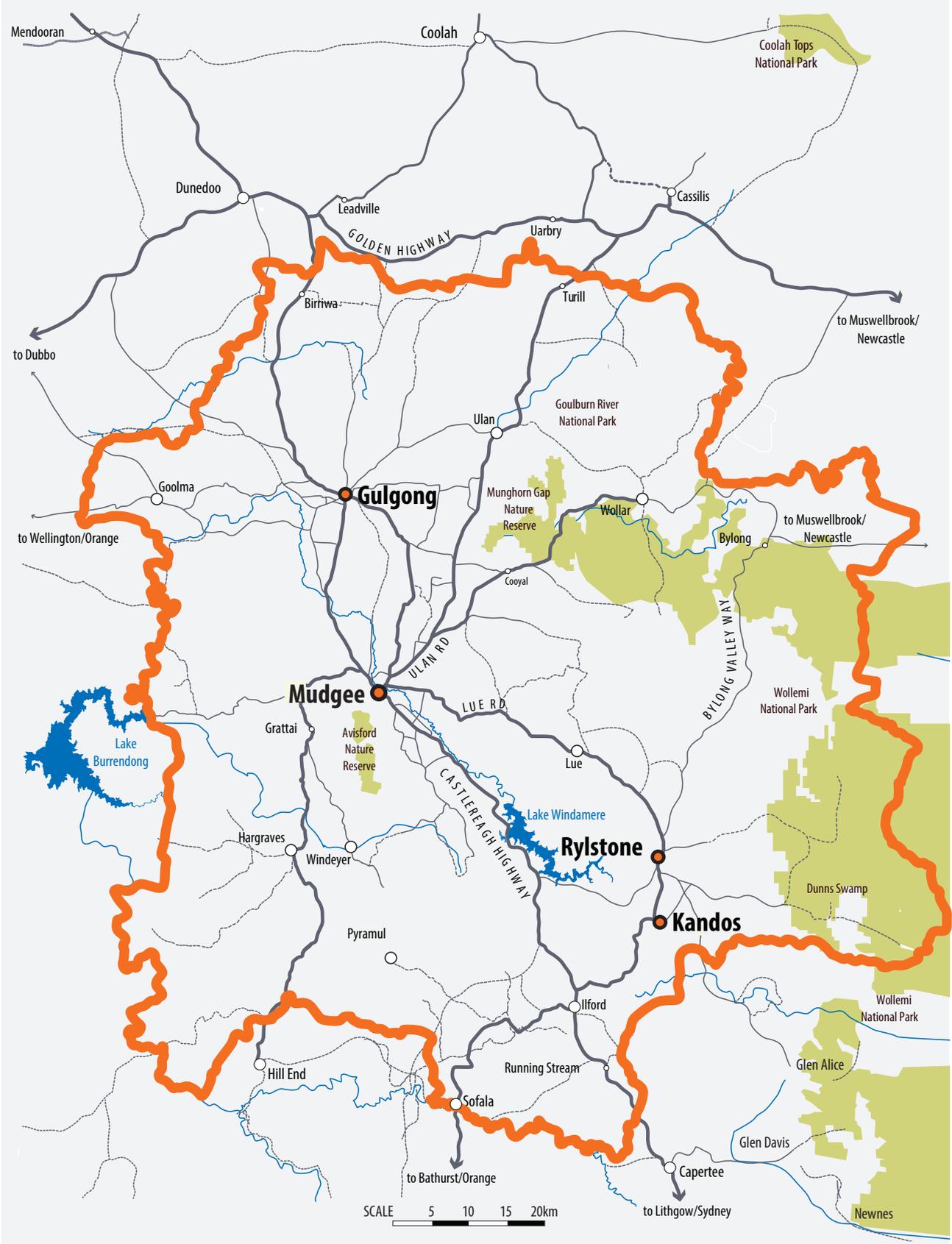
The Mid-Western Region covers 8,752 km<sup>2</sup> and is located in the Central Ranges of New South Wales, approximately 210km northwest of Sydney, 250km west of Newcastle, and 300km north of Canberra.

The main town in the Mid-Western Region is Mudgee, located approximately 100km north of Bathurst and 100km southeast of Dubbo. The smaller towns of Gulgong, Rylstone, Kandos, and the Region's villages are steeped in rich history and surrounded by beautiful farmland.

The Castlereagh Highway runs through the centre of the Region in a southeast/northwest direction. The area is known for its wineries, stunning landscape, and historic villages, and is strongly supported by the mining, tourism, construction and agricultural industries.

The Central West and Orana Regional Plan 2036 vision for the Region is to be **'the most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunities of being at the heart of NSW'**. The Mid-Western Region's location, broad range of industries and connections to Sydney, Newcastle and Canberra provide a strong foundation for our place within the regional and state economy.

**Figure 1** Our Region Map



## 2.2 Our Community

The towns of Mudgee, Gulgong, Rylstone and Kandos support the social and economic prosperity of the Mid-Western Region.

**Mudgee** is the main town in the Region, situated approximately 100km north of Bathurst and 100km southeast of Dubbo. The large country town provides many attractive offerings, including a wide variety of restaurants, wineries, schools, health services and recreational facilities. Mudgee hosts the monthly farmers' market to showcase the large range of local produce available. The town hosts many annual events including the Wine & Food Festival, Agricultural Show, NRL Charity Shield, and Small Farm Field Days. In 2016, there were 2,736 families living in Mudgee and 10,966 people overall.

**Gulgong** is a historic and vibrant goldmining town known for its fascinating museums, iconic events and festivals, and a progressive and passionate community steeped in history. The town offers quality restaurants, cafes and boutique shopping. Gulgong has many attractive facilities including health services, recreational offerings and three schools. The town hosts many annual and bi-annual events including the Gulgong Show & Rodeo, Clay Gulgong, Prince of Wales Eisteddfod, Gold and Mining Festival, Henry Lawson Festival and Folk Festival. Gulgong is located approximately 28km north of Mudgee, and leverages from the economic and population growth of Mudgee and the Region. In 2016, there were 611 families living in Gulgong and 1,956 people overall.

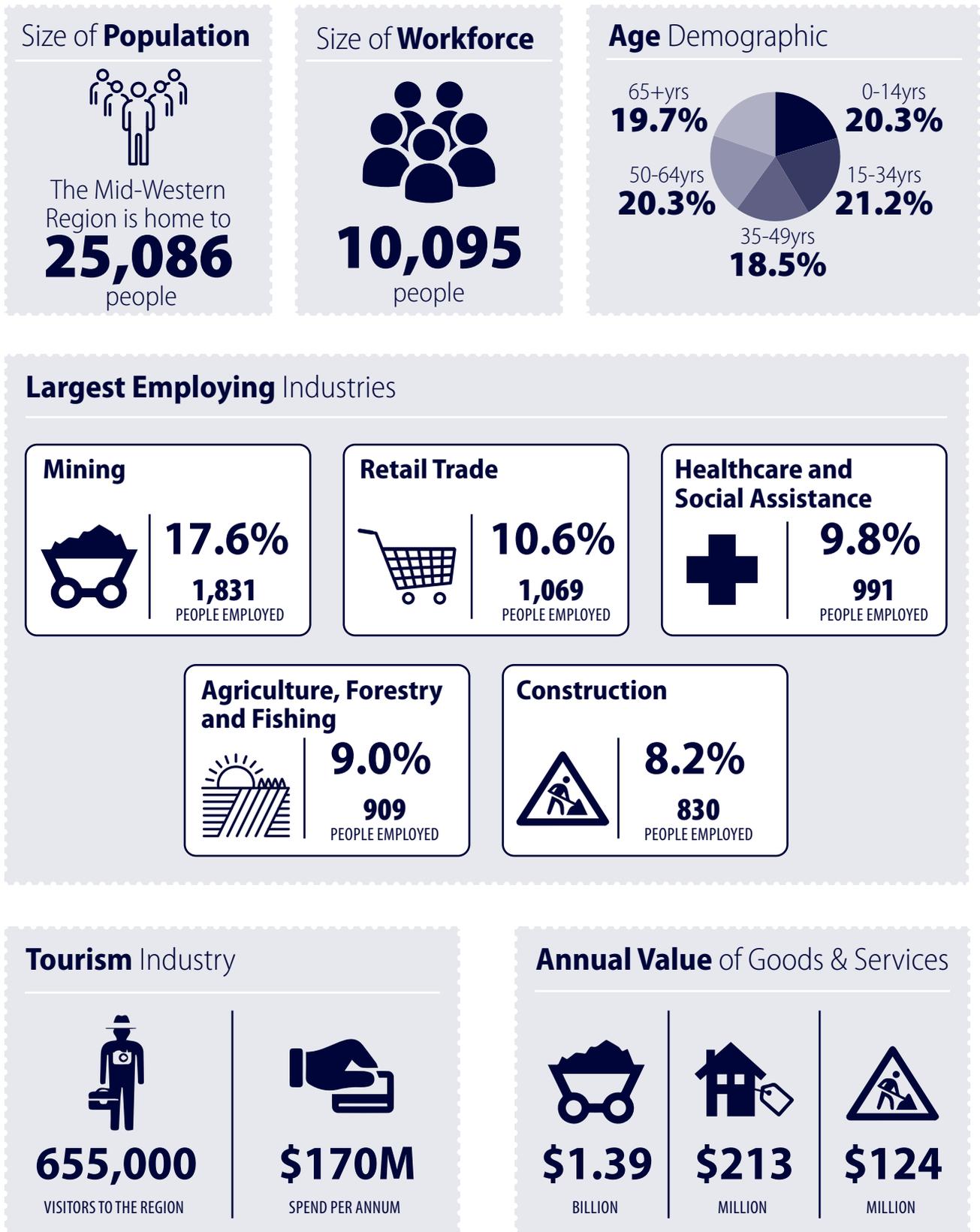
**Rylstone** is a charming country town boasting an extraordinary heritage streetscape nestled within a scenic landscape setting. The town is approximately 52km from Mudgee, 240km to Sydney and has many attractive facilities including local pubs,

unexpected foodie delights, cafes, health services, a public school, and recreational facilities. Rylstone hosts annual events including the Rylstone-Kandos Show, Celebration of Aviation, Rylstone Classic, and Rylstone Street Feast. In 2016, there were 174 families living in Rylstone and 644 people overall.

**Kandos** is a fascinating twentieth century town with a rich industrial history, nestled at the foot of the Coomber Melon mountain range. Kandos is the ideal hub to explore nature, art and sports attractions. The town is accessible to the regional centres of Mudgee, Bathurst, Orange and Lithgow and approximately 230km to Sydney. Kandos has many attractive facilities such as local schools, two medical practices, the Kandos Museum, railway station and golf club. It hosts annual and bi-annual events including the Kandos Street Machine and Cementa Festival and Kandos Garden Tour. In 2016, there were 290 families living in Kandos and 1,261 people overall.

There are a number of **Villages** within the Region which have their own distinct character and form a major component of the rural landscape. The villages provide some basic, day-to-day facilities for the surrounding rural areas. Villages range in size from a collection of houses or are simply marked by a hall or bushfire shed. Villages within the Region include: Birriwa, Bylong, Charbon, Clandulla, Cooks Gap, Cooyal, Goolma, Hargraves, Ilford, Lue, Pyramul, Running Stream, Ulan, Windeyer and Wollar.

**Figure 2** Our Local Profile



Source: ABS 3218.0 Regional Population Growth (Estimated Residential Population), ABS 2016 Census, REMPLAN Economic Profile, Tourism Research Australia 2017, Australian Business Register (ABR), ABS 8165.0 Counts of Australian Businesses, realestate.com.au (June 2019).

## 2.3 Our Local Advantages



## 2.4 Our Local Opportunities

One of regional NSW's fastest growing areas, the Mid-Western Region is a key gateway to the Central West and Far West Regions of the state. Just over 3 hours' drive from Sydney and Newcastle, it is easily accessible and centrally located to other major regional centres. Public transport links from Sydney to Mudgee are provided by CountryLink bus and train connections. FlyPelican services the Mid-Western Region by providing twice daily flights from Sydney to Mudgee 6 days a week.

The Region has a strong sense of community and flexible work opportunities for career driven individuals, young families and tree changers. The Region has a dynamic and friendly community and a strong and diverse economic base, providing opportunities for future business development and growth.

The Region offers the best of metropolitan lifestyle conveniences, whilst maintaining

the safe, clean, affordable, comfortable and convenient lifestyle of a friendly country community. The lifestyle available to residents is second to none with a wide and diverse range of services, facilities and employment opportunities.

A key feature of the Region's economy is its diversity, and the Region has a skilled and diverse workforce employed in various industries including mining, retail, agriculture, healthcare and construction. The quality and diversity of the local labour force provides a real competitive edge. The size of the labour force in the Mid-Western Region continues to increase in line with local economic opportunities and development activity. This provides a variety of employment opportunities for people living in the Region and also helps protect the economy against any downturns in individual sectors.

Whilst the current labour force provides access to a wide range of skills and education levels, the future growth in the Region and ongoing diversification will continue to generate the demand for new professional skills and qualifications. Skilled workers such as engineers, builders, tradespeople, child care and health professionals are expected to be in highest demand over the near future to cater for population growth, new commercial developments and major projects.

With new state significant developments, continued mine expansion and a growing population, it is expected that median house values, sales and development approvals will remain strong. Major industries such as manufacturing and construction will continue to produce large outputs to service the local mining industry. There are 3 large mining projects located in the Ulan area with current approvals in place to 2039. New wind and solar projects will provide short term opportunities for local businesses during construction.

The commercial, residential and retail diversity all make the Region an outstanding place to visit and an even better place to live. With an adequate supply of vacant land in all towns, there are a range of land and housing options to suit individual tastes and budget requirements. Plans are under way for a number of infrastructure projects which, when completed will enhance local service delivery, including expansions of health, education, cultural and sporting assets.

Tourism related businesses are expected to expand, with a consistently growing tourism sector. The reputation of the Region as a

food and wine destination is well established and continues to evolve. Increased brand recognition is expected with both cellar door expansions and new product development. Increased visitation due to major events is also expected, with a strategic focus on Sports Tourism in the Region, including partnerships with national rugby league, rugby union and soccer organisations. Further expansion of cultural facilities will enhance the overall visitor experience and extend visitation. As the grey nomad market expands, RV friendly towns in the Region will provide increased visitation and length of stay. Increased tourism numbers will encourage future investment in accommodation, retail and hospitality businesses.

Small businesses are the backbone of the local economy and will respond in line with population growth to service new workers and residents to the Region. New businesses continue to open their doors in the Region to meet local needs and economic growth across all sectors of the local economy. There is strong interest locally in innovation and entrepreneurial activities for existing and new investors. This interest will help attract other likeminded individuals and businesses in the future. The Region offers a winning combination of locational advantages for new businesses including major transport infrastructure links to Sydney and beyond via road and air, and access to the NBN network available through a range of service providers. For new and expanding businesses there is room to grow with vacant and affordable commercial and residential land options.

### 3. LAND USE VISION

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***‘To provide for sustainable growth and development, having regard to the Region’s unique heritage, environment and rural character, and to support agricultural enterprises and the Region’s economic base.’***

Over the next 20 years, Council will be actively working to maintain the Region’s unique character, strong sense of community, productive agricultural landscapes and unique natural environments. All our town and village communities will play a role in shaping our future and achieving our Planning Priorities.

A key gateway to the Central West and Far West Regions, our Region will continue to be one of the fastest growing areas in NSW. To support our growing community, Council will continue to ensure a range of residential housing options are available including varying lot sizes and rural lifestyle opportunities. Council will strive to improve the built outcomes of housing stock, with sustainability at the core of Council’s activities and community expectations for new development. Growth in the rural areas will be respectful and responsive to the landscape and existing land uses.

Our Region will continue to offer a stable economic and business environment based around the key sectors of mining, construction, agriculture, tourism and retail. The size of the labour force will continue to increase in line with new economic opportunities. Whilst the current labour force provides access to a wide range of skills and education levels, future growth and diversification in the Region will drive demand for new professional skills and qualifications. The main streets of our commercial precincts will remain vibrant and active, underpinned by each town’s distinctive heritage, urban design and beauty.

Our agricultural industry has traditionally played an important role in the local economy and will continue to be a key contributor to the economic and social character of the Region. The industry will be supported into the future to foster emerging opportunities.

Tourism related businesses will expand, with a consistently growing tourism sector. Council will support initiatives which encourage increased visitation and length of stay. The reputation of the Region as a food and wine destination is well established and continues to evolve. The Region’s environmental assets will be further explored and associated tourism business supported.

Council recognises that an urban settlement with a strong sense of place results in a positive experience for visitors and good quality of life and a sense of belonging for residents. A strong sense of place is what differentiates one urban settlement from another.

Council will continue to investigate, interpret and document the unique combination of qualities and characteristics which shape the urban settlements and create a sense of place, so that they can be protected and enjoyed by future generations.

# 4. OUR THEMES & PLANNING PRIORITIES

## 4.1 Planning Priorities

To achieve the 20-year vision for the Mid-Western Region, Council has identified 12 Planning Priorities to guide the focus of future strategic planning work within the Region. These 12 Planning Priorities are consistent with the applicable directions of the Central West and Orana Regional Plan and Council's Community Strategic Plan Mid-Western Region Community Plan – Towards 2030.

## 4.2 Actions

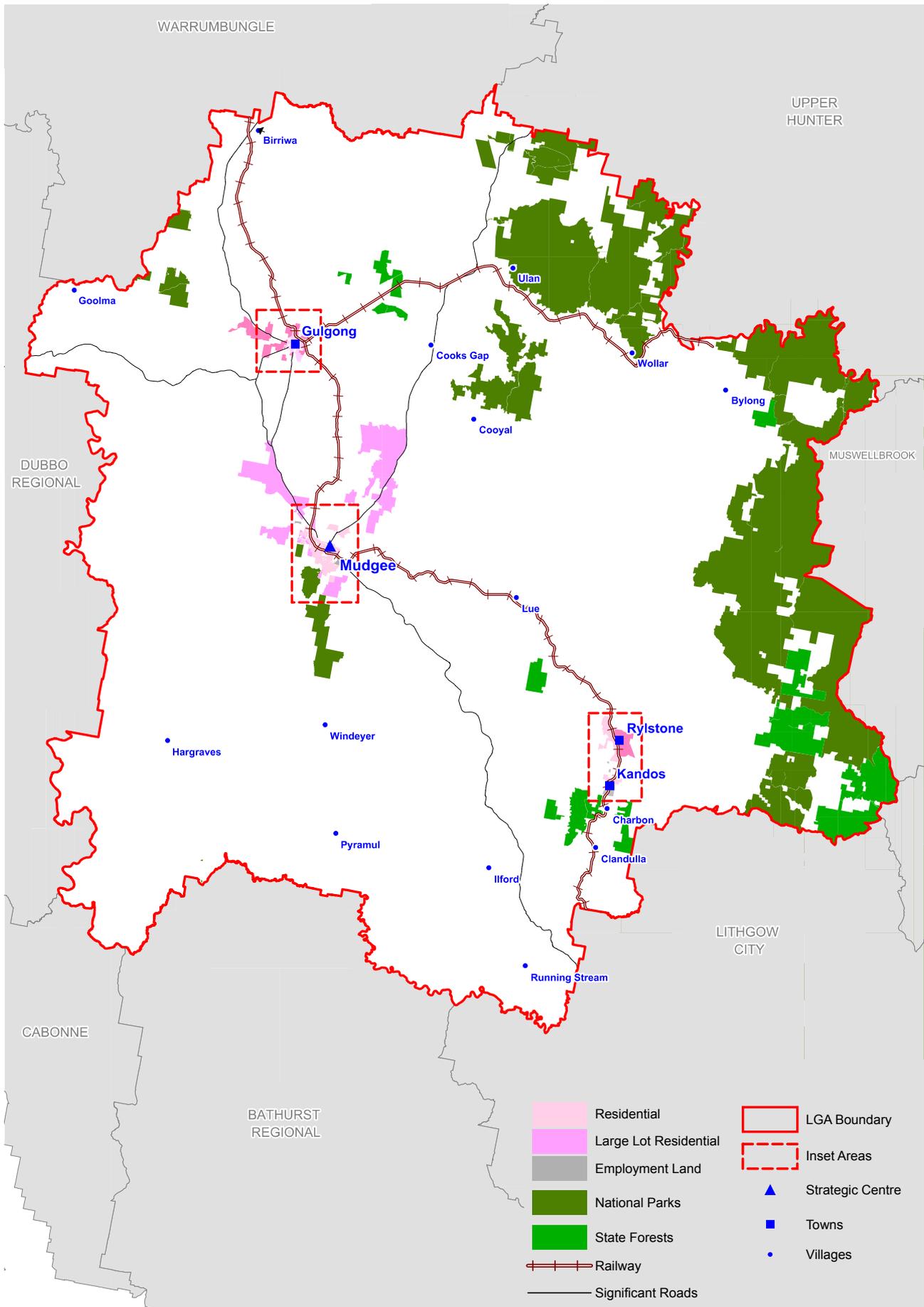
The 12 Planning Priorities will be delivered through strategic land use actions to be undertaken by Council over the coming years. These may include the research of identified planning issues, preparation of strategies or policies, implementation of specific projects, or amendment to the Mid-Western Regional Local Environmental Plan or Development Control Plan.

## 4.3 Structure Plans

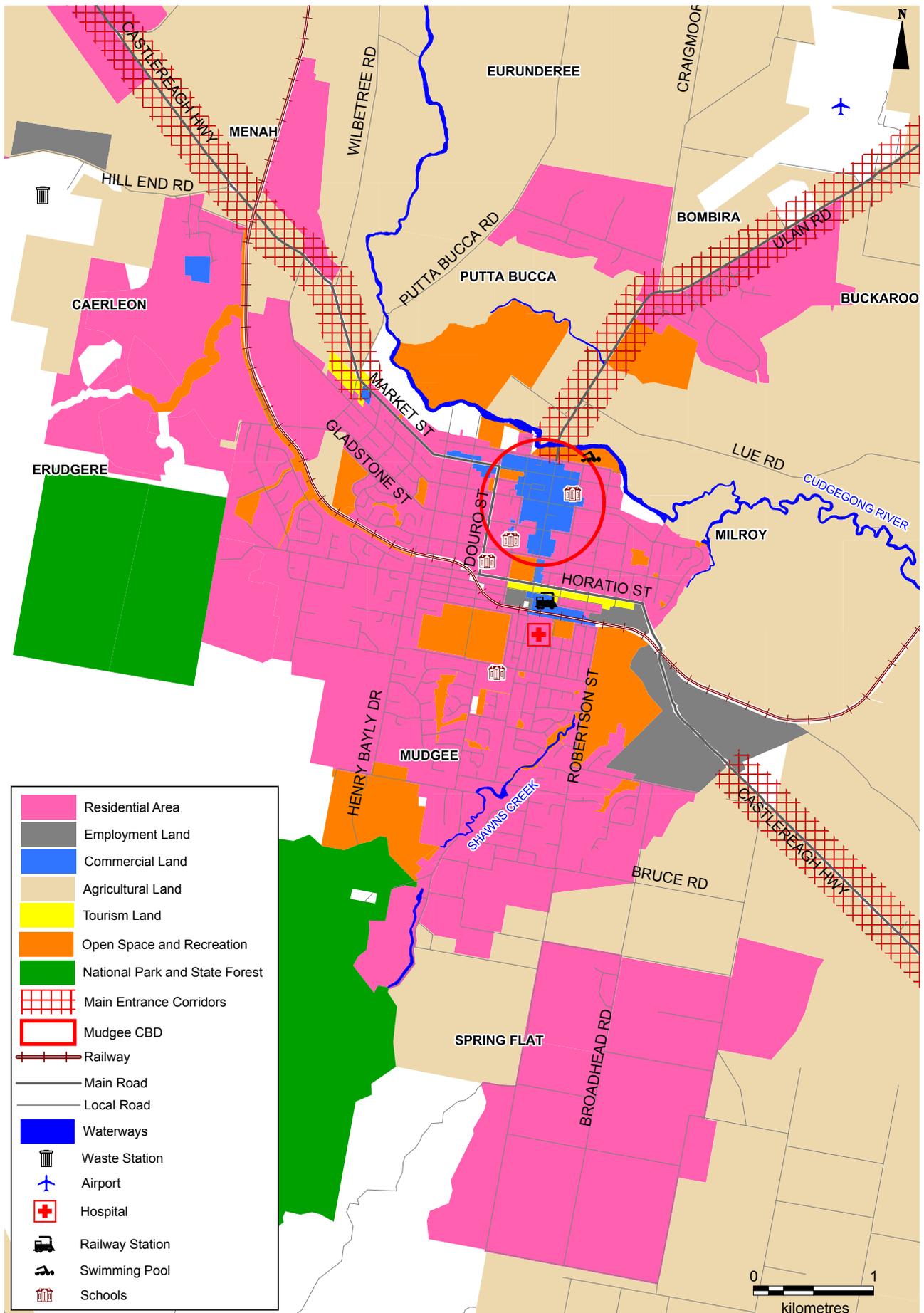
Structure plans are used to visually depict the Region and the layout of the urban areas of the four towns - Mudgee, Gulgong, Kandos and Rylstone. Key infrastructure and assets are identified on the plans including hospitals, major roads, schools, waterways and town entrances.

The structure plans will assist in consideration of future opportunities for development within the Region.

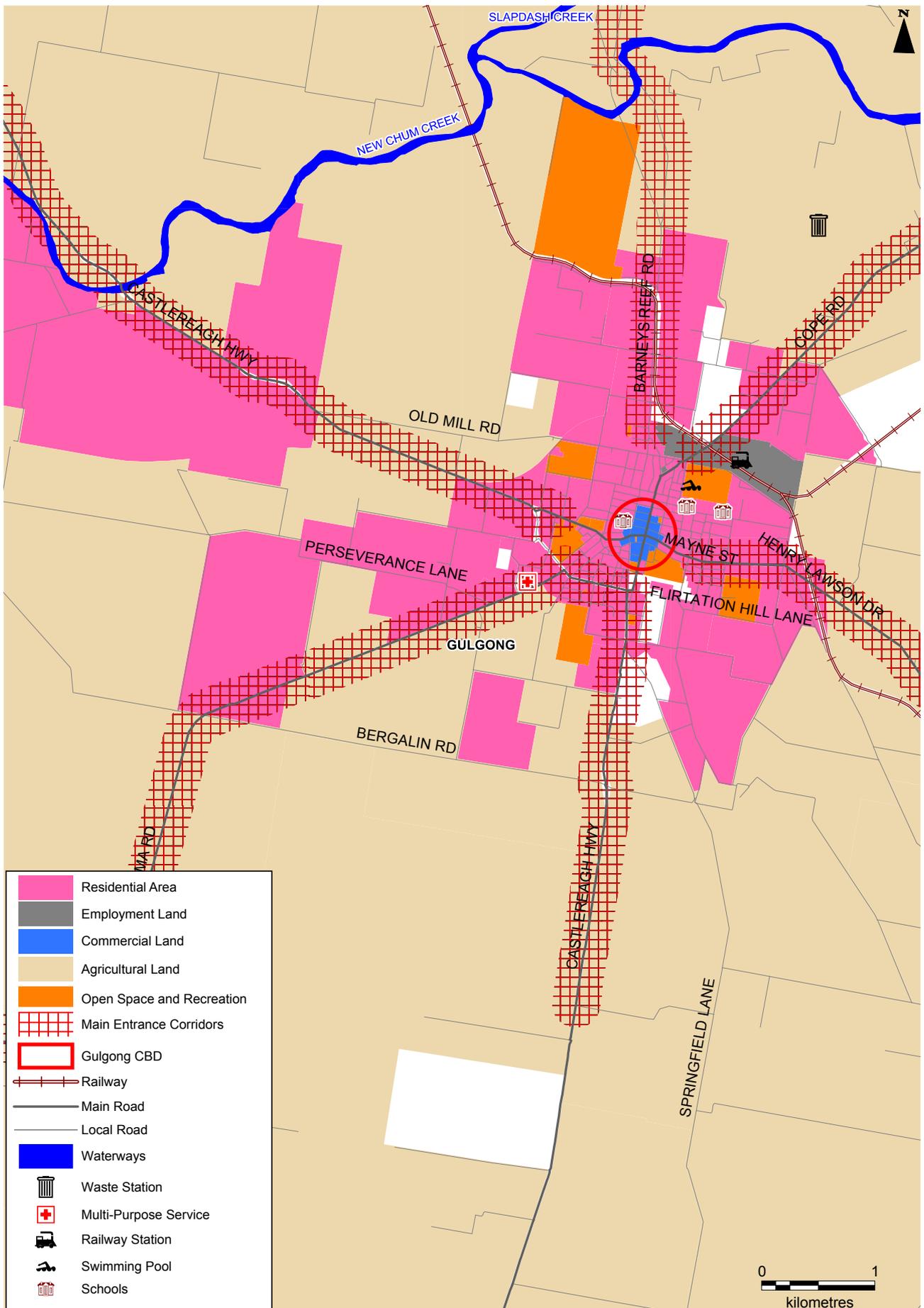
**Figure 3** Mid-Western Region Structure Plan



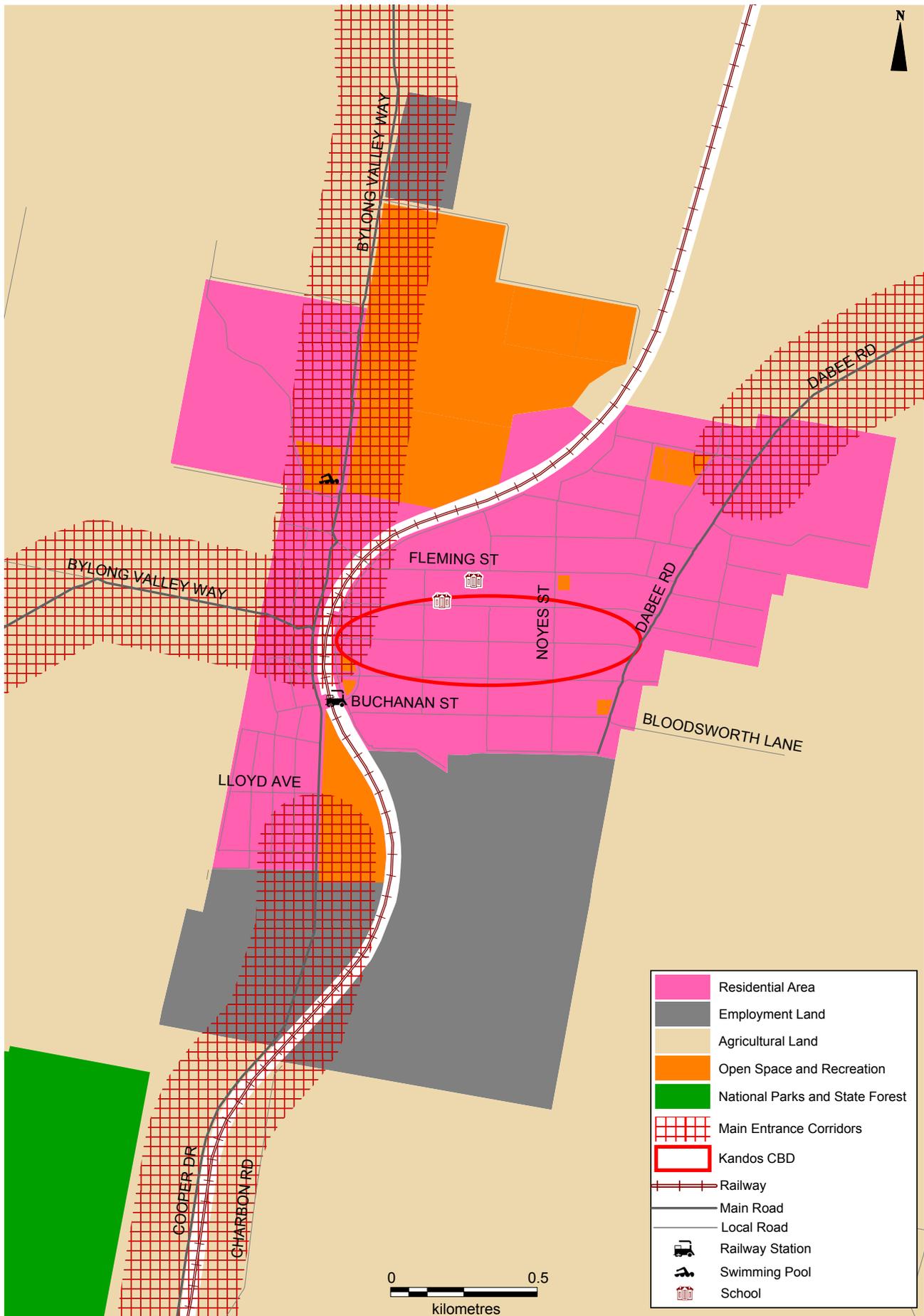
**Figure 4** Mudgee Structure Plan



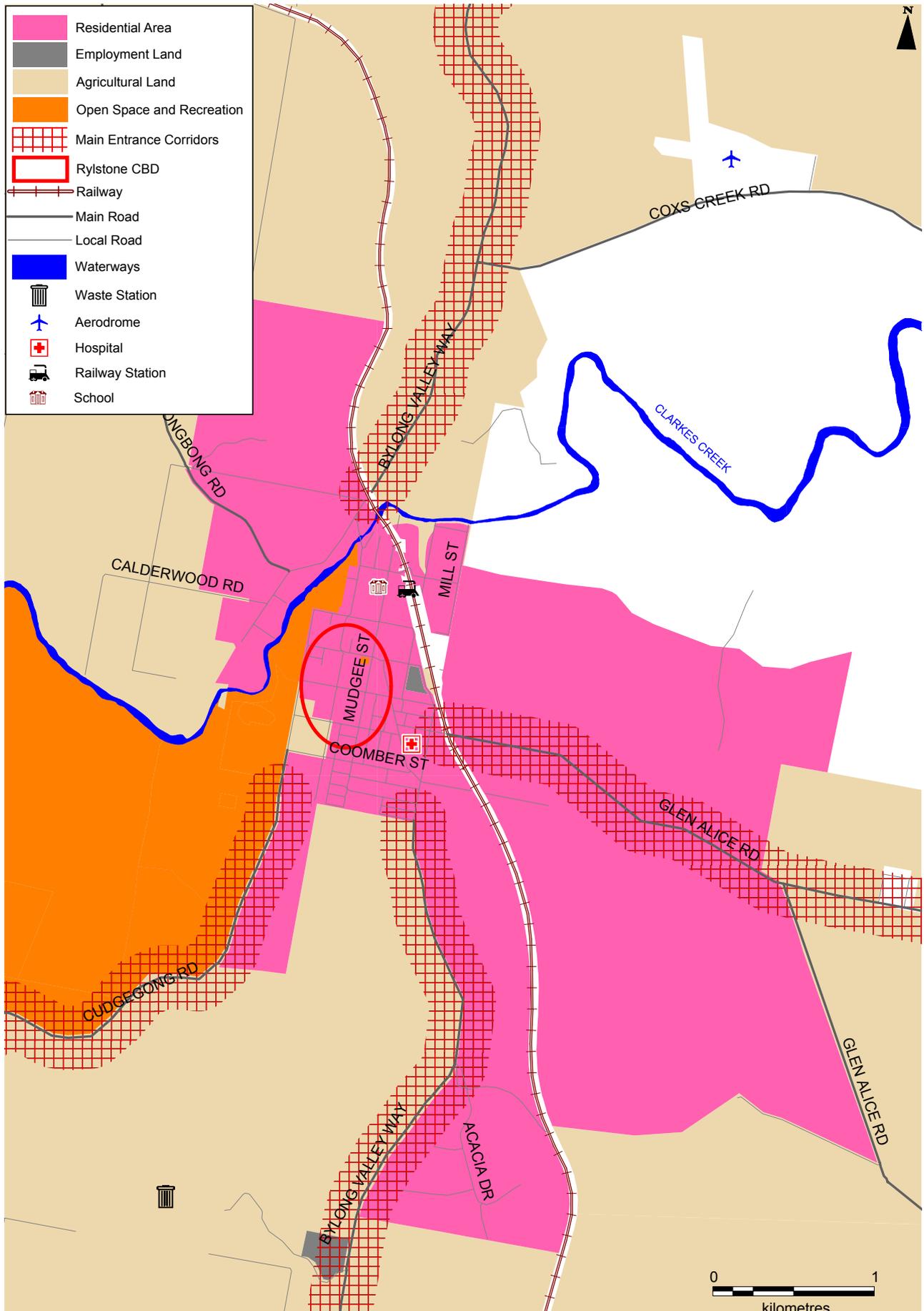
**Figure 5** Gulgong Structure Plan



**Figure 6** Kandos Structure Plan



**Figure 7** Rylstone Structure Plan



**Figure 8** Our Plan on a Page



**Looking After Our Community**



**Protecting Our Natural Environment**



**Building A Strong Local Economy**



**Connecting Our Region**



**Good Government**

**Planning Priority 1**

Respect and enhance the historic character of our Region and heritage value of our towns.

**Planning Priority 2**

Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.

**Planning Priority 3**

Maintain and promote the aesthetic appeal of the towns and villages within the Region.

**Planning Priority 4**

Provide infrastructure and services to cater for the current and future needs of our community.

**Planning Priority 5**

Ensure land use planning and management enhances and protects biodiversity and natural heritage.

**Planning Priority 6**

Minimise the impact of mining and other development on the natural environment.

**Planning Priority 7**

Support the attraction and retention of a diverse range of businesses and industries.

**Planning Priority 8**

Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the Region.

**Planning Priority 9**

Support the expansion of essential infrastructure and services to match business and industry development in the Region.

**Planning Priority 10**

Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses.

**Planning Priority 11**

Develop and enhance walking and cycling networks across the Region.

**Planning Priority 12**

Improve communications between Council and the community and create awareness of Council's roles and responsibilities.



THEME 1



LOOKING AFTER  
**OUR COMMUNITY**

# THEME 1 LOOKING AFTER OUR COMMUNITY

## PLANNING PRIORITY 1

### **Respect and enhance the historic character of our Region and heritage value of our towns.**

#### Rationale

The towns, villages, agricultural settings and cultural landscapes within the Region have their own unique histories and significance. The Region has 4 Heritage Conservation Areas and 482 Heritage Items, 15 of which are recognised of State Significance. Council recognises the importance of protecting the Region's heritage assets, so they can be appreciated by future generations.

Council's Comprehensive Land Use Strategy provides detailed accounts of the various historical events, industries and activities which have shaped the Region, some of which are summarised below.

Gulgong is one of the best documented country towns in NSW as it was photographed in a collection known as the 'Holtermann Collection' and featured on the former \$10 note as the childhood home of famous poet Henry Lawson.

Rylstone was once a camping site for stockmen on their way to either the Sydney markets or saleyards in Maitland.

Kandos Cement Works supplied cement for some of Sydney's major building projects including the Opera House and pylons of the Harbour Bridge.

The settlement of Mudgee located along the banks of the Cudgegong River demonstrates principal characteristic of early government town layout in NSW.

The territory of the Wiradjuri people spans the Region, with significant cultural features and natural landscapes playing an important role in understanding the stories of the land.

#### Council will:

- Maintain the Mid-Western Regional Development Control Plan (DCP)
- Provide heritage advisory services and encourage heritage conservation
- Support and assist preservation of important historical sites in the Region

#### Land Use Actions

- a | Review and amend the DCP, as necessary to incorporate provisions to conserve the heritage significance of the Region and to provide clarity around development opportunities and requirements.
- b | Review and revise both the Gulgong and Mudgee main street heritage studies to ensure they continue to support the identification, conservation, protection, management and interpretation of important heritage places.
- c | Investigate the best means of achieving heritage conservation in Kandos.
- d | Work with Heritage NSW Premier and Cabinet to improve the accuracy of existing local place or object entries within the NSW Aboriginal Heritage Information Management System.
- e | Support additional heritage listings where landowners are willing.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 17. Conserve and adaptively re-use heritage assets
- Mid-Western Region Community Plan Towards 2030 Theme1, Strategy 1.2.1

## PLANNING PRIORITY 2

### **Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.**

#### Rationale

A diversity of housing is important to attract new residents to the Region and to ensure existing residents have a choice of housing to suit their needs as their circumstances change.

Varying forms of housing options are evident across the Region in the four towns, villages and rural areas. It is important that this variety is maintained and the Region continues to cater for different dwelling sizes and prices.

Ensuring there is an adequate land supply for Seniors Housing will play an integral role in planning for the future, given the ageing population of the Region which is expected to significantly increase over the next 25 years. Mudgee provides a good location for Seniors Housing within its role as a Strategic Centre, as identified in the Regional Plan and given the proximity to existing services and facilities.

Council's Urban Release Strategy guides decision making around the timing and type of future residential development in Mudgee and Gulgong. Taking into consideration the current rate of lots released, the urban release areas contain more than 30 years supply for R1 General Residential lots.

The Region has a sufficient supply of low density residential zoned land across the four towns to meet the long term 20 year demand.

Medium density housing is encouraged in Mudgee within the R3 Medium Density Residential zone, this zoning is located within close proximity to the CBD area.

Three sites are zoned for large lot residential with a minimum of 2 hectares, representing a 10 year supply. Identifying suitable sites for future large lot residential opportunities will ensure that a 20 year supply is available should there be high levels of demand.

#### Council will:

- Provide ongoing monitoring of land release and development
- Promote affordable housing options across the Region

#### Land Use Actions

- a | Amend the Land and Housing Supply Monitor to include medium density residential to ensure an adequate supply in the R3 Medium Density zone.
- b | Review the Liveable Housing Australia's Liveable Housing Design Guidelines and consider any applicable elements to be included in a future review of the DCP.
- c | Map the location of large lot residential opportunities in accordance with the Large Lot Residential Strategy.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 25. Increase housing diversity and choice; Direction 26. Increase housing choice for Seniors; Direction 27. Deliver a range of accommodation options for seasonal, itinerant and mining workforces
- Mid-Western Region Community Plan Towards 2030 Theme 1, Strategy 1.2.3

### PLANNING PRIORITY 3

## Maintain and promote the aesthetic appeal of the towns and villages within the Region.

### Rationale

Each of the four towns and villages in the Region has a distinctive character and setting which makes it unique. Providing well maintained town centres and streetscapes makes it attractive for businesses to operate and community members to gather. Urban settings with a high aesthetic appeal and local character foster pride within the community.

The unique landscapes surrounding the towns and village are highly valued and contribute to the overall appeal of the Region. Protecting these landscapes and rural settings into the future will ensure a positive experience for visitors and a good quality of life for residents.

Mudgee means 'nest among the hills' to the local Wiradjuri people. Mudgee's urban area is nestled against the backdrop of hills, providing a sense of enclosure to the south. The landscape opens up to the northern and eastern areas of Mudgee with relatively flat agricultural land located along the Cudgegong River.

Gulgong is a unique town that is well recognised for its nineteenth century character and an elevated town centre providing district views. A strong connection to the history of the area is reflected in the town with many heritage assets.

Kandos has a distinctive character with the dramatic backdrop of the escarpment to the east providing a contrast to the lengthy views over the surrounding areas to the west. The town structure is defined by the railway line and golf course located to the west.

Rylstone is located on undulating land bordered by the Cudgegong River flowing in a southwest to northeast direction. The wide main street features an avenue of historically significant trees providing welcome shade for locals and visitors.

### Council will:

- Maintain and beautify civic open space and street access areas within towns and villages in the Region
- Apply appropriate building and development controls to protect and enhance the natural and built environment in the Region

### Land Use Actions

- a | Undertake a Scenic Lands Study, including statements of significance for high value landscapes, to identify the scenic and aesthetic qualities of the Region to assist land use decisions.
- b | Review mapping, planning and development controls for land with scenic and landscape values to protect and enhance identified high value landscapes.
- c | Prepare local character statements.
- d | Review and update planning and development controls to support the implementation of local character statements.
- e | Review and amend, as necessary, DCP provisions relating to built form, heritage and character.

### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 29. Delivery healthy built environments and better urban design
- Mid-Western Region Community Plan Towards 2030 Theme 1, Strategy 1.2.4

#### PLANNING PRIORITY 4

### Provide infrastructure and services to cater for the current and future needs of our community.

#### Rationale

Well planned infrastructure improves the functioning and liveability of communities across the Region. Infrastructure includes all the physical components that support communities such as water, sewerage, roads, recreational and community facilities. As the Region changes and grows it is essential that infrastructure is provided in the right areas and at the right time in response to community needs.

Council has asset management plans for the various assets and facilities it is responsible for providing. The implementation and monitoring of these plans plays a critical role in delivering infrastructure and services which suit the future needs of the community.

Council's Recreation Strategy provides direction on the planning and development of recreational opportunities and facilities. As urban release areas are developed, the strategy will be reviewed to ensure adequate additional open space and recreational areas are provided.

Council operates three water supply schemes at Mudgee, Gulgong and Rylstone. The Rylstone scheme also services Kandos and the villages of Charbon and Clandulla. Council also operates 174 kilometres of reticulated sewerage network, covering the townships of Mudgee, Gulgong, Rylstone and Kandos.

Both the Mid-Western Regional Contributions Plan and the Water and Sewerage Development Servicing Plan allows Council to collect contributions towards the provision of infrastructure to meet the demands generated by development.

Council's Development Control Plan includes specific provisions relating to infrastructure and servicing requirements associated with new development.

#### Council will:

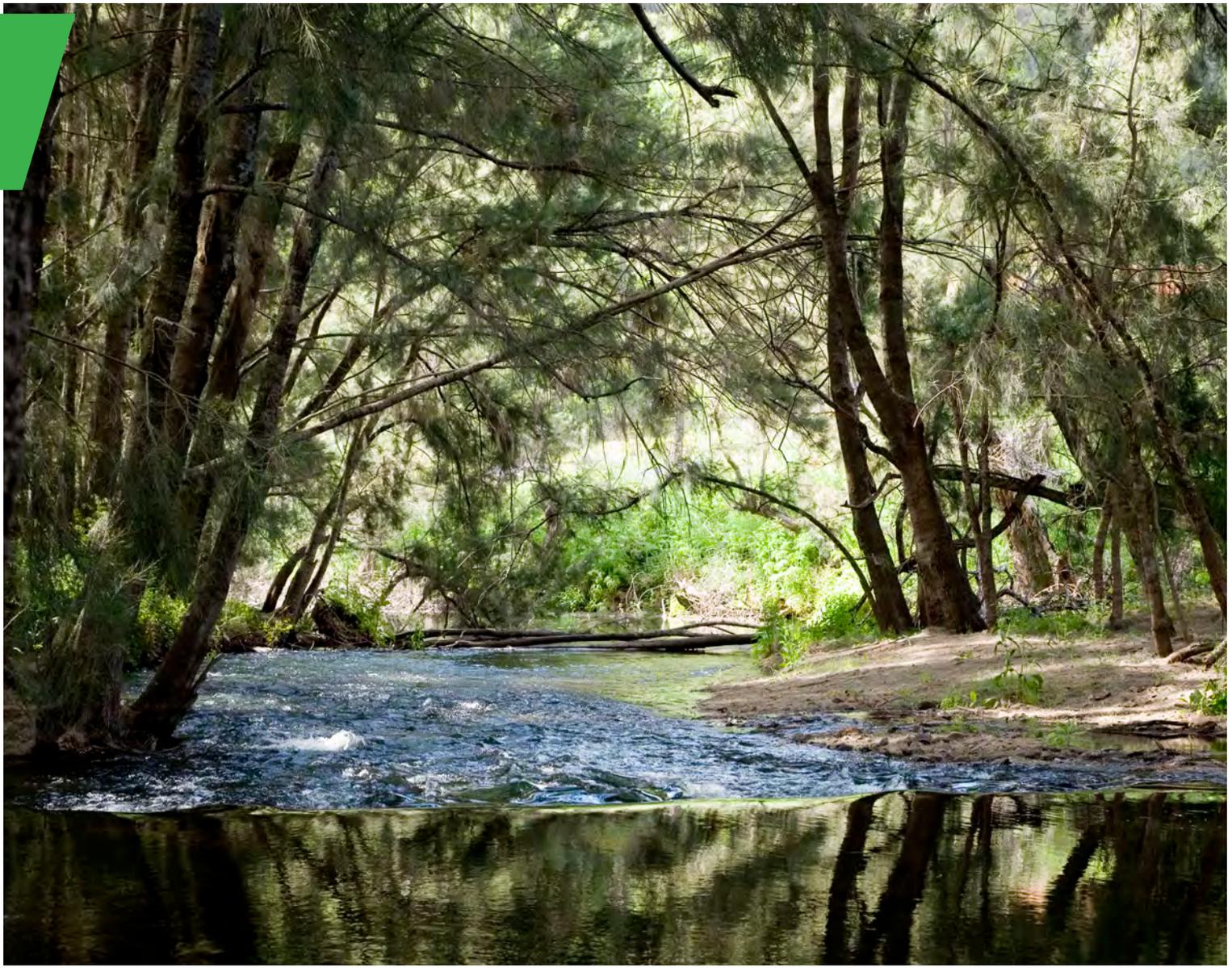
- Review asset management plans and underpin with financial strategy
- Manage, plan and maintain buildings and other assets across the Region

#### Land Use Actions

- a | Review and amend, as necessary, DCP provisions relating to infrastructure and servicing requirements for development.
- b | Review application of development contributions to determine local infrastructure needs for current and future communities.
- c | Determine the suitability of infrastructure to support growth by reviewing Council's existing water, sewer and stormwater plans and studies with a focus on land use planning provisions.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 22. Manage growth and change in regional cities and strategic and local centres
- Mid-Western Region Community Plan Towards 2030 Theme 1, Strategy 1.3.1



THEME 2



PROTECTING OUR  
**NATURAL ENVIRONMENT**

## THEME 2

# PROTECTING OUR NATURAL ENVIRONMENT

### PLANNING PRIORITY 5

#### **Ensure land use planning and management enhances and protects biodiversity and natural heritage.**

### Rationale

The Region covers a large area of 8,752 square kilometres, from the Great Dividing Range in the east characterised by sandstone plateaux dissected by narrow valleys, to gentler terrain of the western slopes where the hills are more rounded and separated by wider valleys.

With a range of biodiversity and natural features in the Region, it is important that future land use planning enhances and protects these environmental assets, and is responsive to the impact of natural hazards.

There are several National Parks and Nature Reserves across the Region, including Wollemi National Park, Goulburn River National Park, Avisford Nature Reserve and Munghorn Gap Nature Reserve. In Other popular natural sites include Frog Rock, Windamere Dam, The Drip, Hands on Rock, Putta Bucca Wetlands, Fern Tree Gully Reserve, Dunns Swamp, as well as over 45 passive and active parklands.

There are 187 listed threatened species of plants and animals known or likely to occur in the Region, and 26 threatened populations and communities known or likely to occur, including the River Red Gum Endangered Population, the White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland Ecological Community, and the Grey Box Grassy Woodlands and Derived Native Grasslands Endangered Ecological Community.

The Region is located within 3 surface water catchment areas being the Cudgegong River, Macquarie River and Goulburn River. The Cudgegong River is the most developed catchment in regards to agricultural land uses. Flooding in the Region is mainly associated with the Cudgegong River.

### Council will:

- Include biodiversity and heritage as key components in the development application process
- Manage environmental and cultural factors impacted by physical works on Council lands

### Land Use Actions

- a | Locate and map the locations of high environmental assets in the Region.
- b | Review the Integrated Regional Vulnerability Assessment and determine if it is applicable to the Region.
- c | Update the LEP Flood Mapping.
- d | Review DCP and include provisions relating to water sensitive urban design.
- e | Commence an urban tree strategy to identify opportunities and priorities to increase the urban tree canopy in the streets, on private property and in parks within the Region, which will improve amenity, resilience and sustainability.

### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 13. Protect and manage environmental assets; Direction 15. Increase resilience to natural hazards and climate change; Direction 29. Deliver healthy built environments and better urban design
- Mid-Western Region Community Plan Towards 2030 Theme 2, Strategy 2.1.1

## PLANNING PRIORITY 6

### **Minimise the impact of mining and other development on the natural environment.**

#### Rationale

Some types of development are deemed to have State significance due to the size, economic value or potential impacts they may have. Development that is State Significant Development is identified in the State and Regional Development State Environmental Plan Policy.

The Region has a number of State Significant Developments include mining and extraction operations, energy generating facilities and the Mudgee Hospital. Whilst State Significant Development provides a range of benefits to the Region and NSW, minimising the impacts on the natural environment is important.

Mining has been a significant industrial activity in the Region for many decades due to the abundance of minerals and natural resources. A large proportion of mining titles are found to the north of Gulgong and Ulan within the Sydney Basin.

A key feature of the local economy is its diversity. As a long established industry in the Region, mining has directly contributed to economic diversity and growth by creating significant new employment and business opportunities.

Councillors are represented on Community Consultative Committees for local mining State Significant Developments.

#### Council will:

- Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining

#### Land Use Actions

- a | Map the location of mining titles and / or mineral resources within the Region.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 8. Sustainably manage mineral resources
- Mid-Western Region Community Plan Towards 2030 Theme 2, Strategy 2.1.2



THEME 3



BUILDING A STRONG  
**LOCAL ECONOMY**

# THEME 3 BUILDING A STRONG LOCAL ECONOMY

## PLANNING PRIORITY 7

### **Support the attraction and retention of a diverse range of businesses and industries.**

#### Rationale

A major strength of the local economy is its diversity. The top 4 contributors to the Region's economic value (mining, real estate, construction and agriculture) each contribute more than \$100 million per annum to overall economic growth.

Job diversity remains a key feature of the local economy, with the labour force employed across 114 different industry sectors. The size of the labour force in the Mid-Western Region continues to increase in line with local economic opportunities. At the 2016 Census there were 10,372 people in the labour force, compared to 9,930 in 2011.

Maintaining economic diversity and continuing to promote a range of employment and business opportunities across a range of industries is a key priority for Council. This will help foster a strong economic future for the Region. Land use permissibility and supply will continue to accommodate new opportunities.

#### Council will:

- Promote the Region to target businesses that complement key local industries
- Work with business and industry groups to facilitate business development workshops for existing businesses in the Region
- Establish a process of capturing and monitoring relevant economic data to identify opportunities, trends and needs of local businesses
- Work with the community to identify economic development opportunities

- Work with Mudgee Region Tourism Inc (MRTI) to identify target markets and promote the Region
- Develop existing events in the Region and attract new event proponents to hold major events and festivals in the Region

#### Land Use Actions

- a | Review the Regional Agricultural Strategy when available. Council may review the land use permissibility for the important agricultural lands identified and highlight where any of these lands adjoin residential zones.
- b | Undertake a land use survey of existing tourism development and visitor accommodation, identify any gaps in the market, and ensure that current zoning permissibility and land supply allows for future expansion.
- c | Undertake a land use survey to determine the supply of industrial land and monitor supply on an ongoing basis to inform future opportunities.
- d | Undertake a land use survey to determine the supply of commercial land and monitor supply on an ongoing basis to inform future opportunities.
- e | Consider renewable energy development in appropriate areas that avoids impacts on the scenic rural landscape and preserves valuable agricultural land.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 1. Protect the Region's diverse and productive agricultural land; Direction 4. Promote and diversify regional tourism markets; Direction 9. Increase renewable energy generation; Direction 10. Promote business and industrial activities in employment lands
- Mid-Western Region Community Plan Towards 2030 Theme 3, Strategy 3.1.1

## PLANNING PRIORITY 8

### **Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the Region.**

#### Rationale

A strong local economy requires leadership on identifying and developing economic opportunities that contribute to an attractive economic environment. Council plays a role in identifying and resourcing initiatives that support businesses, attract investment and assist the Region to grow.

The Mudgee Airport provides access to facilities which support local and regional aviation businesses and activity that in turn has flow on benefits for other industries in the Region. Maintaining a commercial operator providing regular passenger services between Mudgee and Sydney has a range of positive economic, health and social benefits.

A key principle of the Comprehensive Land Use Strategy is to manage and protect transport infrastructure, including air, to ensure long-term sustainable economic growth across the Region. This will ensure that the role of airports and air services in the growth of the Region are acknowledged and their current and future operations are protected from inappropriate development having regard to height limitations, noise impacts and surrounding development.

The Master Plan for Mudgee Airport establishes a framework for the future development of the airport and addresses the existing airport activities as well as opportunities for growth.

Airstrips are located at Gulgong and Rylstone and are mainly used for recreational purposes.

#### Council will:

- Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry
- Lobby State and Federal Government on infrastructure needs of local businesses including transport and communications linkages

#### Land Use Actions

- a | Review the land zoning and permissibility around the Mudgee Airport to ensure any future expansion can be accommodated.
- b | Undertake a land use survey of existing and approved development on land zoned SP2 Infrastructure at Mudgee Airport to determine the supply.
- c | Review the permissibility of the SP2 Infrastructure zoning to protect and support existing airport operations and to encourage emerging ancillary land uses.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 20. Enhance access to air travel and public transport
- Mid-Western Region Community Plan Towards 2030 Theme 3, Strategy 3.2.2

## PLANNING PRIORITY 9

### **Support the expansion of essential infrastructure and services to match business and industry development in the Region.**

#### Rationale

Business and industry development across the Region requires ongoing expansion of essential infrastructure and services such as educational facilities and health services. The location and availability of essential services can influence the attractiveness of an area, particularly the decision to relocate for business or employment reasons.

There are 3 public high schools, 8 primary schools, 1 kindergarten to year 6 and 1 kindergarten to year 12 catholic schools located within the Region. Council has provided support for the establishment of a Country Universities Centre at the Mudgee TAFE campus. This facility will provide a dedicated learning space for university and other tertiary students.

The Region is covered by the Western NSW Local Health District. The Mudgee Health Service catchment area is predominantly the Mid-Western Region. The health services currently available in the area include the Mudgee Health Service and the Gulgong and Rylstone Multipurpose Services.

The Mudgee Health Service delivers a range of clinical services to its catchment population, including emergency, acute medical, surgical, maternity and subacute inpatient services and a range of primary, ambulatory and community services.

The Region is within the catchment of Dubbo Base Hospital, which is a major referral centre and health service. However some residents within the Rylstone and Kandos locality prefer to access health services at Bathurst.

The Mudgee Hospital Redevelopment project received planning approval from the NSW Department of Planning and Environment in December 2018. The upgraded Mudgee Health Service will continue to be a hub for health service provision for people living in the Mid-Western Regional Local Government Area. The new hospital is scheduled for completion in late 2020.

#### Council will:

- Lobby State and Federal Government for expanded health and education services

#### Land Use Actions

- a | Map existing health and education assets and identify future precincts.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 5. Improve access to health and aged care services
- Mid-Western Region Community Plan Towards 2030 Theme 3, Strategy 3.2.3



THEME 4



CONNECTING OUR  
**REGION**

## THEME 4

# CONNECTING OUR REGION

### PLANNING PRIORITY 10

#### **Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses.**

#### Rationale

Transport infrastructure within the Region comprises urban and rural road networks, bus, rail and air services. Council works closely with Transport for NSW and private service providers to ensure the transport network allows for safe, convenient and comfortable travel to, from and within the Region.

There are 2,273 kilometres of sealed and unsealed roads within the Region and an additional 163 kilometres of highway. Public transport services are limited and residents living in the outlying rural areas depend upon private transport.

Council has a Roads Asset Management Plan which informs the allocation of resources, defined service standards and management of the local road network. The implementation and monitoring of this plan plays a critical role in supporting the ongoing transport needs of the community. Completion of a Mudgee Parking Study will examine parking functionality and availability in the CBD area.

There are two railway lines located in the Region, the Gwabegar railway line and the Sandy Hollow to Gulgong railway line. The Gwabegar line branches off from the Main Western railway line at Wallerawang. This is not a regular passenger service, which has been replaced by bus services connecting with rail services in Lithgow. The Sandy Hollow to Gulgong railway line passes through Gulgong, Ulan and Wilpinjong and is currently used for freight only.

#### Council will:

- Support the continuation of commercial passenger services at Mudgee Airport
- Lobby for improved highway linkages along the Great Western Highway and Bells Line
- Review the Roads Asset Management Plan

#### Land Use Actions

- a | Map freight and logistics routes.
- b | Map heavy vehicle bypasses.
- c | Update the Roads Asset Management Plan to reflect newly developed areas

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 18. Improve freight connections to markets and global gateways
- Mid-Western Region Community Plan Towards 2030 Theme 4, Strategy 4.2.1

## PLANNING PRIORITY 11

### **Develop and enhance walking and cycling networks across the Region.**

#### Rationale

In 2016, Council prepared a Pedestrian Access and Mobility Plan (PAMP) as part of Council's commitment to safe, convenient and connected pedestrian infrastructure that will encourage people to use active transport.

The PAMP provides a framework for developing pedestrian routes and infrastructure to cater for the needs of all pedestrians; including older persons, people with mobility or visual impairments, young children, tourists, cyclists and recreational pedestrians. There is an emphasis on the development of commuter pathways as well as acknowledging the importance of recreational cycling for a healthy community.

The PAMP includes all four major townships within the Region. Across the four townships there are over 73km of pathways, consisting of both footpath and shared pathways for pedestrians and cyclists.

The role of the PAMP is to identify deficiencies in the network, particularly those relating to our most vulnerable pathway users: the mobility impaired, the elderly and school children. Gaps in the network will be identified, along with areas for network expansion, taking into account local strategic planning.

#### Council will:

- Implement the Pedestrian Access Mobility Plan

#### Land Use Actions

- a | Update the Pedestrian Mobility Plan to reflect newly developed areas.

#### Relationship to other Plans

- Central West and Orana Regional Plan 2036 Direction 29. Delivery healthy built environments and better urban design
- Mid-Western Region Community Plan Towards 2030 Theme 4, Strategy 4.3.1



THEME 5



GOOD  
**GOVERNMENT**

# THEME 5 GOOD GOVERNMENT

## PLANNING PRIORITY 12

### **Improve communications between Council and the community and create awareness of Council's roles and responsibilities.**

#### Rationale

Council recognises the value of engaging with the community in a meaningful way to build long term, sustainable community relationships and achieve a shared vision for the future. Council is committed to understanding the needs and expectations of the community and providing inclusive, credible and equitable community engagement opportunities on a proactive and ongoing basis.

Community engagement allows individuals, community groups and interested parties to share ideas with Council, helping to shape planning and project outcomes that best meet the needs of the local community. It promotes open discussion and an opportunity for a diversity of voices to be considered by Council as part of its decision making process.

Council's Community Participation Plan has been prepared in accordance with Division 2.6 of the Environmental Planning and Assessment Act 1979. The purpose of the Plan is to enhance opportunities for all members of the community to participate in planning decisions and achieve better planning outcomes in the Region.

Council's Engagement Strategy has been prepared in accordance with the requirements of the Integrated Planning and Reporting Manual, produced by the Office of Local Government. The key purpose of the Strategy is to establish the community engagement process that will be undertaken in reviewing and updating the Community Strategic Plan.

#### Council will:

- Regularly report to the community in a variety of interesting ways
- Ensure the community has clear information about who to contact in Council
- Educate the community on Council's roles and responsibilities

#### Land Use Actions

- a | Review the Community Participation Plan and Community Engagement Strategy in accordance with legislative requirements.
- b | Continue to engage with the Community in accordance with the Community Participation Plan and Community Engagement Strategy.

#### Relationship to other Plans

- Mid-Western Region Community Plan Towards 2030 Theme 5, Strategy 5.2.1

# 5. IMPLEMENTATION, MONITORING AND REPORTING

Council will monitor and report on the implementation of Land Use Actions identified above, to ensure that the Planning Priorities are being achieved. This will, as much as possible, be aligned to Council's review of and reporting on the Mid-Western Region Community Plan – Towards 2030. This approach is consistent with the Integrated Planning and Reporting framework under the Local Government Act 1993, which recognises that Council plans and polices are interconnected.

This Local Strategic Planning Statement will be reviewed at least every seven years in accordance with Section 3.9(1) of the Environmental Planning and Assessment Act 1979.

The following timeframes are proposed for the implementation of Land Use Actions:

**Ongoing:** These actions do not have a specified timeframe as Council will be continually working to achieve them.

**Short:** It is intended that these actions will be delivered during 2020/21 and 2021/22.

**Medium:** It is intended that these actions will be delivered during 2022/23, 2023/24 and 2024/25

**Long:** It is intended that these actions will be delivered from 2025/26 and beyond.

## Theme 1 > Looking After Our Community

	ONGOING	SHORT	MEDIUM	LONG
<b>1 Respect and enhance the historic character of our Region and heritage value of our towns.</b>				
(a) Review and amend the DCP, as necessary, to incorporate provisions to conserve the heritage significance of the Region and to provide clarity around development opportunities and requirements.		✓		
(b) Review and revise both the Gulgong and Mudgee main street heritage studies to ensure it continues to support the identification, conservation, protection, management and interpretation of important heritage places.				✓
(c) Investigate the best means of achieving heritage conservation in Kandos.			✓	
(d) Work with Heritage NSW Premier and Cabinet to improve the accuracy of existing local place or object entries within the NSW Aboriginal Heritage Information Management System.		✓		
(e) Support additional heritage listings where landowners are willing.	✓			
<b>2 Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.</b>				
(a) Amend the Land and Housing Supply Monitor to include medium density residential to ensure an adequate supply in the R3 Medium Density zone.	✓	✓		
(b) Review the Liveable Housing Australia's Liveable Housing Design Guidelines and consider any applicable elements to be included in a future review of the DCP.			✓	
(c) Map the location of large lot residential opportunities in accordance with the Large Lot Residential Strategy.		✓		

	ONGOING	SHORT	MEDIUM	LONG
<b>3 Maintain and promote the aesthetic appeal of the towns and villages within the Region.</b>				
(a) Undertake a Scenic Lands Study, including statements of significance for high value landscapes, to identify the scenic and aesthetic qualities of the Region to assist land use decisions.			✓	
(b) Review mapping, planning and development controls for land with scenic and landscape values to protect and enhance identified high value landscapes.			✓	
(c) Prepare local character statements.			✓	
(d) Review and update planning and development controls to support the implementation of local character statements.			✓	
(e) Review and amend, as necessary, DCP provisions relating to built form, heritage and character.		✓		
<b>4 Provide infrastructure and services to cater for the current and future needs of our community.</b>				
(a) Review and amend, as necessary, DCP provisions relating to infrastructure and servicing requirements for development.			✓	
(b) Review application of development contributions to determine local infrastructure needs for current and future communities.	✓			
(c) Determine the suitability of infrastructure to support growth by reviewing Council's existing water, sewer and stormwater plans and studies with a focus on land use planning provisions.		✓		

## Theme 2 > Protecting Our Natural Environment

	ONGOING	SHORT	MEDIUM	LONG
<b>5 Ensure land use planning and management enhances and protects biodiversity and natural heritage.</b>				
(a) Locate and map the locations of high environmental assets in the Region.		✓		
(b) Review the Integrated Regional Vulnerability Assessment and determine if it is applicable to the Region.			✓	
(c) Update the LEP Flood Mapping.		✓		
(d) Review DCP and include provisions relating to water sensitive urban design.			✓	
(e) Commence an urban tree strategy to identify opportunities and priorities to increase the urban tree canopy in the streets, on private property and in parks within the Region, which will improve amenity, resilience and sustainability.			✓	
<b>6 Minimise the impact of mining and other development on the natural environment.</b>				
(a) Map the location of mining titles and / or mineral resources within the Region.		✓		

## Theme 3 > Building a Strong Local Economy

	ONGOING	SHORT	MEDIUM	LONG
<b>7 Support the attraction and retention of a diverse range of businesses and industries.</b>				
(a) Review the Regional Agricultural Strategy when available. Council may review the land use permissibility for the important agricultural lands identified and highlight where any of these lands adjoin residential zones.			✓	
(b) Undertake a land use survey of existing tourism development and visitor accommodation, identify any gaps in the market, and ensure that current zoning permissibility and land supply allows for future expansion.			✓	
(c) Undertake a land use survey to determine the supply of industrial land and monitor supply on an ongoing basis to inform future opportunities.		✓		
(d) Undertake a land use survey to determine the supply of commercial land and monitor supply on an ongoing basis to inform future opportunities.			✓	
(e) Consider renewable energy development in appropriate areas that avoids impacts on the scenic rural landscape and preserves valuable agricultural land.		✓		
<b>8 Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the Region.</b>				
(a) Review the land zoning and permissibility around the Mudgee Airport to ensure any future expansion can be accommodated.			✓	
(b) Undertake a land use survey of existing and approved development on land zoned SP2 Infrastructure at Mudgee Airport to determine the supply.			✓	
(c) Review the permissibility of the SP2 Infrastructure zoning to protect and support existing airport operations and to encourage emerging ancillary land uses.			✓	
<b>9 Support the expansion of essential infrastructure and services to match business and industry development in the Region.</b>				
(a) Map existing health and education assets and identify future precincts.		✓		

## Theme 4 > Connecting Our Region

	ONGOING	SHORT	MEDIUM	LONG
<b>10 Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses.</b>				
(a) Map freight and logistics routes.		✓		
(b) Map heavy vehicle bypasses.		✓		
(c) Update the Roads Asset Management Plan to reflect newly developed areas.	✓			
<b>11 Develop and enhance walking and cycling networks across the Region.</b>				
(a) Update the Pedestrian Mobility Plan to reflect newly developed areas.	✓			

## Theme 5 > Good Government

	ONGOING	SHORT	MEDIUM	LONG
<b>12 Improve communications between Council and the community and create awareness of Council's roles and responsibilities.</b>				
(a) Review the Community Participation Plan and Community Engagement Strategy in accordance with legislative requirements.	✓			
(b) Continue to engage with the Community in accordance with the Community Participation Plan and Community Engagement Strategy.	✓			

## 6. REFERENCES

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### Mid-Western Regional Council

- Mid-Western Region Community Plan Towards 2030
- Mid-Western Regional Council Comprehensive Land Use Strategy Part A – Introduction and Background 2010
- Mid-Western Regional Council Comprehensive Land Use Strategy Part B – Constraints and Opportunities
- Mid-Western Regional Council Comprehensive Land Use Strategy Part C – Strategy 2010
- Mudgee and Gulgong Urban Release Strategy 2014
- Mudgee Shire Council Rural Residential, Industrial and Residential Strategy 2003
- Mid-Western Regional Council Retail Review 2005
- Mudgee Rural Lands Study 2003
- Development Control Plan 2013 Amendment 4

### NSW Department of Planning, Industry and Environment

- Central West and Orana Regional Plan 2036

### NSW Legislation

- Environmental Planning and Assessment Act 1979
- Local Government Act 1993
- Mid-Western Regional Local Environmental Plan 2012

## 7. GLOSSARY

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### Central Business district (CBD)

The main cluster of businesses found within a town or city.

### Central West and Orana Region

The Local Government Areas of Bathurst Regional, Blayney, Bogan, Cabonne, Coonamble, Cowra, Dubbo Regional, Gilgandra, Forbes, Lachlan, Lithgow, Mid-Western Regional, Narromine, Oberon, Orange, Parkes, Warrumbungle, Warren and Weddin.

### Community Participation Plan 2019 (CPP)

Details how Council will engage with the Council in relation to a planning matter.

### Comprehensive Land Use Strategy Parts A, B and C 2010 (CLUS)

A comprehensive strategic land use planning strategy of three volumes applying to the whole Region.

### Development Control Plan (DCP)

Contains detailed planning and design provisions that support the planning controls in a local environmental plan.

### Environmental Planning and Assessment Act 1979 (EP&A)

Institutes the system of environmental planning and assessment for NSW.

### Freight

Freight includes goods or cargo transported by truck, light commercial vehicles (eg. vans or utes), rail or aircraft.

### Local Environmental Plan (LEP)

Guides planning decisions at the local level through zoning and development controls, which provide a framework for the way land can be used.

### Local Government Area (LGA or Region)

Is the Mid-Western Regional Council administrative boundary.

### Strategic Centres

Are the centres of regional strategic importance, including Cowra, Forbes, Lithgow, Mudgee and Parkes as defined in the Central West and Orana Regional Plan.