

# Carrathool 2040



Carrathool Shire Council's

## Local Strategic Planning Statement



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## BASIS OF REPORT

This report has been prepared SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Carrathool Shire Council (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
620.13047-v0.1	3 July 2019	Megan Crowhurst	Dan Thompson	Kate McKinnon
620.13047-v1	24 July 2019	Megan Crowhurst	Dan Thompson	Andrew O'Brien
620.13047-v1.1	28 October 2019	Megan Crowhurst	Dan Thompson	Kate McKinnon
620.13047-v1.2	18 December 2019	Megan Crowhurst	Dan Thompson	Kate McKinnon
620.13047-v1.3	12 May 2020	Megan Crowhurst	Dan Thompson	Kate McKinnon

## ACKNOWLEDGEMENT

Carrathool Shire Council wishes to acknowledge the local community for their willingness to provide input into this long-term strategy for the benefit of the Shire. We also acknowledge Aboriginal people as the traditional custodians of this land. Through thoughtful and collaborative planning, we seek to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically within the broader community.



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<b>ABBREVIATIONS</b>	
CSP	Community Strategic Plan
DCP	Development Control Plan
DoE	Department of Education
DPIE	Department of Planning, Industry and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
IP&R	Integrated Planning and Reporting
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	Local Government Act 1993
LSPS	Local Strategic Planning Statement
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
TfNSW	Transport for NSW



# ABOUT THE PLAN

This Local Strategic Planning Statement (LSPS) provides the 20-year land use strategy to achieve the community's economic, social and environmental vision. It sets clear planning priorities about what will be needed, such as jobs, homes, services and parks, where these should be located and when they will be delivered.

This LSPS has been prepared in accordance with clause 3.9 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). The LSPS assimilates and builds on the *Riverina Murray Regional Plan* and *Carrathool Shire Community Strategic Plan Towards 2030* (CSP), identifying planning priorities, strategic directions and actions to guide decisions about how we will use our land to achieve the community's broader goals. The LSPS has been informed by community and stakeholder engagement to understand local people's needs, desires and vision for the future. The LSPS aligns to the CSP's Strategic Actions, which are reflected in **Figure 1**.

## Carrathool Community Strategic Plan



**Figure 1: Carrathool Community Strategic Plan 2017 – Strategic Actions**

Implementation of the LSPS will be achieved through changes to the planning policy framework comprising the *Carrathool Local Environmental Plan 2012* (LEP) and preparation of a Shire wide Development Control Plan (DCP). This document should be reviewed every two years, with a comprehensive review every five years.

## Consultation

Carrathool Shire Council developed the LSPS in consultation with the community and stakeholders. Consultation principally occurred through targeted workshops and teleconferences with residents, business owners, the Local Aboriginal Land Council and specific community interest groups. Council subsequently undertook community workshops to identify the key aspects of the draft LSPS, seek feedback and then present the updated document to the community.

Council's approach to consultation built upon and tested the results of the engagement undertaken in developing the *Community Strategic Plan 2017*.



**Figure 2: Plans that inform the LSPS**

# CONTEXT

## Regional Context

Carrathool Local Government Area (LGA) is located within the NSW Riverina region, to the north and west of Griffith, north-east of Hay and to the west of Bland. In 2016 2.2% of the NSW population, or 169,856 people, resided in the Riverina region (Regional Development Australia, 2018). The median age of the population is 39, with 62% of the population of working age (15-64 years). 5.2% of the region's population identified as Aboriginal, 81.5% of the population are born in Australia and 84.4% of households only speak English.

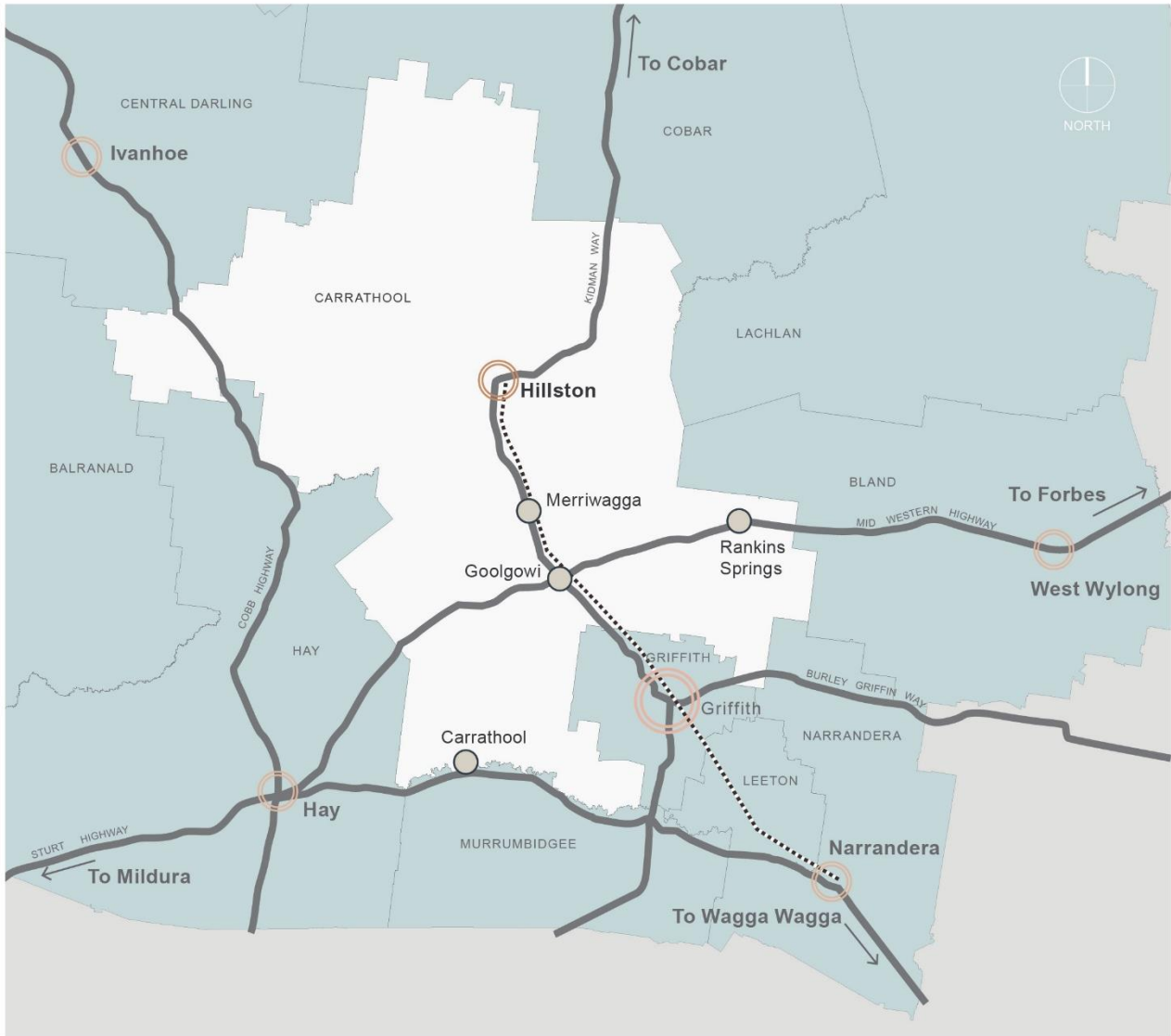
Water is provided from the Murrumbidgee River to irrigate areas around the region for agriculture, including Leeton and Griffith. The region's economy is heavily based on agricultural production; food and beverage manufacturing; and wood processing due to a combination of factors including varied soil types and landforms, warm climate, and an ample supply of water. 12.7% of the state's agricultural output comes from the Riverina region.

The region had a low average annual unemployment rate of 3.7% in 2016. At the 2016 census 72,168 people were employed in the region (Regional Development Australia, 2018). The highest employing sectors in the Riverina were:

- Agriculture, Forestry & Fishing (9,991 jobs)
- Health Care and Social Assistance (9,619 jobs)
- Manufacturing (7,887 jobs)

In 2017, the regions total visitor expenditure was estimated to be \$661 million.





- |  |                               |  |             |
|--|-------------------------------|--|-------------|
|  | Carrathool Shire LGA Boundary |  | Major Roads |
|  | LGA Boundary                  |  | Rail Line   |
|  | Regional Centre               |  |             |
|  | Town                          |  |             |
|  | Village                       |  |             |

**Figure 3: Regional Context Map**

## LOCAL CONTEXT

The Carrathool LGA is a predominantly rural area spanning approximately 19,000 square kilometres. The name 'Carrathool' is derived from an Aboriginal word meaning "Native Companion". The original inhabitants of the area are the Wiradjuri Aboriginal people.

The Shire is made up of the township of Hillston, which is located on the Lachlan River and the surrounding villages of Goolgowi, Merriwagga, Rankins Springs and Carrathool. The 2016 Census revealed that 2,719 people resided in the Carrathool LGA, with the median age of the population being 40. 8.0% of the Shire's population identified as Aboriginal, 79.8% of the population are born in Australia and 86.3% of households only speak English.

In the Carrathool LGA, 82.4% of private dwellings were occupied whilst 17.6% were unoccupied. The occupancy rate is much lower than the NSW average of 9.9%.

Like the Riverina Region, the Carrathool LGA had a low average annual unemployment rate of 3.2% in 2016. At the 2016 census 1,429 people were employed in the Region. The highest employing sectors in Carrathool were:

- Other Grain Growing (150 jobs)
- Grain-Sheep or Grain-Beef Cattle Farming (78 jobs)
- Local Government Administration (65 jobs)
- Sheep Farming Specialised (61 jobs)
- Vegetable Growing Outdoors (38 jobs)

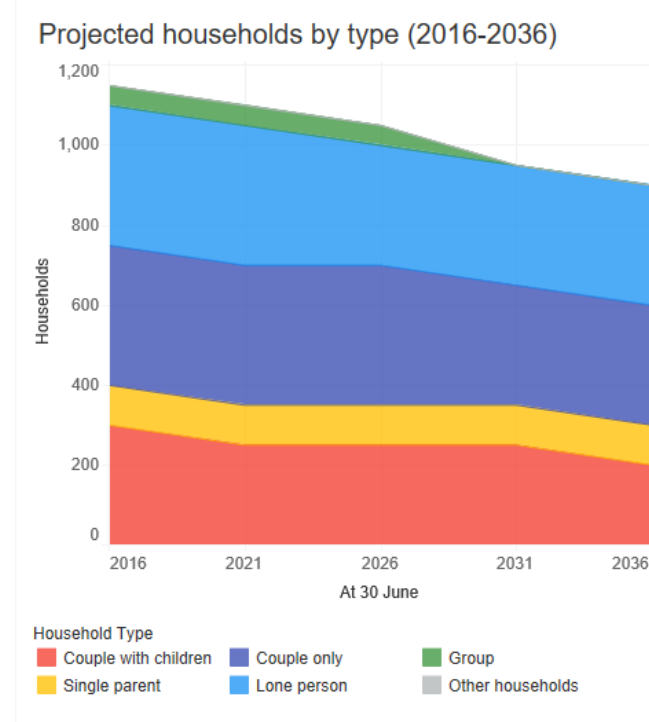
## Local & Regional Projections

It was estimated that Carrathool's population was 2,850 in 2006 and 2,800 in 2016 (ABS, 2016). Due to this reduction in population, it has been projected that Carrathool's population is due to decrease 0.8% each year for the next 10 years, then decrease 1.1% each year for 10 years after that (Regional Development Australia, 2018).

In 2016, Carrathool's housing was made up of detached homes (90%), medium density housing (4%) and other (6%). There was no high density housing. It is predicted that medium density housing will increase over the next 20 years.

Household types are expected to change in Carrathool over the next 20 years (as shown in **Figure 4** below) with predicted lower levels of 'couples with children'.

In regards to employment, it is anticipated that the agricultural and agricultural support sectors will continue to dominate. A rise in health care professionals is also predicted as Carrathool experiences an ageing population.



**Figure 4: Carrathool's Projected Household Changes (2016-2036) (ABS, 2018; DPE, 2016)**



## **Local Opportunities**

### **Employment and Vibrancy**

The fertile soil, access to irrigation schemes and gentle topography creates great opportunity for continued growth of the Shires agri-business and supporting services. The existing supply routes, Kidman Way and the Temora – Roto Railway Line, along with extensive local knowledge provide opportunities for diversification and intensification of this industry in the context of a well-managed environment. Agriculture will continue to create local jobs in the area, with the potential for greater levels of employment as the intensity of operations increases.

The Shire's topography and climate are favourable for alternate sources of energy production. Solar farms are increasing in prevalence throughout western NSW, with the potential for Carrathool to benefit from the associated job creation.

Increased jobs within agri-business and tourism will require permanent and seasonal accommodation, with the potential to provide higher density accommodation in local centres to cater for demand at low cost.

The Mid Western and Kidman Highways run through the centre of the Shire, with the Sturt Highway immediately to the south. These key freight corridors provide movement of goods within the LGA, as well as bring travellers between NSW and South Australia, and north from Victoria, through the Region. The Shire can provide increased levels of services and amenities for these travellers for brief rest stops, along with more comprehensive tourism offerings based around the Region's history and art to encourage overnight visitation.

Local people value the community spirit within the towns and villages. Retaining young people in the area and allowing the elderly to age in place are fantastic opportunities to help the Shire thrive. Appropriately sized, located and serviced accommodation is necessary to facilitate these outcomes.









# VISION

**A place where agriculture and tourism supported by local services contribute to strong local communities achieving a sustainable rural life style**

Carrathool's economic growth is built on the natural qualities of the environment, including fertile soils and a flat topography enhanced through irrigation to facilitate large scale agribusiness and ancillary services. Infrastructure and land use are appropriate to promote agriculture and the associated logistics chains, while considering future growth and impacts on the environment and surrounding amenity.

The Mid-Western and Kidman Highways dissect the Shire, with the Sturt Highway to the south, ensuring through traffic between NSW, South Australia and Victoria. Well managed and advertised amenities collocated with areas of historic or artistic interest are sited to encourage travellers to stop both for short breaks and overnight stays. The land use controls encourage restaurants and accommodation in high amenity areas proximate to key routes to maximise the economic value of tourism to the Shire.

The demographic mix of Carrathool's town and villages comprise a diverse range of ages, with both young and elderly people encouraged to remain. Residents choose to age in place through appropriate dwelling sizes, services and accessible places.

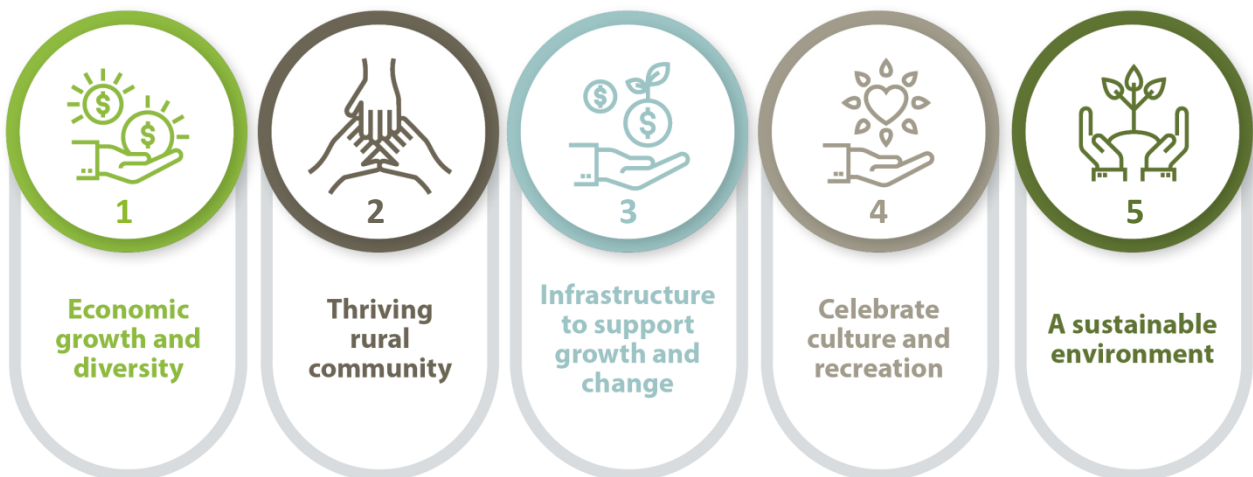
Villages have services and cultural opportunities, such as regular sports, music and arts events to encourage young people to continue to reside in the local area. While housing choice aligns with the communities needs and wants.

Regular sport will be provided throughout Carrathool, with fit for purpose recreation facilities acting as community hubs. Art and creativity will be encouraged through the provision of active spaces and regular events, with the potential to attract interest from beyond the Shire.

Areas of environmental value will be conserved and enhanced where possible, providing amenity for all residents, as well as habitat for fauna. Carrathool's natural environment is showcased to accommodate a thriving tourism industry, with rest areas, pathways, signs and amenities sensitively located to encourage people to understand and appreciate the natural and cultural environment. Major waterways have defined riparian corridors, planted and connected with adjacent bushland to create protected movement corridors for native fauna.

# OUR THEMES AND PLANNING PRIORITIES

Five related themes make up the  
community's vision for Carrathool:



These five themes will be monitored against identified measures and implemented through 14 planning priorities.

The planning priorities will be delivered through strategies to guide land use decisions and actions to be undertaken by Carrathool Shire Council.



### **Economic growth and diversity**

#### **Planning Priority 1.1**

Promote agriculture and grow the agri-business sector

#### **Planning Priority 1.2**

Encourage economic diversity and tourism growth

#### **Planning Priority 1.3**

Manage and support the transition to renewable energy

#### **Planning Priority 1.4**

Promote tourism throughout the village centres and along key transport routes



### **Thriving rural community**

#### **Planning Priority 2.1**

Deliver greater housing diversity to suit changing community needs

#### **Planning Priority 2.2**

Deliver well planned rural villages



### **Infrastructure to support growth and change**

#### **Planning Priority 3.1**

Align local infrastructure delivery with planned growth

#### **Planning Priority 3.2**

Facilitate the growth of local health and education services

#### **Planning Priority 3.3**

Provide infrastructure to support freight and logistics



### **Celebrate culture and recreation**

#### **Planning Priority 4.1**

Protect and celebrate our natural and cultural heritage

#### **Planning Priority 4.2**

Celebrate our culture through the growth of local art and recreational events



### **A sustainable environment**

#### **Planning Priority 5.1**

Protect areas of high environmental value and significance

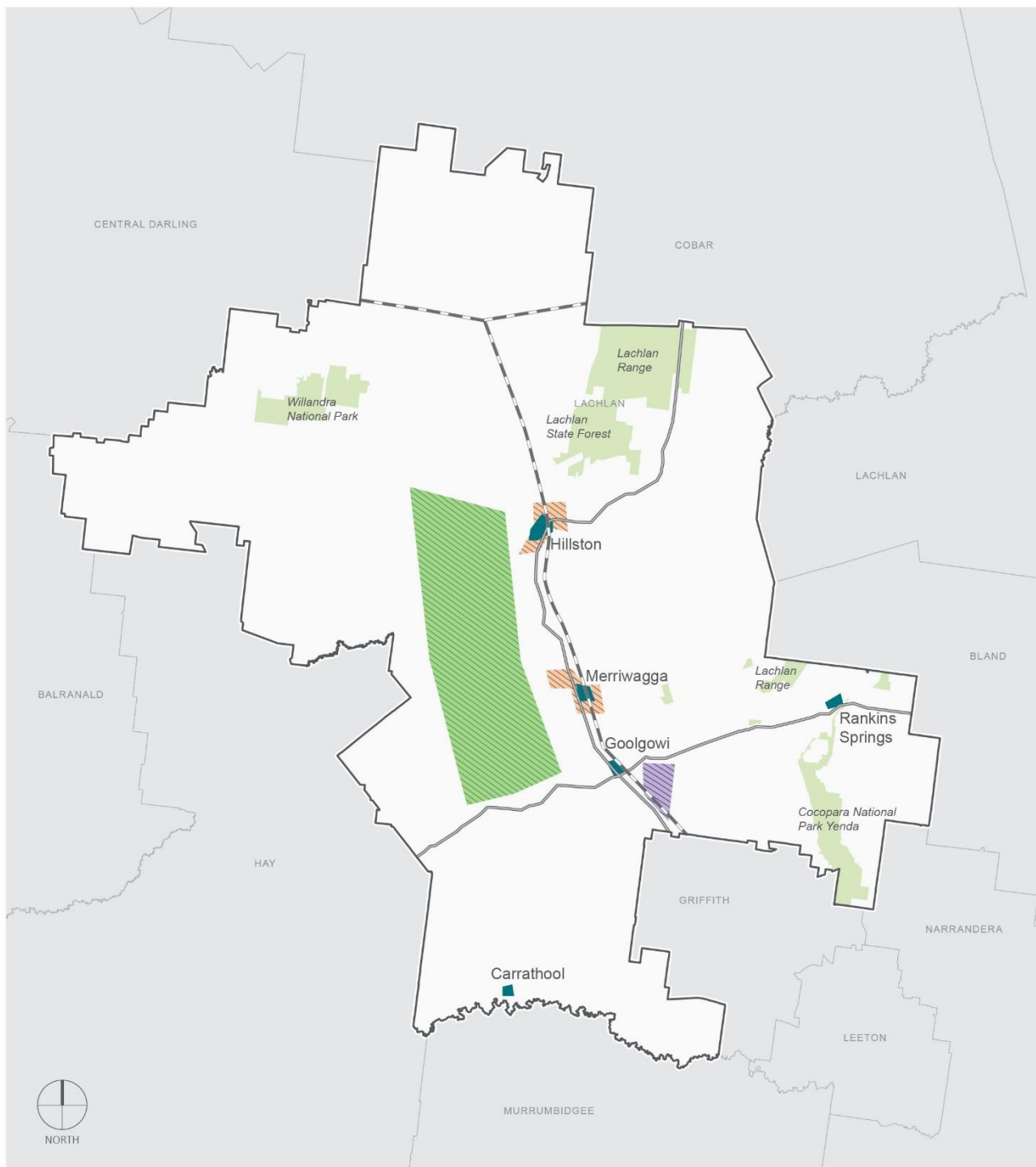
#### **Planning Priority 5.2**

Adapt to natural hazards and climate change

#### **Planning Priority 5.3**

Promote sustainable agricultural practices





- |  |                                  |  |            |
|--|----------------------------------|--|------------|
|  | Council Boundary                 |  | Major Road |
|  | Future Freight and Logistics     |  | Rail Line  |
|  | Future Renewable Energy Corridor |  |            |
|  | Future Residential Development   |  |            |
|  | Existing Village Footprint       |  |            |
|  | National Parks / Green Space     |  |            |

**Figure 5: LGA Structure Map**



**Figure 6: Hillston Map**

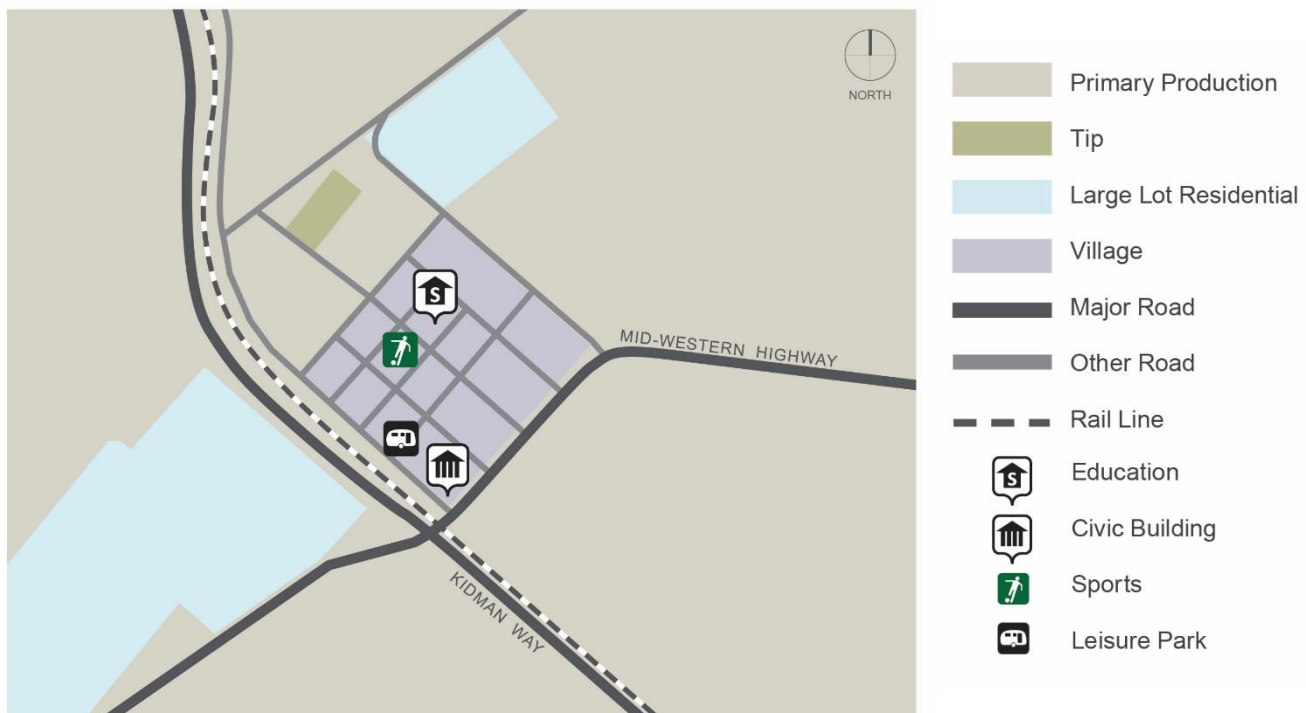


Figure 7: Goolgowi Map

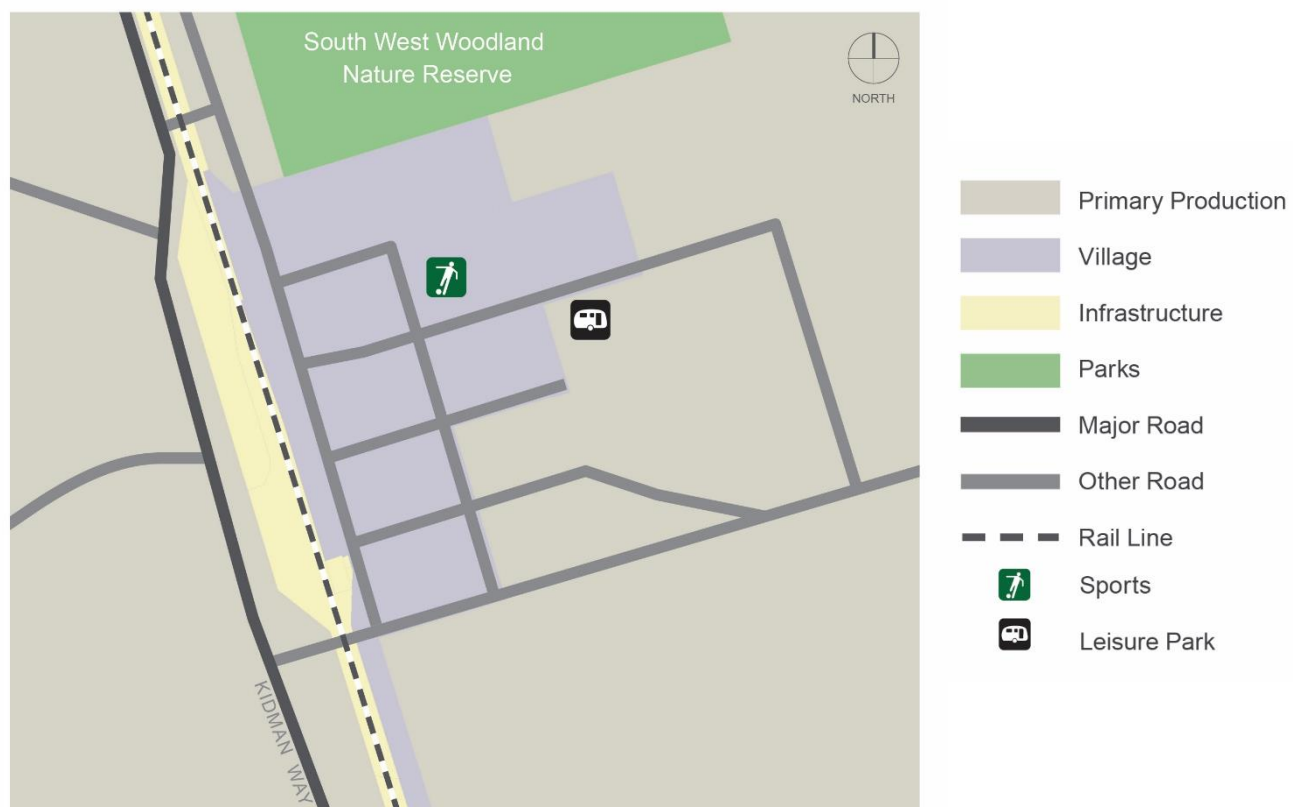


Figure 8: Merriwagga Map



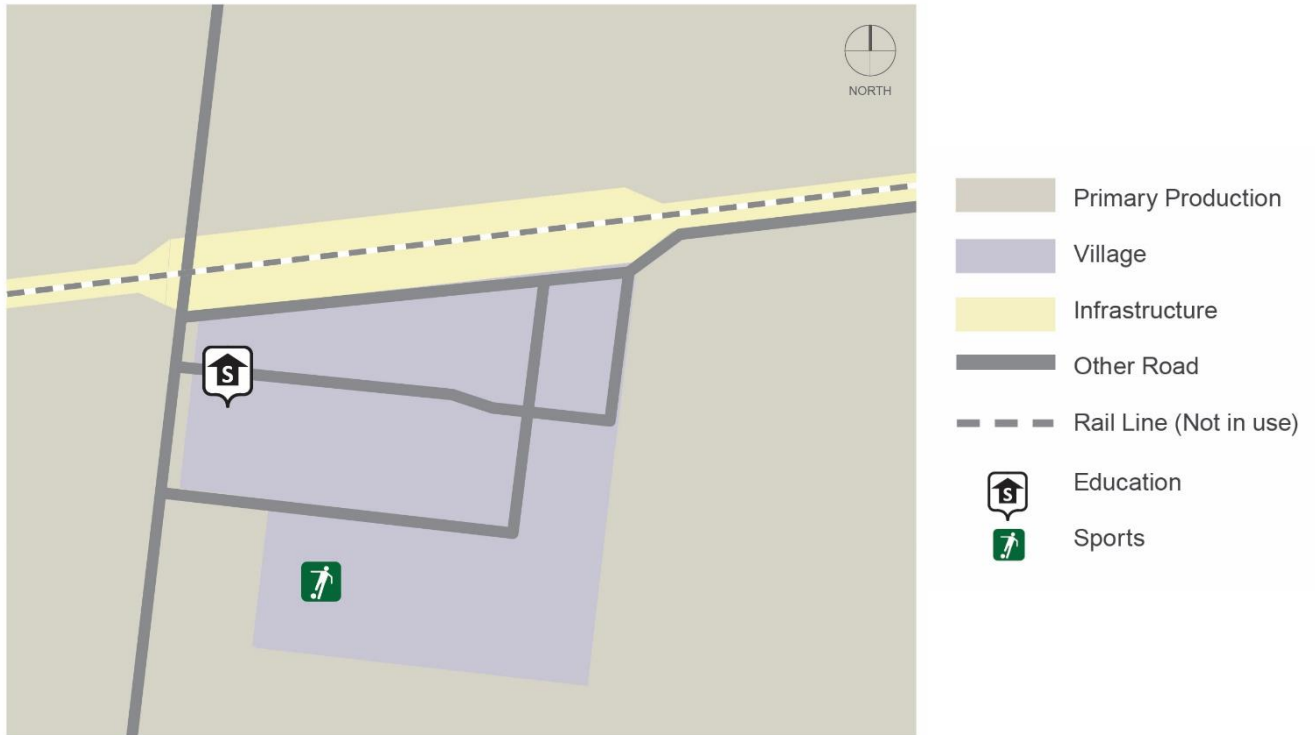


Figure 9: Carrathool Map

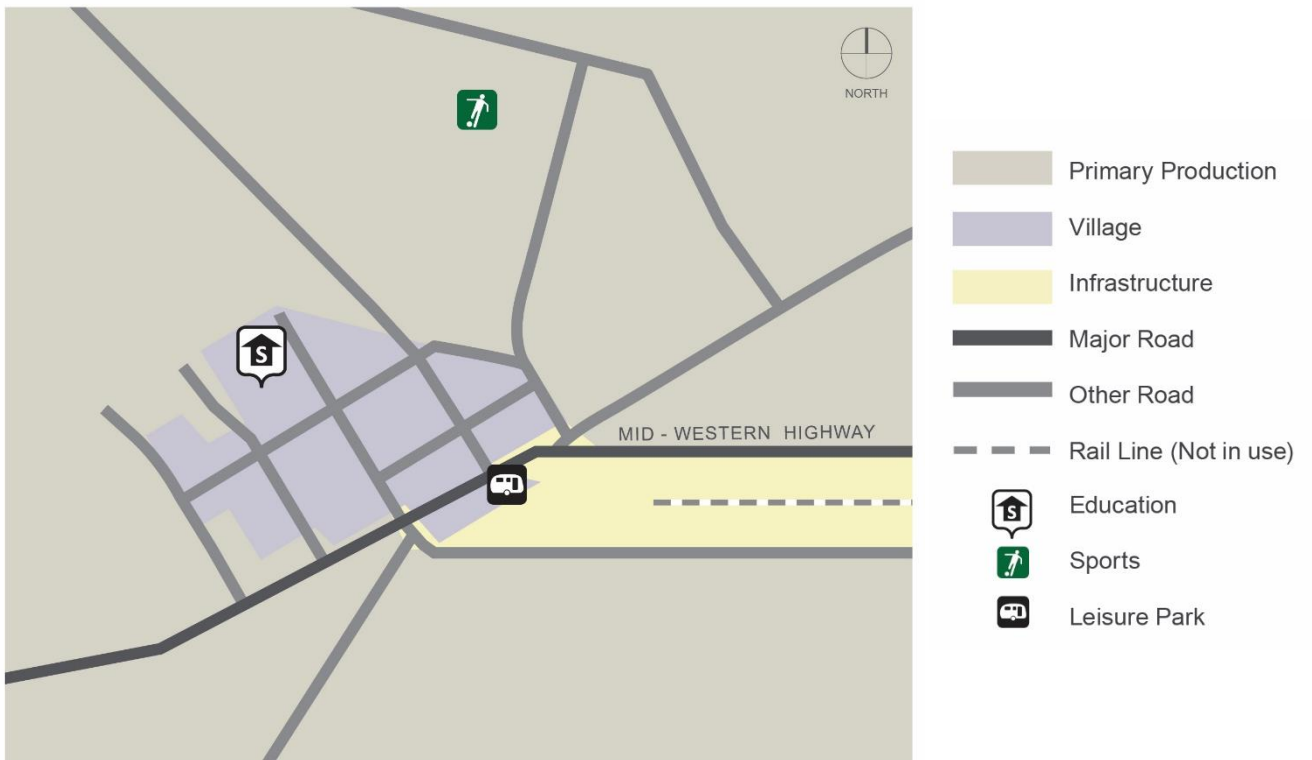


Figure 10: Rankins Springs Map



# **Economic Growth and Diversity**



Carrathool's economy has a strong reliance on the agriculture sector, which is the major employer for the local community, comprising 51.3% of jobs (Agriculture, Forest and Fishing Sector) (ABS, 2016). Industries that support the Agriculture, Forestry and Fisheries Sector (such as freight and logistics) also benefit. Agricultural exports are also one of the main contributors to the Riverina-Murray Region's Gross Regional Product.

Similar to the greater Riverina-Murray Region, diversification of the Carrathool economy will be achieved by focusing on the growth of agri-business and advanced and value-added manufacturing, as well as the service economy.

The flat topography, climate and proximity to the electricity transmission lines and substations mean that Carrathool is strategically located to attract increased investment in renewable energy development, including solar energy and wind farms.

Tourism currently provides a limited contribution to the Carrathool economy each year. Visitors pass through the area along the three major highways connecting the urban centres within NSW, South Australia and Victoria. Visitors are compelled to stop for breaks on these long journeys, with the Shire's natural environment and location encouraging visitation.

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The following planning priorities will allow us to capitalise on new opportunities, while protecting the foundational elements of Carrathool's economy:

<b>Planning Priority 1.1</b>	Promote agriculture and grow the agri-business sector
<b>Planning Priority 1.2</b>	Encourage economic diversity and tourism growth
<b>Planning Priority 1.3</b>	Manage and support the transition to renewable energy
<b>Planning Priority 1.4</b>	Promote tourism throughout the village centres and along key transport routes

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Measures:

- Jobs by industry
- Level of employment
- Gross Regional Product
- Vacancy rates for commercial / industrial premises
- Land zoned for employment purposes
- Visitation, both day and overnight numbers

## Planning Priority 1.1

### Promote agriculture and grow the agri-business sector

#### Rationale

Carrathool's economy has a strong reliance on the agriculture sector, which is a major employer for the local community. Agricultural exports are also one of the main contributors to Riverina-Murray Region's Gross Regional Product. As such, it is critical to protect agriculture from potential land use conflict. Subdivision located on productive agricultural land needs to be carefully considered to ensure existing and future lots are of a size that accommodates financially viable farming.

Agri-business sustains the local economies of many communities in the Region. It comprises businesses that support agricultural production, including storage and warehousing; machinery and equipment sales and maintenance; transport and logistics; rural supplies; and food, beverage and accommodation. Recognition, protection and expansion of the agricultural supply chain is essential to supporting the growth of agri-business.

The agriculture sector is continuing to evolve and become more specialised in response to the pressure to produce more from less. The potential for change must be considered when identifying future land use.

#### Council will:

- Protect productive agricultural lands across the LGA from land uses that may lead to land use conflict or fragmentation of property.
- Assist local businesses that support and grow agricultural industries to be appropriately located with adequate servicing.
- Support the potential for intensifying agricultural production, particularly cotton, grain and livestock and poultry.

#### Actions

- 1.1.A Council will review minimum lot sizes for rural lands under the LEP to ensure lot sizes are appropriate for current and future agricultural production.
- 1.1.B Council will review appropriate land uses to allow ancillary uses to agriculture.
- 1.1.C Council will review land use interfaces between potentially sensitive uses and agri-business, particularly where there is a high potential for future intensification.

## Planning Priority 1.2

### Encourage economic diversity and tourism growth

#### Rationale

Hillston is the primary service, retail and amenity centre of the LGA, with government administration shared with Goolgowi. Villages in the LGA play less of a role in these regards; however, this may change with the evolving nature and distribution of population over the next two decades.

The Carrathool Community Strategic Plan identifies the need for a growing and diverse economy. The development of retail, commercial and community facilities are encouraged where it meets the needs of the community and visitor populations, allowing diversification to occur, improving the LGA's economic resilience.

Similar to the greater Riverina-Murray region, diversification of the Carrathool economy will be achieved by focusing on the growth of agri-business and advanced and value-added manufacturing, as well as the service economy for the local population and tourists.

Opportunities existing within Carrathool Shire to expand upon less formal economic means, such as short-term accommodation letting, markets and goods trading, which will in turn aid tourism growth.

#### Council will:

- Enhance retail amenity and ongoing economic viability of Hillston's main street, health and recreation precinct through DCP controls encouraging further precinct planning and beautification
- Promote economic diversification within the agri-business and value-added manufacturing sectors through the provision of flexible zoning controls supported by strong environmental safeguards
- Facilitate tourism uses in high amenity locations within the villages and along key transport routes through additional permitted uses within the LEP.

#### Actions

- 1.2.A Council will analyse the location of employment generating activities across the LGA with the outcomes of this and the commercial demand analysis informing an LEP review to ensure there is sufficient zoned and serviced land available to meet employment needs
- 1.2.B Council will develop an employment strategy for the LGA to assist the growth and diversification of industry
- 1.2.C Council will develop a Hillston Precinct Plan to assist with supporting the growth and economic viability of Hillston's main street, recreation and health precinct.



## Planning Priority 1.3

### Manage and support the transition to renewable energy

#### Rationale

The flat topography, climate and proximity to the electrical infrastructure result in the Shire being strategically located to attract increased investment in renewable energy, including solar energy and wind farms.

The NSW Transmission Infrastructure Strategy released by the NSW Government in 2018 identified a 'South-West Energy Zone' (as being one of the State's 'Priority Energy Zones'), which includes the south west portion of Carrathool. Moreover, most of the LGA has been identified as a 'Solar Energy Zone'.

Carrathool encourages renewable energy and associated infrastructure in the 'Priority Energy Zone' and 'Solar Energy Zone' as shown on the Structure Plan Map. Where required for renewable energy, a departure from minimum lot sizes in the LEP will be permitted to enable necessary electricity supply infrastructure, such as substations. Carrathool Council will also proactively manage any potential impacts on productive agricultural land and the scenic landscape that is highly valued by the community and by visitors.

Outside of the precinct, Council generally supports renewable energy and will promote an "open for business" attitude around renewable energies in the LGA.

#### Council will:

- Encourage and facilitate development of wind and solar farms in identified areas shown on the Structure Plan Map
- Avoid and manage land use conflicts with agricultural land and the impacts on the scenic rural landscape and visitor attractions in Carrathool LGA from renewable energy development and associated infrastructure

#### Actions

- 1.3.A Council will support renewable energy developments within the LGA through the provision of flexible provisions within rural zones.
- 1.3.B Council will investigate the barriers to establishing electricity supply infrastructure for renewables.

## Planning Priority 1.4

### Promote tourism throughout the village centres and along key transport routes

#### Rationale

Tourism currently provides a limited contribution to the Carrathool economy each year. Visitors are attracted to Carrathool due to the natural environment and location along a key corridor between NSW, South Australia and Victoria.

Popular tourist destinations include the areas three National Parks, Cocoparra National Park, Jimberoo National Park and Willandra National Park, the Lachlan and Murrumbidgee Rivers, as well as numerous nature reserves. These destinations will see tourist numbers over the next 20 years increase and must be preserved and promoted.

Both the Kidman Way and Mid-Western Highway transport travellers, including a large number of grey-nomads, through a number of the villages within Carrathool. Council own three caravan parks throughout the LGA at Hillston, Goolgowi and Rankins Springs.

Future opportunities exist in Hillston to provide tourism accommodation, facilities and events to further grow its role as a tourism destination. Moreover, there is opportunity to grow and improve Council's existing caravan parks.

#### Council will:

- Facilitate the growth of the tourism industry cross the Carrathool LGA
- Play its role in protecting and preserving the natural environment
- Encourage new tourist accommodation, including supporting retail and service businesses throughout villages along Kidman Way and the Mid-Western Highway
- Encourage tourism experiences that do not compromise agricultural land or conflict with freight and logistics.

#### Actions

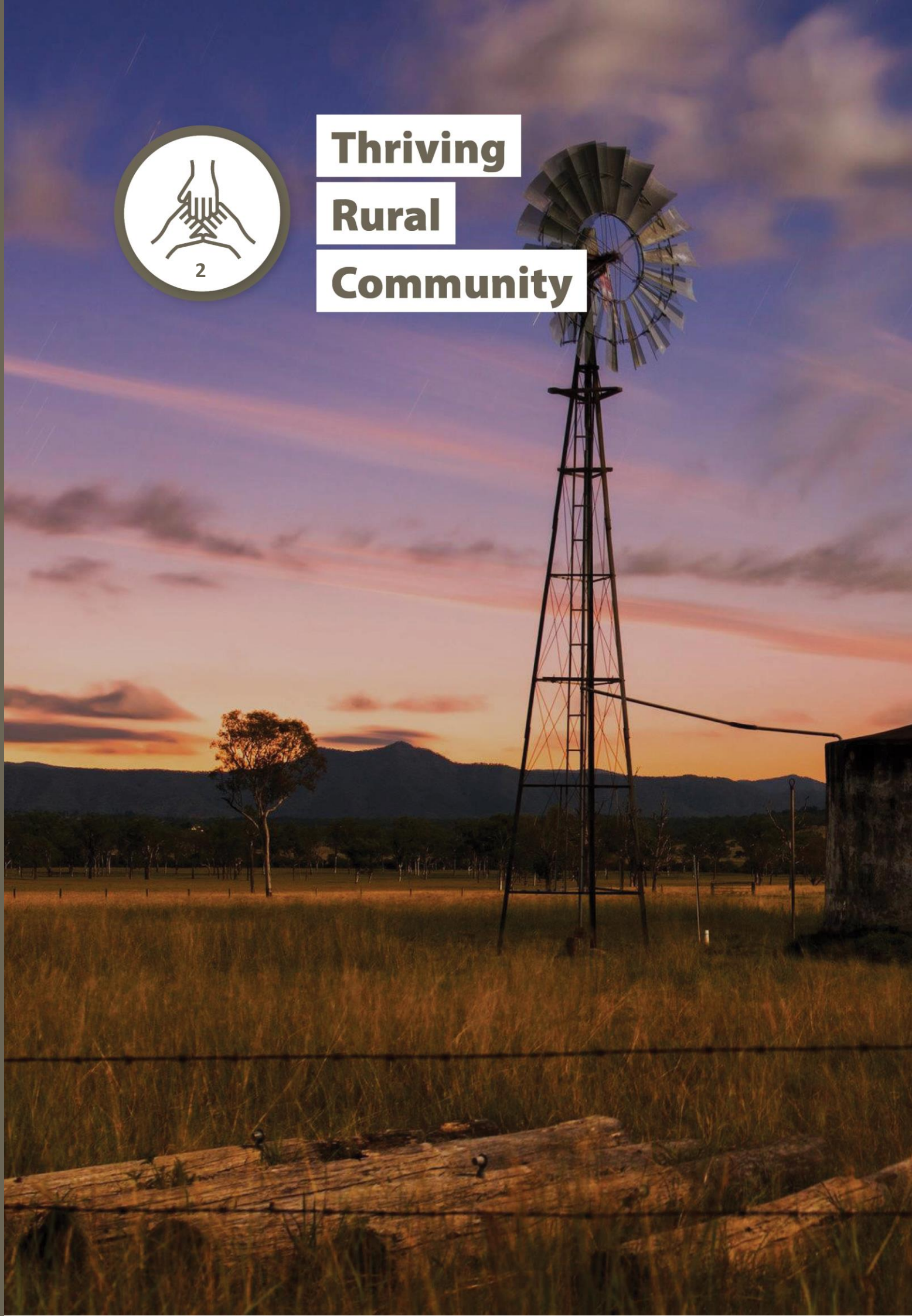
- 1.4.A Council will undertake a review of the LEP and rezone land for new tourism uses were appropriate and/or include tourism as an additional permitted use within certain zones
- 1.4.B Council will amend the LEP to permit the temporary use of Council owned land for community/public events to assist with boosting tourism
- 1.4.C Council's DCP will include controls to guide the implementation of advertising of tourism sites within the Shire.



**Thriving**

**Rural**

**Community**



It is important to deliver an appropriate mix of housing types and lot sizes to cater for Carrathool's changing population. Providing housing diversity and choice will improve affordability, whilst meeting the needs of an ageing population and seasonal workers.

Carrathool's ageing population requires a targeted housing supply, including an increase in independent living units and residential aged care facilities.

Carrathool's population has experienced a small decline over the last two decades. The attractive rural village settings and bushland areas of the Shire must be preserved to ensure people continue to want to both live in and visit the area.

Population decline has resulted from lack of housing diversity, along with limited health services for an aging population. These factors have been exacerbated by the inland drought and the increased mechanisation of farming.

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The following planning priorities outline our model for sustainable growth:

**Planning Priority 2.1**      Deliver greater housing diversity to suit changing community needs

**Planning Priority 2.2**      Deliver well planned rural villages

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Measures:

- Dwelling approvals by location and type
- Net new dwellings approved and completed
- Housing costs as a percentage of household income
- Residents' satisfaction with the built environment based on periodic survey



## **Planning Priority 2.1**

### **Deliver greater housing diversity to suit changing community needs**

#### **Rationale**

Although it is important to provide additional homes as necessary for the population, it is equally important to deliver the right mix of housing types and lot sizes to cater for Carrathool's evolving demographic. Housing diversity and choice will improve affordability, whilst meeting the needs of an ageing population and seasonal workers. Current vacant housing within the Shire is not suitable and therefore contributing to the declining population and high dwelling vacancy rate.

Higher density residential buildings will be located in Hillston, ideally within walking distance from many of the LGAs services and amenities.

Townhouses, villas and dual-occupancy homes will be permitted in the Hillston CBD (excluding High Street) and residential area north of Kidman Way east of Oxley Avenue where Council are able to focus on enhancing services and infrastructure. Increased supply of short stay accommodation and longer stay boarding houses is also required in Hillston.

Carrathool's ageing population requires targeted housing supply, including an increase in independent living units and residential aged care facilities. While aged care is currently provided in Hillston, there is demand for increased provision.

#### **Council will:**

- Deliver land use provisions that facilitate medium density housing in identified areas of Hillston and housing types required by future demographic projections
- Promote the expansion of housing for older people including Independent Living Units and residential aged care facilities
- Promote the expansion of short stay accommodation and longer stay boarding houses

#### **Actions**

- 2.1.A Updates to the LEP will be made to assist with providing higher density residential development in Hillston including townhouses, villas and dual-occupancy homes, residential aged care facilities, as well as short stay accommodation and longer stay boarding houses for seasonal workers. Council will undertake a housing study to inform the numbers, densities and locations of dwellings
- 2.1.B Council will prepare a DCP to assist with facilitating higher density residential development, while considering local character and amenity



## **Planning Priority 2.2**

### **Deliver well planned rural residential housing**

#### **Rationale**

Carrathool's population has experienced a small decline over the last two decades. Council must preserve the elements that make the Shire an attractive place to live and visit, including the local environment and the distinct local character of the villages. Population decline is partially the result of a lack of housing diversity and lack of health services for an aging population, as well as the inland drought and the increased mechanisation of farming.

New housing has been limited due to poor land servicing (particularly sewer infrastructure), the expense of mobilising skilled labour plus sourcing/transporting material.

Rural residential housing is a popular housing choice in Carrathool. However, increasing rural residential development may lead to conflict with valuable agricultural or environmental land and requires new or improved access to services and infrastructure. Management of potential land use conflicts that may arise and timely delivery of infrastructure to support rural residential housing is essential. Rural residential areas within proximity to the Shire's four villages would be expanded to support agricultural enterprises and rural industries when and where required. The *Carrathool Settlement Strategy 2007* outlined potential areas for large lot residential development, particularly around Goolgowi due to its location on the junction of Kidman Way and the Mid-Western Highway, as well as its ability to support industrial growth in Tabbita.

#### **Council will:**

- Support land use planning outcomes for rural residential development through appropriate buffers and setbacks from agricultural and industrial activities
- Promote high-quality design and sustainability in new rural residential housing in areas that can be effectively serviced to limit additional development costs for the community
- Support community awareness of potential land use conflicts associated with living in or near agricultural land.

#### **Actions**

- 2.2.A Council will analyse housing demand and supply to establish housing requirements and appropriate locations, with subsequent updates to the LEP, assisting with providing rural residential areas proximate to the four villages
- 2.2.B Council will prepare a DCP to assist with avoiding land use conflicts.



# Infrastructure to Support Growth and Change

As Carrathool accommodates change, we must ensure any growth is supported by the necessary infrastructure. Council recognise the need to work with State agencies and industry to deliver infrastructure aligned to growth and change.

As Carrathool's population ages, the growth of local health services is important to limit the need for relocation to nearby larger centres with appropriate services.

Carrathool will emerge as a regionally significant freight and logistics hub to support nearby Griffith. New infrastructure, such as road upgrades, is required to leverage Carrathool's proximity to Griffith, the Mid-Western Highway and the regional rail upgrade. This will also require the establishment of a freight and logistic hub to aid the growth of the agri-business sector.

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The following planning priorities demonstrate how Council will align local infrastructure to planned growth:

<b>Planning Priority 3.1</b>	Align local infrastructure delivery with planned growth
<b>Planning Priority 3.2</b>	Facilitate the growth of local health and education services
<b>Planning Priority 3.3</b>	Provide infrastructure to support freight and logistics

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Measures:

- Employment in the freight and logistics sector
- Availability and usage rates of bus services
- Number of professional service providers located within and/or delivering services to the Shire
- Infrastructure project start ups



## Planning Priority 3.1

### Align local infrastructure delivery with planned growth

#### Rationale

As Carrathool accommodates change, we must ensure that any growth is supported by the necessary infrastructure, including water, power and roads, along with adequately sized lots for onsite sewage treatment. Council recognise the need to work with State agencies and industry to deliver infrastructure aligned to growth and change.

Growth over the next 20 years will be accommodated through both increasing the density in existing urban areas (Hillston) and by way of expanding residential areas.

A key challenge for Council is to accommodate any growth whilst continuing to maintain and improve access to and viability of services for residents in the already established villages.

To manage the cost of new infrastructure, new residential development areas will be concentrated in those areas highlighted in the Structure Plan map.

#### Council will:

- Require all new development to align with planned infrastructure delivery
- Work collaboratively with infrastructure delivery stakeholders
- Provide open space and sufficient social and recreational facilities to support growth.

#### Actions

- 3.1.A Council will work with Transport for NSW to ensure transport decisions promote the best land use outcomes for Carrathool's communities and to identify opportunities to apply for funding programs that support increased freight productivity and safer road infrastructure
- 3.1.B Council will liaise with infrastructure providers to understand future servicing requirements and plans
- 3.1.C Council will prepare an Open Space and Recreation Strategy to guide the planning and funding of the development and upgrade of facilities.



## Planning Priority 3.2

### Facilitate the growth of local health and education services

#### Rationale

As Carrathool's population ages, the growth of local health services is important to limit migration to nearby larger centres beyond the LGA, with the associated potential for social isolation. Currently, limited health facilities are only located in Hillston. Carrathool would benefit from a mobile health service or improved community transportation to Hillston.

Maintenance and improvement of education facilities helps the Shire attract families to the area. Investment in educational services will have a long term flow on effect on Carrathool's economic diversity, with increasing numbers of young innovative residents.

#### Council will:

- Work collaboratively with stakeholders on local health and education infrastructure delivery
- Provide adequate local public transport options to assist with transporting people to health and education services
- Review educational facilities in the context of community needs.

#### Actions

- 3.2.A Council will work with NSW Health and private practitioners to increase the provision of appropriately located health services
- 3.2.B Council will work with The Department of Education (DoE) and TAFE NSW to ensure the educational needs of communities are met
- 3.2.C Council will review transport infrastructure and options to assist in connecting people to health and education services

### Planning Priority 3.3

#### Provide infrastructure to support freight and logistics

##### Rationale

Carrathool will emerge as a regionally significant freight and logistics hub, both to support nearby Griffith and transport locally sourced agricultural products to market. New infrastructure, such as road upgrades, is required to leverage Carrathool's proximity to Griffith, the Mid-Western Highway and the regional rail network. This will also require the establishment of a freight and logistic hub to aid the growth of the agri-business sector.

New freight and logistics lands have been identified on the Structure Plan Map to cater for the expected growth in demand for land suitable for warehouse and distribution facilities. To protect the economic role of this precinct, new development adjacent to the precinct that may conflict with its designated function for freight and logistics uses will not be permitted.

##### Council will:

- Identify and provide new serviced land for freight and logistics to aid the growth of the agri-business sector
- Collaborate with Transport for NSW (TfNSW) to improve connectivity and safety

##### Actions

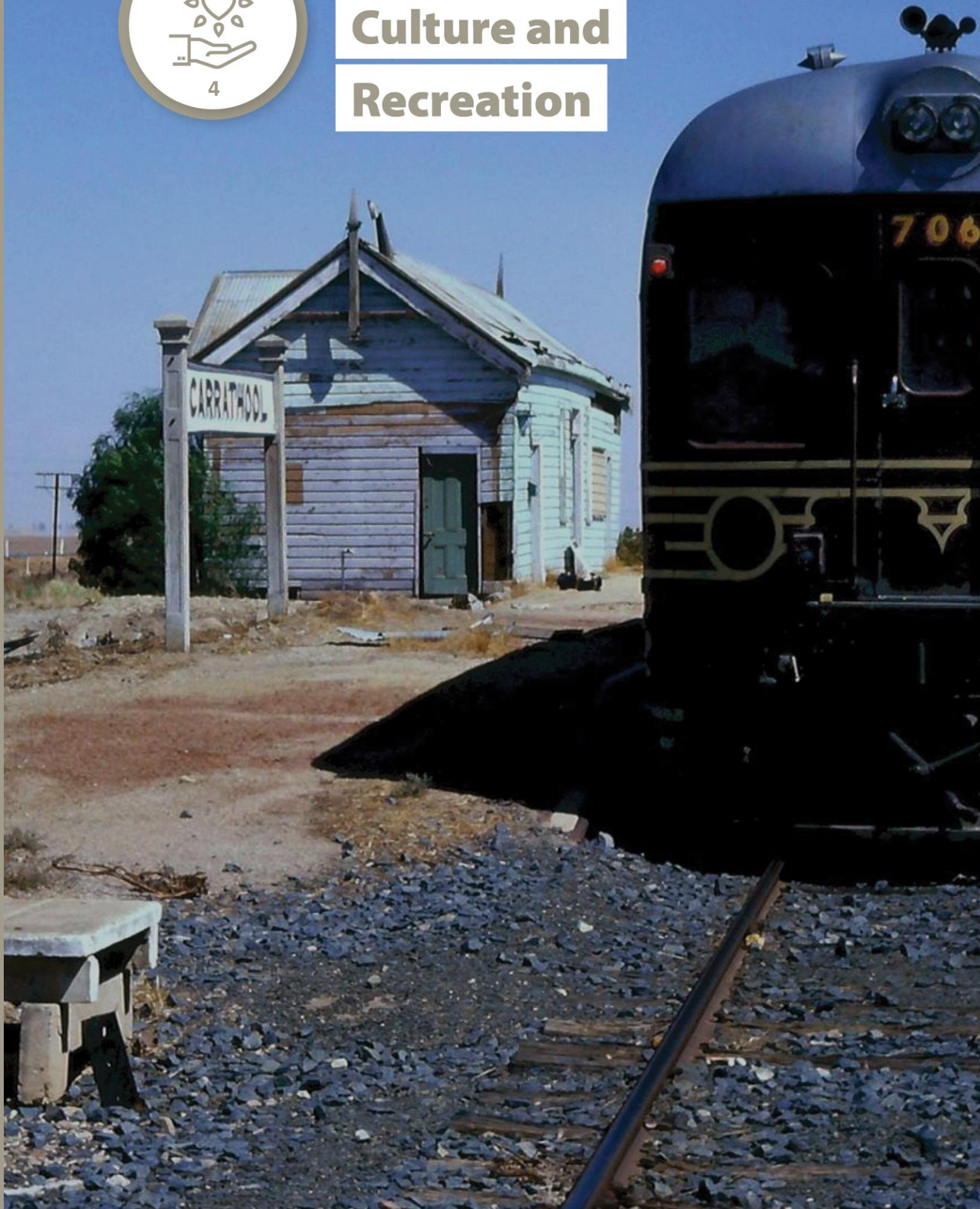
- 3.3.A Council will review and update the LEP land use zones and include development standards in the DCP to identify and support the freight and logistics land shown on the Structure Plan Map.
- 3.3.B Council will review and update its LEP and prepare a DCP to ensure statutory planning controls protect key freight routes and employment lands from sensitive land uses.







# **Celebrate Culture and Recreation**





The Wiradjuri Aboriginal people's connection with the land long pre-dates European settlement, with evidence of Aboriginal occupation of the area dating back thousands of years. Despite physical modification of the land, many places of spiritual and cultural significance remain.

While preserving Aboriginal cultural heritage is acknowledged as vital, Council is also committed to celebrating Aboriginal cultural heritage wherever possible.

Heritage contributes to the character of an area. From the Carrathool's historic railway infrastructure to the Goolgowi Post Office

building, High Street Hillston to Rankins Springs War Memorial Hall, historic landmarks contribute heavily to the character of the Shire.

Local art and culture projects have the ability to showcase Carrathool's unique history and talent. They also have the ability to enhance community spirit and sense of place.

The further development of recreation facilities and scheduling of competitive sport will help foster community pride in Carrathool, while encouraging young people to stay in the area, with the associated social and economic benefits.

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The following planning priorities identify how council will protect and celebrate our heritage and culture into the future:

**Planning Priority 4.1**      Protect and celebrate our natural and cultural heritage

**Planning Priority 4.2**      Celebrate our culture through the growth of local art and recreational events

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Measures:

- Tourist visitation numbers and sites visited/activities undertaken
- Public and private spending on heritage projects
- Heritage and cultural awareness
- Sport and recreation participation
- Sports fixtures

## Planning Priority 4.1

### Protect and celebrate our natural and cultural heritage

#### Rationale

Carrathool Council recognises the Wiradjuri Aboriginal people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. This connection with the land long pre-dates European settlement, with evidence of Aboriginal occupation dating back thousands of years. Despite physical modification of the land, many places of spiritual and cultural significance remain.

To better manage protection of sites with known, or potential Aboriginal cultural significance Council will work closely with the Local Aboriginal Land Council, elders and local knowledge holders. Sensitivity mapping of the area's sites will help to guide decision making on future development proposals. In areas identified as highly sensitive or culturally sensitive an Aboriginal Cultural Heritage Assessment will be required in accordance with OEH guidelines.

While preserving Aboriginal cultural heritage is acknowledged as vital, Council is also committed to celebrating Aboriginal cultural heritage wherever possible.

Council will engage with Aboriginal communities to ensure future development in the area respects the cultural significance of landscapes and individual sites of significance within them.

#### Council will:

- Identify, protect and maintain objects and places of Aboriginal cultural significance through knowledge sharing and management measures
- Encourage development that celebrates and shares the stories of Aboriginal communities and their connection to the landscape
- Encourage development that protects and celebrates Carrathool's natural heritage

#### Actions

- 4.1.A Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate
- 4.1.B Develop DCP provisions to encourage implementation of interpretive material and infrastructure including signage and storey boards in appropriate locations
- 4.1.C Collaborate with the Department of Planning, Industry and Environment (DPIE) to develop statutory land use controls to facilitate economic development of Aboriginal land
- 4.1.D Council will review and if required update the LEP mapping layers to ensure natural heritage areas are protected.

## Planning Priority 4.2

### Celebrate our culture through the growth of local art and recreational events

#### Rationale

Local art and culture projects have the ability to showcase Carrathool's unique history and talent. They also enhance community spirit and involvement.

Large used and un-used infrastructure such as silos, water reservoirs and sheds can be repurposed into blank canvases for local art projects. Unique art projects will help drive tourism, particularly if silo art is registered on official trail maps for tourists.

Local cultural projects are important in showcasing the regions Indigenous heritage, and providing an opportunity for the greater community to learn from the Shire's Indigenous people.

Sport and recreation events will help build on the existing pride in Carrathool's local communities. The ProTen Cup is a local Country Rugby League competition that runs between May and August with teams competing from Rankins Springs, Hillston, Barellan, Narrandera, Goolgowi and Ivanhoe, with many people from the Shire also travelling to Hay or Griffith to participate in organised sport. Improved facilities would encourage higher participation in social sport and recreation. within the community, which act as community hubs.

#### Council will:

- Identify opportunities for the growth and promotion of local art
- Identify opportunities for the growth of cultural based community projects
- Encourage participation in sport and recreation for physical, social and mental health benefits through provision of appropriately located infrastructure

#### Actions

- 4.2.A Facilitate local art project initiatives such as silo art through appropriate DCP controls
- 4.2.B Work collaboratively with the Local Aboriginal Land Council to assist with the growth of cultural precincts identified in the DCP
- 4.2.C Seek opportunities to grow the tourism industry through unique art and culture, with these opportunities reflected in the LEP zoning provisions.
- 4.2.D Promote sport and recreation across Carrathool through the allocation of appropriately zoned land for facilities, supported by DCP controls to guide built form.





# **A Sustainable Environment**



Carrathool's environmental assets include its three national parks, Cocoparra National Park, Jimberoo National Park and Willandra National Park, as well as the Lachlan and Murrumbidgee Rivers, and numerous nature reserves.

These areas provide habitat for many flora and fauna species and also provide recreation areas enjoyed by many in the community.

Council is planning for greater resilience to a variable climate.

A variable climate is also forecast to increase periods of drought and periods of high rainfall potentially leading to flooding. New development will be discouraged in areas vulnerable to natural hazards, particularly where the risk to life is high.

The region sets benchmarks for sustainable and equitable water management for industries. Carrathool has an important role to play in promoting sustainable agricultural practices as it is the area's largest industry.

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The following planning priorities illustrate the key challenges facing the environment and Council's strategies to achieve a more sustainable future:

**Planning Priority 5.1**      Protect areas of high environmental value and significance

**Planning Priority 5.2**      Adapt to natural hazards and climate change

**Planning Priority 5.3**      Promote sustainable agricultural practices

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Measures:

- Tree canopy coverage
- Presence of native flora and fauna species
- Environmental indicators (water quality, air quality etc)

## **Planning Priority 5.1**

### **Protect areas of high environmental value and significance**

#### **Rationale**

Carrathool's environmental assets provide habitat for many flora and fauna species and recreation areas enjoyed by visitors and the local community.

Many areas of high environmental value and significance in the region are under pressure from farming, urban development and climate change. Carrathool Shire Council aims to protect this important habitat for future generations through improved management and stewardship.

#### **Council will:**

- Protect natural assets and ensure the biodiversity of the LGA is identified and preserved for future generations
- Ensure development at the interface of State Forests and National Parks has minimal environmental impact
- Maintain environmentally sensitive places in their natural condition through protection from encroachment by sensitive land uses
- Retain and enhance vegetated riparian corridors, bird habitats, and wildlife corridors across the area to support biodiversity and water quality outcomes.

#### **Actions**

- 5.1.A Council will prepare a DCP to assist with managing existing identified areas of high environmental significance
- 5.1.B Council will prepare a strategic conservation plan that includes biodiversity mapping to identify areas of high environmental value and inform future strategic planning and the associated constraints mapping
- 5.1.C Council will review current zoning controls with respect to the potential for encroachment from development on natural areas.

## Planning Priority 5.2

### Adapt to natural hazards and climate change

#### Rationale

In accordance with the NSW Government's *Climate Change Policy for NSW*, Council is planning for greater resilience to a variable climate. Temperatures have been increasing in the region since the 1970's, with this trend set to continue. The number of hot days is projected to increase with the impact of temperature extremes likely to impact health, infrastructure and our environment.

Heavily vegetated areas in the LGA are particularly vulnerable to bushfire and as such development beyond the existing urban footprint will be restricted unless stipulated in the LGA Structure Map.

A variable climate is also forecast to increase periods of drought and periods of high rainfall potentially leading to flooding. New development will be discouraged in areas vulnerable to natural hazards, particularly where the risk to life is high.

#### Council will:

- Ensure that residential and community land uses such as seniors living, schools and health facilities are not located in areas identified as high flooding or bushfire risk to protect lives and property
- Encourage the built form to respond to risks of heat stress and drought by minimising reliance on mechanical heating and cooling through tree planting, landscaping improvements and green roofs, and sustainable urban design principles

#### Actions

- 5.2.A Council will review and amend the LEP zones to restrict development in areas of bushfire hazard and high flood-risk
- 5.2.B Council will prepare a DCP that encourages design features of new development to respond to our variable climate and seasons as well as natural hazards such as fires and floods.
- 5.2.C Council will assess its carbon emissions footprint for all Council own facilities in the Shire and formulate a plan to reduce these carbon emissions.

## Planning Priority 5.3

### Promote sustainable agricultural practices

#### Rationale

The Riverina-Murray Region sets benchmarks for sustainable and equitable water management for industries. Carrathool has an important role to play in promoting sustainable agricultural practices in the area's largest industry.

Sustainable production and consumption through the use of environmentally sound technologies and practices will be promoted, with these measures required to address sediment and erosion control and servicing as a minimum.

The regions agricultural practices will need to be agile and responsive to climate change.

#### Council will:

- Promote and incentivise sustainable agricultural practices.

#### Actions

- 5.3.A Encourage sustainable agricultural practices through DCP controls







# IMPLEMENTATION, MONITORING AND REPORTING

## Implementation

The LSPS will communicate the long-term land use strategy for the Carrathool LGA over a 20-year planning horizon. To realise this vision, a series of amendments to other Council plans, which provide the delivery framework for Council's strategic planning will be required. These plans and their functions are described below:

**Local Environmental Plan (LEP):** The LEP is the principal statutory document establishing the planning controls for an LGA. Through zoning, development standards and other local provisions the LEP provides the legal framework to ensure development is appropriate and reflects the communities' land use vision.

**Development Control Plan (DCP):** Is a non-statutory plan that provides detailed planning and design guidelines, and development controls to support the LEP.

**Contributions Plan:** Division 6 of Part 4 of the *EP&A Act 1979* gives Council the power to collect contributions from developers toward public infrastructure required as a consequence of their development.

## LEP Amendments

Proposed developments that align to the strategic planning direction in the LSPS may require changes to development controls or land use zoning to occur before a development application can be submitted. In this case, an amendment to the LEP would be required.

Amendments to the LEP are subject to planning proposals in accordance with section 3.4 of the *EP&A Act 1979*. Planning proposals to amend the LEP may either be prepared by Council or by applicants. Alignment to the strategic direction within the LSPS is a significant consideration when determining whether an LEP amendment will proceed. More information on amendments to the LEP can be found in DPIE's *A Guide to Preparing Planning Proposals*.

## Strategic Planning Decisions

Strategic Planning decisions will be made based on relevant policy, along with Council officer reports and recommendations. Reports will go before Council Meetings for Councillor review and endorsement as required.

## **Existing governance arrangements and partnership**

Carrathool Council is a member organisation of the Riverina and Murray Joint Organisations (RAMJO). Its reporting requirements are in line with the Office of Local Government's *Integrated Planning and Reporting* (IP&R) framework. Other partnerships with state based agencies, such as NSW Department of Planning, Industry and Environment, TfNSW, NSW Health, and NSW Food Authority, also assist councils governance and reporting requirements.

Carrathool Council provides an open access forum at Council Meetings, which allows the community and stakeholders to make verbal submissions supported by written documentation.

## **LSPS Review and Implementation of LSPS Actions**

The LSPS will be reviewed by Council every 7 years or sooner if required.

Actions have short, medium and long term attached time frames. Short term is defined as within 0-6 years, medium term as 7-13 years, and long term as greater than 13 years.







## IMPLEMENTATION FOR ECONOMIC GROWTH AND DIVERSITY

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### Measures:

- Jobs by industry
  - Level of employment
  - Gross Regional Product
  - Vacancy rates for industrial and commercial
  - Land zoned for employment purposes across various industry sectors
  - Visitation, both day and overnight numbers
- 

### Planning Priority 1.1

Promote agriculture and grow the agri-business sector

#### Relationship to other plans and policies

Planning Priority 1.1 is consistent with Council's CSP Principles:

- *Strategic Theme 3: Growing and Diverse Economy*

Planning Priority 1 gives effect to the *Riverina-Murray Regional Plan 2036 Directions*:

- *Direction 1: Protect the region's diverse and productive agricultural land*
- *Direction 2: Promote and grow the agri-business sector*

#### Actions

- 1.1.A Council will review minimum lot sizes for rural lands under the LEP to ensure lot sizes are appropriate for current and future agricultural production (**short term**)
  - 1.1.B Council will review appropriate uses of land ancillary to agriculture (**medium term**)
  - 1.1.C Council will review land use interfaces between potentially sensitive uses and agri-business, particularly where there is a high potential for future intensification (**medium term**)
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### Planning Priority 1.2

Encourage economic diversity and tourism growth

#### Relationship to other plans and policies

Planning Priority 1.2 is consistent with Council's CSP Principles:

- *Strategic Theme 3: Growing and Diverse Economy*
- *Objective 3c: Promote opportunities for local economic diversity.*

Planning Priority 1.2 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 4: Promote business activities in industrial and commercial areas*

#### **Actions**

- 1.2.A Council will analyse the location of employment generating activities across the LGA with the outcomes of this and the commercial demand analysis informing an LEP review to ensure there is sufficient zoned and serviced land available to meet employment needs **(short term)**
- 1.2.B Council will develop an employment strategy for the LGA to assist the growth and diversification of industry **(medium term)**
- 1.2.C Council will develop a Hillston Precinct Plan to assist with supporting the growth and economic viability of Hillston's main street, recreation and health precinct **(medium term)**

### **Planning Priority 1.3**

Manage and support the transition to renewable energy

#### **Relationship to other plans and policies**

Planning Priority 1.3 is consistent with Council's CSP *Objective 3c: Promote opportunities for local economic diversity.*

Planning Priority 3 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 11: Promote the diversification of energy supplies through renewable energy generation*

#### **Actions**

- 1.3.A Council will support renewable energy developments within the LGA through the provision of flexible provisions within rural zones **(on-going)**
- 1.3.B Council will investigate the barriers to establishing electricity supply infrastructure for renewables **(short term)**

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### Planning Priority 1.4

Promote tourism throughout the village centres and along key transport routes

#### Relationship to other plans and policies

Planning Priority 1.4 is consistent with Council's CSP Principles:

- *Objective 3a: Establish Carrathool Shire as a welcoming and exciting place for our community and visitors.*

Planning Priority 4 gives effect to *the Riverina-Murray Regional Plan 2036* Directions:

- *Direction 7: Promote tourism opportunities*

#### Actions

- 1.4.A Council will undertake a review of the LEP and rezone land for new tourism uses where appropriate and/or include tourism as an additional permitted use within certain zones **(short term)**
- 1.4.B Council will amend the LEP to permit the temporary use of Council owned land for community/public events to assist with boosting tourism **(short term)**
- 1.4.C Council's DCP will include controls to guide the implementation of advertising of tourism sites within the Shire **(on-going)**



## IMPLEMENTATION FOR THRIVING RURAL COMMUNITIES

### Measures:

- Dwelling approvals by location and type
- Net new dwellings approved and completed
- Housing costs as a percentage of household income
- Residents' satisfaction with built environment based on periodic survey

### Planning Priority 2.1

Deliver greater housing diversity to suit changing community needs

#### Relationship to other plans and policies

Planning Priority 2.1 is consistent with Council's CSP Principles:

- *Objective 3b: Growth (population & business development) is supported through revised land use planning.*

Planning Priority 5 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 25: Build housing capacity to meet demand*
- *Direction 26: Provide greater housing choice*

#### Actions

- 2.1.A Council will undertake a housing study to inform updates to the LEP to assist with providing higher density residential development in Hillston including townhouses, villas and dual-occupancy home, residential aged care facilities, as well as short stay accommodation and longer stay boarding houses for seasonal workers **(short term)**
- 2.1.B Council will prepare a DCP to assist with facilitating higher density residential development, while considering local character and amenity **(short term)**



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## Planning Priority 2.2

Deliver well planned rural residential housing

### Relationship to other plans and policies

Planning Priority 2.2 is consistent with Council's CSP Principles:

- *Objective 3b: Growth (population & business development) is supported through revised land use planning.*
- *Objective 2c: A community where increased number of community members have access to water supply.*

Planning Priority 6 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 25: Build housing capacity to meet demand*
- *Direction 27: Manage rural residential development*

### Actions

- 2.2.A Council will analyse housing demand and supply to establish housing requirements and appropriate locations, with subsequent updates to the LEP, assisting with providing rural residential areas proximate to the four villages **(short term)**
- 2.2.B Council will prepare a DCP to assist with avoiding land use conflicts **(short term)**



## IMPLEMENTATION FOR INFRASTRUCTURE TO SUPPORT GROWTH AND CHANGE

### Measures:

- Employment in the freight and logistics sector
- Availability and usage rates of bus services
- Number of professional service providers located within and/or delivering services to the Shire
- Infrastructure project start ups

### Planning Priority 3.1

Align local infrastructure delivery with planned growth

#### Relationship to other plans and policies

Planning Priority 3.1 is consistent with Council's CSP Principles:

- *Objective 1a: Increased transport options for all sectors of the community.*
- *Objective 2b: Community infrastructure that is accessible for everyone.*
- *Objective 2c: A community where increased number of community members have access to water supply.*

Planning Priority 7 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 21: Align and protect utility infrastructure investment*
- *Direction 22: Promote the growth of regional cities and local centres*

#### Actions

- 3.1.A Council will work with Transport for NSW to ensure transport decisions promote the best land use outcomes for Carrathool's communities and to identify opportunities to apply for funding programs that support increased freight productivity and safer road infrastructure **(on-going)**
- 3.1.B Council will liaise with infrastructure providers to understand future servicing requirements and plans **(medium term)**
- 3.1.C Council will prepare an Open Space and Recreation Strategy to guide the planning and funding of the development and upgrade of facilities **(medium term)**.

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### Planning Priority 3.2

Facilitate the growth of local health and education services

#### Relationship to other plans and policies

Planning Priority 3.2 is consistent with Council's CSP Principles:

- *Objective 1e: A healthy community with access to services that meet community needs.*

Planning Priority 8 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 5: Support the growth of the health and aged care sectors*
- *Direction 6: Promote the expansion of education and training opportunities*

#### Actions

- 3.2.A Council will work with NSW Health and private practitioners to increase the provision of appropriately located health services **(on-going)**
- 3.2.B Council will work with DoE and TAFE NSW to ensure the educational needs of communities are met **(on-going)**
- 3.2.C Council will review transport infrastructure and options to assist in connecting people to health and education services **(medium term)**

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### Planning Priority 3.3

Provide infrastructure to support freight and logistics

#### Relationship to other plans and policies

Planning Priority 3.3 is consistent with Council's CSP Principles:

- *Objective 2a: Carrathool Shire is connected through appropriate infrastructure to support freight and logistics.*

Planning Priority 9 also gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 17: Transform the region into the eastern seaboard's freight and logistics hub*
- *Direction 18: Enhance road and rail freight links*

#### Actions

- 3.3.A Council will review and update the LEP land use zones and include development standards in the DCP to identify the freight and logistics land shown on the Structure Plan Map **(short term)**
- 3.3.B Council will review and update its LEP and prepare a DCP to ensure statutory planning controls protect key freight routes and employment lands from sensitive land uses **(short term)**



## IMPLEMENTATION FOR CELEBRATE CULTURE AND RECREATION

### Measures:

- Tourist visitation numbers and sites visited/activities undertaken
- Public and private spending on heritage projects
- Heritage and cultural awareness
- Sport and recreation participation
- Sports fixtures

### Planning Priority 4.1

Protect and celebrate our natural and cultural heritage

#### Relationship to other plans and policies

Planning Priority 4.1 is consistent with Council's CSP Principles:

- *Objective 3d: Support partnerships to achieve positive outcomes for the community.*

Planning Priority 10 also gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 8: Enhance the economic self-determination of Aboriginal communities*
- *Direction 29: Protect the region's Aboriginal and historic heritage*

#### Actions

- 4.1.A Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate **(medium term)**
- 4.1.B Develop DCP provisions to encourage implementation of interpretive material and infrastructure including signage and storey boards in appropriate locations **(short term)**
- 4.1.C Collaborate with the DPIE to develop a statutory land use controls to facilitate economic development of Aboriginal land **(medium term)**
- 4.1.D Council will review and if required update the LEP mapping layers to ensure natural heritage areas are protected **(short term)**



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## Planning Priority 4.2

Celebrate our culture through the growth of local art and recreational events

### Relationship to other plans and policies

Planning Priority 4.2 is consistent with Council's CSP Principles:

- *Objective 1d: An engaged and trusting community with strong social and support networks.*
- *Objective 3a: Establish Carrathool Shire as a welcoming and exciting place for our community and visitors.*
- *Objective 3c: Promote opportunities for local economic diversity.*

Planning Priority 11 also gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 7: Promote tourism opportunities*
- *Direction 8: Enhance the economic self-determination of Aboriginal communities*
- *Direction 23: Build resilience in towns and villages*

### Actions

- 4.2.A Facilitate local art project initiatives such as silo art through appropriate DCP controls **(short term)**
- 4.2.B Work collaboratively with the Local Aboriginal Land Council to assist with the growth of cultural precincts identified within the DCP **(medium term)**
- 4.2.C Seek opportunities to grow the tourism industry through unique art and culture, with these opportunities reflected in the LEP zoning provisions **(on-going)**
- 4.2.D Promote sport and recreation across Carrathool through the allocation of appropriately zoned land for facilities, supported by DCP controls to guide built form **(short term)**



## IMPLEMENTATION FOR A SUSTAINABLE ENVIRONMENT

### Measures:

- Tree canopy coverage
- Presence of native flora and fauna species
- Environmental indicators (water quality, air quality etc)

### Planning Priority 5.1

Protect areas of high environmental value and significance

#### Relationship to other plans and policies

Planning Priority 5.1 is consistent with Council's CSP Principles:

- *Objective 4b: Educate our future generations about the natural environment.*
- *Objective 4d: Provide a safe environment for the local fauna and flora.*

Planning Priority 12 also gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 13: Manage and conserve water resources for the environment*
- *Direction 14: Manage land uses along key river corridors*
- *Direction 15: Protect and manage the region's many environmental assets*

#### Actions

- 5.1.A Council will prepare a DCP to assist with managing existing identified areas of high environmental significance **(short term)**
- 5.1.B Council will prepare a strategic conservation plan that includes biodiversity mapping to identify areas of high environmental value and inform future strategic planning and the associated constraints mapping **(medium term)**
- 5.1.C Council will review current zoning controls with respect to the potential for encroachment from development on natural areas. **(medium term)**

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## Planning Priority 5.2

Adapt to natural hazards and climate change

### Relationship to other plans and policies

Planning Priority 5.2 gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 16: Increase resilience to natural hazards and climate change*

### Actions

- 5.2.A Council will review and amend the LEP zones to restrict development in areas of bushfire hazard and high flood-risk constrained areas and areas of bushfire risk **(short term)**
  - 5.2.B Council will prepare a DCP that encourages design features of new development to respond to our variable climate and seasons as well as natural hazards such as fires and floods **(short term)**
  - 5.2.C Council will assess its carbon emissions footprint for all Council own facilities in the Shire and formulate a plan to reduce these carbon emissions, subject to receipt of appropriate funding **(medium term)**.
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## Planning Priority 5.3

Promote sustainable agricultural practices

### Relationship to other plans and policies

Planning Priority 5.3 is consistent with Council's CSP Principles:

- *Objective 4a: A community that thrives on sustainable farming practices.*
- *Objective 4b: Educate our future generations about the natural environment.*

Planning Priority 15 also gives effect to the *Riverina-Murray Regional Plan 2036* Directions:

- *Direction 15: Protect and manage the region's many environmental assets*

### Actions

- 5.3.A Encourage sustainable agricultural practices through DCP **(medium term)**

# REFERENCES

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