



# GOULBURN MULWAREE COUNCIL

## Local Strategic Planning Statement

Version	Comment	Date
1	For Exhibition	12 May 2020
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## Mayor's Message

The Local Strategic Planning Statement sets out a 20 year vision for land use in Goulburn Mulwaree including what we would like to preserve, and how growth and change will be managed into the future.

The document sets out planning priorities consistent with our strategic planning documents such as the Tablelands Regional Community Strategic Plan and Regional Economic Development Strategy along with Council's own strategic framework.

Ten planning priorities have been identified, and within each of these we have set short, medium and long term goals along with a vision for where we would like to be by 2040.

Primarily, we want to see our region continue to grow in a sustainable manner. We want to preserve our heritage, character, environment and space, but also build upon the services and facilities our community desire.

As stated in our vision, we are a proud modern city, located in a vibrant, growing rural region. Strategically located, we will continue to grow while ensuring our natural environment and rural landscapes are preserved. I certainly am looking forward to the progress over the coming decades.

**Mayor Bob Kirk**



## Acknowledgement of Country

We would like to Acknowledge and pay our respects to the Aboriginal Elders both past and present, as well as emerging leaders, and Acknowledge the traditional custodians of the Land of the Goulburn Mulwaree Local Government Area.

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# Abbreviations

ABS	Australian Bureau of Statistics
CBD	Central Business District (Goulburn)
Council	Goulburn Mulwaree Council
CRJO	Canberra Region Joint Organisation
CSP	The Tablelands Community Strategic Plan
DCP	Development Control Plan
DPIE	Department of Planning, Industry & Environment
DSP	Developer Servicing plan
EP & A Act	Environmental Planning & Assessment Act
ERP	Estimated Resident Population
FIFO	Fly in fly out (workers)
Forecast i.d.	Forecast i.d. – Demographic Resources
GM	Goulburn Mulwaree
GMC	Goulburn Mulwaree Council
.id	.id community – Demographic Resources (also known as profile i.d. or Forecast i.d.)
LEP	Local Environmental Plan
LG Act	Local Government Act 1993
LGA	Local Government Area
LLS	Local Land Services
LSPS	Local Strategic Planning Statement
NGO	Non-Government Organisation
RMS	Roads and Maritime Services (now Transport for NSW)
SEIFA	Socio- Economic Indexes for Areas – Australian Bureau of Statistics
SETRP	South East Tablelands Regional Plan
TfNSW	Transport for NSW – former RMS
TREDS	Tablelands Regional Economic Development Strategy
URP	Urban resident population
WSUD	Water Sensitive Urban Design

# 01 Introduction & Purpose

The Goulburn Mulwaree Local Strategic Planning Statement (LSPS) sets out a 20 – year vision for the future of the Goulburn Mulwaree Local Government Area (LGA) as it grows and changes.

Goulburn Mulwaree Council wants to ensure that the LGA continues to grow in a sustainable manner and respond to the unique environment in which it is situated. This LSPS is considered to be an opportunity to identify key issues and opportunities for managing urban, rural and natural environments.

As the LSPS shapes our decisions, it also meets the requirements under the Environmental Planning and Assessment Act, 1979 (EP&A Act). Every council in NSW is required to prepare and make an LSPS that includes the basis for strategic planning in its area having regard to economic, social and environmental matters. The LSPS must set out planning priorities that, in our case, are consistent with the:

- South East and Tablelands Regional Plan 2036
- Tablelands Regional Economic Development Strategy 2018-2022
- The Tablelands Regional Community Strategic Plan 2016-2036
- GMC Strategies, Delivery and Operational Plans

**A policy map is provided in Attachment 1.**

The LSPS must also include actions to deliver the planning priorities that are set out in this document, and the basis for how we will monitor and report on

the implementation of these actions. In this way the LSPS gives us the link between priorities and actions at a regional level into local plans for Goulburn Mulwaree. It allows us to plan for local changes such as new and diverse housing or better transport connections, within the broader context of the South East Tablelands Regions.

The LSPS provides context and direction for land use decision-making in Goulburn Mulwaree. It:

- Provides a 20 year land use vision for the LGA
- Outlines the characteristics that make our community unique
- Directs how future growth and change will be managed
- Informs changes to Goulburn Mulwaree Local Environmental Plan 2009 and Development Control Plan 2009.
- Gives effect to the state, regional and local strategies.
- Identifies where further detailed strategic planning may be needed.



# 02 Consultation

This draft LSPS has been developed based on information provided by our community, during recent consultation on a number of related projects including:

- The Tablelands Community Strategic Plan 2016 – 2036
- Draft Urban and Fringe Housing Strategy 2019
- Draft Social Sustainability Strategy and Action Plan 2019

**Common themes emerging from consultation are:**

- Maintain the heritage character of Goulburn
- Facilitate economic development to provide opportunities for the region's young people
- Take advantage of opportunities presented by our proximity to Sydney and Canberra
- Balance development with maintenance of quality of life particular to a regional city
- Access to local jobs and employment opportunities is important
- We have a strong services sector
- A desire for improved public transport
- Our community groups and organisations are important social connectors
- Mental health is an increasing challenge for the community
- Supporting vulnerable community members is important to our community.
- Climate change impacts including drought, fires and flooding impact on our community's wellbeing
- Our parks and open spaces are an important asset for our community

# 03 Vision or 2040

## We are a modern city located in a vibrant, growing rural region...

We are a modern, regional city strategically located to allow easy access to the major metropolitan centres of Sydney and Canberra; offering a lifestyle which blends rural living with city amenity. Our diverse economy is driven by the services we provide for the region but reflects our history as a centre for agricultural production. Our socially connected community enjoys modern facilities and an environment rich in historical and cultural heritage, representing both Aboriginal and European development. Our natural environment, bushland, parks and rural landscapes are intrinsic to the character of our city and villages.

Our sporting, cultural and civic areas are linked with a series of pathways and green corridors.

We have a diversity in housing choice and affordability with most housing located in Goulburn and Marulan. To support this housing there is access to services within Goulburn, which provides services at a regional level such as the upgraded Base Hospital.

Transport links via road and rail infrastructure to Sydney, Canberra and the South Coast facilitates industry and resident access to other areas.

Goulburn Mulwaree LGA provides the majority of employment, training and education opportunities for residents.

The local community is sustainable and resilient to the impacts of climate change and natural hazards such as flood and bushfires.



# 04 Goulburn Mulwaree Snapshot

Goulburn Mulwaree LGA is strategically situated on the Hume/ Federal Highways approximately 1 hour from Greater Sydney and 1 hour from Canberra within the Southern Tablelands of NSW and covers an area of 3,223km<sup>2</sup> with an elevation of 500 – 700m.

The LGA is located within the Sydney drinking water catchment with the confluence of the Wollondilly and Mulwaree Rivers being within Goulburn city.

Goulburn Mulwaree is home to 31,132 residents<sup>1</sup>, almost two thirds of residents live in the township of Goulburn, however there are also a series of towns, villages and rural localities that service local rural communities including Marulan, Middle Arm, Tarago, Tallong, Bungonia, Lake Bathurst, Towrang, Windellama and Parkesbourne.

Two major Aboriginal language groups were identified within the region at the time of European contact being the Gandangarra to the North and the Ngun(n)awal to the south (the original Tindale's 1974 map of tribal boundaries being based on language). However, boundaries are proximate and by the time languages were recorded in the 1890s local indigenous population had already experienced significant change<sup>2</sup>. The region was also traditionally a meeting place for many Aboriginal Groups. In 1818 Hume and Meehan first crossed the area where Goulburn was to be settled and by 1863, only 45 years later, Queen Victoria had declared Goulburn as Australia's first inland city.

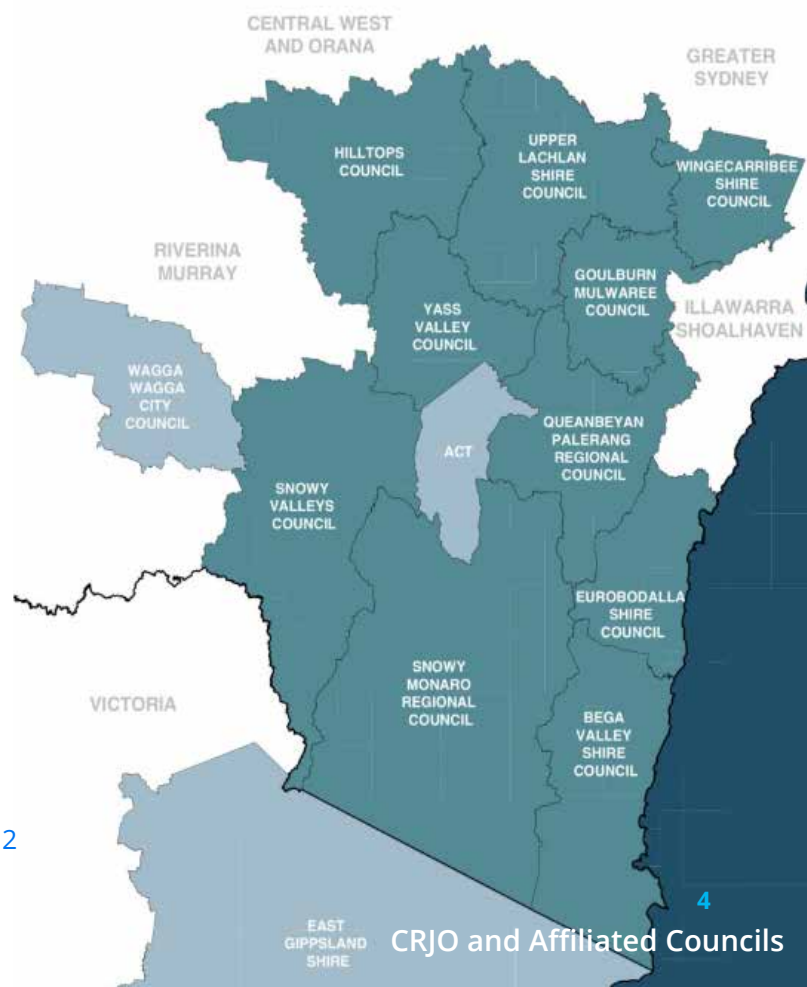
Goulburn's growth was underpinned by agriculture (in particular the wool industry), a short lived gold rush in the region and further enhanced by the railways, with development focused on Goulburn as a regional centre. The legacy of this is a wealth of significant heritage buildings and landscapes.

Over more recent decades, the economy has transitioned to a broader base, the top sectors by employment (2018/19)<sup>3</sup> in order of size (largest to smallest) are: health care and social assistance; construction, retail trade; public administration and safety; accommodation and food services; manufacturing; education and training; agriculture; forestry and fishing.

<sup>1</sup> ABS ERP 2019

<sup>2</sup> Goulburn LGA Aboriginal Heritage Study p.12

<sup>3</sup> Forecast i.d.



# 05 Goulburn Mulwaree Demographics

Given the size of Goulburn Mulwaree and the concentrations of population density in Goulburn and Marulan, the Forecast i.d. (Demographic Service) areas are used to differentiate statistics for Goulburn, Rural North and Rural South as per the diagram.

Since the Census only occurs every 5 years and the last Census was undertaken in 2016, Council uses Australian Bureau of Statistics (ABS) estimated resident population (ERP) data for the intervening period or Forecast i.d (private demographic service) data.



## 2016 Census Data

According to the 2016 census, Goulburn Mulwaree LGA was home to 29,609 people<sup>4</sup>. This population predominantly lives within Goulburn (23,320 people, 76% of the total population), with a further 16% (4,897 people) living in the Rural North and 8% (2,545 people) living in the Rural South.

## Population Increase between 2009-2019

From 2009 to 2019, Goulburn Mulwaree Council area's population increased from 26,695 to 31,132<sup>5</sup> people. This represents an average annual population change of 1.37% per year over the 10 year period.

Population 2020

**31,817**

Population 2036

**37,202**

Population 2020-36

**16.93%**

### GOULBURN

# 76%



22,651

Up until 2009, the LGA was experiencing a consistent decrease in population, however, since 2009 population has been increasing steadily at a rate of approximately 1.37% each year from 2009 - 2019.

Population Density by Location  
(ABS Census 2016)

### RURAL NORTH

# 16%

4,640

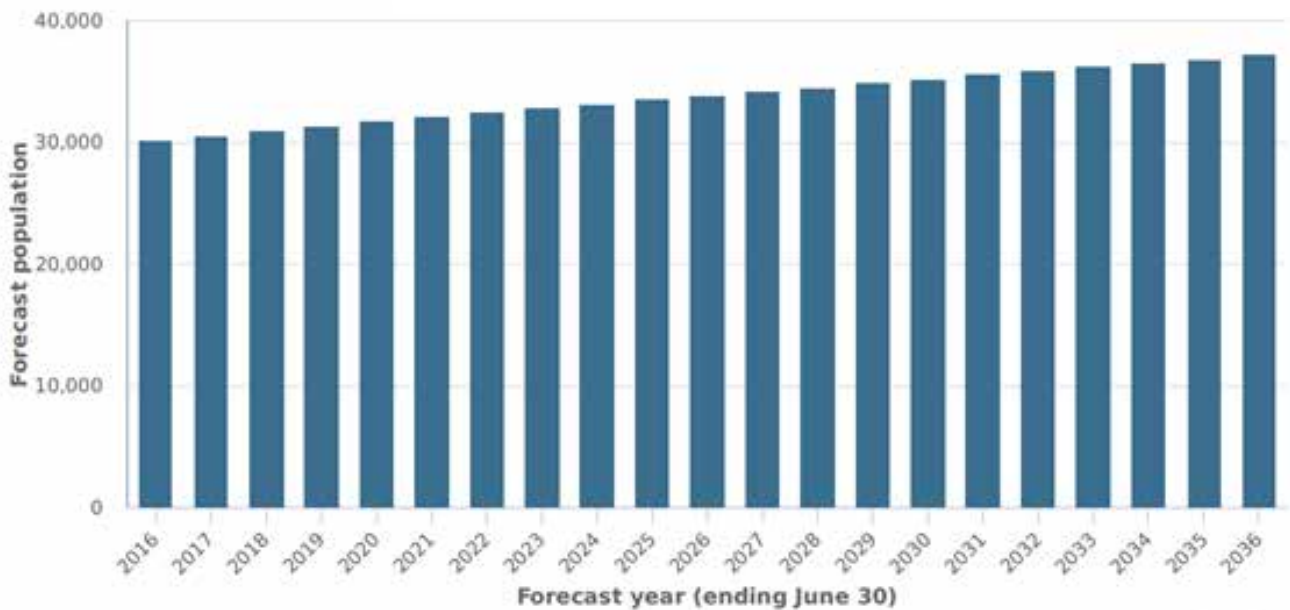
### RURAL SOUTH

# 8%

2,427

## Forecast population

Goulburn Mulwaree



Population and household forecasts, 2016 to 2036, prepared by .id, December 2017.



<sup>4</sup> ABS 2016 URP

<sup>5</sup> ABS ERP 2019

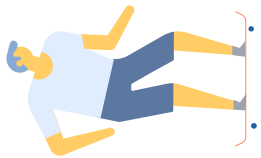
# IF THERE WERE 100 PEOPLE IN GOULBURN MULWAREE, THERE WOULD BE...



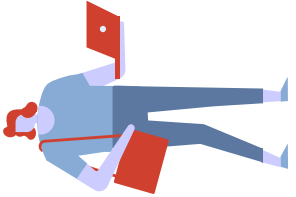
**6**  
Babies and pre-schoolers (0 - 4 years)



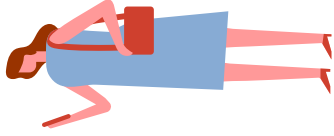
**9**  
Primary schoolers (5 to 11 years)



**7**  
Secondary schoolers (12 to 17 years)



**8**  
Tertiary education and independence (18 to 24 years)



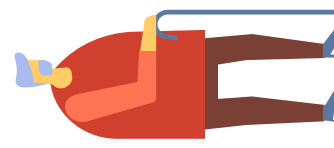
**12**  
Young workforce (25 to 34 years)

*How can Goulburn Mulwaree Council make sure the needs of children and young people are met?*

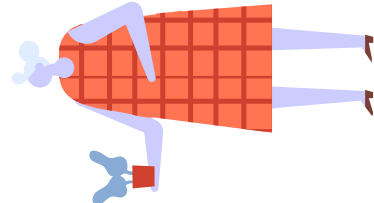


**19**  
Parents and homebuilders (35 to 49 years)

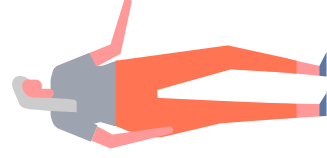
*While also meeting the needs of their ageing population?*



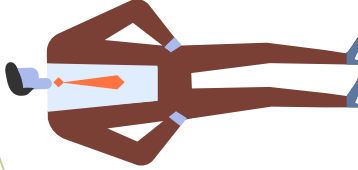
**3**  
Elderly (85 years and over)



**11**  
Retirees (70 to 84 years)

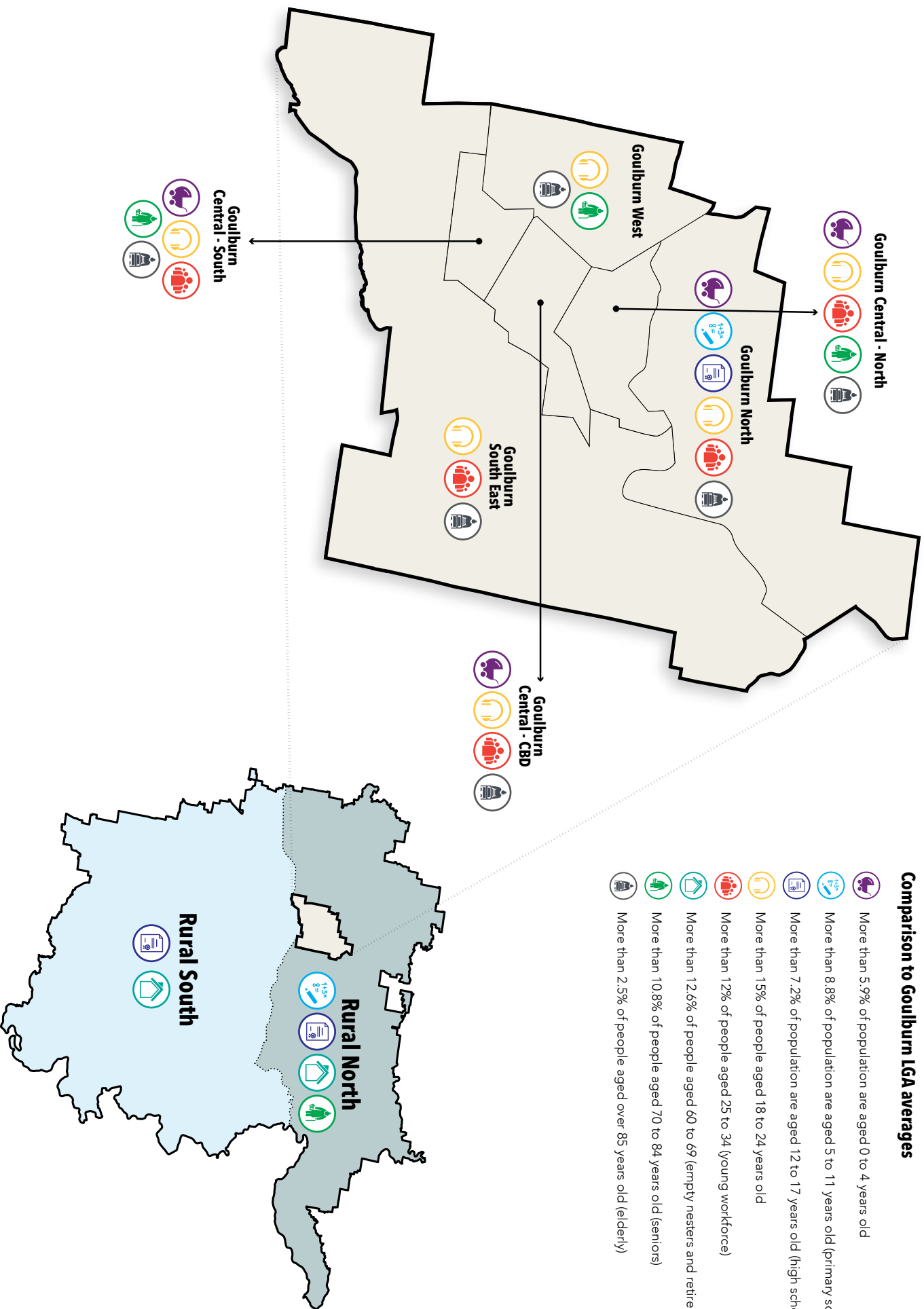


**13**  
Older workers and pre-retirees (60 to 69 years)



**13**  
Older workers and pre-retirees (50 to 59 years)

# Population Age and Distribution



**Goulburn Central - North**

**Goulburn North**

**Goulburn West**

**Goulburn Central - CBD**

**Goulburn South East**

**Goulburn Central - South**

**Rural North**

**Rural South**

# 06 Goulburn Mulwaree Strategic Context

Goulburn Mulwaree is located within the South East Tablelands and Canberra Regions (and is a member of the Canberra Region Joint Organisation of Councils <sup>6</sup>); and The South East Tablelands Regional Plan 2036 sets out the regional planning directions.

As Australia's first inland city, Goulburn is a strategic regional centre, which provides a variety of high order services such as a Public Hospital, NSW State Offices, Country Universities Centre, TAFE, NSW Police Academy, Local Court, Goulburn Correctional Facility, Cathedrals, Conservatorium of Music and Local Government services including: Council Civic Centre, Aquatic and Leisure Centre, Regional Art Gallery, Library, Museums and a Community Centre. Major regional transport corridors (Hume and Federal Highways) pass through the LGA connecting with Sydney, Canberra and Melbourne. The Main Southern Railway Line also passes through the LGA which has a number of stations including one within the Goulburn CBD.

The LGA is also strategically positioned to provide an alternative route to the South Coast via Nerriga. This route provides economic benefits in relation to heavy vehicles (as it is less topographically constrained than the northern passes to the coast) and offers an alternate tourist drive. The LGA also has major private infrastructure such as the Goulburn

Race Course, Speedway, Wakefield Park Raceway and Goulburn Airport.

In recent years State and Council investment in services and assets include a \$150 million redevelopment of Goulburn Base Hospital, a new wastewater treatment facility in Goulburn; a planned upgrade of the Aquatic and Leisure Centre, upgrades to Victoria Park (a regional park which has had a new adventure playground, a youth "Rage Cage" and new skate park installed) and a CBD enhancement program. Ongoing cultural projects like the Wollondilly Walking Track and adaptive re-use of the prominent heritage listed former Town Hall for a Performing Arts Centre, and the extension of the War Memorial Museum all contribute to community life.

The LGA is rich in natural, Aboriginal and European cultural and built heritage. The European heritage reflecting historical agricultural and gold mining booms that resulted in the construction of many significant buildings particularly within the Goulburn CBD. Goulburn and its surrounding towns and villages – including Marulan, Middle Arm, Tarago, Tallong, Bungonia, Lake Bathurst, Towrang, Windellama & Parkesbourne – combine an easygoing lifestyle and city accessibility. Residents take pride in the city's heritage and modern assets, strong arts and emerging entertainment scene, and economic opportunities.

<sup>6</sup> <https://crjo.nsw.gov.au>

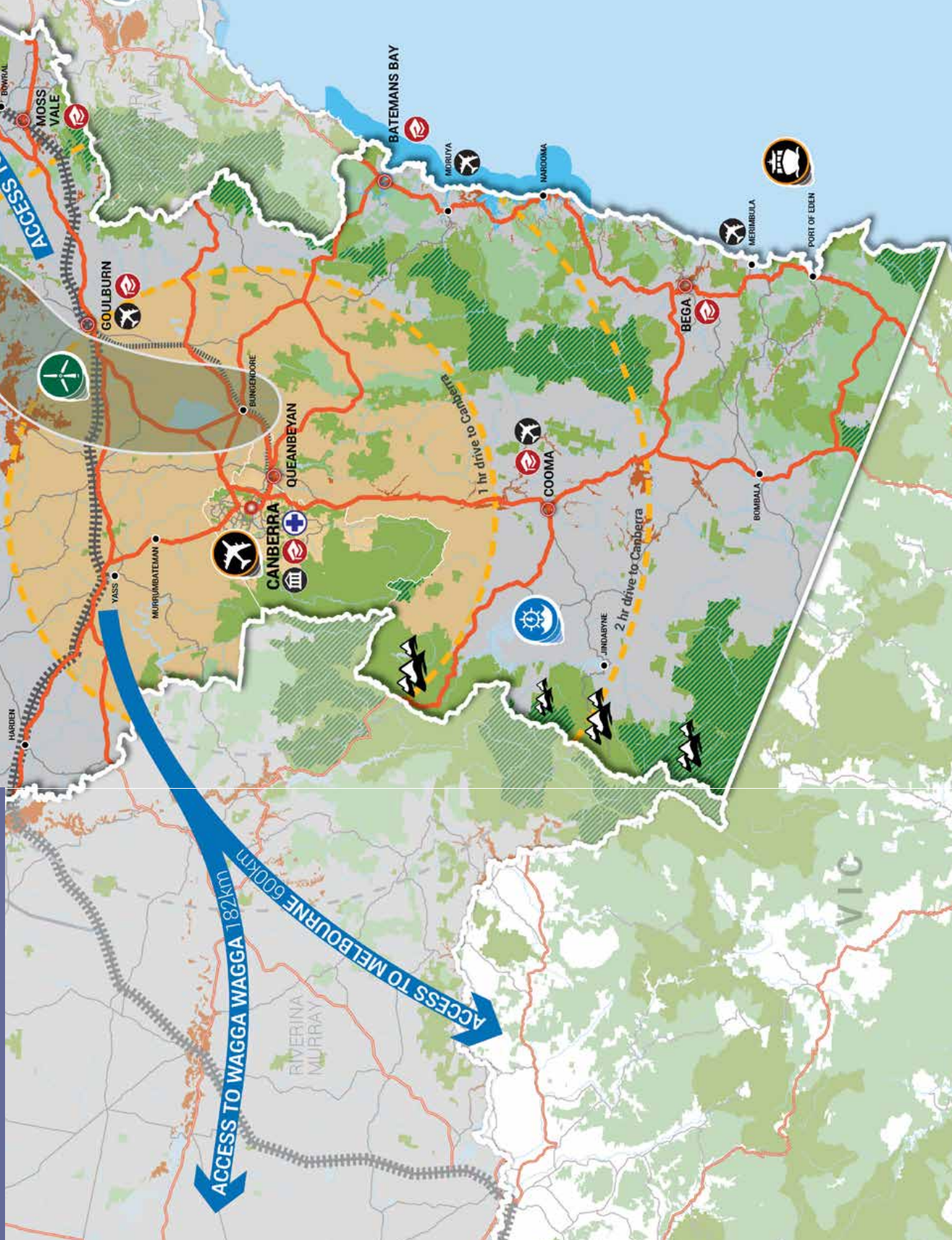
Affordable housing, a better cost of living and proximity to Canberra and Sydney, with easy access to the South Coast and the Snowy Mountains, attract new residents. Goulburn Mulwaree's population is projected to increase by at least 6,941 people by 2036, requiring more than 3,000 new dwellings as the trend is for decreasing household sizes (average occupation rate of 2.31 persons per household). While the city is expected to accommodate most of this growth, it will be a challenge to balance mixed land uses and densities, valued heritage assets, affordable housing prices and access to essential services. Goulburn Mulwaree LGA has expanded from its traditional agricultural base, with the region's largest employers being health care and social assistance, retail trade, construction and public administration and safety. Hard rock and limestone extraction at Marulan and the region's only bioreactor at Tarago contribute to local and national construction markets.

Agriculture continues to be a significant contributor to the economy with livestock meat processing being a significant sector.



# South East Tablelands Regional Context

	Strategic Centre
	Centre
	Interregional Connection
	Strategic Transport Link
	Main Southern Rail Line
	Rail Line to Canberra
	Canberra Airport – Global Gateway
	Port of Eden – Global Gateway
	Commonwealth Public Service
	University
	Regional Airport
	Tertiary Hospital
	Snowy Hydro Electricity
	Snowy Mountains
	Wind Farm Corridor
	National Park and Reserve
	State Forest
	Declared Wilderness
	Biophysical Strategic Agricultural Land
	NSW Marine Park
	Waterway





As an accessible location on Australia's arterial highway, home to an intermodal rail transport facility, and an hour from Canberra's 24-hour international freight airport, Goulburn Mulwaree is prepared to take full advantage of regional, inter-state and international markets.

An increasing number of start-ups, businesses and industries are taking advantage of the cost-effective opportunities and range of supporting and serviceable businesses available in the area.



# 07 Planning Priorities

Ten planning priorities for Goulburn Mulwaree are identified in this Statement:

1. Infrastructure
2. City, Town and Village Centres
3. Community Facilities, Open Space and Recreation.
4. Housing
5. Primary Industry
6. Industry and Economy
7. Sustainability
8. Natural Hazards
9. Heritage
10. Natural Environment

Each priority includes a vision for 2040, land use planning actions and timeframes. Timeframes for land use planning actions are prioritised as follows:

Short	1 - 3 Years
Medium	4 - 10 Years
Long	11 - 20 years

A map providing a locational context for strategic planning priorities is provided in Attachment 2.

There are related actions to some of the planning priorities which Council may undertake as separate actions. These are listed as Council actions rather than land use planning actions. This is in recognition of the broader role Council plays in strategic planning.

Links are provided where relevant to other documents which may provide a better understanding of an issue or further reading.

## Planning Priority 1: Infrastructure

### Existing Situation

Community infrastructure is largely centralised and located within Goulburn, with Marulan being the only other settlement within the LGA providing water and sewer infrastructure. Sufficient water supply is available for Goulburn and Marulan to meet the needs of housing identified to 2036. Goulburn's Waste Water Treatment Plant is recently completed and an upgrade is planned for Marulan. Council is currently exploring effluent reuse options as a possible second phase of work for the Goulburn Waste Water Treatment Plant.

A relatively low population in the rural areas results in extensive road networks which are expensive to maintain, furthermore, new link roads will be required in Goulburn if population continues to increase as projected. Goulburn and Marulan Centres are well serviced with community infrastructure

but new residential development on the fringes will need access to both. Goulburn and Marulan waste management centres are relatively close to the town centres and will require protection from more sensitive land uses such as residential development.

Stormwater strategies for Goulburn and Marulan are outdated and require review and potential upgrading.

Transport connectivity is a major consideration for Goulburn Mulwaree, and is highlighted as an important factor required for future growth.

Engagement, collaboration and partnerships with relevant stakeholders are an important aspect of ensuring proper consideration of all actions and undertakings which affect the community as a whole.



# Infrastructure

## Vision 2040

*Infrastructure meets the needs of a growing community*

## Challenges for Land Use

- Public transport timetables to Sydney and Canberra are limited via bus/rail.
- Council has an extensive road network which is maintained from council rates and grants. As a regional council finding adequate funding is difficult as there is a large length of road compared to the population.
- Limited capacity of local roads and freight networks to support safe and buffered haulage routes for new industries.
- Access to Hume and Federal Highways from Goulburn and Marulan currently requires some heavy vehicle movement through the town centres.
- Upgrades required to improve the heavy vehicle haulage route to the South Coast.
- Growth in Goulburn and Marulan will create a need for additional community infrastructure.
- Access to community infrastructure for rural areas.
- Proportionately high rate of residents without internet access.
- Protection of community infrastructure from encroachment by more sensitive land uses.

## Planning Principles

- Ensure planning decisions protect essential infrastructure assets including water, freight corridors, waste and sewerage management facilities from encroachment by more sensitive or unsuitable uses.
- Work with the NSW Government and agencies to improve public transport services to Canberra and Sydney, including investigation of a fast rail link, with Goulburn Station to remain located in the CBD.
- Identify, maintain and upgrade essential community infrastructure in the main population centres of Goulburn and Marulan to meet contemporary standards.
- Improve the active travel and public transport networks for existing and new urban areas where possible.
- New development and planning decisions provide for adequate infrastructure (water, sewerage, stormwater management) to accommodate new development.

## Actions - Planning

	Action	Timeframe
1.1	Review infrastructure funding within Developer Contributions Plans (Section 7.11 and 7.12 plans under EPA Act, and Section 64 LG Act).	Short
1.2	Upgrade Hume Highway access to North Goulburn and South Marulan	Medium – Long (industry and economy)
1.3	Upgrade the East-West haulage route from Nerriga to Goulburn.	Medium (as per above)
1.4	Planning decisions at all levels made to protect essential infrastructure such as water/waste sewerage facilities from encroachment from other land uses.	Ongoing

## Actions - Council General

- Marulan sewer system upgrade.
- Advocate for State to improve digital connectivity for our rural areas.
- Advocate for State to improve public transport timetables for bus and rail to Sydney and Canberra.

## Related Policies and Plans

- SE Tablelands Regional Economic Development Strategy.

## Planning Priority 2: City, Town and Village Centres

### Existing Situation

Goulburn Mulwaree is uniquely placed in that the area's population is centred on the city of Goulburn. The Goulburn core central business district (CBD) is relatively large covering an area of 48 hectares and broader CBD area covers 132 hectares, and contains attractive heritage buildings, streetscapes and precincts such as that around Belmore Park.

The Goulburn CBD is a major retail and government administrative centre. Commercial and retail development is focused on the ground floors of existing buildings with upper storey areas underutilised.

It is envisaged that despite the impacts from online retailing, the population growth identified in the Urban and Fringe Housing Strategy will provide some impetus for businesses in the CBD. Improvements to CBD infrastructure will also support additional retail, commercial and residential growth. Growth in Goulburn must be balanced with maintaining its strong sense of place

by encouraging adaptive reuse of heritage items and maintaining streetscapes. Supporting or supplementary infrastructure will be encouraged to enhance the sense of place and highlight heritage or contributory items.

Encouraging additional residential development within the CBD will assist to revitalise the centre, make better use of existing infrastructure and provide a greater range of dwelling types which are less reliant on private transport.

Each of Goulburn Mulwaree's towns, villages and localities have their own distinct character, constraints and opportunities. In recent times either Council or local extractive industries have funded plans for Marulan and Tarago. These plans identify a number of capital works/civic improvements for these centres. A combination of these plans identifying civic improvements and review of precinct character planning provisions in Council's Development Control Plan is required.



## Vision 2040

*Vibrant, accessible town centres which provide a range of services to meet the community's needs.*

## Challenges for Land Use

- Encouraging urban development and renewal whilst highlighting and enhancing a sense of place.
- Currently very little night time activity in the Goulburn CBD.
- The Goulburn CBD is bounded to the East/South East by the Main Southern Railway Line and the Mulwaree Ponds/River with associated parkland and suburb of Eastgrove. Improved connectivity to the eastern side of Goulburn to the CBD is considered to be of benefit to the liveability and productivity of the CBD area.
- Traditional retail is under threat from online shopping, it is important to recognise and enhance the values associated with this key public domain.
- Maintaining Goulburn's CBD as the main retail precinct in Goulburn, whilst also ensuring that new essential retail services are also provided within walking or riding distance of new residential areas on the outskirts of Goulburn.



## Planning Principles

- Ensure an appropriate mix of development within Goulburn CBD while maintaining its character and sense of place.
- Increase residential occupancy in Goulburn CBD, including activation of shop-top housing, whilst promoting an active main street and commercial centre.
- Undertake place-based planning appropriate to the hierarchy and role of Goulburn, towns, villages and rural localities, as reflected in the Tarago and Marulan Village Plans.
- Enhancement of town and village centres via promotion of urban design principles which identify and articulate a sense of place for each settlement.
- Encourage a vital night time economy in the Goulburn CBD.

## Actions - Planning

	Action	Timeframe
2.1	Review LEP and DCP provisions including height, FSR and car parking controls to facilitate urban renewal of the Goulburn CBD.	Short
2.2	Review Employment Lands Strategy recommendations for Goulburn CBD and inclusion of retail hierarchy study/ recommendations for Goulburn.	Medium
2.3	Prepare a Night Time Economy Strategy for Goulburn CBD	Medium
2.4	Review Council's Development Control Plan, to include character precincts to emphasize individual character areas.	Short
2.5	Consider and implement a range of urban design and land use planning strategies to create healthy built environments	Ongoing





Belmore Park, Goulburn

### **Actions - Council General**

- Promotion of Goulburn Mulwaree as a destination.
- Continue to fund or support modern art installations.
- Streetscape/urban design improvements in main streets.
- Main street maintenance/enhancement grants.
- Retail occupation audit in Goulburn CBD.
- Swap the classified road status of Auburn Street with Sloane Street to facilitate streetscape/landscape enhancements on Auburn Street.
- Upgrade railway crossings on Blackshaw Rd, Goulburn to allow for better connectivity between the CBD, riverside parkland and Eastgrove.
- Survey and investigate a pedestrian crossing of the railway line to link the Goulburn Visitor Information Centre car park with parklands fronting Mulwaree Ponds.
- Construct a pedestrian link from Victoria Park via Belmore Park and Montague Street to the proposed Mulwaree Ponds green space.

### **Related Policies and Plans**

- Goulburn CBD Studies by EDAW and Space Lab
- Tablelands Regional Economic Development Strategy
- NSW DPIE Character Guidelines
- Urban Design for Regional NSW, NSW Government Architect
- Minimising the Impacts of Extreme Heat: A Guide for Local Government

## Planning Priority 3: Community Facilities, Open Space and Recreation

### Existing Situation

Goulburn Mulwaree as a regional centre enjoys an extensive array of public community facilities including: bushland reserves, river foreshore reserves and walkways, regional parks, local parks, museums, library, regional art gallery, community centre, aquatic centre, sports grounds, enclosed sporting area and show ground. Goulburn as a regional centre is the most appropriate location for regional level cultural and sporting facilities.

Council will continue to provide a series of pathways to link areas of open space. In addition to the ongoing development of the Riverside Walk, there are opportunities to link other facilities including the wetlands, heritage sites, cultural and civic areas. Casual walking is identified as the most common recreation activity and the ongoing development of linkages between facilities will enhance this activity.

There is an oversupply of local pocket parks within specific precincts within Goulburn,

however, these parks contribute to the character of the city and are integral to the amenity and heritage values of residential areas. The oversupply of local parks allows Council and the community to focus on the potential public use of these spaces. It is common for residents to expect that all parks will be mown, irrigated, and have play facilities, at considerable cost to Council. However, there is an opportunity to further consider the diversity of functions and types of parks available and explore opportunities for rationalisation of some parks with a focus on regional facilities. Regional facilities include the upgrades to Victoria Park, upgrade of the Aquatic Centre and Regional Hockey Facility.

Cultural enrichment is a focus for the community with recent upgrades to the Rocky Hill War Memorial and Museum; renovations to St. Clair Museum and to the Regional Art Gallery. Council has also committed to build a Performing Arts Centre.

### Vision 2040

*Physical, social and cultural activity is supported by a range of facilities and shared spaces.*

### Challenges for Land Use

- An accessible interconnected range of open space facilities.
- An appropriate mix of local and regional facilities to service growing populations in towns and the broader rural communities.
- Cultural facilities and opportunities that befit a regional centre.
- A higher rate of overweight and obese persons compared to the average across NSW.

## Planning Principles

- Advocate for funding from government, sporting groups and NGO's to upgrade sporting and recreational facilities to meet community demand. Plan and secure funding for facilities and spaces that foster healthy, creative, culturally rich and socially connected communities, which are of a standard that reflects Goulburn's status as a regional centre
- Ensure new subdivisions and development includes open space using both natural systems such as riparian corridors and areas for active recreation use and provides pedestrian cycle connectivity to existing footpath and cycleway networks.
- Identify, plan and embellish multi-purpose regional parks and sporting facilities within Goulburn.
- New land releases for housing development have appropriate master planning for open spaces and site specific DCP requirements

## Actions - Planning

	Action	Timeframe
3.1	Adopt, implement and monitor a Recreational Needs Strategy and its actions.	Short
3.2	Implement and monitor a Social Sustainability Strategy and its actions.	Short
3.3	Review and update Plans of Management.	Short
3.4	Continue to develop the riverside pathways.	Ongoing
3.5	Update Council's Bicycle Strategy 2008 – 2018.	Short
3.6	Update developer contributions plans to ensure appropriate funding of open space and consider options such as differential rating of properties in new urban release areas to fund additional open space maintenance.	Short

## Actions - Council General

- Continue to investigate funding opportunities for the Goulburn to Crookwell Rail Trail.
- Continue to investigate/ develop a Regional Hockey Facility.
- Continue to develop the Performing Arts Centre, Community Centre and Aquatic Centre re-development.
- Continue to undertake community cultural events.

## Related Policies and Plans

- NSW Cultural Infrastructure Plan 2025 +





## Planning Priority 4: Housing

### Existing Situation

Housing in Goulburn Mulwaree is primarily located within Goulburn, although in recent years Marulan has been rapidly growing. Overall the population has been growing steadily over the last decade at around 1.3% per annum. The focus on housing provision is largely on Goulburn and Marulan being the only two urban areas which are serviced with reticulated town water and sewer services. Furthermore, these areas provide better access to employment, services and public transport.

There is very little diversity of housing in Goulburn and Marulan which is an issue which needs attention. Goulburn Mulwaree's population is aging and the household size projected to fall between now and 2036. These factors will drive a greater demand for a diversity in dwelling types. In the Goulburn Mulwaree, the

'lowest' income quartile was the largest group in 2016, comprising 31 per cent of households with income, therefore there is an identified need for affordable and social housing. Waiting times for public housing for dwellings under three bedrooms in size is between 5 and 10 years and three-bedroom properties have wait times of 2 to 5 years. This indicates there is a significant lack of public housing in general, and particularly studio and one bedroom dwellings available within Goulburn. Combined with the increasing number of lone person households, there is expected to be a higher demand for one bedroom dwellings. Accordingly, Council will continue to advocate for increased affordable and social housing provision and to consider changes to planning provisions where necessary to facilitate this form of housing.

Council's Draft Urban and Fringe Housing Strategy vision is of the delivery of housing that:

- Encourages higher density residential development closer to the Goulburn CBD.
- Relies on the already zoned urban land to continue to deliver infill and medium density housing in suitable locations.
- Considers sites on a merits-basis where serviced lots within the existing urban footprint become surplus to needs, or the land uses change.
- Maximises the use of existing infrastructure and minimises the cost of development to Council and the community.
- Encourages and meets the demand for a range of lot sizes and dwelling types.
- Provides adequate open space, green linkages, and opportunities for walking and cycling.
- Considers opportunities for larger lots, especially around Marulan, with a suitable supply of land for this purpose provided for to 2036, identified within the Strategy.
- Recognises that rural residential subdivision is land intensive, therefore proposals to rezone to urban residential or to reduce minimum lot sizes outside the areas nominated in this Strategy will generally not be considered by Council.
- Avoids environmentally sensitive areas and areas of high value conservation and natural hazards.
- Meets the strategic direction articulated in the Regional Plan.
- Council will continue to review planning controls provisions to better utilise existing urban areas for housing whilst also providing for employment lands, open and green spaces.

## Challenges for Land Use

- Sustained population growth and aging essential infrastructure such as community and public housing.
- Aging population and reduction in household size over time.
- Lack of diversity in housing stock in relation to affordability, size, style and adaptability.
- Significant areas of relative disadvantage in the Socio- Economic indexes for Areas (SEIFA) (ABS).
- Social housing is aging and waiting times are significant, studio and one-bedroom properties have the longest wait time of more than 10 years.
- Access to services for residents in rural areas.
- Rural residential development is land intensive and potentially causes land use conflict with rural land uses.
- Meeting housing supply and type for a growing population.
- Identifying constraints and opportunities for residential development in the villages.

## Vision 2040

*A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.*

### Planning Principles

- Goulburn continues to be the focus of housing growth for the region.
- Collaborate on housing affordability and social housing provision with NSW Government and Not for Profit housing providers.
- Identify fully serviced precincts within or in proximity to the CBD where medium to higher density residential development is suitable.
- Ensure that residential development is supported by relevant infrastructure.
- Facilitate a broader range of housing types to meet the needs of a changing population – ageing, smaller households etc.
- Housing is contextual, well designed and liveable.

### Actions - Planning

	Action	Timeframe
4.1	Implement and monitor an Urban and Fringe Housing Strategy	Short
4.2	Review planning provisions to improve aged, social and affordable housing supply.	Short - Medium
4.3	Prepare a Villages Strategy, to identify what if any capacity the relevant villages have for further growth.	Medium
4.4	Monitor the take up of shop top housing, and housing supply/demand in the CBD.	Ongoing

### Actions - Council General

- Continue to work with NSW Land and Housing Corporation and the Department of Family and Community Services on Place Plans.
- Continue to work with Government and Non-Government Organisations on the provision of affordable and social housing.
- Promotion of Goulburn Mulwaree as a lifestyle alternative.



# Planning Priority 5: Primary Industry

## Existing Situation

Goulburn Mulwaree's rural areas play a significant role in the shaping of our past, present and future. Council's planning provisions need to ensure that there are adequate protections in place for agricultural land such as from encroachment by more sensitive uses such as residential.

The rural economy makes a significant contribution to the Goulburn Mulwaree economy, the largest commodity being meat processing which accounted for 68.6% of Goulburn Mulwaree's total agricultural output in value terms. The largest exporting industries by value are sheep, grains, beef and dairy cattle; and meat and meat product manufacturing. Sheep, beef cattle and grain farming is a key industry, making up 8.6% of employment<sup>7</sup>. Proximity to Canberra Airport, which has now introduced freight services, creates opportunities for additional markets for meat processing.

Renewable energy and extractive industries are growing sectors in Goulburn Mulwaree, however, ideally should not compete for land identified as being of prime crop and pasture potential. Areas of higher crop and pasture potential in our area tend to be lower lying areas surrounding water courses. Currently the Department of Primary Industries (Agriculture) is preparing regional maps to identify important agricultural land. This mapping combined with mapping identifying mineral resources and buffers will contribute to Council preparing a Agriculture and Resource Lands Strategy. Historically Goulburn Mulwaree has been

the source of natural resources such as gold, limestone, hard rock, sandstone, granite, marble, slate, zinc, copper and silver. Extractives in our LGA are dominated by non-metallic mineral mining and quarrying. The overall mining sector has had the largest economic value in growth output increase out of any economic sector. Extractive industries through developer contributions and charitable funds assist with financing road upgrades and community facilities. However, these industries also add significant heavy vehicle traffic to roads and can cause other environmental issues if not appropriately managed. Decommissioned quarry and mines sites that have not been revegetated or rehabilitated (in some cases this is due to the sites predating the current planning system) can also pose problems. They can also provide opportunities such as the Veolia bioreactor at Woodlawn.

The main zones which facilitate rural uses under the GM LEP 2009 are the RU1 Primary Production and RU2 Rural Landscape zones. Approximately 9500ha in various locations is zoned RU6 Transition. This area is excessive and goes well beyond that required to manage interface issues between rural land use and residential land use. However, the range of permissible rural land uses is limited within this zone which potential sterilises the agricultural capacity of affected land. Furthermore, the title of the zone is suggestive of transition to residential usage which is misleading. A review of the extent of the RU6 Transition zone is therefore considered a priority.

## Challenges for Land Use

- Identification and management of important agricultural land.
- Identification and management of natural resources.
- Land use interface between extractive industries and agricultural uses.
- Land use interface between primary industry and residential development.
- Access for primary industry to markets.



## Vision 2040

*Primary resource land is a valued asset; and primary industry is a significant economic sector within the LGA which contributes to positive environmental and social outcomes.*

### Planning Principles

- Ensure local planning provisions provide adequate protection for primary industry activities while also balancing the interests of the community.
- Support localisation of the agricultural processing supply chain in particular livestock processing.
- Promote renewable energy projects.
- Collaborate with the NSW Government to improve access to transport corridors for freight/bulk haulage for agricultural and extractive industries such as East West route.
- The co-location of renewable energy projects should occur where possible, in order to maximise infrastructure, including corridors with access to the electricity network.

### Actions - Planning

	Action	Timeframe
5.1	Prepare an Agriculture and Resource Lands Strategy	Short
5.2	Identify potential resource lands and appropriate buffers in the LEP and update DCP provisions to protect resource lands.	Medium
5.3	Identify and protect extractive resources, haulage and freight routes in LEP or DCP as areas where residential development/ access is to be avoided.	Short
5.4	Identify and upgrade key livestock and freight routes into and out of the LGA	Medium
5.5	Review heavy vehicle haulage provisions in Developer Contributions Plan/s.	Medium

### Actions - Council General

- Grow agricultural based tourism and events.
- Promoting Goulburn Mulwaree as a destination for tourism.
- Attending Community Consultative Committees for State Significant Development.

### Related Policies and Plans

- GM Rural Living Handbook
- LLS Rural Living – A guide for rural and rural residential landholders for the South East Region

<sup>7</sup> 2016 Census of Population and Housing

## Planning Priority 6: Industry and Economy

### Existing Situation

The majority of residents are employed within Goulburn Mulwaree which reinforces the position of Goulburn as a regional city centre. To ensure that the LGA provides for ongoing employment associated with growth in the housing sector, areas of existing productivity need to be supported with additional opportunities for diversity identified.

The top three industries in which workers are employed are health care and social assistance; public administration and safety, and retail trade; and in recent years, there has been growth in the manufacturing sector.

Access to heavy vehicle haulage routes to/from Goulburn and Marulan is also considered important for local industry and the economy (**refer to Community Infrastructure Section**).

NSW has made a significant investment in Goulburn with the NSW Police Academy and Driver Training Centre and Goulburn Correctional Centre. The \$150 million upgrade to the Goulburn Base Hospital will provide a stimulus to the growing health and services sector. Ancillary medical and health services facilities may

also be attracted to Goulburn. The new Base Hospital will include a palliative care unit as well as a range of other services. This may provide opportunities for additional growth in the aged services sector and other associated health services industries. Value adding to local State infrastructure and ongoing development of State infrastructure will be important for local industry and the economy.

Goulburn Mulwaree has a strong history and association with motor sports, the area has a Speedway and Motor Cross Track in Goulburn, Wakefield Park Raceway outside of Goulburn and a racetrack at Marulan.

Goulburn Mulwaree is also a centre for equine pursuits and animal racing. Goulburn has two horse racing tracks, with gallopers located at the Goulburn Race Course and Harness Racing Club and Greyhound Racing at the Goulburn Recreation Area.

The region has seen incremental growth over the last ten years in its visitor economy particularly in sports tourism and events. Council has an important role in leading the development and promotion of tourism and events to create awareness of the area as a tourism destination.

## Challenges for Land Use

- Local employment is available for a growing population, opportunities to attract employment generating business need to be maximised.
- Shortage of short term accommodation for fly in fly out (FIFO) workers and medical personnel.
- Identifying opportunities to value add upon State infrastructure investment.
- Heavy vehicle haulage access to Hume Highway and East – West route to South Coast.



## Vision 2040

*Local industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change.*

## Planning Principles

- Collaborate with other levels of government, industry and other stakeholders to identify, plan and secure investment for infrastructure required to support growth and sustainability in the region.
- Engage with major NSW State Government stakeholders particularly Police, Corrective and Health Services to maximise opportunities for economic development associated with the NSW Police Academy, Goulburn Correctional Centre and Goulburn Base Hospital.
- Improve connectivity of Goulburn and Marulan to Hume Highway.
- Advocate for digital connectivity: reliable 4G and NBN internet access, improved mobile reception for rural enterprises.
- Manage the interfaces between industrial, rural and urban services land and other uses.
- Support the night time economy and develop strategies to make Goulburn CBD more active at night.

## Actions - Planning

	Action	Timeframe
6.1	Review and update the Economic Development Strategy, taking into account identified endowments and specialisations and areas of opportunity identified in regional planning documents.	Medium
6.2	Review and update the Employment Lands Strategy 2016	Medium
6.3	Develop a health precinct around Ross Street, Goulburn	Short

## Actions - Council General

- Develop and grow the visitor economy.
- Apply for funding with relevant Councils to upgrade the haulage route from Nerriga to Goulburn (East - West link Hume Highway/Goulburn to south coast).
- Continue to monitor the occupancy rate of commercial/ retail buildings in the Goulburn CBD.
- Promote our competitive advantages to businesses considering relocating or struggling with high operating costs and overheads in Sydney, particularly industries leaving Sydney due to second airport and growth western Sydney/Sydney generally.

## Related Policies and Plans

- Refer also to the Community Infrastructure Section.
- Southern Tablelands Regional Economic Development Strategy
- Goulburn Mulwaree Destination Action Plan 2020 - 2025



# Planning Priority 7: Sustainability

## Existing Situation

Goulburn Mulwaree is exposed to extremes of climate, with cold winters and hot summers. Across the South East and Tablelands Region, average maximum and minimum temperatures are expected to increase in the near (2020-2039) and far (2060-2079) future.

Studies have shown that urban green corridors, particularly street trees, significantly contribute towards localised reduction of the impacts of heat within built environments. Green grids are mainly comprised of street tree planting which aligns well with our traditional streetscapes. Goulburn in particular has the advantage of potential connections of street tree green grids with natural green grids being the Wollondilly and Mulwaree Rivers. Water bodies (the “blue grid”) naturally provide a cooling effect which can be distributed via the street tree linkages and urban drainage features (through the use of water sensitive urban design). The recent upgrade of the Goulburn sewerage treatment plant also provides opportunities for use of recycled water in industry, open spaces and streets reducing pressure on potable supplies.

Building climate resilience will be increasingly important for the long term health and sustainability of our area’s community and environment. Housing stock if appropriately designed can be made more resilient to extremes of weather. Currently building sustainability is regulated by BASIX controls and Part J provisions in the Building Code of Australia. These provisions are considered to be minimalistic and could be improved to be more regionally specific and relevant.

Council has initiated programs to reduce carbon emissions and to manage energy, water and waste more efficiently, these projects include: changing street lighting over to LED luminaires, a solar energy project at the Goulburn Wastewater Treatment plant and the installation of solar panels on Council buildings and facilities.

Council needs to provide waste and recycling services and infrastructure to meet the needs of the growing community in such a way that it achieves environmental and sustainability improvements. Council has committed to ongoing improvements but needs to work toward a circular economy with local reuse and recycling options.



## Vision 2040

*A sustainable environment which utilises best practice to minimise waste and maximise renewables.*

### Challenges for Land Use

- Supporting increased take up of renewable energy generation and use.
- Building stock upgraded or designed to be resilient against extremes of climate.
- Management of the impacts of heat in the urban environment.
- Provision of waste management facilities that supports a circular economy with local reuse and recycling options.

### Actions - Planning

	Action	Timeframe
7.1	Review energy, water and waste provisions in planning provisions	Medium
7.2	Expand Council's Climate Change Adaption Risk Management Plan to sit under a broader Climate Change Policy to include recommendations for amended planning provisions, to facilitate resilience in building/housing stock to climate extremes, with subdivisions to include measures for urban cooling "connecting to the Green/Blue Grid".	Medium
7.3	Advocate that the State Government to increase the requirements of the Building Sustainability Index (BASIX) and Part J requirements under the Building Code of Australia.	Short
7.4	Increase the uptake of WSUD principles including stormwater capture, treatment, and recycling, in new and existing developments and urban designs.	Ongoing

### Planning Principles

- Improvement of community, industry and business energy, water and waster efficiency.
- Incorporate best practice energy, water and waste management in new development.
- Promote uses of water through development that promotes green corridors and urban cooling.
- Improve connectivity via a "Green Grid" of tree canopy cover between urban areas and natural areas such as the rivers within Goulburn.
- Building design is to be resilient to extremes of climate.

### Actions - Council General

- Investigate funding options for recycled water reuse to be extended throughout Goulburn to facilitate public domain plantings and the implementation of a "Green Grid".
- Council's Sustainability Committee to regularly review and update Council's Sustainability Plan and Action Plan to include broader recommendations beyond organisational sustainability.
- Review and update the Climate Change Risk Adaptation Action Plan 2009.
- Implement reduce, reuse recycle principle for waste management.
- Collaborate with the CRJO and industry on a regional response to waste.
- Upgrade to Goulburn Waste Management Facility.

# Planning Priority 8: Natural Hazards

## Existing Situation

More frequent and severe heatwaves, droughts, storms, bushfires and floods are predicted for the LGA as the climate continues to change.

The South East and Tablelands Region is expected to experience an increase in average and severe fire weather in the near future and far future. The increases in average and severe fire weather are projected to occur mainly in spring and summer. Although the increases in severe fire weather are relatively small in magnitude (up to two more days every five years by 2030) they are projected to occur in prescribed burning periods (spring) and the peak fire risk season (summer). Autumn is projected to have a decrease in severe fire weather days. As fire weather measurements take into account rainfall, it is likely that the decrease in FFDI is due to projected increases in autumn rainfall across the region.

The City of Goulburn is located immediately upstream (west) of the confluence of the

Wollondilly and Mulwaree Rivers. Historically, mainstream flooding due to the Wollondilly and Mulwaree Rivers at Goulburn has been a relatively infrequent occurrence, however the impact of flooding is significant to the community. Historic newspaper articles indicate that major flood events, known to have caused flooding of properties in Goulburn, have occurred in April 1870, July 1900, June 1925, June 1950, October 1959, November 1961 and August 1974. More recently, significant flooding in Goulburn has occurred in August 1990, December 2010, March 2012 and June 2012.

Extended periods of heat and decreasing rainfall and drought has recently seen the extension of the bushfire period. The majority of Goulburn Mulwaree with the exception of central urban areas is identified as bushfire prone land. It is important to ensure that new subdivisions and development is located and designed in a manner to ensure that public safety is maximised.

## Challenges for Land Use

- Projections for the region's annual average rainfall span both drying and wetting scenarios for the near and far future. However, all models agree that spring rainfall will decrease. Rainfall changes are also associated with changes in the extremes, which could affect the severity of flood and drought.
- Reduced rainfall periods will exacerbate risk of bushfire and extend bushfire period.
- More frequent and severe heatwaves, droughts, storms, bushfires and floods are predicted for the LGA as the climate continues to change.





## Vision 2040

*Natural hazards are identified, planned for and mitigated where possible throughout the planning process.*

### Planning Principles

- Public facilities to include climate extremes mitigation measures.
- Identification and mitigation of vulnerabilities to natural hazards is incorporated into planning provisions.
- Local hazard risk assessments inform land use planning decisions so as to not increase the population at risk or the demand on emergency services.
- Consideration of updated climate information to be undertaken in Council decision making.

### Actions - Planning

	Action	Timeframe
8.1	Maintain an updated Floodplain Risk Management Study and Plan for Goulburn city	Ongoing
8.2	Update planning provisions for flooding both within identified flood study areas and generic provisions for areas without flood studies	Short
8.3	Prepare a flood model for the LGA to assist and inform planning outside the urban areas	Short
8.4	Identify shortfalls in infrastructure for urban drainage where affected by localised flooding	Short
8.5	Maintain updated developer contributions/developer servicing plans (DSPs) for urban drainage	Short (and Ongoing)
8.6	Prepare a Bushfire Management Strategy as a part of the planning for urban growth.	Short
8.7	Maintain up to date bushfire prone land mapping.	Ongoing

### Actions - Council General

- Investigate grant funding for further flood studies and mitigation works.
- Liaison and coordination with State agencies to ensure appropriate identification, management, mitigation and response to natural hazards is undertaken.

### Related Policies and Plans

- GM Sustainability Policy
- GM Climate Change Risk Management Plan, 2009
- South East Tablelands Climate Change Snap Shot, Adapt NSW
- Integrated Regional Vulnerability Assessment: SE NSW, NSW Office of Environment and Heritage, 2012

# Planning Priority 9: Heritage

## Existing Situation

The LGA enjoys a rich Aboriginal and European cultural heritage with over 500 individual items of heritage identified within Council's LEP and a very large heritage conservation area identified within central Goulburn and smaller heritage conservation areas on the periphery of Goulburn and in South Marulan and Bungonia.

Council's Aboriginal Heritage Study 2012 identifies management recommendations for Aboriginal cultural heritage, including the need for site specific assessment of potential at relevant stages of the planning process. Furthermore, any such assessment of cultural heritage sites must be in consultation with the Aboriginal community.

The extensive nature of heritage in the LGA and in particular the rural areas requires support and management, with development posing

a risk to heritage if appropriate identification of potential sites has not been undertaken.

Whilst assessment of individual European heritage items and conservation areas (particularly urban areas) has been extensive, assessment of cultural heritage landscapes within the LGA has not been undertaken - this is considered to be an area for further study.

There are some significant heritage properties which are currently abandoned or in a state of disrepair which poses a challenge to both landowners, Council and State government.

## Vision 2040

*Goulburn Mulwaree's cultural heritage is conserved, actively adapted for use (where appropriate) and celebrated.*

## Challenges for Land Use

- Ensuring the promotion of heritage as an opportunity rather than constraint to development.
- Ongoing consultation is maintained with all relevant bodies.
- Protection of Aboriginal and European cultural heritage.
- Identification of cultural heritage on isolated rural properties.
- Funding for maintenance and enhancement of cultural heritage.
- Assessment of cultural heritage landscapes.



## Planning Principles

- Maintain planning provisions to protect and conserve heritage items and conservation areas
- Undertake planning projects to promote and highlight the area's heritage assets.
- Ensure the preservation of Aboriginal heritage and culture at both strategic and development assessment stages of planning.

## Actions - Planning

	Action	Timeframe
9.1	Ensure consultation in the preparation of studies and assessments with the Aboriginal community	Ongoing
9.2	Maintain an updated Heritage Strategy.	Ongoing
9.3	Review Goulburn Main Street Study.	Medium
9.4	Review LEP and DCP provisions to ensure sufficient incentives available to encourage the adaptive reuse of heritage items.	Short (and Ongoing)
9.5	Prepare a Cultural Heritage Landscape Strategy (to identify and protect both Aboriginal and non-Aboriginal cultural landscapes)	Short
9.6	Undertake an inventory and maintenance program for Council owned heritage assets to assist with grant applications for maintenance etc.	Ongoing

## Actions - Council General

- Continue Local Heritage Grant Scheme.
- Continue Main Street Heritage Grants
- Work with landowners to identify appropriate adaptive reuse opportunities for heritage sites, particularly large significant sites which are currently vacated.
- Continue Local Heritage Advisor Program participation with Heritage NSW
- Consider the linkages and opportunities between culture and heritage in relation to tourism; and implement the actions from the Goulburn Mulwaree Destination Action Plan 2020 - 2025

## Related Policies and Plans

- GM Heritage Strategy
- GM Heritage Study and Review 2018
- Aboriginal Heritage Study 2012

# Planning Priority 10: Natural Environment

## Existing Situation

The natural ecosystems of Goulburn Mulwaree have been extensively modified since European settlement and vegetation cover has been reduced by more than half. Clearing has occurred predominately in the more fertile lands and along riparian zones as this is the most productive land. Only a small portion of the LGA is part of formal reserves and the vegetation is only representative of a small proportion of the pre-European vegetation. The main threat to remaining vegetation and to important ecosystem functions (carried out by riparian zones and wetlands) is posed by further clearing associated with agricultural practises, gully erosion and rural residential development in agricultural areas.

Weed invasion, and in particular invasion by perennial grass weeds like Serrated Tussock, African Lovegrass and Chilean Needle Grass, has the potential to reduce, and in some cases, eliminate native and introduced pastures and impact significantly upon agricultural enterprise. Due to the significance of agriculture across Goulburn Mulwaree, we consider that the LGA as a whole is an asset requiring protection. As an area of high agricultural production value with significant areas containing threatened or endangered

species Council and other landholders are required to carry out additional asset protection works, such as being required to suppress, manage or mitigate the impacts of weeds.

The Goulburn Mulwaree LGA occurs within the Warragamba and Shoalhaven water catchments which form part of the Sydney Drinking Water catchment. Development within the catchment is required to have a neutral or net beneficial impact on water quality. Strategic land use planning provides an opportunity to identify sensitive areas, particularly water courses to ensure appropriate planning provisions are in place to enable the health of waterways to be improved.

Waterways outside of the catchment are also important as water courses provide ecological corridors. The dominance of sheep and cattle grazing as a land use throughout the LGA poses an ongoing management issue for waterways as being one of the major contributors to waterway degradation. Urban development and the use of on-site effluent management systems for rural residential dwellings also pose a threat to water quality. Weed management throughout both urban and rural areas also poses a threat to the health of waterways within the LGA.

## Vision 2040

*Protection and enhancement of the quality of natural environments and systems.*



## Challenges for Land Use

- Waterways management.
- Soil erosion.
- Land clearing.
- Rural residential development and associated impacts.

## Planning Principles

- Preserve and maintain natural environments
- Identify and enhance biodiversity connections.
- Protect waterways and catchments.
- Maintain a balance between growth, development and environmental protection

## Actions - Planning

	Action	Timeframe
10.1	Review land use zonings for Environmental zones in the Local Environmental Plan.	Medium
10.2	Identify opportunities to link natural areas and habitat corridors through appropriate zoning	Medium
10.3	Review LEP provisions relating to management of watercourses	Short
10.4	Develop an Integrated Water Management Strategy in partnership with Water NSW for Goulburn Mulwaree to inform LEP and DCP provisions and Council capital works projects.	Short
10.5	Review and update the Goulburn Mulwaree Biodiversity Strategy 2007 to include more detailed vegetation mapping.	Short - Medium
10.6	Update Council's Development Control Plan (DCP) provisions for vegetation management to reflect changes to legislation.	Short
10.7	Update Plans of Management for natural areas, parks and areas of cultural significance.	Short
10.8	Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources.	Ongoing

## Actions - Council General

- Investigate potential for large biodiversity offset sites on Council owned land to support future development in the LGA and/or region.
- Continue to undertake weed eradication programs within rural and natural areas
- Update the Goulburn Mulwaree Rural Living Handbook
- Update Goulburn Mulwaree Waterways Plan 2014.
- Explore opportunities and work with government agencies to help protect waterways and riparian land from adverse environment

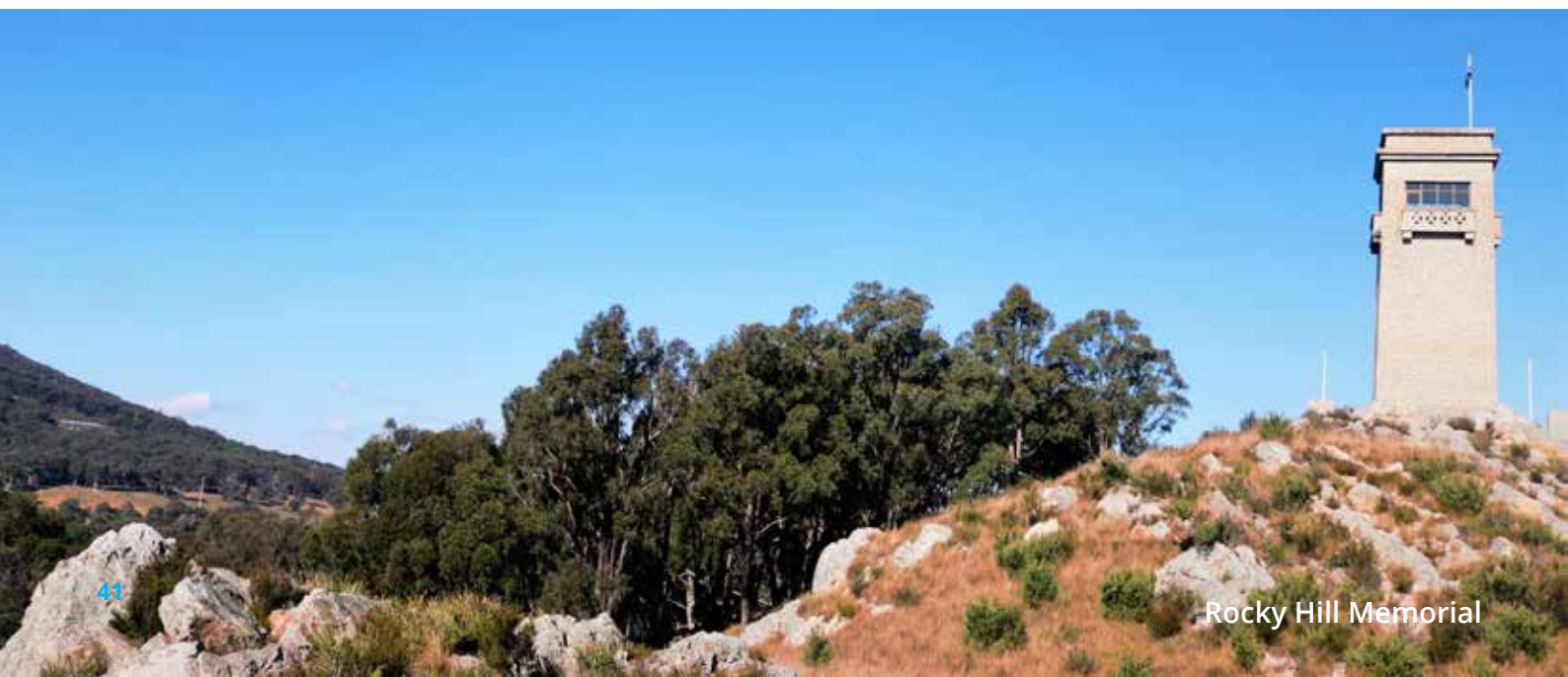
# 08 Implementation

## Delivering, Monitoring and Reporting on the Actions in the LSPS

In order to deliver the vision identified in the LSPS the following actions are proposed to ensure forward planning aligns with the principles and that ongoing monitoring, reporting and review is undertaken.

### Actions

- Consideration of the LSPS during the assessment of development applications and planning proposals.
- Consideration of the LSPS in the preparation of Council strategies and policies.
- Review the LSPS every 7 years as required by legislation.
- Reporting and monitoring of the progress of the LSPS in the Council's Annual Report.



## References

ABS Census 2016

ABS Estimated Resident Population 2019

CRJO Regional Waste Strategy, 2018 – 2023, NSW EPA

GM Aboriginal Heritage Study, 2012, Australian Museum Business Services

GM Bicycle Strategy 2008 – 2018, Jamieson Foley and Associates Pty Ltd.

GM Biodiversity Strategy, Eco Logical Australia, 2007

Goulburn CBD Master Plan, EDAW/AECOM, 2009

GM Climate Risk Assessment Adaptation Report, Echelon, 2009

GM Community Participation Plan, GMC 2019

GM Delivery Program 2017 – 2021

GM Destination Action Plan 2020 - 2025, Wray Sustainable Tourism and Planning Research

GM Employment Lands Strategy, Hill PDA, 2016

GM Freight Investigation Paper, GHD, 2018

GM Heritage Study Review, Sue Rosen and Associates

GM Draft Recreational Needs Strategy, Purdon Planning/GMC, 2019

GM Draft Social Sustainability Strategy and Action Plan 2019, Cred Consulting

GM Draft Urban and Fringe Housing Strategy, Elton Planning, 2019

Goulburn Mulwaree Strategy 2020, Parsons Brinckerhoff 2006

GM Operational Plan 2019 – 2020

GM Waterways Plan, 2014

Integrated Regional Vulnerability Assessment: SE NSW, NSW Office of Environment and Heritage, 2012

NSW Cultural Infrastructure Plan2025+, NSW Government

NSW Future Transport Strategy

South East Tablelands Climate Change Snap Shot, Adapt NSW

Southern Tablelands Regional Economic Development Strategy 2018 – 2022, NSW Department of Premier and Cabinet

South East Tablelands Regional Environmental Plan 2036, NSW Department of Planning and Environment, 2017

South East Regional Strategic Weed Management Plan 2017 - 2022, NSW LLS

Sydney Canberra Corridor Regional Strategy 2006 – 31, NSW Department of Planning

The Tablelands Community Strategic Plan 2016 – 2036

Wollondilly and Mulwaree Rivers Flood Study, WMA Water,2016

## Web Sites

- <https://www.abs.gov.au/>
- <https://forecast.id.com.au>
- <https://www.watersw.com.au/water-quality/catchment/living/stormwater/water-sensitive-design>
- Adapt NSW
- <https://crjo.nsw.gov.au/>

# Attachment 1 – Policy Map

Local Strategic Planning Statement 2020 - 2040 Planning Priority and 2040 Vision	The Tablelands Regional Community Strategic Plan 2016 - 2036	South East and Tablelands Regional Plan 2036
<p><b>1. Infrastructure</b></p> <p>Vision 2040 - Infrastructure meets the needs of a growing community.</p>	<p>Strategy IN1 - develop high speed rail links between the region, Canberra, Sydney and Melbourne</p> <p>Strategy IN3 - maintain and improve road infrastructure and connectivity</p> <p>Strategy IN5 - ensure high quality water supply options for the towns in the region</p> <p>Strategy IN7 - secure improvements for, and future proof, telecommunications infrastructure</p> <p>Strategy IN8 - improve accessibility to, and support the development of. Health and medical facilities in the region</p> <p>Strategy IN9 - improve accessibility to, and support the development of, education and training facilities in the region</p>	<p>Direction 18: secure water resources</p> <p>Direction 19: strengthen cross-border connectivity</p> <p>Direction 20: enhance access to goods and services by improving transport connections</p> <p>Direction 25: Focus housing growth in locations that maximises infrastructure and services</p> <p>Direction 26: coordinate infrastructure and water supply in a cross-border setting</p>
<p><b>2. City, Town and Village Centres</b></p> <p>Vision 2040 - Vibrant, accessible town centres which provide a range of services to meet the community's needs.</p>	<p>Strategy IN2 - improve public transport links to connect towns within the region and increase access to major centres</p>	<p>Direction 12: promote business activities in urban centres</p>
<p><b>3. Community Facilities, Open Space and Recreation</b></p> <p>Vision 2040 - Physical, social and cultural activity is supported by a range of facilities and shared spaces.</p>	<p>Strategy IN4 - maintain and update existing community facilities, and support the development of new community infrastructure as needed.</p> <p>Strategy C02 - encourage and facilitate active and creative participation in community life</p> <p>Strategy C03 - foster and encourage positive social behaviours to maintain our safe, health, and connected community</p>	<p>Direction 21: increase access to health and education services</p> <p>Direction 22: build socially inclusive, safe and healthy communities</p>



#### 4. Housing

Vision 2040 - A range and diversity in housing type, which is contextual and affordable is primarily centred on Goulburn and Marulan.

Strategy C01 - facilitate and encourage equitable access to community infrastructure and service, such as health care, education and transport

Strategy C05 - maintain our rural lifestyle

Direction 24: deliver greater housing supply and choice

Direction 25: focus housing growth in locations that maximises infrastructure and services

Direction 27: deliver more opportunities for affordable housing

Direction 28: manage rural lifestyles

#### 5. Primary Industry

Vision 2040 - Primary resource land is a valued asset; and primary industry is a significant economic sector within the LGA which contributes to positive environmental and social outcomes.

Strategy EC4 - foster and develop a diverse, adaptive, and innovative agricultural industry

Strategy C05 - maintain our rural lifestyle

Direction 5: promote agricultural innovation, sustainability and value-add opportunities

Direction 8: protect important agricultural land

Direction 13: manage the ongoing use of mineral resources

Direction 28: manage rural lifestyles

#### 6. Industry and Economy

Vision 2040 - Local industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change.

Strategy EC1 - capitalise on the region's close proximity to Canberra and its position as a convenient hub to South East Australia to attract industry and investment

Strategy EC2 - jointly develop appropriate tourism opportunities and promote the region as a destination

Strategy EC3 - support and foster conditions that enable local and small/home-based businesses to grow

Strategy EC5 - encourage collaboration between businesses, government, and training providers to develop employment and training opportunities for young people in the region

Strategy IN8 - improve accessibility to, and support the development of. Health and medical facilities in the region

Strategy IN9 - improve accessibility to, and support the development of, education and training facilities in the region

Direction 4: leverage growth opportunities from Western Sydney

Direction 9: grow tourism in the region

Direction 10: strengthen the economic self-determination of Aboriginal communities

## 7. Sustainability

Vision 2040 - A sustainable environment which utilises best practice to minimise waste and maximise renewables.

Strategy IN6 - implement safe, accessible, and efficient waste management and recycling options for general and green waste and sewerage

Strategy EN2 - adopt environmental sustainability practices

Strategy EN3 - protect and rehabilitate waterways and catchments

Strategy EN4 - maintain a balance between growth, development and environmental protection through sensible planning

Strategy EN5 - to investigate and implement approaches to reduce our carbon footprint

Direction 6: position the region as a hub of renewable energy excellence

## 8. Natural Hazards

Vision 2040 - Natural hazards are identified, planned for and mitigated where possible throughout the planning process.

Direction 16: protect the coast and increase resilience to natural hazards

Direction 17: mitigate and adapt to climate change

Direction 18: secure water resources

## 9. Heritage

Vision 2040 - Goulburn Mulwaree's cultural heritage is conserved, actively adapted for use (where appropriate) and celebrated.

Strategy C04 - recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built cultural heritage

Direction 23: protect the region's heritage

## 10. Natural Environment

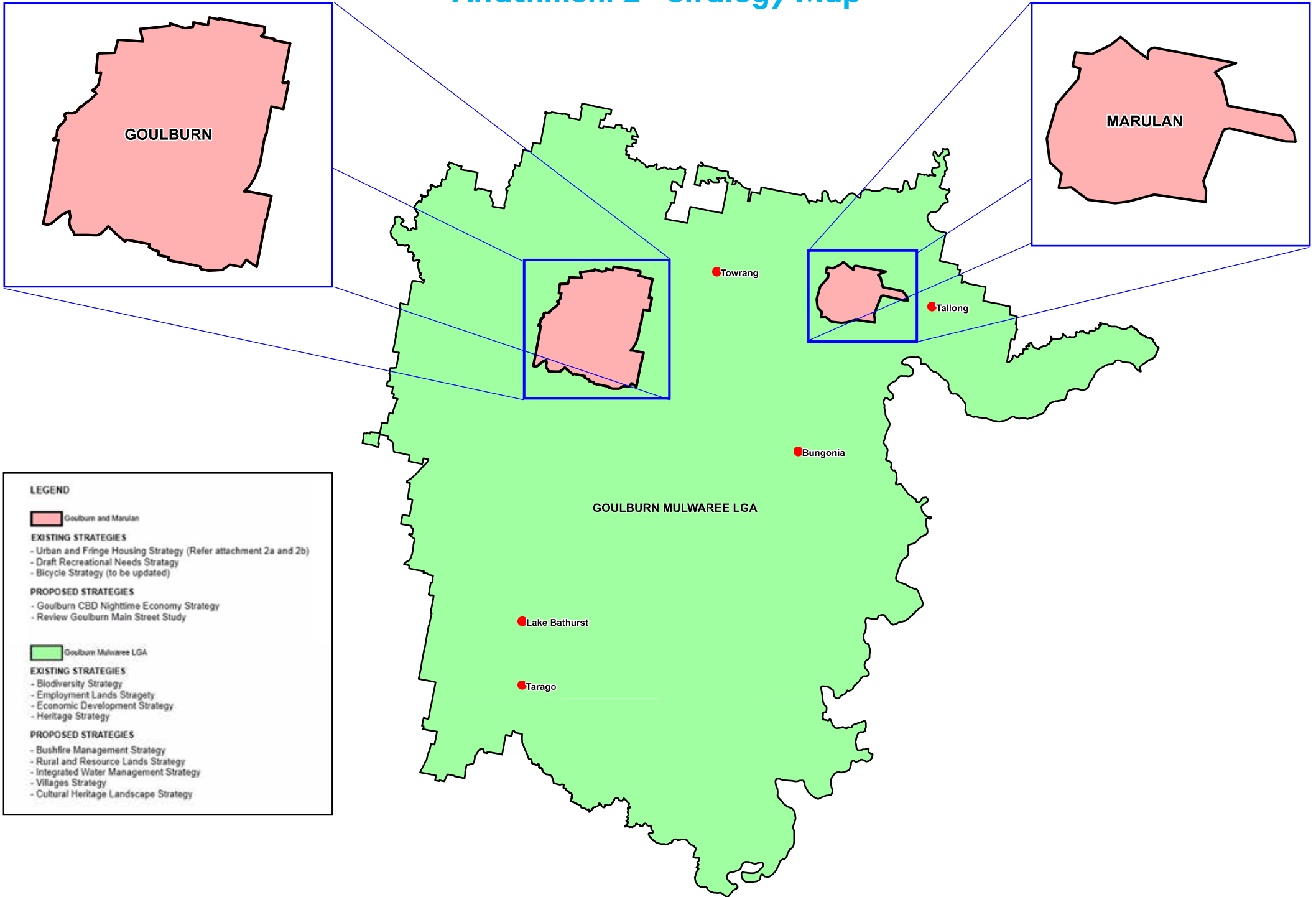
Vision 2040 - Protection and enhancement of the quality of natural environments and systems.

Strategy EN1 - protect and enhance the existing natural environment, including flora and fauna native to the region

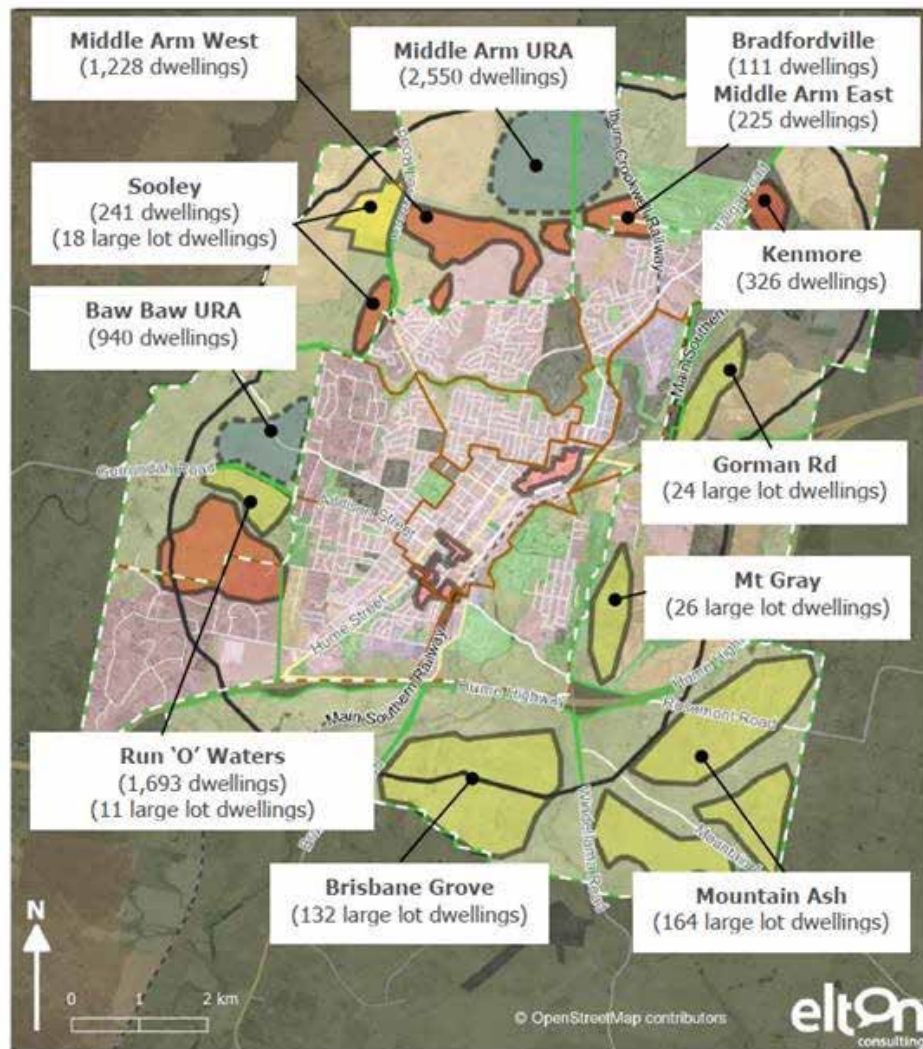
Direction 15: enhance biodiversity connections

Direction 14: protect important environmental assets

# Attachment 2 - Strategy Map



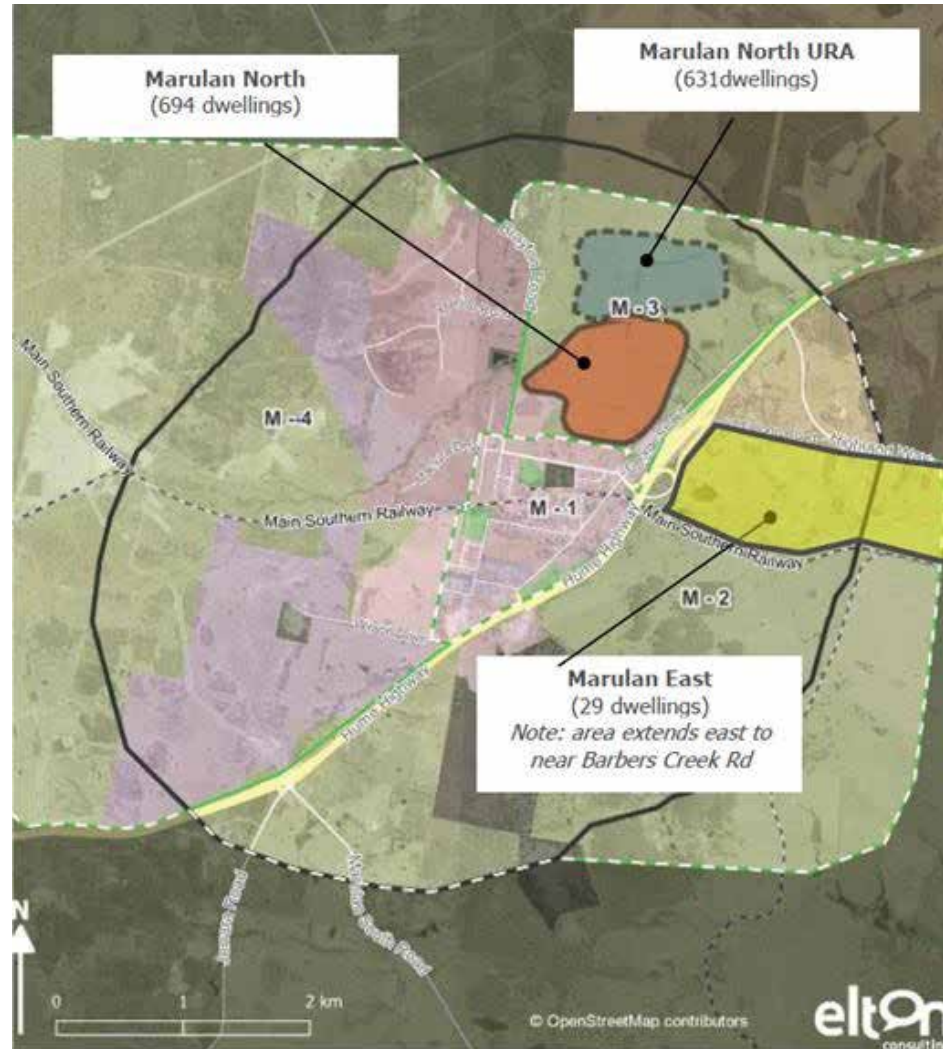
## Attachment 2a - Urban and Fringe Housing Strategy - Goulburn



### Legend

<b>Precincts</b>	G - 1 Run 'O' Waters (existing)	G - 9 Mt Gray	G - 17 Eastgrove
Urban	G - 2 Run 'O' Waters (rural north)	G - 10 Mountain Ash	G - 18 Central Goulburn
Fringe	G - 3 Baw Baw	G - 11 Brisbane Grove	G - 19 Ifield
<b>Opportunity area</b>	G - 4 Sooley	G - 12 Abattoir	G - 20 Correctional Centre
Serviced Urban Residential	G - 5 Middle Arm West	G - 13 Garfield	
Large Lot Residential	G - 6 Middle Arm East	G - 14 West Victoria Park	
Urban Release Area Long Term	G - 7 Kenmore	G - 15 Marys Mount	
Existing Residential Zone	G - 8 Gorman Rd	G - 16 Bradfordville	

## Attachment 2b Urban and Fringe Housing Strategy - Marulan



### Legend

<b>Opportunity area</b>	M - 1 Marulan Town Centre
Serviced Urban Residential	M - 2 Marulan East
Urban Release Area Long Term	M - 3 Marulan North
Existing Residential Zone	M - 4 Marulan West
Large Lot Residential	

