



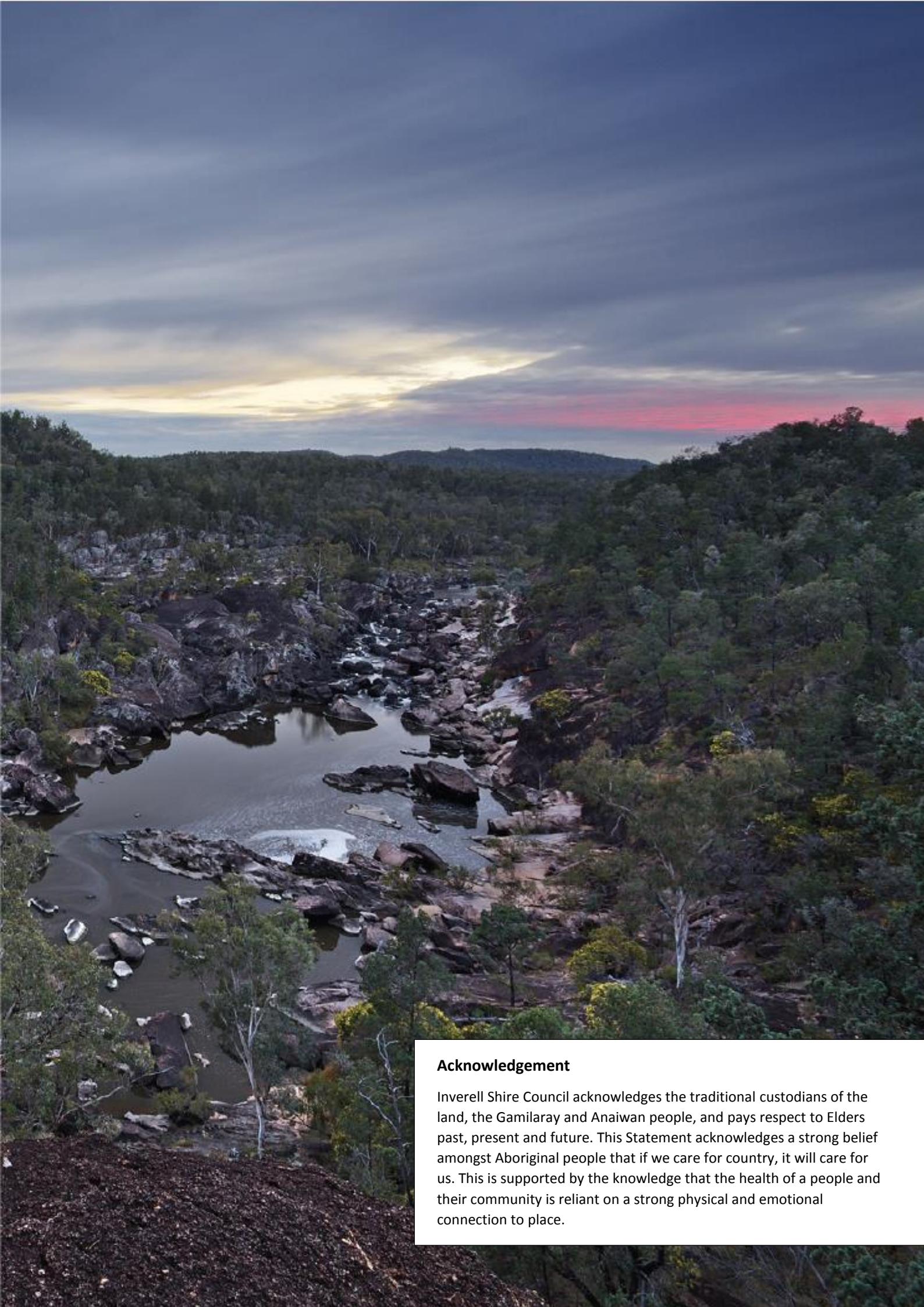
**INVERELL**  
SHIRE COUNCIL

**INVERELL SHIRE  
LOCAL STRATEGIC  
PLANNING STATEMENT 2036**









### **Acknowledgement**

Inverell Shire Council acknowledges the traditional custodians of the land, the Gamilaray and Anaiwan people, and pays respect to Elders past, present and future. This Statement acknowledges a strong belief amongst Aboriginal people that if we care for country, it will care for us. This is supported by the knowledge that the health of a people and their community is reliant on a strong physical and emotional connection to place.

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## Abbreviations

CSP	Community Strategic Plan
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement

Version Number	Adopted Date
V01	1 July 2020

# Introduction

The Inverell Shire Local Strategic Planning Statement (LSPS) 2036 aims to meet our community’s future social, economic and environmental needs by addressing important strategic land use planning and development issues.

The LSPS will shape our land use over time and the development standards that we use. It identifies priorities for the Inverell Local Government Area (LGA) that will support and develop our local identity, values and opportunities. Short, medium and long-term actions have been developed to help deliver on these priorities and our vision for the future.

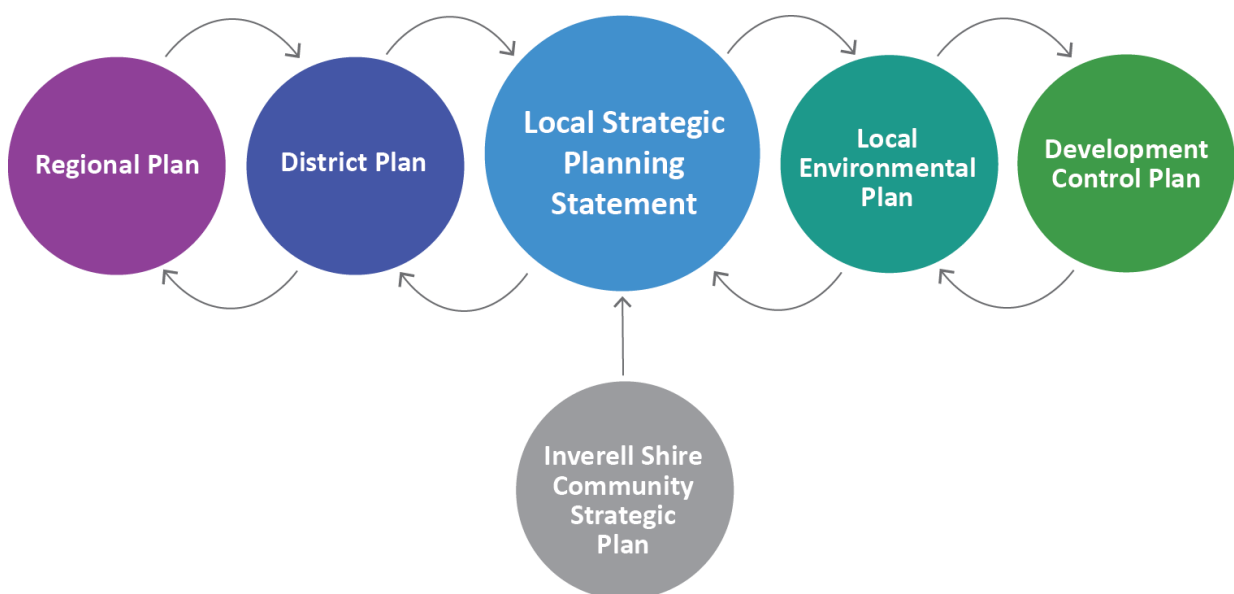
The LSPS has been informed by state and regional plans, including the *New England North West Regional Plan 2036* (Regional Plan) and the *Inverell Shire Community Strategic Plan 2009-2029* (CSP). Aligning with these plans will allow us to deliver purposeful land use outcomes, including supplying a variety of housing options, expanding tourism and growing our agricultural and emerging industries.

The LSPS has been prepared in accordance with Clause 3.9 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## The Purpose of this LSPS

The LSPS supports the Regional Plan by implementing the actions at a local level. The Inverell LSPS will:

- Provide a land use vision for the Inverell Shire;
- Identify our shared values to be enhanced or maintained;
- Outline the characteristics that make the Inverell Shire special;
- Outline our advantages and opportunities;
- Direct how future growth and change will be managed;
- Identify possible changes to planning provisions and development controls;
- Identify where further strategic land use planning may be needed; and
- Explain how the strategies and key actions will be implemented.



**Figure 1: LSPS Framework**







## Regional Context

The Inverell Shire is located within the New England North West region, which is one of the State's largest agricultural and food producers. Inverell is located between Sydney and Brisbane and the high-quality transport networks to Newcastle, Sydney and South East Queensland provide good access to domestic and international markets and services.



**Figure 2: Inverell Local Government Area (LGA)**

The town of Inverell is nestled alongside the Macintyre River on the western slopes of the New England Region (**Figure 2**). It is located on the Gwydir Highway, seven (7) hours north-west of Sydney. The Shire stretches north to the Queensland border and is surrounded by Moree Plains, Gwydir, Glen Innes Severn and Armidale Regional LGAs.

The town of Inverell is the focal centre of the Shire. Inverell has strong east-west road connections which provide essential retail, commercial and community services to a range of rural communities (**Figure 3**).

The villages of Ashford, Gilgai, Yetman, Tingha, Bonshaw and Delungra fulfil local service needs and contribute to the authentic character of the Shire. With a population of over 16,000, Inverell Shire continues to produce a growth rate of **2.5 per cent**

(from the 2016 census to June 2018), making it one of the fastest growing regional centres in the state.

The regional cities of Tamworth and Armidale are located approximately 200km south and 125km south east of Inverell. These regional cities and the Shire's interconnectedness with the other major regional centres of Gunnedah, Narrabri, Moree and Glen Innes will provide new jobs, housing, education and health services. These links will assist in creating healthy and thriving communities across the region.

The next 20 years will be an exciting period of change and growth for our Shire as new industries emerge, communities grow and the regional economy continues to flourish. New residents will come to call the Inverell Shire home and existing residents will enjoy the benefits of living in a prosperous area.



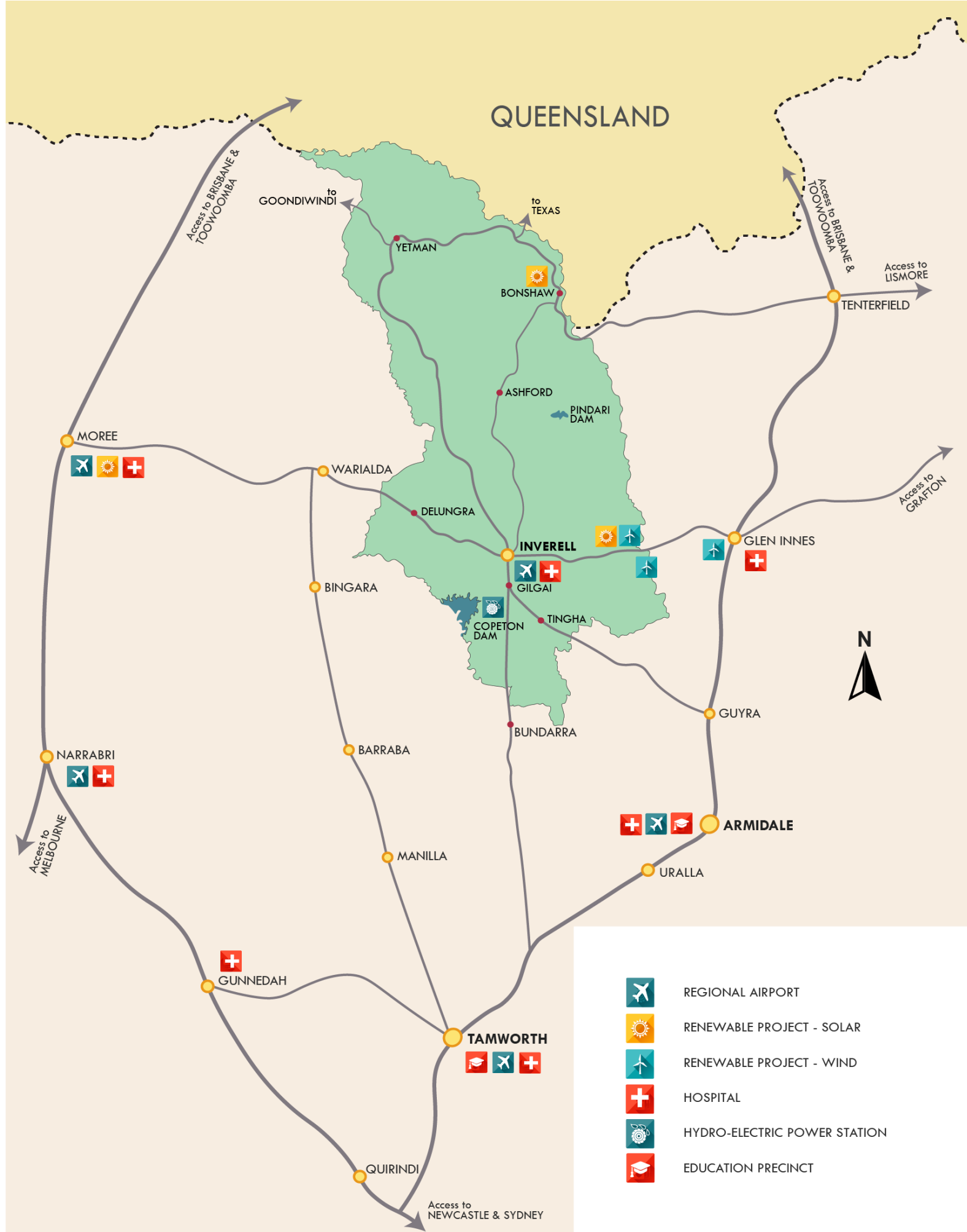


Figure 3: Inverell's regional interconnectedness (source: New England North West Regional Plan 2036)



## Inverell has claims to:



**Agriculture** based on highly productive soils as well as fine wool, beef cattle and sheep meat industries.



**Beef processing**  
'Bindaree Beef' is the Shire's largest employer.



The Shire is a major contributor to the **world's sapphire production** and is a popular visitor destination for gem stone fossicking.



**Wind and solar energy production** are growing industries in the Shire that provide job opportunities and reduce reliance on non-renewable energy sources.



**Copeton Dam** is located 20 kilometres south-west of Inverell and is one of the largest water storages in inland NSW.

The Dam provides a reliable domestic and industrial water supply for Inverell and water-based recreation areas for camping and fishing. It is a significant tourism resource for the Shire and the State.

## New England North West Regional Plan

In August 2017, the NSW Government released the Regional Plan, which provides the following vision for the New England North West:

***"...nationally valued landscapes and strong, successful communities from the Great Dividing Range to the rich black soil plains..."***

To achieve this vision, the NSW Government has set the following regionally focused goals:

- **A strong and dynamic regional economy;**
- **A healthy environment with pristine waterways;**
- **Strong infrastructure and transport networks for a connected future; and**
- **Attractive and thriving communities.**

The Regional Plan provides an overarching framework to guide planning priorities, subsequent and more detailed land use plans, development proposals and infrastructure funding decisions at the local level to 2036.

Our LSPS is designed to achieve the vision of the *New England North West Regional Plan 2036* and also meet the needs of our community, as reflected in our *Community Strategic Plan 2009-2029*.

The Regional Plan states a leading 21<sup>st</sup> Century Economy has productive landscapes, innovative new industries, global access and competitiveness and strong economic centres. The Regional Plan outlines the following priorities for the Inverell Shire:

- *Deliver a variety of housing options in Inverell and promote development that contributes to the unique character of Ashford, Gilgai, Yetman and Delungra;*
- *Encourage diversification in agriculture, horticulture and agribusiness to grow these sectors and harness domestic and international opportunities;*
- *Continue to develop access and logistics infrastructure on appropriate sites to encourage new industry opportunities;*
- *Support the development of employment lands;*
- *Expand nature based, adventure and cultural tourism places and enhance the area's environmental and iconic assets, including Copeton Dam;*
- *Promote a vibrant, youthful and mobile workforce and provide services for the ageing population; and*
- *Identify and promote wind, solar and other renewable*

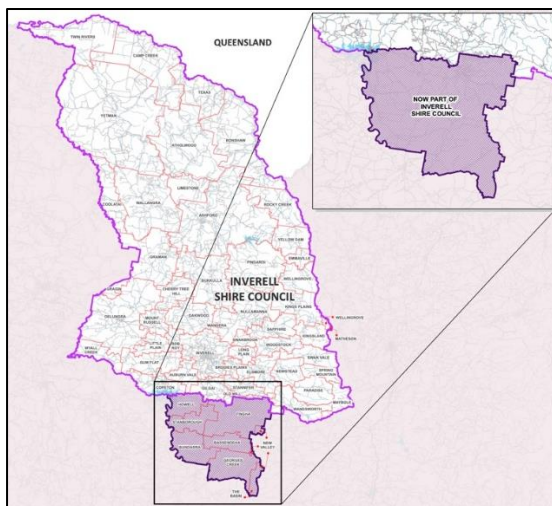


## Boundary Adjustment

In July 2019, Tingha and the surrounding localities of Bassendean, Howell, Stanborough, Georges Creek, New Valley and the Basin (collectively known as Tingha) were transferred to the Inverell Shire from Armidale Regional Council via an LGA boundary adjustment. This area comprises 823 square kilometres and is shown in **Figure 4**. Inverell currently provides a wide variety of essential, retail and professional services to Tingha; however the historical links of the Tingha community with Inverell can be traced back to pre-European settlement.

As a result of the boundary adjustment, two Local Environmental Plans (LEP's) now operate within the Inverell Shire. These are the *Inverell Local Environmental Plan 2012* and the *Guyra Local Environmental Plan 2012*. The Guyra LEP only relates to the Tingha area. Following the adoption of the LSPS, the Inverell LEP will be reviewed to incorporate the Tingha area, including the identification of any land use planning opportunities.

It is important to note that the boundary adjustment was not reflected in the population projections undertaken by Department of Planning Infrastructure and Environment (DPIE).



**Figure 4: Boundary adjustment to include Tingha and surrounding area**

## Changing Demographics

DPIE project that between 2016 and 2041 our population will face a number of challenges and opportunities. Strategic land use planning will assist in population retention across all demographics and will help to take advantage of possible opportunities as they arise.



2.5% population growth



Population aged 65 and over is estimated to **increase by 900 people**



Average household will decrease from **2.44** to **2.28** people



**Increased demand for changing housing types** which needs to be provided for in development controls and land use zoning



Ageing population creates growing demand for a range of **health and other allied services**



Growing demand for safe and accessible dwellings and different transport needs to support **active ageing**



**8.5% of population is of Aboriginal or Torres Strait Islander heritage**

Future land use planning will proactively engage services such as Armajun Aboriginal Health Service, and Local Aboriginal Land Councils (LALCs)



**Multicultural community**, including the Danthonia Bruderhof Community, a Christian settlement east of Inverell, has scope to double in size



# Community Profile (2020)



Population  
**16,500**

**8.5%**  
Aboriginal or  
Torres Strait  
Islander



Size  
**9,420km<sup>2</sup>**



**15.8%**  
of population  
born overseas



**6.3%** population  
growth between  
2006-2016



**26.6%**  
of population  
aged 19 and  
under



**21.2%**  
population  
aged 65 years  
and over and  
will increase by  
900 people by  
2041



Median age group  
is **50-59 years**



**9,500**  
workers



Agriculture  
generates  
annual output  
of **\$256,489**  
million



Shire economy  
generates **\$2.079**  
billion  
in output / year



Manufacturing  
generates annual  
output of  
**\$514,064**  
million



Median weekly  
household  
income **\$950**



Average  
**2.44**  
people per  
household  
decreasing to 2.28  
by 2041



**43.6%**  
couples without  
children  
households



**36.8%**  
households  
without a  
mortgage

**28.6%** with  
a mortgage

**30.3%**  
households  
renting





## Our Local Advantages & Opportunities

Our advantages include agriculture; tourism; manufacturing & industry; business & lifestyle; environment and renewable energy.

**AGRICULTURE:** Highly productive agricultural land and agricultural know-how

The economy of our Shire is reflective of the rural and agricultural land use patterns. Agriculture remains an important driver of our economy, employing a significant proportion of residents both directly or indirectly. Inverell is a significant service centre for agriculture in the area, with major agribusinesses shown in **Figure 5**.

Agriculture presents significant advantages and opportunities, including:

- Food product manufacturing and other manufacturing are two specialisations within the Shire;
- Bindaree Beef has the capacity to process 300,000 head of cattle per annum. It is expanding the plant and has recently entered into a strategic joint-venture to leverage the forecasted increases in demand for beef in South East Asia and China;
- Inverell Regional Livestock Exchange (IRLX) has been a privately owned facility since May 2012. The IRLX holds a weekly prime market and fortnightly sheep market with a major upgrade completed in 2020;
- Boss Engineering employs 110 people and manufactures agricultural machinery and transport equipment;
- Real Pet Food Company produces a range of pet food products for domestic and international markets;
- Rural merchandise outlets as well as government and regulatory services are based in Inverell;
- There is a strong presence of agricultural related developments in the Shire

including small and large scale feedlots, an organic flour mill, olives, quarries and sapphire mines; and

- Globally, there is an increasing demand for beef driven by strong economic growth in Asian and Indian markets, population growth and concerns over food security.

**TOURISM:** The visitor economy is important

Inverell Shire boasts diverse landscapes, distinct seasons, vibrant and authentic country communities and the opportunity to immerse in heritage and culture.

Annually, \$60.731 million output is generated by tourism in our Shire. Importantly, the income from tourism is independent of the agricultural and mining sectors which generates cash flow year-round and reduces the negative impacts of seasonal and cyclic activities.

There are significant opportunities to continue to grow visitation by promoting the Shire's abundant natural, cultural, commercial and recreation assets. Investment in product and infrastructure development, as well as marketing and promotion, will be needed to support visitor growth.

Supporting Inverell's tourism opportunities is the (NSW Government assisted) \$5 million upgrade of Copeton Northern Foreshores. The upgrade will be completed in 2021 and includes construction of public amenities, a splash park, boat ramp, community hall and kiosk, new campground facilities and recreational facilities for day visitors. The project is expected to increase visitation by 29% and contribute \$4.035 million per year in additional direct local expenditure.

**Figure 5  
Inverell LGA's Major Agribusinesses and Advantages**



**KEY AGRIBUSINESS**

-  Bindaree Beef (Meat Processor)
-  Olives of Beaulieu
-  Real Pet Food Company
-  Woods Organic Flour
-  BOSS Engineering

**MAJOR GOVERNMENT INVESTMENT**

- 1 Copeton Dam Northern Foreshores \$5m Redevelopment
- 2 Gwydir Highway-Bundarra Road \$2.2m Roundabout Construction
- 3 Inverell Livestock Exchange (IRLX) \$2.5m Upgrade
- 4 Inverell Hospital Construction \$60m
- 5 Inverell Police Station Construction \$16m
- 6 Proposed Regional Coach Trial Service Goondiwindi-Inverell



### **Inverell Shire's many tourist attractions include:**

- Copeton Dam and Pindari Dam;
- Lake Inverell Reserve;
- Inverell's park lands, most notably Campbell Park and Victoria Park in the CBD;
- Sporting events and infrastructure – the Grafton to Inverell Cycle Classic, Varley Oval Sports Ground, Rugby Park, Mountain Bike Park, the Inverell Sporting Complex, and Athletics Precinct and the newly completed Lake Inverell Off-Road Recreation Circuit (Criterium Track);
- European Heritage – Largely intact Main Street Heritage Streetscape in Byron and Otho Streets;
- Aboriginal Heritage – Goonooowigall Conservation Area and Sound trails tour;
- Wing Hing Long & Co Store Museum (Tingha);
- Inverell Art Gallery;
- National Transport Museum;
- Festivals – Sapphire City Festival, NAIDOC Week, Multicultural Festival, Tom Roberts (Golden Fleece), National Heritage Week, culinary events, Festival of Christmas;
- Sapphire fossicking; and
- Inverell's annual CBD Christmas lights display.

### **MANUFACTURING & INDUSTRY: An emerging sector**

Our manufacturing sector is growing. While the Shire is highly dependent on agriculture, emerging manufacturing and processing industries can leverage the Shire's assets and provide opportunities to diversify the economy.

The primary function of manufacturing in the Shire is to support the mining and agricultural sectors. As such there is a concentration of engineering and fabrication businesses such as Boss Engineering who service customers across Australia. Boss Engineering manufactures agricultural and transport machinery and employs 110 people.

The industrial land use zones and services in Inverell support existing industry. They also have the capacity to provide land and services for new and growing industries into the future. Inverell Shire is well placed to diversify and grow its manufacturing and industrial sectors.

Proximity to quality transport networks, including road infrastructure and a weekly air service are important drivers for new and emerging industries to support employment and commercial diversity.

### **BUSINESS & LIFESTYLE: The place to work, live and play**

Inverell Shire boasts a stunning temperate climate where locals and visitors enjoy the abundant natural, cultural and service assets. Ongoing investment and support for existing and new enterprises enable the Shire to be viewed as a centre for regional business and activity.

Quality parks, recreation areas and sporting facilities encourage active living. Our festivals celebrate our diversity, history and future, which reinforce our strong sense of community. Such features attract and retain residents and support a variety of services, industries and businesses.

Inverell Shire residents have a strong connection to place which incorporates the natural, built and cultural environment. This connection provides the basis for the rural lifestyle that our residents and visitors value.

The Inverell Airport offers many benefits for industry and business. The ease of access and availability of flights to Sydney and Brisbane also provides lifestyle, tourism and other opportunities.

Ongoing investment in the Shire enhances the opportunities on offer for business, lifestyle and services. Major government investment in the Shire is highlighted in **Figure 5** and reinforces our reputation as a growing regional centre providing the community with modern services and lifestyle benefits.



## **ENVIRONMENT:** Natural beauty and diversity at our doorstep

The Inverell Shire contains a range of natural features which promote tourism, active lifestyles and appreciation of a diverse environment. Our National Parks are rich in biodiversity and beauty. Our landscapes range from limestone caves at Ashford, fertile farmland and riparian valleys through to ecologically significant woodlands. Inverell Shire's diverse landscape supports both highly productive farmland and also offers opportunities to connect with our unique environment.

## **RENEWABLE ENERGY:** Abundant, high-quality natural resources

Inverell has abundant natural resources for wind and solar which are located within close proximity

to high voltage transmission lines and highway access. Large scale wind and solar developments have generated, and will continue to generate employment and investment from construction, operations and connection to the State's electricity grid.

The recently announced New England Renewable Energy Zone (REZ) is partly located in the Inverell Shire. The New England REZ is expected to reduce energy bills for NSW consumers and generate enough electricity to power around 3.5 million homes.

The New England REZ is expected to generate around \$12.7 billion in private sector investment and provide around 2,000 construction jobs for a decade and around 1,300 ongoing jobs.







## Our Vision

*“A community for everyone”*

In 2036, the Inverell Shire has maintained its strong economy and population growth and is a desirable place to live. We are recognised as a major regional service centre within the New England North West. We have pursued opportunities to strengthen Inverell Shire’s dynamic, resilient and authentic advantages.

The Shire continues to support innovative and productive agricultural activities, agribusinesses and manufacturing. Wind and solar developments have provided alternative employment opportunities.

Inverell has strengthened as the main business and activity centre, with our regionally recognised vibrant CBD attracting and retaining a variety of services, businesses, shops, cafes and restaurants.

Inverell continues to maintain and provide a high standard of parks, gardens and sporting facilities which residents and visitors value and enjoy.

The Shire boasts unique natural, cultural and sporting assets which have drawn visitors to the area and have been a major benefit to local tourism industries. Copeton Dam remains a secure water supply for domestic, industry, agricultural uses and tourism.

Our community is safe and attractive, with an authentic character. Our residents have access to health services, education, opportunities for employment and a range of affordable housing in convenient locations.

The Inverell Shire is a *“community for everyone”* where we are well serviced and supported in a stunning temperate climate.



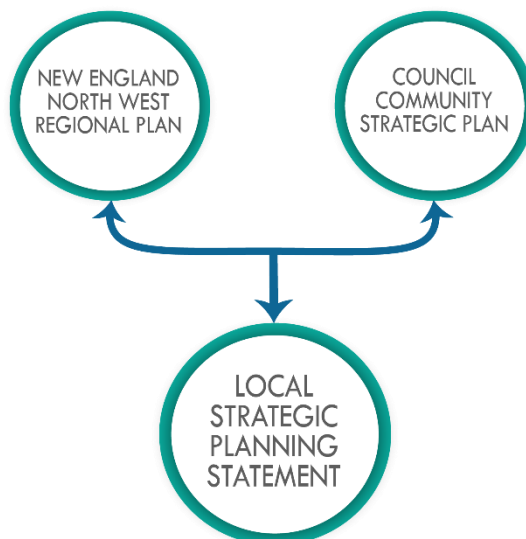




# Key Themes & Planning Priorities

The LSPS contains four (4) key themes, each with planning priorities which align with our vision. As an integrated local plan, the LSPS’s priorities are also informed by state and regional plans, including the *New England North West Regional Plan 2036* and the *Inverell Shire Community Strategic Plan 2009-2029*.

The *New England North West Regional Plan 2036* (Regional Plan) provides the overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions for the New England North West region. The *Inverell Shire Community Strategic Plan* (CSP) is the guide for the future of our Shire, and represents the broader vision, aspirations, goals, priorities and challenges for the community and its leaders. **Figure 6** shows the connection between the Regional Plan, CSP and the LSPS.



**Figure 6: Planning context of the LSPS**

In developing this LSPS, the four (4) key themes identified were:

- **Strong Local Economy;**
- **Thriving, Liveable and Authentic Places;**
- **Strong and Connected Infrastructure; and**
- **Sustainable and Protected Environment.**

Ten (10) planning priorities were then defined below (**Figure 7**). These priorities have taken into consideration our vision, existing strategies, policies and the direction of the community.



**Figure 7: Inverell Shire LSPS Key Themes and Planning Priorities**



# Theme 1 – Strong Local Economy

## Planning Priority 1

### Grow our agriculture, agribusiness and manufacturing sectors

Our economy is reflective of the dominant rural and agricultural land use patterns and the performance of the agriculture sector has flow on effects for many other businesses. Crucial to the continued strength of the agricultural sector is ensuring that productive agricultural land is appropriately protected from inappropriate land uses.

The strong agricultural economic base is expected to underpin new and emerging industries to create a dynamic regional economy. Agricultural enterprises are adopting a range of technologies to grow production including biotechnology, water efficient crop species and cultivators, remote farm monitoring and automation. New technology will be leveraged to create a positive change in the agricultural industry via the promotion of intensive agriculture, horticulture, green industries, manufacturing and renewable energy generation. Appropriate co-location of related industries will also maximise infrastructure, decrease supply chain costs, increase economies of scale and attract investment. Co-locating industries has the potential to use existing by-products and waste materials to create new products and services.

Inverell has the opportunity to grow its existing businesses, attract new ones and foster an efficient and business-friendly environment. We are also well positioned to enhance and develop new supply chains to export produce to national and international markets.

While a significant proportion of employment is related to agriculture, the long term sustainability of the Shire's economy is reliant on the development and growth of the manufacturing and transport sectors.

#### **Council will:**

- ✓ Implement NSW Department of Planning, Industry and Environment's (Agriculture) *Right to Farm Policy*; and
- ✓ Support and participate in the development of a *Work Force Strategy* identified as a key initiative in the *Upper-North-West Regional Economic Development Strategy 2018-2022*. This is to be undertaken by Regional Development Australia, government agencies and key stakeholders to identify the labour force, skills gaps and training requirements in the Upper North West Region.





## Planning Priority 1: Grow our agriculture, agribusiness and manufacturing sectors

Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	E.01	Promote sustainable agricultural activities
	E.02	Council's strategies to achieve sustainable, productive use of rural lands and preservation of the rural qualities are implemented
<b>Upper North West Regional Economic Development Strategy</b>	Strategy A	Improve freight efficiency in the engine industries of Agriculture and Mining
	Strategy B	Encourage investment, increased productivity and value adding
	Strategy D	Diversify the economy through emerging industry sectors
<b>Regional Plan</b>	Direction 1	Expand agribusiness and food processing sectors
	Direction 2	Build agricultural productivity
	Direction 3	Protect and enhance productive agricultural lands
	Direction 6	Deliver new industries of the future
	Direction 7	Build strong economic centres
	Direction 13	Expand emerging industries through freight and logistics connectivity
	Direction 14	Enhance transport and infrastructure networks

### Action - Protect productive agricultural lands from land use conflict and fragmentation

- 1.1 Implement rural land use provisions and development controls to:
- protect biophysical strategic agricultural land identified by NSW Department of Planning, Industry and Environment (Agriculture);
  - restrict the encroachment of inappropriate land uses on rural land and other parts of the agricultural supply chain; and
  - ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector.
- 1.2 Review and implement the *Inverell Shire Rural Land Strategy (August 2011)*.
- 1.3 Review the Inverell LEP 2012 to:
- include Tingha and the surrounding area currently under the Guyra LEP 2012; and
  - consider 'opening up' the RU1 zone to allow suitable, compatible land uses that encourage and facilitate agribusiness expansion, farm-based tourism, commercial and recreational land uses where land use conflict will be minimised and agricultural activities will not be compromised.

### Action – Encourage resilience and diversification of agriculture, horticulture, manufacturing and agri-business

- 1.4 Proactively review and implement planning provisions (such as the LEP) that encourage and accommodate the changing needs of agriculture, including the development of intensive agriculture, agri-businesses and associated value-adding manufacturing activities. This may include such things as having 'open' zones that will allow for a wider variety of land uses to be considered.

### Action - Increase opportunities to move produce to domestic and international markets

- 1.5 Identify and protect key employment lands and infrastructure corridors from encroachment of incompatible land uses which will assist current and future development to capitalise on inter-regional connections and external markets.
- 1.6 Prioritise and protect road infrastructure that caters for large transport vehicles and aligns with the New England Joint Organisation's *Road Network Strategy*, which is due to be completed in June 2020.

## Planning Priority 2

### Manage, grow and support renewable energy

NSW is undergoing an energy sector transformation which will change how we generate and use energy. The *Australian Government Renewable Energy Target* and the *NSW Renewable Energy Action Plan* reflect the transition to a more sustainable and resource efficient economy. These targets aim to achieve a ‘closed-loop’ economy, whereby all outputs become either inputs for other activities or are returned to natural systems as benign emissions rather than pollutants.

The *NSW Transmission Infrastructure Strategy* released by the NSW Government in 2018 identifies and prioritises three ‘Energy Zones’. Parts of the Inverell Shire are included in the New England ‘Renewable Energy Zone’. Government Support for renewables and strategic infrastructure upgrades will leverage massive private sector investment opportunities, boosting regional economies.

**Figure 5** shows the location of two large scale wind farms on the eastern border of the Shire. Sapphire Wind Farm is located in the Kings Plains area 28km east of Inverell and White Rock Wind Farm is located 47km east of Inverell.

#### Council will:

- ✓ Encourage and support the growth of the renewable energy sector by supporting enterprises to help manage community concerns and advocate for the upgrading of transmission capacity; and
- ✓ Support the NSW Government plans for augmentation of the electricity transmission infrastructure to enable renewable energy generators to connect to the grid.

### Planning Priority 2: Manage, grow and support renewable energy

Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	B.02	Plan for and promote the clustering of specific business and industry sectors in commercially appropriate locations
	B.04	Develop and promote the Shire as the place for business establishment
	B.05	Assist business to integrate with the community and natural environment
	C.06	Reduce the consumption of non-renewable resources
<b>Upper North West Regional Economic Development Strategy</b>	Strategy D	Diversify the economy through emerging industry sectors
<b>Regional Plan</b>	Direction 5	Grow New England North West as the renewable energy hub of NSW
	Direction 16	Coordinate infrastructure delivery

### Action - Manage and support the transition to renewable energy

- 2.1 Ensure that wind and solar developments are appropriately sited to:
- Minimise and manage impacts on the scenic rural landscapes;
  - have access to essential infrastructure, such as substations; and



- consider the cumulative impacts on farming land.

2.2 Ensure planning provisions can facilitate appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, hydro, geothermal or other innovative technologies.

## Planning Priority 3

### Expand Nature-Based Adventure and Cultural Tourism

The Inverell Shire is renowned for its proud pioneering history, its beautiful restored buildings and the production of fine gemstones from which Inverell has earned the epithet of ‘Sapphire City’.

In 2016, the Upper North West Region attracted over 382,000 overnight domestic and international visitors. Of these visitors, the Inverell Shire enjoyed the benefit of 108,000 domestic and 3,000 international visitors with a total expenditure of \$58 million.

Our natural environment, cultural features and visitor experiences are expected to continue to attract tourists and offer diversity to the local economy. The Shire offers a range of tourism opportunities, including access to cultural experiences, nature reserves, geological features and agri-tourism. Nature-based activities such as fishing, camping, horse riding, fossicking and bushwalking all contribute to the local economy.

Our rural lifestyle offers opportunities for farm stays, farm gate and eco-tourism which will encourage additional income that does not compromise productive agricultural land. Appropriate accommodation options are required for both visitors and itinerant workers.

We have a rich Aboriginal heritage which is valued and respected. Council will support opportunities to increase economic self-determination of our Aboriginal communities through tourism, employment and training. Appropriate and regular consultation will be held with the Anaiwan, Ashford and Toomelah Local Aboriginal Land Councils to ensure that Aboriginal culture and heritage is appropriately protected, promoted and managed.

#### Council will:

- ✓ Promote visitation to regionally and locally significant nature-based and other tourism places, including Copeton Dam;
- ✓ Contribute to the development of a Tourism Strategy for the Inverell Shire; and
- ✓ Support the expansion of tourism and visitor opportunities.

### Planning Priority 3: Expand nature-based adventure and cultural tourism

Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	B.08	Promote the Shire as a destination for visitors
	B0.9	Generate economic benefits to the Shire by increasing visitation from domestic, regional, national and international market sectors
	E.06	Protect and manage significant natural features and landscapes
<b>Upper North West Regional Economic Development Strategy</b>	Strategy D	Diversify the economy through emerging sectors
<b>Regional Plan</b>	Direction 8	Expand tourism and visitor opportunities

### Action - Protect our natural and cultural resources

- 3.1 Protect areas of high environmental and historic significance by focusing development on areas of least biodiversity sensitivity and environmental value. This may include undertaking investigations and reviewing existing provisions within the LEP.

### Action - Expand tourism and visitor opportunities

- 3.2 Facilitate the use of Council owned land for community / public events and festivals. This could be achieved by the inclusion of a clause in the LEP to permit temporary events without development consent.
- 3.3 Encourage opportunities to identify culturally appropriate Aboriginal tourism opportunities through:
- consultation with the Local Aboriginal Land Councils;
  - encouraging tourism development in natural areas that support conservation outcomes; and
  - strategic land use planning for a growing international tourism market.
- 3.4 Ensure that planning provisions and development controls allow for diversification of compatible land uses such as farm stay accommodation and eco-tourist resorts.



# Theme 2 – Thriving, Liveable and Authentic Places

## Planning Priority 4

### Deliver diverse housing choices that reinforces our unique character

Approximately 9,700 additional homes will be required in the New England North West Region to support future population growth and provide for changing household types over the next 20 years. Whilst the majority of this housing growth will be in the regional cities of Tamworth and Armidale, Inverell’s population is expected to grow from **16,483** (2016) to **19,300** by 2036.

Globally, demographics are shifting towards an ageing population. It is expected that there will be growing demand for a range of health and other services along with accessible dwellings. Movement networks and public facilities will also become increasingly important to support active ageing. Our ageing population will increase demand for services to facilitate ‘ageing in place’ as well as supported accommodation and aged care homes. To increase the new resident population while also accommodating the existing community, it will be important to deliver a mix of housing types and lot sizes.

The Shire features a range of residential environments in both urban and rural areas. Inverell is dominated by single detached dwellings on conventional sized urban lots with larger rural residential lots on the urban fringe. There is an adequate supply of existing zoned residential, rural residential and village land to facilitate our changing housing requirements. The future development of new residential areas will be supported by ‘*structure plans*’ prepared by Council to guide infrastructure, road and utility layouts to provide efficient land development.

Ashford, Tingha, Delungra, Bonshaw and Yetman provide a rural village lifestyle with sufficient land zoned for expansion. The settlements of Nullamanna, Elsmore, Gum Flat, Wandera, Little Plain, Oakwood, Mount Russell, Graman, Wallangra, Cherry Tree Hill, Stannifer, Old Mill and Bukkulla also support the outlying agricultural areas of the Shire by providing facilities such as general stores, service stations, hotels, sporting fields and caravan parks.

The flexibility of the LEP contributes to the delivery of housing diversity, assists in affordability, helps meet the needs of an ageing population and creates more walkable, and vibrant places.

**Council will:**

- ✓ Support the delivery of diverse housing to meet the changing needs of the community.

Planning Priority 4: Deliver diverse housing choice that reinforces our unique character		
Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	C.09	Create a strong sense of community identity
	C.12	Provide affordable housing and accommodation to meet the requirements of the Shire’s residents
<b>Upper North West Regional Economic Development Strategy</b>	Strategy C	Invest in people, skills, community and lifestyle to address the Region’s skills gap
<b>Regional Plan</b>	Direction 18	Provide great places to live
	Direction 19	Support healthy, safe, socially engaged and well connected communities

Direction 20 Deliver greater housing diversity to suit changing needs

Direction 21 Deliver well planned rural residential housing

### Action - Deliver diverse housing choice that reinforces our unique character

- 4.1 Promote the delivery of appropriate housing stock by:
- protecting and enhancing the unique aspects of Inverell and each village and settlement;
  - supporting the availability of an appropriate housing supply by responding to changing housing needs, as well as household and demographic changes;
  - investigating options to include development controls to make new homes easier to use to a broader cross-section of the community including 'adaptable housing', 'affordable housing' 'housing for seniors' and 'liveable housing';
  - updating development controls to include high quality design principles for shade in new residential developments; and
  - assessing any required infrastructure feasibility and its subsequent delivery.
- 4.2 Review and implement the *Inverell Strategic Land Use Plan 2012*.
- 4.3 Prepare structure plans for the new residential areas as identified in Inverell DCP 2013.

## Planning Priority 5

### Promote business and lifestyle opportunities

It is vital that we endeavour to reverse the current trend of out-migration of young people and families, to facilitate population growth and the retention of local businesses and essential services.

Marketing campaigns and promotions will assist in attracting new industry, workers, residents and visitors. This will help to foster generational change, with younger people bringing new ideas, skills and business practices.

To raise our profile and continued population growth, it is important that we maximise existing zoned employment land and promote our strengths and business opportunities to attract new residents and economic ventures. It is also essential to ensure that the infrastructure and services needed to support economic development is sustained.

The delivery of actions under Council's *Employment Land Strategy 2011* and the *Upper North West Regional Economic Development Strategy 2018-2022* will assist this priority.

Social infrastructure is the glue that holds the community together. It includes a broad range of facilities including schools and other education centres, child care centres, parks and recreation areas, community facilities, libraries, cultural centres and health facilities.





As the population of the Shire grows, and the demographic mix changes, it will be important to ensure that social infrastructure is appropriately located, and that the right kinds of services are available to meet the population’s needs.

**Council will:**

- ✓ Investigate the preparation of a Shire wide Economic Development Strategy;
- ✓ Promote infrastructure and services that support healthy, active lifestyles for the younger and older population, including activation of the river precinct for passive recreation;
- ✓ Ensure that social infrastructure caters to the population’s changing needs and improve public domain to foster healthy and connected communities;
- ✓ Encourage participation in business from all demographics to stimulate local economic opportunities and population retention; and
- ✓ Investigate and implement the *Upper North West Regional Economic Development Strategy 2018-2022*. This could include:
  - partnering with State and Federal government and adjoining LGAs to raise the profile of the area and awareness of opportunities for employment, business development and quality of life;
  - targeting opportunities for younger demographics; and
  - fostering collaboration with business sectors to develop employment opportunities that can attract and retain younger people and professional and skilled workers.

Planning Priority 5: Promote business and lifestyle opportunities		
Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	C.01	Provision of a broad range of services and opportunities aid the long term sustainability of the community
	C.05	Create clean and attractive streets and public places
	C.07	Provide local opportunities for recreation, culture and social activities
	C.10	Promoting healthy lifestyles and practices
	C.13	Facilitate activities that improve the quality of life for people who require support
	C.15	Maintain and improve the social and physical wellbeing of individuals and communities
	B.04	Develop and promote the Shire as the place for business establishment
	B.06	Plan for and promote private and commercial businesses and residential, industrial and commercial development
S.08	Civil infrastructure is secured, maintained and used to optimum benefit	
<b>Upper North West Regional Economic Development Strategy</b>	Strategy B	Encourage investment, increased productivity and value adding
	Strategy C	Invest in people, skills, community and lifestyle to address the Region’s skill gap
	Strategy D	Diversify the economy through emerging industry sectors
<b>Regional Plan</b>	Direction 7	Build strong economic centres
	Direction 17	Strengthen community resilience
	Direction 18	Provide great places to live
	Direction 17	Support healthy, safe, socially engaged and well connected communities



## Action - Stimulate economic opportunities

- 5.1 Review and implement the *Employment Land Strategy 2011*.
- 5.2 Promote opportunities in the LEP and DCP for new and contemporary industry, ideas, skills and business practices to establish in the Shire.

## Action - Enrich quality of life and wellbeing of residents

- 5.3 Investigate and promote land use opportunities and development controls that will allow for greater access to facilities outside of the traditional 9am-5pm operating/trading hours.
- 5.4 Review the local contributions plan to ensure that it reflects the changing needs of the community.

## Planning Priority 6

### Protect and celebrate our unique sense of place

Our residents have a strong connection to place, incorporating the natural, built and cultural environment. Council recognises Aboriginal people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. Evidence of Aboriginal occupation in our Shire dates back thousands of years and despite physical modification of the land, many places of significance remain.

The connection of Aboriginal communities to their ancestral country is a result of passing down histories and 'place awareness' through generations. Aboriginal heritage includes places and objects of significance because of their traditions, observances, lore, customs, beliefs and history. These sites include pre-contact, habitation and usage sites, burial sites, battle sites and camping, hunting or fishing sites. Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and with each other.

The *New England North West Regional Plan 2036* recognises the importance of Aboriginal cultural heritage. Protecting, enhancing and conserving Aboriginal places and relics are important to preserve the unique nature of the Shire, as well as provide cultural tourism opportunities. This reinforces the need for appropriate cultural heritage assessments to be undertaken for the protection of our Aboriginal heritage and adequate provision in Council's planning instruments.

Locally significant European (non-Aboriginal) heritage buildings and places of interest also make a contribution to our distinct character. Local sites such as the largely intact and historic main streets, villages, cemeteries, memorials, Scottish Cairn, Pioneer Village, Transport Museum and the Wing Hing Long Museum in Tingha are critical to attract new residents and visitors to the area. A review of Council's planning provisions will ensure adequate protection is afforded for these places.

#### **Council will:**

- ✓ Continue to develop and support community events that celebrate the culture and heritage of the Shire such as NAIDOC Week, multicultural festival and the Australian Heritage Festival;
- ✓ Engage with our Local Aboriginal Land Councils; and
- ✓ Promote the preservation, adaptive reuse and cultural benefits of our diverse natural and built Aboriginal and non-Aboriginal heritage.

## Planning Priority 6: Protect and celebrate our unique sense of place

Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	C.07	Provide local opportunities for recreation, cultural and social activities
	C.09	Create a strong sense of community identity
	C.17	Promote the Shire's role in the cultural fabric of the New England North West
	E.03	Protect, rehabilitate and manage all impacts on the built and natural environment
<b>Upper North West Regional Economic Development Strategy</b>	Strategy C	Encourage investment, increased productivity and value adding
<b>Regional Plan</b>	Direction 7	Build strong economic centres
	Direction 11	Protect areas of potential high environmental value
	Direction 17	Strengthen community resilience
	Direction 23	Collaborate with Aboriginal communities to respect and protect Aboriginal culture and heritage
	Direction 24	Protect the region's historic heritage assets

### Action - Maintain the character of the Inverell Shire through orderly development of the natural and built environment

- 6.1 Undertake an Aboriginal heritage study in consultation with the local Aboriginal community to map Aboriginal Cultural Heritage Values across the LGA, where culturally appropriate.
- 6.2 Review the LEP to:
- ensure land zoning affords protection for local heritage items;
  - list any additional heritage items identified for protection; and
  - remove heritage items due to demolition or their minor contribution to Inverell Shire's history.



# Theme 3 – Strong and Connected Infrastructure

## Planning Priority 7

### Support infrastructure that encourages new industries

Inverell is located between Sydney and Brisbane, with strong transport links to Newcastle and South East Queensland. The Shire is well positioned to access domestic and international markets, as shown in **Figure 3**.

The Bruxner and Gwydir Highways traverse the Shire and provide freight access to Queensland, the east coast and the west of NSW. Protecting these transport assets from sensitive land uses and expanding export-related industries will encourage investment and will attract and provide certainty to industries.

The proposed Melbourne to Brisbane ‘*Inland Rail*’ to the west of Inverell in Gwydir Shire has the potential to reshape freight movements and provide significant opportunities to attract business to relocate and grow in our Shire. Further investigations are required for opportunities to provide greater access for higher productivity vehicles which may access the Intermodal Facilities located on the Inland Rail route. The Moree Special Activation Precinct also presents opportunities for aligned agribusinesses to establish in Inverell LGA and be strategically located in proximity to the inland business hub.

Technology provides opportunities and new ways to travel and plan journeys, as well as new ways to deliver cutting edge services to our communities. Council also recognises that enhanced communication will play a key role in the acceleration of business and economic growth.

Proactive involvement and facilitation of telecommunications, including critical communication networks will ensure the Shire enjoys access to improved mobile, radio and internet coverage. Council will, in consultation with State and Federal agencies, investigate options for enhanced smart technologies, including public WiFi in the Inverell CBD.

Our Shire is an attractive area for investment in renewable energy generation due to access to key infrastructure such as high voltage transmission lines.

To encourage new industries and enterprises it is vital to review the adequacy of existing and future road, water, sewer and stormwater infrastructure. This will support growth for new ventures while better servicing existing industries and supporting services such as the Inverell Airport. The Airport is serviced by Fly Corporate which flies weekdays between Inverell and Brisbane, as well as Inverell and Sydney. This service supports agriculture, business and various essential services in our Shire.

**Council will:**

- ✓ Support infrastructure and technologies that encourage new industries and enhance the opportunities for existing industry and business to grow; and
- ✓ Investigate opportunities for public WiFi and smart technologies in the Inverell CBD along with encouraging partnerships with the business community to pursue high speed, high performance fibre optic data network to service our employment lands.

Planning Priority 7: Support infrastructure that encourages new industries		
Enablers	Strategies and Actions	
Community Strategic Plan	S.08	Civil infrastructure is secured, maintained and used to optimum benefit
	S.10	Maintain and enhance a safe, efficient and effective local road network

	S.12	Provision of safe and efficient networks to ensure connectivity between population centres
	S.13	Provide communities with quality potable water supply, effective drainage and sewerage systems
<b>Upper North West Regional Economic Development Strategy</b>	Strategy B	Encourage investment, increase productivity and value adding
	Strategy D	Diversify the economy through emerging industry sector
<b>Regional Plan</b>	Direction 7	Build strong economic centres
	Direction 10	Sustainably manage and conserve water resources
	Direction 16	Coordinate infrastructure delivery

### Action - Generate new industry opportunities

- 7.1 Determine the suitability of infrastructure to support growth by reviewing:
- Council’s existing water, sewer and stormwater management plans with a focus on land use provisions and policy options;
  - the condition and capability of the road network to support the freight sector, increase connectivity, and accommodate new industry opportunities – which can be developed in an *Integrated Transport Strategy* for the Shire and contribute to the objectives of the New England Joint Organisation’s *Road Network Strategy*;
  - the capacity of the region to support renewable electricity infrastructure; and
  - existing telecommunication infrastructure with the view to increasing mobile phone coverage and the reliability, speed and affordability of the internet.
- 7.2 Promote opportunities for investigations into the land around the Inverell Airport to be used for emerging and innovative industry and technologies that require direct access to air freight networks for distribution and access to national and international markets.

### Action - Provide well-located and serviced supplies of industrial and employment lands

- 7.3 Review and implement the *Employment Land Strategy 2011* including investigations into:
- physical or infrastructure servicing constraints that prevent future land uses;
  - work with Transport for NSW to understand catchment areas for key centres and attractors to develop a hub and spoke transport network;
  - ensure that access to industrial and employment lands takes into consideration high productivity vehicles;
  - avoiding the encroachment of incompatible land uses on major transport corridors within the Shire; and
  - suitable land for future development.

## Planning Priority 8

### Plan for integrated land use and transport

Transport is in a period of immense growth, change and disruption. People are more mobile than ever and our lives more interconnected. Passive and active transport is discreetly integrated into our everyday lifestyle. It must be designed to respect and harmonise with our local character and rural lifestyle.

Effectively integrating land use and transport are vital to ensure that adequate services are provided for and accessed by the community.

Outside of Inverell, the population is dispersed across a number of smaller villages and settlements where transport needs are supported by private car due to difficulties in efficiently servicing these areas via public transport. Supporting the mobility of people who are experiencing transport disadvantage through sustainable community transport initiatives will require adequate funding, refinement and innovation.



Improving walking and cycling connections within Inverell will provide residents and visitors with an enhanced transport choice. It is important that the connectivity function of our major roads, such as the Gwydir Highway and Bruxner Way, are balanced with a focus on the towns and centres as meeting places for the local community.

The *New England North West Regional Transport Plan, Future Transport 2056* recognise the most effective way of providing better transport to more customers in regional NSW is through the development of the 'hub and spoke' network model radiating out from regional centres. This will capitalise on the role that regional centres, including Inverell, play as hubs for employment and services such as retail, health, education and cultural activities for their surrounding areas.

Inverell Shire Council undertook a *Traffic Study* in 2008 which identified many areas for improved transport efficiencies, including a preferred northern by-pass truck route around Inverell which would considerably improve traffic conditions by removing B-doubles and articulated vehicles from travelling through the CBD and along residential streets.

Continued investment in local transport infrastructure is important to support the development of our Shire. It is recommended that the development of an *Integrated Transport Strategy* for the Inverell Shire be undertaken as a priority to:

- consider and investigate the northern by-pass route;
- identify and action opportunities to provide greater access for higher productivity vehicles; and
- ensure that road and air transport networks remain a priority to offer opportunities for our community and businesses.

It is critical to ensure that the Inverell CBD is strengthened and that retail development is focused on Otho and Byron Streets. The *Inverell Town Centre Renewal Plan 2014* has seen Byron and Otho Street reinforced as the heart of Inverell by creating an accessible and attractive place for investment, social and cultural interaction both day and night. Evans Street (including the Art Gallery and the Town Hall) is recognised as the cultural precinct of Inverell and will continue to be enhanced.

#### **Council will:**

- ✓ Continue to review the way that people and goods move through the Shire and encourage effective transport networks to support residents, visitors, commerce and industry; and
- ✓ Collaborate with State and Federal government to ensure that the *New England North West Regional Transport Plan* actions for Inverell are implemented which include:
  - Improve public transport services – the transport service improvement program for Inverell will consider transport initiatives to improve the attractiveness of public transport. These improvements may include:
    - Opportunities for improved service frequencies to key destinations;
    - Opportunities for extending trading hours of operation to include earlier and later services on weekdays;
    - The potential for introduction of weekend services;
    - Opportunities to improve the infrastructure that supports public transport services, such as bus stops and shelters, terminal facilities and customer information;
    - Increase alternative transport options to support sustainable travel to schools;
    - Consideration of local freight access to the Inverell CBD: and
    - Opportunities for coverage of gaps to be provided by flexible/demand response services.
  - Improve opportunities for active transport, e.g. walking and cycling.

## Planning Priority 8: Plan for integrated land use and transport

Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	2.1.1	Plan for and develop the right assets and infrastructure
<b>Upper North West Regional Economic Development Strategy</b>	Strategy A	Improve freight efficiency for the engine industries of Agriculture and Mining
	Strategy D	Diversify the economy through emerging industry sector
<b>Regional Plan</b>	Direction 7	Build strong economic centres
	Direction 14	Enhance transport and infrastructure networks

### Action - Integrated Land Use and Transport

8.1 Develop an *Integrated Transport Strategy* for the LGA.

### Action - Support the Inverell CBD

8.2 Continue to implement the *Inverell Town Centre Renewal Plan 2014*.

8.3 Through the development and implementation of appropriate Planning Strategies, limit inappropriate commercial and retail development outside of the Inverell CBD.



# Theme 4 – Sustainable and Protected Environment

## Planning Priority 9

### Protect and enhance our natural environment

Inverell Shire Council is committed to the protection and enhancement of the environment that sustains our community. The Department of Planning, Industry and Environment has mapped potential high environmental value areas including ground-water dependent ecosystems. With assistance, the mapping and validation of these areas in the Shire will ensure protection and enhancements can be afforded to them in the future. Improved data will allow early consideration of the potential impacts of new development on these areas during strategic land use planning. Updating land use planning provisions and using an evidence-based approach to identify and protect high environmental value areas will help maintain diversity and habitat.

Groundwater is an important and vital natural resource in NSW, particularly in times of drought. Groundwater systems in NSW are coming under increasing pressure to meet human uses for agriculture and industry. The advantage of access to Copeton Dam assists in managing these local demands on groundwater.

#### Council will:

- ✓ Promote the protection and enhancement of the Shire’s natural environment;
- ✓ Promote the ‘avoid, minimise, offset’ hierarchy to biodiversity and areas of high environment value; and
- ✓ Promote the protection of waterways and groundwater.

#### Planning Priority 9: Protect and enhance our natural environment

Enablers	Strategies and Actions	
<b>Community Strategic Plan</b>	E.03	Protect, rehabilitate and manage all impacts on the built and natural environment
	E.04	Conserve and rehabilitate core vegetation areas and manage major impacts on corridors and remnant bushland
	E.05	Manage human impacts on the Shire’s unique diversity of plants and animals
	E.06	Protect and manage significant natural features and landscapes
<b>Regional Plan</b>	Direction 10	Sustainably manage and conserve water resources
	Direction 11	Protect areas of potential high environmental value

#### Action - Protect areas of high environmental value and significance

9.1	Review and update our LEP and DCP to map and protect high value ecosystems as well as identify and promote the restoration of degraded vegetation within biodiversity corridors. Seek support, guidance and funding from State Government to undertake this work.
9.2	Review and update our LEP to include provisions for the protection and enhancement of: <ul style="list-style-type: none"> <li>• riparian land and watercourses;</li> <li>• terrestrial biodiversity; and</li> <li>• aquatic biodiversity.</li> </ul>
9.3	Ensure Planning Strategies and development controls consider water catchment areas and groundwater sources to avoid potential development impacts, contamination and over use.

## Planning Priority 10

### Plan for a changing environment and risks such as water scarcity, bushfire and flooding

The changing global climate and environment is expected to impact a range of land use considerations into the future.

It is important that Council plans for greater resilience to a variable climate. The *Western Enabling Regional Adaptation New England North West Region Report* provides a snapshot of the near future (2030) and far future (2070) climate change scenarios. In summary:

- The region is expected to experience an increase in all temperature variables (average, maximum and minimum). That is, more hot days and fewer cold nights for the near and far futures. Heatwaves are also projected to increase, be hotter and last longer;
- Seasonality of rainfall will change. Autumn rainfall will increase in the near and far futures. The majority of climatic models suggest that winter rainfall will decrease in the near future. Summer rainfall is projected to decrease in the near future; however, summer rainfall is projected to increase in the far future; and
- Fire risk will increase, with projected increases in average and severe Forest Fire Danger Index in the near future and the far future.

These changes have the potential to affect not only our environment (through drought, changing rainfall patterns, heatwaves and storm events) but our community's economy, health, wellbeing, infrastructure and overall water security.

## Water

The Inverell Shire is drained by three major river systems, the Macintyre, the Gwydir and the Dumaresq (Border) rivers. These systems form part of the NSW inland river system, eventually flowing into the Darling River to the west.

Water security in the region is a major contributor to the establishment of new industry opportunities, as it is a critical input that creates surety for investment not only for agriculture and manufacturing but also for people and the businesses that complement these industries. Ensuring that our Shire maintains and enhances its water security is critical for our ongoing prosperity.

At full capacity, Copeton Dam holds approximately three times the volume of water as Sydney harbour. A second major water storage, Pindari Dam, is located on the Severn River approximately 23km upstream of Ashford.

Inverell Shire has three (3) very secure town water supplies:

- Copeton Scheme which sources raw water from Copeton Dam with treated water supplied to Inverell, Gilgai, Tingha, Mount Russell and Delungra;
- Ashford town water supply sourced from Pindari Dam; and
- Yetman water supply sourced from the Macintyre Valley groundwater alluvium.

The security of the Copeton and Ashford town water supply schemes is dependent on the management of Copeton Dam and Pindari Dam to ensure sufficient water is stored in the dams for extended drought sequences associated with increasing climate variability.

Council will also need to be proactive in identifying opportunities for increasing water efficiency and water security to assist the transition to a more sustainable and resource-efficient economy. The key area for consideration will be reviewing water infrastructure and services in proximity to the villages and settlements.

## Bushfire

Fire is a natural phenomenon, however the frequency of fire, its intensity and the season in which it occurs are major factors influencing the distribution of vegetation communities and animal species. Inappropriate fire management practices have the potential to cause catastrophic effects, not only on plants and animals but it also threatens human life.

The bushfire hazard in the Shire is moderate to high, with the highest hazard being during periods of drought. One of the key factors in managing bushfire risks to property and human life is risk avoidance. Planning provisions and development controls will need to ensure that subdivision and the construction of dwellings on bushfire prone land have adequate fire protection zones, water supply for fire fighting and suitable access.

## Flood

Council has identified flood prone land in Inverell, Ashford and Yetman. The *Inverell Development Control Plan* (DCP) provides guidance and development controls for these areas. The Guyra LEP and DCP also identify flood prone land in Tingha. To ensure the protection of our communities and to minimise the risks and costs associated with flood we need to review and update our flood studies to incorporate into LEP and DCP provisions.

### Council will:

- ✓ Continue to ensure that our section 10.7 certificates contain notations that incorporate best available bushfire and flood information and accurately reflect relevant development controls;
- ✓ Continue to ensure that new residential development does not have unacceptable risk from natural hazards such as bushfire and flooding;
- ✓ Continue engagement with the NSW Government to ensure that within the regulated river water sharing plans for the Gwydir and Border Rivers, provision is made to ensure that adequate water is stored in Copeton and Pindari Dams to cater for extended drought sequences associated with increasing climate variability;
- ✓ Continue to develop, review and implement Council's Integrated Water Cycle Management Plan, Drought Management Plan and Water Strategic Business Management (Asset) Plan and identify options to further enhance Inverell Shire's water security into the future.
- ✓ Promote water conservation practices; and
- ✓ Incorporate emerging knowledge on regional climate projections into strategic planning to plan for a changing environment and risks.

## Planning Priority 10: Plan for a changing environment and risks such as water scarcity, bushfire and flooding

Enablers	Strategies and Actions	
Community Strategic Plan	C.08	Reduce the risk of the community arising from emergency events
	S.08	Civil infrastructure is secured, maintained and used to optimum benefit
Regional Plan	Direction 12	Adapt to natural hazards and climate change

### Action - Plan for increased water security

- |      |                                                                                                             |
|------|-------------------------------------------------------------------------------------------------------------|
| 10.1 | Investigate the development and implementation of water sensitive design outcomes for inclusion in our DCP. |
|------|-------------------------------------------------------------------------------------------------------------|



## Action - Respond to anticipated impacts of a changing environment

- 10.2 Integrate resilience across Council to ensure risks and impacts of a changing environment are considered in strategic planning.
- 10.3 Develop and review planning policies and controls (such as a Development Control Plan) which manage natural hazard risks and avoid vulnerable areas.

## Action - Plan for flood risk

- 10.4 Progress new Flood Studies and flood risk management plans in the Inverell Shire to update knowledge of flood risks, including impacts of a changing environment, to inform decision making.
- 10.5 As new flood information is available, ensure LEPs and the DCP are updated in consideration of the flood and emergency management constraints to manage development so that it is compatible with flood behaviour and hazard.



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INVERELL ART GALLERY

# Action Plan

This LSPS is a long-term land use strategy for the Inverell Shire to 2036. It will be revised on an ongoing basis so that it remains relevant and delivers on our community aspirations.

To realise the vision set out in this LSPS there will be need for:

- Appropriate amendments to Council plans and policies that provide the delivery framework for Council's strategic planning;
- Ongoing advocacy; and
- Decisions of Council.

The community will be consulted in-line with the *Community Participation Plan*. It is anticipated that this consultation will identify additional opportunities that will ensure that the LSPS continues to reflect the community's social and economic needs as well as their vision for the future of the area. Council is committed to the vision for our Shire, yet recognises this is a shared venture.

## Collaboration

Collaboration with other Councils in the region and the Department of Planning, Industry and Environment is strategically important when making decisions regarding critical infrastructure, environmental issues, housing, investment and a range of other matters covered in the LSPS. This collaboration is also important for achieving the shared objectives of the *New England North West Regional Plan 2036*.

Council will continue to work hard to establish effective partnerships with State government agencies and other organisations to support the realisation of this LSPS.

## Funding & Investment

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

## Monitoring & Reporting

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

A comprehensive review will be undertaken in 2025, if not earlier, and the LSPS may be incorporated into Council's next *Community Strategic Plan*.



# Planning Priorities and Action Matrix

Action abbreviations: S = Short 0-5 years; M = Medium 6-10 years; L = Long 11-20 years; O = Ongoing

THEME 1 - STRONG LOCAL ECONOMY				
<b>Planning Priority 1: Grow our agriculture, agribusiness and manufacturing sectors</b>	<b>S</b>	<b>M</b>	<b>L</b>	<b>O</b>
1.1 Implement rural land use provisions and development controls to: <ul style="list-style-type: none"> <li>protect biophysical strategic agricultural land identified by NSW Department of Planning, Industry and Environment (Agriculture);</li> <li>restrict the encroachment of inappropriate land uses on rural land and other parts of the agricultural supply chain; and</li> <li>ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector.</li> </ul>				•
1.2 Review and implement the <i>Inverell Shire Rural Land Strategy (August 2011)</i> .		•		
1.3 Review the Inverell LEP 2012 to: <ul style="list-style-type: none"> <li>include Tingha and the surrounding area currently under the Guyra LEP 2012; and</li> <li>consider 'opening up' the RU1 zone to allow suitable, compatible land uses that encourage and facilitate agribusiness expansion, farm-based tourism, commercial and recreational land uses where land use conflict will be minimised and agricultural activities will not be compromised.</li> </ul>	•			
1.4 Proactively review and implement planning provisions (such as the LEP) that encourage and accommodate the changing needs of agriculture, including the development of intensive agriculture, agribusinesses and associated value-adding manufacturing activities. This may include such things as having 'open' zones that will allow for a wider variety of land uses to be considered.		•		
1.5 Identify and protect key employment lands and infrastructure corridors from encroachment of incompatible land uses which will assist current and future development to capitalise on inter-regional connections and external markets.	•			
1.6 Prioritise and protect road infrastructure that caters for large transport vehicles and aligns with the New England Joint Organisation's <i>Road Network Strategy</i> , which is due to be completed in June 2020.	•			
<b>Planning Priority 2: Manage and support renewable energy</b>	<b>S</b>	<b>M</b>	<b>L</b>	<b>O</b>
2.1 Ensure that wind and solar developments are appropriately sited to: <ul style="list-style-type: none"> <li>Minimise and manage impacts on the scenic rural landscapes;</li> <li>have access to essential infrastructure, such as substations; and</li> <li>consider the cumulative impacts on farming land.</li> </ul>				•
2.2 Ensure planning provisions can facilitate appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, hydro, geothermal or other innovative technologies.				•
<b>Planning Priority 3: Expand nature-based adventure and cultural tourism</b>	<b>S</b>	<b>M</b>	<b>L</b>	<b>O</b>
3.1 Protect areas of high environmental and historic significance by focusing development on areas of least biodiversity sensitivity and environmental value. This may include undertaking investigations and reviewing existing provisions within the LEP.		•		
3.2 Facilitate the use of Council owned land for community / public events and festivals. This could be achieved by the inclusion of a clause in the LEP to permit temporary events without development consent.	•			
3.3 Encourage opportunities to identify culturally appropriate Aboriginal tourism opportunities through: <ul style="list-style-type: none"> <li>consultation with the Local Aboriginal Land Councils;</li> <li>encouraging tourism development in natural areas that support conservation outcomes; and</li> <li>strategic land use planning for a growing international tourism market.</li> </ul>				•
3.4 Ensure that planning provisions and development controls allow for diversification of compatible land uses such as farm stay accommodation and eco-tourist resorts.	•			

## THEME 2 - THRIVING, LIVEABLE AND AUTHENTIC PLACES

### Planning Priority 4: Deliver diverse housing choice that reinforces our unique character

	S	M	L	O
4.1 Promote the delivery of appropriate housing stock by: <ul style="list-style-type: none"> <li>protecting and enhancing the unique aspects of Inverell and each village and settlement;</li> <li>supporting the availability of an appropriate housing supply by responding to changing housing needs, as well as household and demographic changes;</li> <li>investigating options to include development controls to make new homes easier to use to a broader cross-section of the community including 'adaptable housing', 'affordable housing' 'housing for seniors' and 'liveable housing';</li> <li>updating development controls to include high quality design principles for shade in new residential developments; and</li> <li>assessing any required infrastructure feasibility and its subsequent delivery.</li> </ul>			•	
4.2 Review and implement the <i>Inverell Strategic Land Use Plan 2012</i> .		•		
4.3 Prepare structure plans for the new residential areas as identified in Inverell DCP 2013.	•			

### Planning Priority 5: Promote business and lifestyle opportunities

	S	M	L	O
5.1 Review and implement the <i>Employment Land Strategy 2011</i> .		•		
5.2 Promote opportunities in the LEP and DCP for new and contemporary industry, ideas, skills and business practices to establish in the Shire.	•			
5.3 Investigate and promote land use opportunities and development controls that will allow for greater access to facilities outside of the traditional 9am-5pm operating/trading hours.		•		
5.4 Review the local contributions plan to ensure that it reflects the changing needs of the community.		•		

### Planning Priority 6: Protect and celebrate our unique sense of place

	S	M	L	O
6.1 Undertake an Aboriginal heritage study in consultation with the local Aboriginal community to map Aboriginal Cultural Heritage Values across the LGA, where culturally appropriate.				•
6.2 Review the LEP to: <ul style="list-style-type: none"> <li>ensure land zoning affords protection for local heritage items;</li> <li>list any additional heritage items identified for protection; and</li> <li>remove heritage items due to demolition or their minor contribution to Inverell Shire's history.</li> </ul>		•		

## THEME 3 - STRONG AND CONNECTED INFRASTRUCTURE

### Planning Priority 7: Support infrastructure that encourages new industries

	S	M	L	O
7.1 Determine the suitability of infrastructure to support growth by reviewing: <ul style="list-style-type: none"> <li>Council's existing water, sewer and stormwater management plans with a focus on land use provisions and policy options;</li> <li>the condition and capability of the road network to support the freight sector, increase connectivity, and accommodate new industry opportunities – which can be developed in an <i>Integrated Transport Strategy</i> for the Shire and contribute to the objectives of the New England Joint Organisation's <i>Road Network Strategy</i>;</li> <li>the capacity of the region to support renewable electricity infrastructure; and</li> <li>existing telecommunication infrastructure with the view to increasing mobile phone coverage and the reliability, speed and affordability of the internet.</li> </ul>		•		
7.2 Promote opportunities for investigations into the land around the Inverell Airport to be used for emerging and innovative industry and technologies that require direct access to air freight networks for distribution and access to national and international markets.		•		
7.3 Review and implement the <i>Employment Land Strategy 2011</i> including investigations into: <ul style="list-style-type: none"> <li>physical or infrastructure servicing constraints that prevent future land uses;</li> <li>work with Transport for NSW to understand catchment areas for key centres and attractors to develop a hub and spoke transport network;</li> <li>ensure that access to industrial and employment lands takes into consideration high productivity vehicles;</li> <li>avoiding the encroachment of incompatible land uses on major transport corridors within the Shire; and</li> <li>suitable land for future development.</li> </ul>		•		

Planning Priority 8: Plan for integrated land use and transport	S	M	L	O
8.1 Develop an <i>Integrated Transport Strategy</i> for the LGA.		•		
8.2 Continue to implement the <i>Inverell Town Centre Renewal Plan 2014</i> .				•
8.3 Through the development and implementation of appropriate Planning Strategies, limit inappropriate commercial and retail development outside of the Inverell CBD.				•
THEME 4 - SUSTAINABLE AND PROTECTED ENVIRONMENT				
Planning Priority 9: Protect and enhance our natural environment	S	M	L	O
9.1 Review and update our LEP and DCP to map and protect high value ecosystems as well as identify and promote the restoration of degraded vegetation within biodiversity corridors. Seek support, guidance and funding from State Government to undertake this work.		•		
9.2 Review and update our LEP to include provisions for the protection and enhancement of: <ul style="list-style-type: none"> <li>• riparian land and watercourses;</li> <li>• terrestrial biodiversity; and</li> <li>• aquatic biodiversity.</li> </ul>	•			
9.3 Ensure Planning Strategies and development controls consider water catchment areas and groundwater sources to avoid potential development impacts, contamination and over use.				•
Planning Priority 10: Plan for a changing environment and risks such as water scarcity, bushfire and flooding	S	M	L	O
10.1 Investigate the development and implementation of water sensitive design outcomes for inclusion in our DCP		•		
10.2 Integrate resilience across Council to ensure risks and impacts of a changing environment are considered in strategic planning.				•
10.3 Develop and review planning policies and controls (such as a Development Control Plan) which manage natural hazard risks and avoid vulnerable areas.				•
10.4 Progress new Flood Studies and flood risk management plans in the Inverell Shire to update knowledge of flood risks, including impacts of a changing environment, to inform decision making.	•			
10.5 As new flood information is available, ensure LEPs and the DCP are updated in consideration of the flood and emergency management constraints to manage development so that it is compatible with flood behaviour and hazard.		•		



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**INVERELL  
SHIRE COUNCIL**

Administration Centre: 144 Otho Street, Inverell NSW 2360  
Post: PO Box 138, Inverell NSW 2360  
Telephone: 02 6728 8200  
Email: [council@inverell.nsw.gov.au](mailto:council@inverell.nsw.gov.au)  
Web: [www.inverell.nsw.gov.au](http://www.inverell.nsw.gov.au)