

Upper Lachlan Shire 2040



Local Strategic Planning Statement

June 2020





Acknowledgement of Country

The Upper Lachlan Shire acknowledges the Traditional Custodians of this land and we pay our respects to Elders both past and present. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.

About the Local Strategic Planning Statement

The Local Strategic Planning Statements are the Council's planning priorities and the principles that guide them.

[Section 1](#) is structured to set the context:

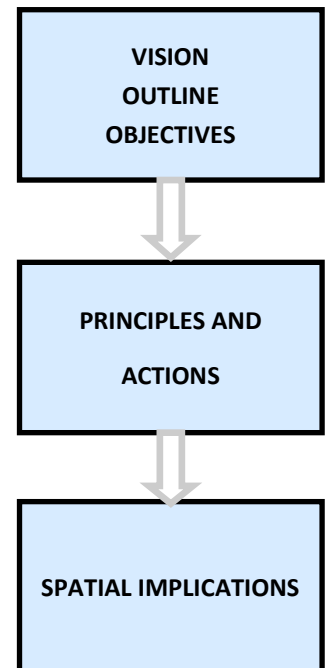
Mayoral Message
Executive summary
Context

[Section 2](#) develops the planning priorities and outlines the principles:

Planning Priorities
Planning Principles
Planning Matrix with actions

[Section 3](#) elaborates on how the principles are applied to issues and to the geography of the Local Government Area. There are eight principles and thirty two actions.

[Section 4](#) takes the final principles and structural elements and deals with the geographic structure and locality statements of the Shire to identify where various types of development will be focused.



Planning Priorities	Planning Principles
Non-urban Land Urban Land Tourism Business Development	1. Growth and Sustainability 2. Productivity and collaborative diversity 3. Connectivity, transport and movement 4. Character, Identity, and heritage 5. Lifestyle and livability 6. Population 7. Landscape 8. Structural Elements



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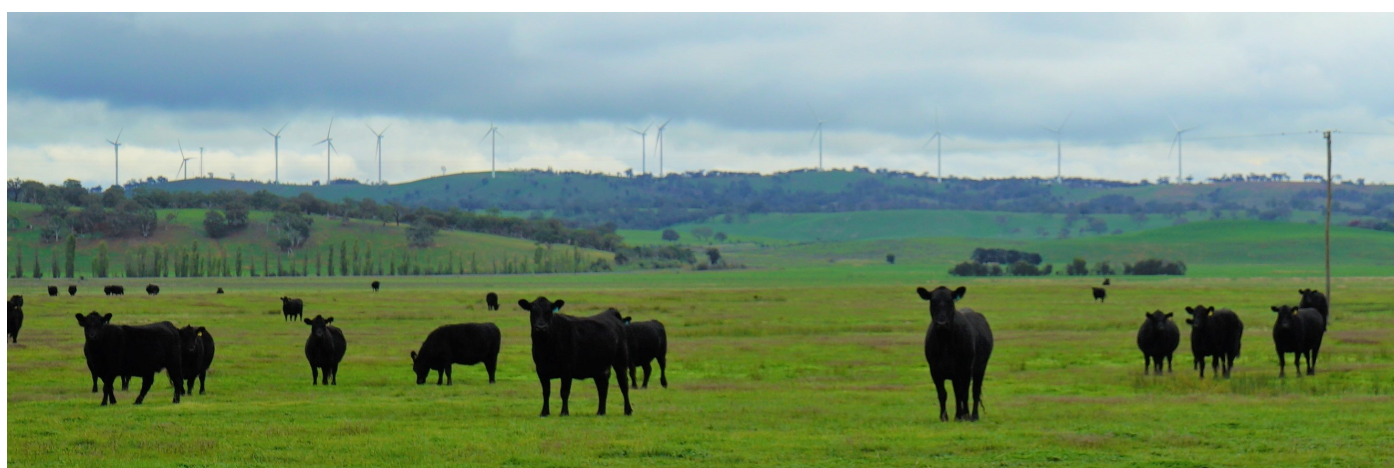


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MAYOR'S MESSAGE

While we cannot be certain what may have happened by 2040, we can presume that the Upper Lachlan Shire will be different to now, and we must plan to accommodate those changes.

We have taken the opportunity to imagine what the Shire will look like two decades from now. The Local Strategic Planning Statement (LSPS) will provide the guiding principles for change.

The LSPS acknowledges the pride we have in our past and the hope we have for our future.

The plan will guide logistical, spatial and aesthetic solutions for the issues we face as we grow and change.

-John Stafford, Mayor



EXECUTIVE SUMMARY

ULSC 2040

Vision

“A district of villages in a beautiful diverse landscape with a prosperous agricultural and energy economy connected to Sydney, Canberra and international markets”



The Local Strategic Planning Statement (LSPS) sets the strategic agenda for the next twenty years in Upper Lachlan.

The primary function of the agenda is to provide a strategic decision making process for land use, economic development and community stability. The community's resilience in the face of change depends on the capacity to adapt to new economies, climate and social change.

The first focus set out by the themes of the LSPS is on how non-urban land is managed, including its productivity, environmental heritage and changing land use demand.

The Shire's settlements are the second priority, providing residential, commercial and lifestyle opportunities.

Ensuring growth in the tourism sector will provide new opportunities for additional income and bring new visitor experiences.

However, our business organisations are facing significant structural change and require private sector and government focus. Non-urban land, urban land, tourism and business development are the four focus areas of the strategic plan.

These focus areas are framed by eight principles that will be applied to each priority. Within each priority and principle area are the actions that will make a significant difference to the sustainable growth of the Shire and the adaptive capacity of the community.



THE UPPER LACHLAN

NESTLED IN THE SOUTHERN TABLELANDS, WEST OF THE BLUE MOUNTAINS THE SHIRE'S RICH SOILS AND TEMPERATE CLIMATE PROVIDE AN IDEALISTIC SETTING FOR ITS VILLAGES

The Upper Lachlan Shire sits on the Great Dividing Range. The northern boundary is the Abercrombie River, and to the south are the Wollondilly and Lachlan Rivers.

The Shire's population of around 8,000 mostly live in Crookwell. Other villages include Gunning, Collector, Taralga, Dalton, Binda, Tuena, Grabben Gullen, Laggan, Breadalbane, Jerrawa and Bigga.

Most services are at Crookwell and Gunning where health and medical services, a fire brigade, police, banking, a post office and retail provide for local needs.

The number of people over 65 is forecast to grow by 36 percent by 2036. The most significant challenge for the Shire is the ageing population. The preeminent task beside attracting young people and families to the area is to accommodate services and facilities to encourage people to age in place rather than move to Goulburn.

In the Shire, 3,535 people are employed, predominantly in agriculture, a figure that is projected to grow slowly in the next decade. Some people work in Canberra and Goulburn.

Agriculture

Mostly fine wool, beef and potato production, agriculture continues to underscore the economic and social fabric of the villages. There exists opportunities for development:

- Intensive livestock agriculture
- Intensive plant agriculture

Tourism

In ULS, tourism is an emerging commercial driver. Upper Lachlan Shire is recognised for its proximity to Sydney, Canberra and the Hume Highway leading to Adelaide and Melbourne, which provides opportunities to grow the industry. However, accommodation and other value-adding enterprises need to be encouraged and facilitated.

Wind Farms

Besides being an emerging industry for the Shire, wind farms are a prominent element in the landscape.

Light Industry

There is little industry within the Shire apart from the sock factory at Crookwell and the animal health company, Virbac.



At the centre of the Shire is Crookwell acting as a hub and spoke node. The southern edge of the shire is within the South East Regional Plan zone of influence from Canberra and is within easy commuting distance. The central area contains the high value Agricultural land and is the core wind farming region. The surrounding villages are key tourism destinations.

IN TWO DECADES THE UPPER LACHLAN WILL BE A LIVELY, WELCOMING AND SAFE PLACE TO LIVE, UNDERPINNED BY A DISTINCTIVE RESIDENTIAL AND WORKING EXPERIENCE THAT CREATES A WEALTH OF POSITIVE OUTCOMES AND MEMORIES

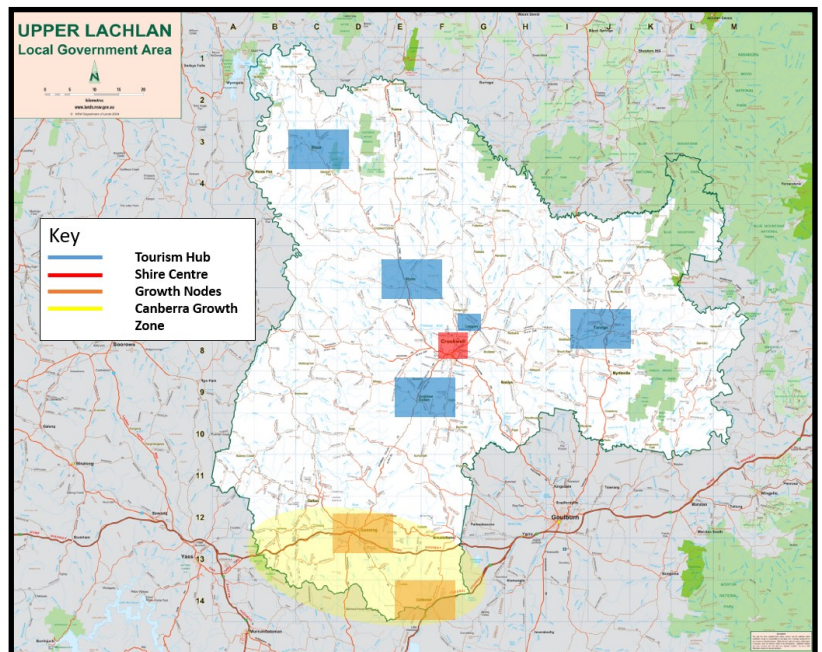


Figure 1 Shire sustainable growth illustration

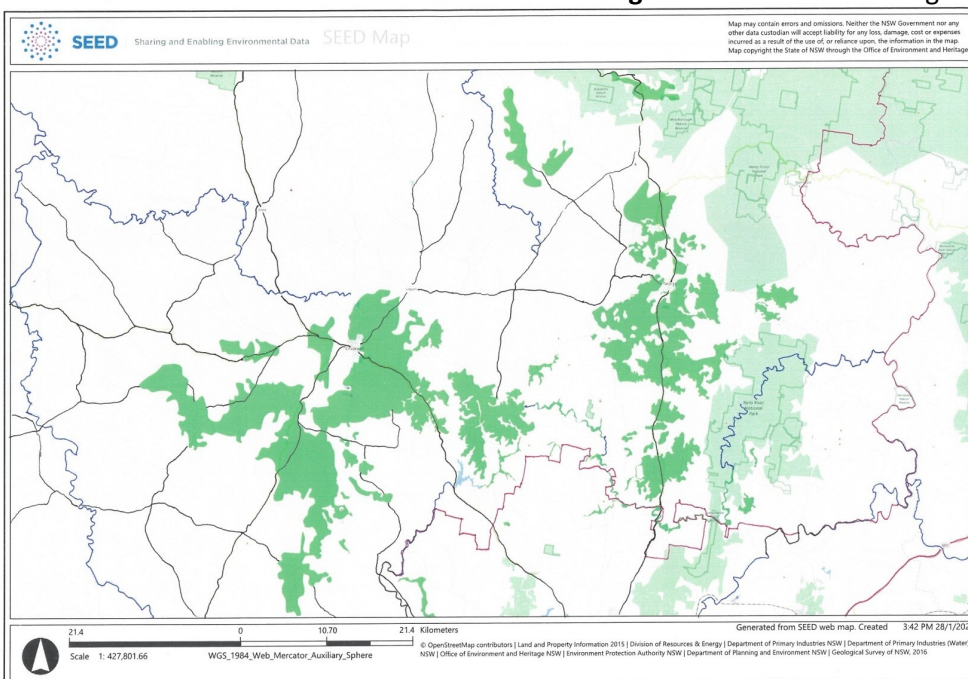
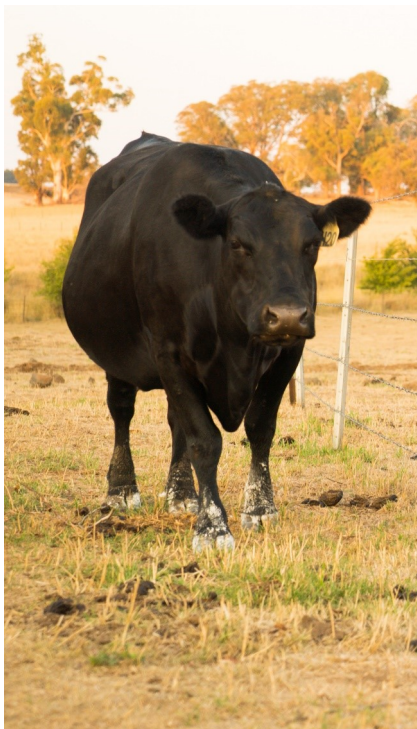


Figure 2 shows the Biophysical Strategic Agricultural Land (BSAL), land with high quality soil and water resources capable of sustaining high levels of productivity. BSAL plays a critical role sustaining the State's \$12 billion agricultural industry. These lands intrinsically have the best quality landforms, soil and water resources which are naturally capable of sustaining high levels of productivity and require minimal management practices to maintain this high quality.

Figure 2 Biophysical Strategic Agricultural Land (green) Source: https://geo.seed.nsw.gov.au/Public_View/index.html?viewer=Public_View&locale=en-AU&runWorkflow=AppendLayerCatalog&CatalogLayer=SEED_Catalog.79.SALBiophysical

CONTEXT

Upper Lachlan Shire Council's planning priorities focus on agriculture, economic diversity, tourism, village lifestyles and infrastructure.



A review of Council's planning system undertaken in 2019 identified key priorities including the development of communications, education and training facilities in the Shire.

Council's Housing Strategy, Economic Health Check, an analysis of the Local Environmental Plan (LEP), rural land-use strategies, and scenario planning have also informed the LSPS.

The backdrop to the LSPS includes a transformational international economy reliant on new technologies, and shrinking local economic and population trends. Meanwhile, there is a role for the use of aesthetics and amenity to attract new investment.

One of the Shire's greatest assets are the beautiful rural villages set in an agricultural landscape, together with the marketability of a vibrant green hinterland. Market recognition of the beauty of rural land either as a commodity or for its conservation values highlights the importance of protecting agricultural land. The Shire is well connected to Canberra, Goulburn and Sydney.

The Shire boasts high quality agricultural soils and vast rural scenic panoramas. Nature reserves and state forests also enrich the landscape. There is good rainfall and a temperate climate, making it ideal for farming and agriculture.

The Shire's topography, combined with increased investment in renewable energy (wind, solar, hydro, geothermal) will bring new economic opportunities to the Upper Lachlan.

The Shire is also rich in untapped mineral resources such as iron ore, aluminum and precious stones. Balancing mining and environmental protection will be a future challenge.

The local groundwater resources are not well understood. However, water is a commodity that the Shire has more of than other parts of NSW.

The South East and Tablelands Regional Plan 2036, and the Joint Regional Organisation Statement of Strategic Intent both recognise the growing demand for cost-effective and alternative lifestyle commuter options within the region to service the National Capital. There is opportunity to provide rural residential and village or town lifestyle options.

Upper Lachlan recognises its locality, existing structural patterns and potential to differentiate itself from surrounding Local Government areas (LGAs) by providing higher-density, small, livable and walkable master-planned towns or heritage villages, brimming with special character.

OUR PLACE AND OUR PEOPLE

Population 2019 (ID)

= **8,059**



Population

Expected 2036 (ID)*

= **7,912**

South East and Tablelands Region expects

+45,450 people by

2036 (Regional Strategic Plan)

Upper Lachlan Shire residents **age 65 and above**

will increase by **36%** by

2036 (Regional Strategic Plan)



Median age

= **48**

(Economic Health Check)

~ 1000 houses

anticipated by 2036*



2815 local jobs (NIEIR 2019)

40.5% agriculture (ID)



agriculture =

41.2%

value added (ID)

Gross Regional Product

\$349 million (ID)

(2018/2019)

7129km² (ID)

Agriculture covers 70% of the land (Housing Strategy)

Households, 2016 (Housing Strategy)



30.9%



26.4%



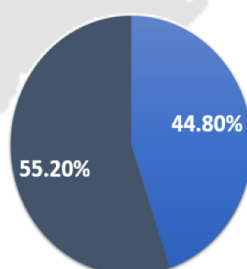
24.8%



7%

Travel out for employment (Economic Health Check)

2016



■ Working Outside the LGA
■ Working Locally

Agricultural Production, 2015/16 (ID)



35m

32m

25m

LOCAL STRATEGY

The LSPS will inform the planning of the spatial relationships in the Upper Lachlan Shire.

The LSPS identifies strengths, challenges and gaps of where strategic planning will inform, shape and guide regional and local statutory and policy documents.

The LSPS addresses:

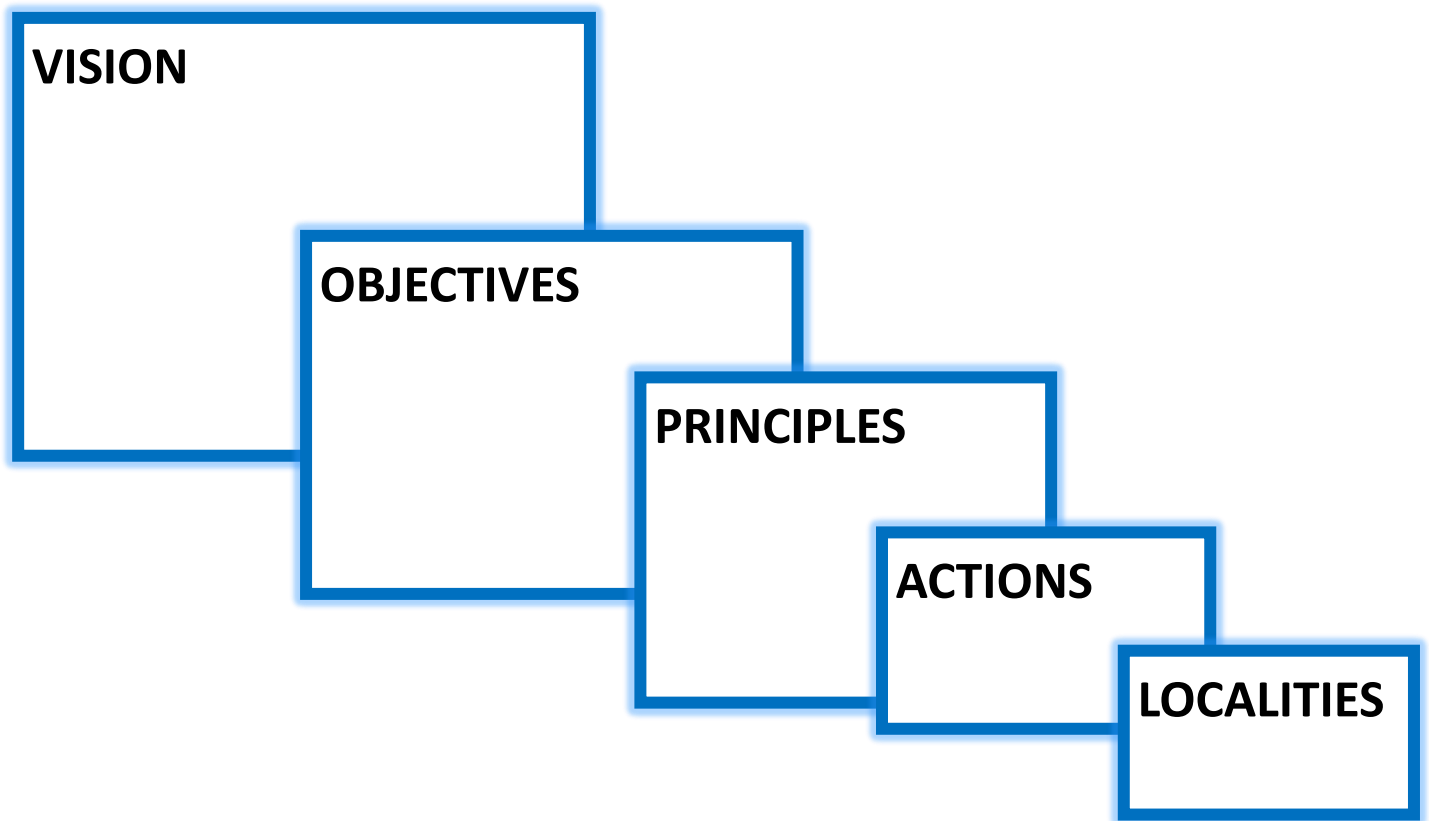
- Culture, context and background: the basis for strategic planning;
- Land use vision: to set the structure plan for villages and the rural economy;
- Planning priorities: to be consistent with the South East Tableland Regional Plan 2036;
- The actions required to achieve planning priorities; and
- The Council's processes to monitor and report on the implementation of the plan.

The Council will review this document every seven years, or as otherwise deemed pertinent to strategic objectives, to accommodate changing priorities. The LSPS gives effect to the South East and Tablelands Regional Plan 2036 and The Tablelands 2016-2036 Regional Community Strategic Plan (CSP).

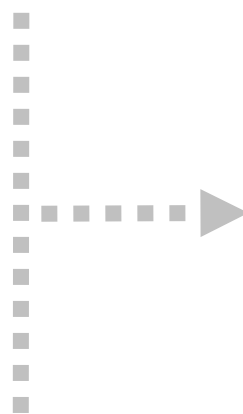
Implementation

Council will monitor and report on the implementation of the actions over the duration of the plan, and will remain responsive to continuous improvement opportunities. The LSPS will inform other Council planning processes.





The LSPS is part of a broader strategic landscape. The South East and Tablelands Regional Plan 2036 drives the regional context, but local studies will inform future iterations. These documents inform LEPs and development control plans (DCPs). The LSPS is the geographic or spatial application, while the CSP is the social application of planning.

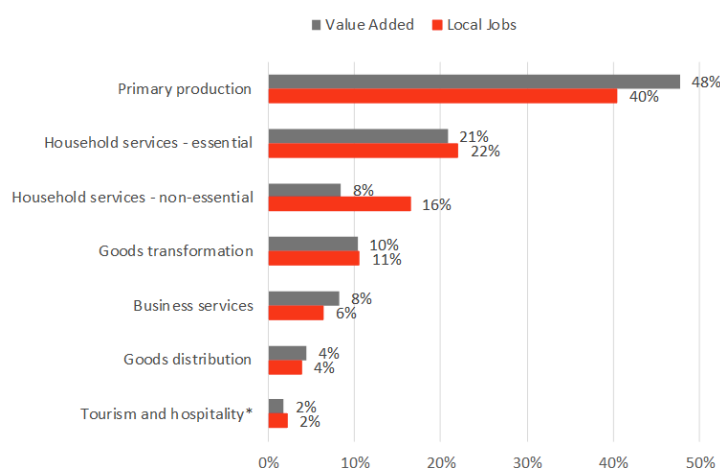


OUR STRATEGIC RESPONSE

- Conserve and enhance the natural and historic environment
- Respond to environmental and economic challenges
- Sustain more resilient rural communities



Figure 3 Role of the LSPS Strategic– led planning framework. Source: Department of Planning and Environment, 2018, LSPS Guidelines for Councils



Source: NIEIR (2019) | * Includes activities from other industries

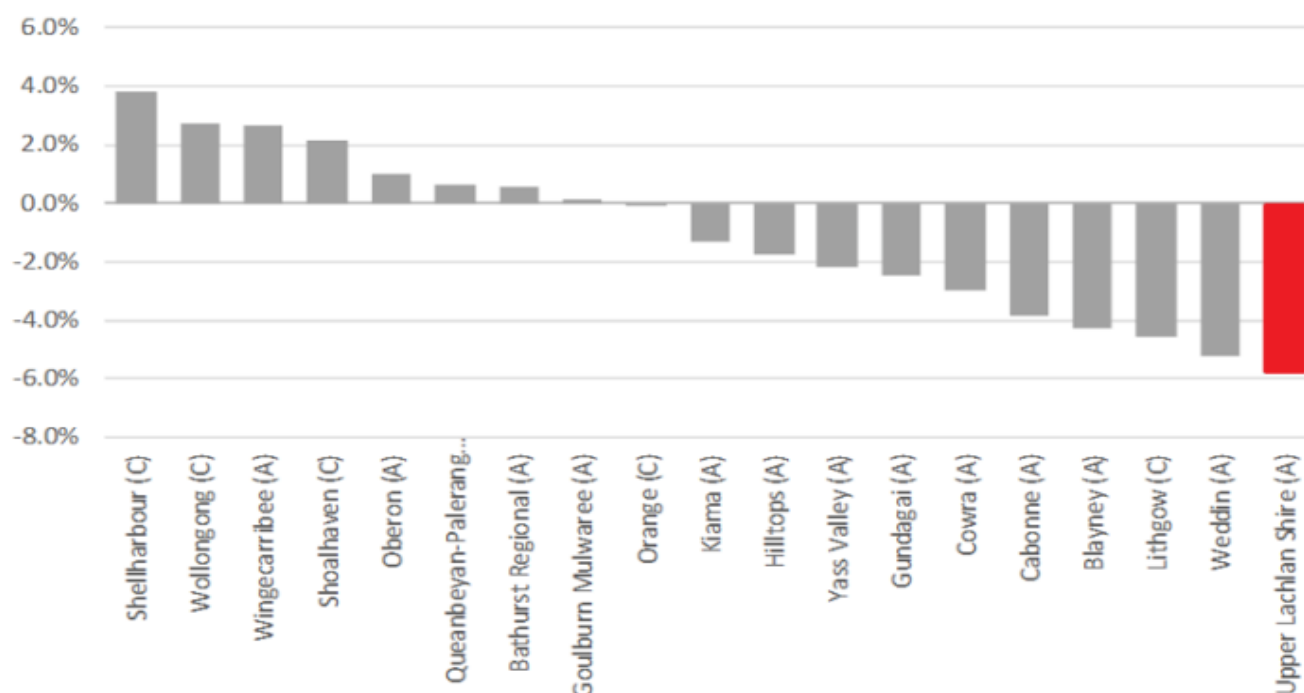
Figure 4 Industry profile % of total Upper Lachlan Shire Key industries 2019

Vision for a changing future

With the Shire facing major challenges such as climate change, aging population and limited economic and population growth, there is a critical need to diversify. This involves capitalising on endowments in order to facilitate improved economic, social and environmental outcomes for the community.

- ⇒ Agriculture
- ⇒ Tourism and agritourism
- ⇒ Renewable Energy
- ⇒ Health, disability and aged care
- ⇒ Freight and logistics
- ⇒ Manufacturing

% average annual growth rate



Source: NIEIR (2019)

Figure 5 Growth in GRP—Regional LGAs, 2017-2019

LOCAL

OPPORTUNITIES

There are untapped opportunities in agriculture, energy and housing. The Regional Plan and Housing Strategy both point to the need for change to facilitate investment.

Gunning and Collector are in a growth corridor because of their proximity to Canberra, and they can meet commuter settlement demand and provide affordable living options. They are well serviced by road networks and provide services and infrastructure. Upper Lachlan's proximity to Canberra and Sydney presents huge potential for future development.

There is an untapped opportunity in the south to supply affordable housing for the capital region. However, due to the dual impact of restrictive land zoning and land banking, the recent trend is toward residential decline and business fragmentation or loss.

A small proportion of owners hold the majority of land holdings in the Shire. Many of which are undeveloped. Land banking in the villages is hindering the economy and employment opportunities. The ambition is to introduce incentives to develop creative reinvestment in lazy landholdings.

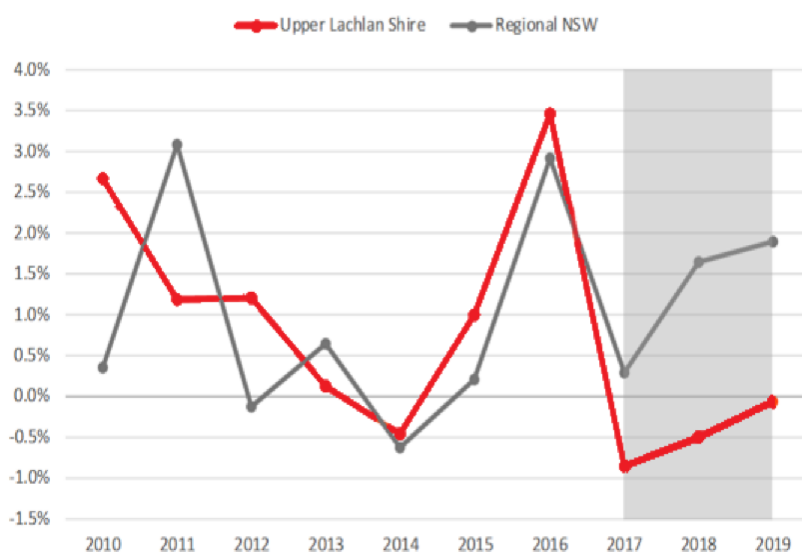
The Shire has become a regional leader in renewable energy, with much progress having been already made in wind powered generation. There is potential for future development in this sector.

Global challenges are predicted to impact food security as a result of climate change, drought, erosion, coastal agricultural soil acidification, water resource competition and urbanisation pressures. It is predicted that agriculture production in other parts of New South Wales (NSW) will become unviable (NSW DPI). Upper Lachlan's arable land has the potential to become highly sought after. Globalisation, domestic population growth and income growth will also drive demand for agricultural products.

Agriculture and land management in the Shire must align with sustainable practice to limit environmental degradation, and to ensure vitality of natural resources for future generations.

The vision of a Shire of villages provides a competitive advantage over regional rural residential development opportunities close to Canberra and Goulburn.

Agricultural endeavor is the mainstay of the economy and employment; however, changes in local and global economic trends are catalysing new responses regionally. Part of the planning framework hopes to tap into changes in the rural economy to sustain employment and returns on investment.



Source: NIEIR (2019)

Figure 6 Growth in Local Jobs

LOCAL

OPPORTUNITIES

The Shire has available lots that are suitable to be amalgamated for development in existing residential zones, yet are not being developed to their potential.

Council's developer contributions schemes (Section 7.11 and 7.12) ensure that infrastructure is provided to meet demand for new development. Finding a balance between covering costs and inhibiting development is one of Council's strategic objectives.

In order to more effectively facilitate development, Council is considering changes to the way developers make contributions, to minimum lot sizes and to prohibited land uses.

There is an undersupply of seniors housing. For example, there is a shortage of self-care units, serviced apartments in retirement villages and assisted care accommodation for seniors in the Shire.

There is also an identified undersupply of social, affordable housing and rentals. There is capacity for more diverse housing options. Accommodation options for one or two persons is required.

Shared work spaces in our main growth centers and shop top housing are examples of options to explore further to better support business development.

To stabilise commercial activity, and provide focus points in towns, Council is proposing local centre B2 and mixed-use B4 zones in the main street of some villages. Business zones would retain main street characteristics, helping to protect investment value. Introducing more mixed-use, or flexible options to some settlements will improve their investment capacity and livability.

The Shire has unexploited mineral resources. This is a sector that could be further explored for its viability. Mining will be reviewed as part of the rural strategy.

The villages are zoned RU5 (a village mixed-use zone) except Crookwell. RU5 is a rural village zone that provides a range of land uses, services and facilities associated with a rural community without differentiation. Crookwell differentiates into commercial, industrial and residential areas. Future rezoning work will better establish what zones will suit each specific town, as well as identify their boundaries.

Although the Shire is proud of its natural heritage, there is a lack of passive and active recreation opportunities that facilitate an increased connection with nature. Creating more opportunities such as national parks, cycle tracks and walking tracks would benefit locals and visitors. Art and culture can be further enhanced.

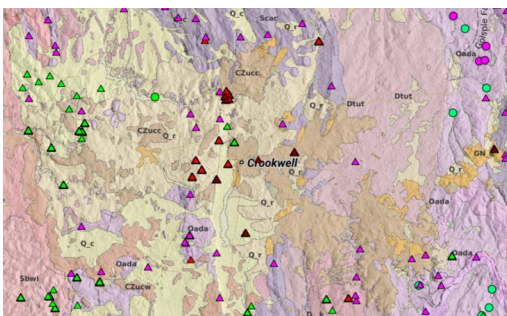


Figure 7 Metallogenic map showing abundance of mineral resources existing within the Shire

LOCAL CONSTRAINTS

LEP prohibitions on land use are restricting economic diversification and transition

While the population of the Shire is growing very slowly, growth is uneven and parallels other change that is not apparent in the statistics.

Growth is slow and uneven

Since the economy is growing slowly, and there is some turnover of small businesses in the main streets, there is an opportunity to attract new residents and businesses to the Shire.

A growing proportion are working outside the LGA

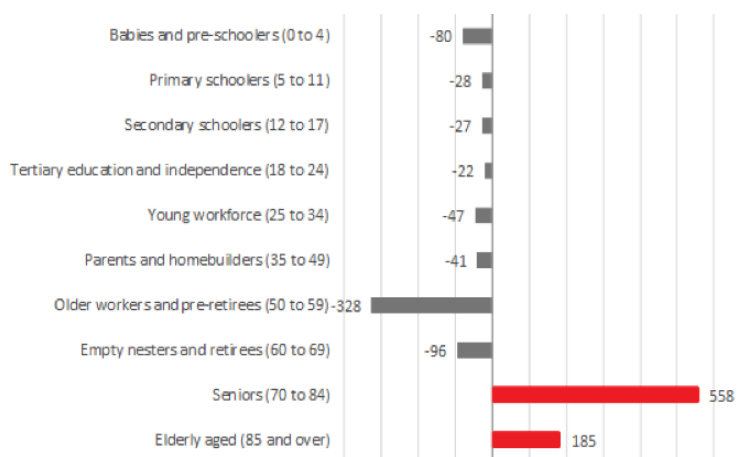
The Upper Lachlan LEP has highly restrictive provisions, compared to surrounding councils, becoming one of the main challenges regarding economic diversification and transition. Many activities associated with villages elsewhere are prohibited uses in the Shire. The LEP's prohibited uses will be reviewed. As an example, tourist facilities, which are generally prohibited, with some exemptions will become permissible. The intention is to inhibit only those uses that are problematic and deal with applications for facilities on merit.

Business is contracting

Tourist destination and accommodation facilities are few and small

Minimum lot sizes work against agricultural development. They act as a blunt instrument to protect traditional farming investment but inhibit new investment. Separate work on the farming economy will follow.

Agricultural value adding is in decline



Source: .id Consulting (2020)

Figure 8 Change in Population by Service Age Groups –2016—2036

Value added by industry sector 2018/19

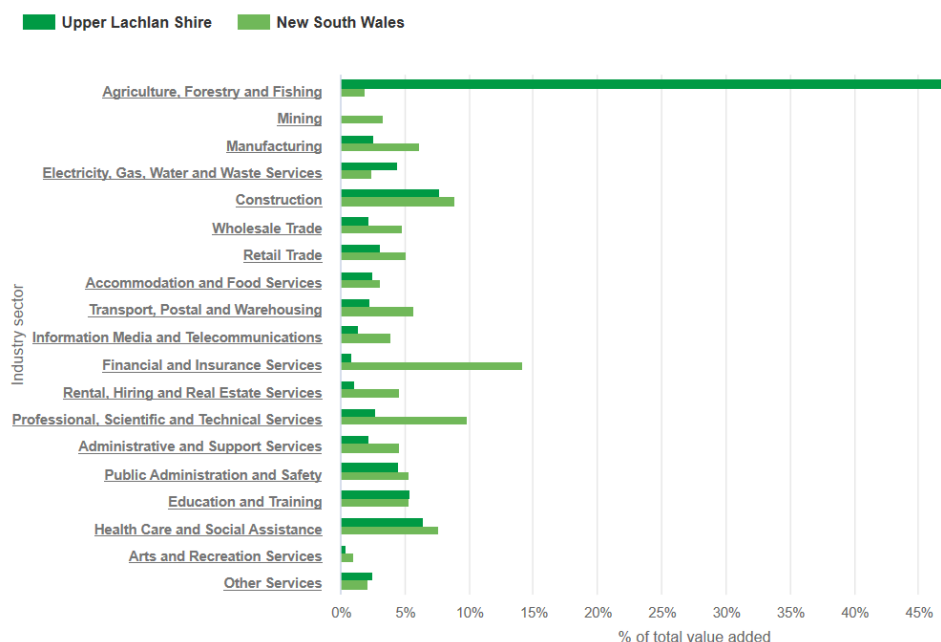
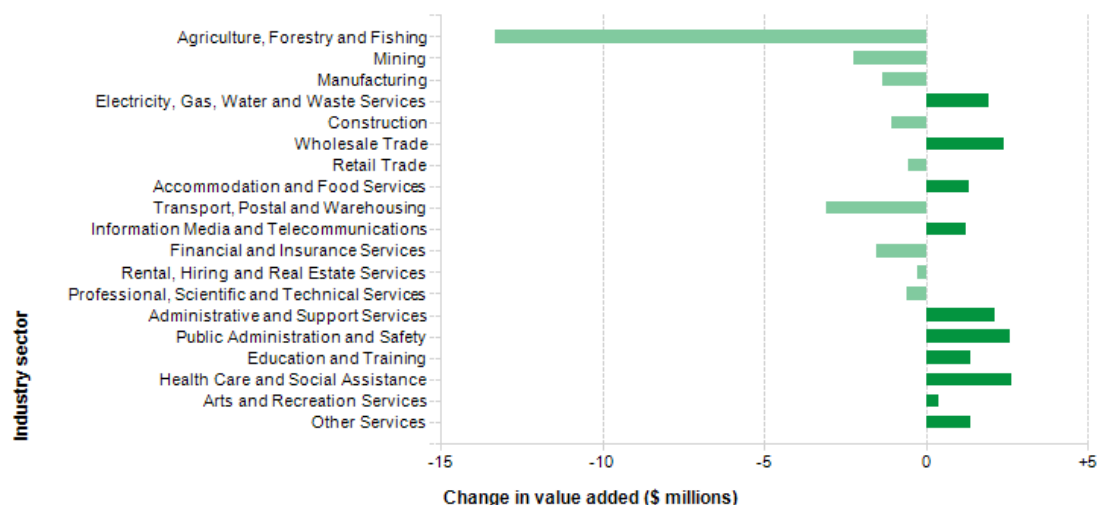


Figure 9 Value added by industry sector 2018/19

Change in value added by industry sector, 2013/14 to 2018/19

Upper Lachlan Shire



Source: National Institute of Economic and Industry Research (NIEIR) ©2019
Compiled and presented in economy.id by .id the population experts

.id the population experts

Figure 10 Change in value added by industry sector

The figures on this page highlight some of the issues facing the local economy. Agriculture is still the largest earner in the LGA (top). The market share of agriculture is shrinking (middle). The population involved in agriculture is aging. The largest sector is 65 and over (lower right). There are some growth areas, but these have not had much priority in the current planning schemes.

Resident workers age group, 2016

Agriculture, Forestry and Fishing - resident

Legend: Upper Lachlan Shire (dark green), New South Wales (light green)

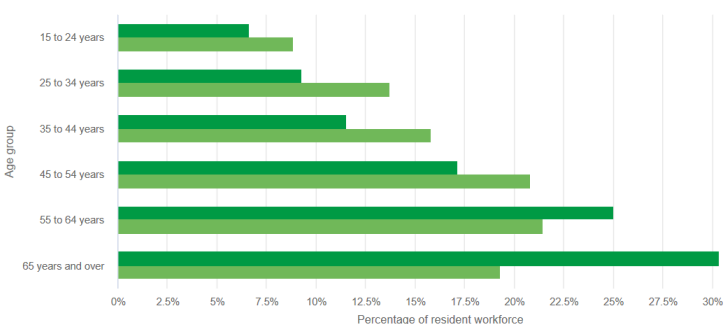
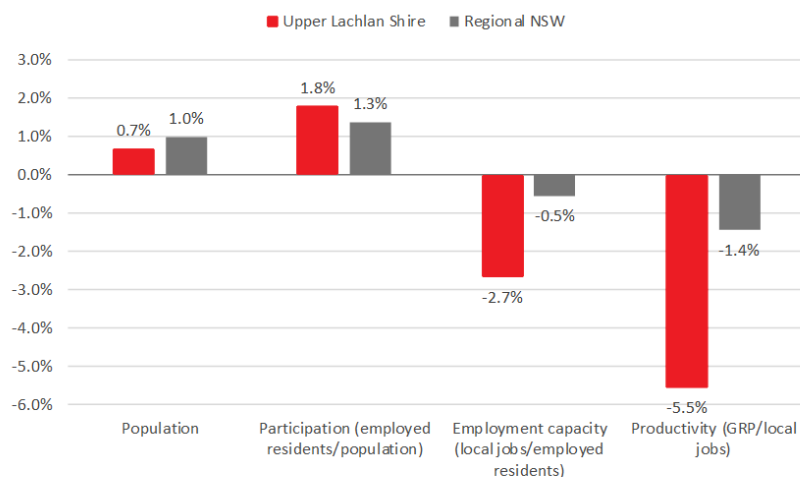


Figure 11 Age distribution of agriculture workers source: id

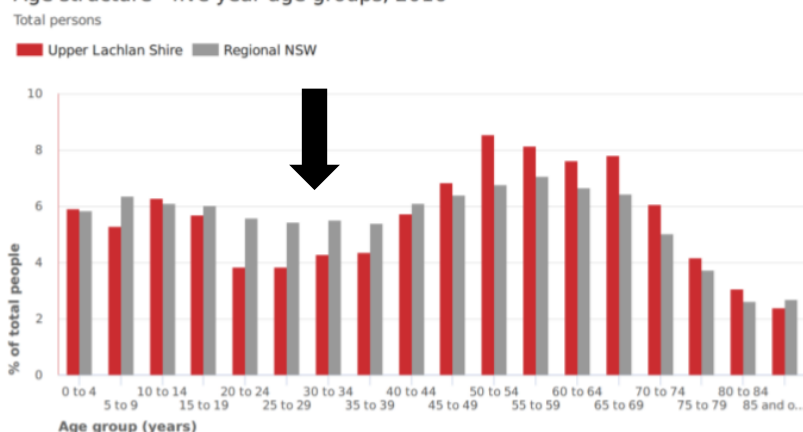


Source: NIEIR (2019)

Figure 12 Components of Growth– (last 2 years), Annual Average Growth %

Figure 12 indicates productivity as a main factor driving economic conditions of the shire. Compared with regional NSW LGAs, the Shire is under-performing, with growth in GRP and local jobs trending downwards. Along with an aging population, there are significant economic implications if the trend is to continue. This will be particularly evident in agriculture, where over 60% of workers are 55 and over compared to 41% in NSW. Downward trends have also been identified for labour force participation rate and worker productivity.

Age structure - five year age groups, 2016



In Figure 13, there is a depression in the normal bell curve for the population. The 24 to 40 year old population is smaller than for a healthy population and for succession planning. This is translating to a shrinking working age population, which is having serious implications for the workforce, the economy, and the capacity for demographic regeneration.

Figure 13 Comparison of ages across the Shire compared with regional NSW

An aging population, seasonal workforces and tourism accommodation all require availability of specific housing options. While diversification is necessary for the future success of the Shire, it is important to ensure infrastructure provision keeps pace with tourism growth, while balancing housing needs for residents, and also protecting our natural environment and cultural heritage.



PLANNING PRIORITIES

We have selected four planning priorities that represent the key themes driving our land use strategies

Non-Urban Land

The most extensive land use in the Shire is agriculture. Three central values drive investment in the rural landscape. Conservation, productivity and lifestyle values drive a significant proportion of rural ownership. There are some indigenous and tourist sites in the countryside. The ULS has a rural identity and rich heritage that is attractive. There is opportunity to ensure green infrastructure is adequately meeting the community's and tourist's needs.

Urban Land

Housing supply is not meeting demand, particularly in Taralga, Laggan and Binda. This is acting as an inhibitor of sustainable growth. Single houses on large lots characterise the Shire. This housing pattern does not suit aging populations that are down-sizing and looking for alternatives such as community titles, attached dwellings and dual occupancies. Planning will structure villages around focal points that are most likely commercial centres oriented toward rural village settings. There may be opportunities for new settlements close to existing urban service centres. Landscape values and accessibility considerations will drive location responses.

Tourism

As a value-adding proposition or phenomenon, tourism is under-developed. The current LEP prohibits a wide range of tourist and other related uses in most zones. There is an opportunity to grow the tourism sector and to reassess prohibited development in the land use table.

Business Development

The local economy is not diversified. It is heavily dependent on agriculture. Agriculture's contribution to the economy is decreasing; the agricultural workforce is also aging.

Business ecology, complementing existing uses and value adding are clear opportunities. Small-scale intensive agriculture is another. Entrepreneurial enterprise is needed but is unpredictable. Construction is the second-largest business sector, but other business opportunities are developing such as agritourism, renewable energy, health and aged care, and manufacturing. Council will review planning frameworks and development costs to be able to respond to these emerging business trends.

PLANNING PRINCIPLES

Eight planning principles focus the best opportunities for a sustainable and vibrant future. These are selected to align with the South East and Tablelands Regional Plan 2036.

Growth and Sustainability

Identifying what will drive growth and resilience while maintaining the best of what we have is the basis of the planning framework. Our aim is to turn the local economy into a productive stable and attractive place for investment. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 1.

Productivity and Collaborative Diversity

Adding diversity into the economy and landscape is needed to drive economic performance and productive growth. The key is selecting new opportunities that will add value to the local economy. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 1.

Connectivity Transport and Movement

Planning for infrastructure is paramount to building capacity for growth, and maintaining our community. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 3.

Character, Identity and Heritage

The Upper Lachlan Shire has a rural identity and rich heritage that needs to be utilised to attract investment and increase the liveability of the area. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 2 and 4.



PLANNING PRINCIPLES

Lifestyle and Livability

The Shire is characterised by single houses on large lots. This housing pattern does not suit the varying needs of the community. We also have compact villages and towns that are a pleasure to live in. The current housing dynamics are not catering to the needs of the villages; greater housing diversity is needed. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 4.

Population

While population targets often focus on growth, there are other factors in the population that can bring healthy change to the community. Diversity of ages is a focus of the LSPS as well as a population with skill sets that can deliver on the type of economy that is desired for the future. Maintaining adequate populations in our towns is crucial for supporting services, facilities and amenities. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 3.

Landscape

There are numerous interpretations to how we view our local landscapes, however our rural hinterland is the background to the shire. There is a wide array of green infrastructure, greenspaces and ecosystem services potential. Agricultural land forms a large part of this. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 2.

Structural Elements

Land use planning informs the detailed structure of the villages in our Shire. Each theme and planning principle leads to a locational outcome. In this section we discuss or identify what needs to be done to spatially organise the Shire and our town areas. This principle aligns with The South East and Tablelands Regional Plan 2036 Goal 4.

The planning priorities and principles drive the planning actions shown in the matrix on the next page.




Table 1 Upper Lachlan Shire Council Priorities, Principles and Actions

Planning Principles	Priority 1 Non-Urban Land	Priority 2 Urban Land	Priority 3 Tourism	Priority 4 Business Development
Drivers of Growth and Sustainability	1.1 (a) Promote a diverse agriculture-based economy. (b) Develop an agricultural strategy to provide for value-adding opportunities and succession.	2.1 (a) Develop village residential opportunities. (b) Design public places of creativity and innovation.	3.1 (a) Identify and locate new tourism opportunities. (b) Support tourism as a key sector in the Shire.	4.1 (a) Promote a diversified transitioning economy and provide for small business development. (b) Provide strategic support to entrepreneurs and tourism operators.
Productivity and collaborative diversity	1.2 (a) Plan for diverse agribusinesses and agricultural land reform. (b) Encourage vertical integration of the rural economy. (c) Improve the diversity of land holding options to promote protection, production and investment.	2.2 Zone land for mixed-use, aged care and tourism developments and provide for urban diversity.	3.2 Plan for new tourism and destination opportunities as an economic benefit.	4.2 (a) Encourage and support growth in a variety of sectors to enable diversification of the Upper Lachlan economy. (b) Promote appropriate smaller-scale renewable energy projects using innovative technologies.
Connectivity, transport and movement	1.3 (a) Improve biodiversity connectivity and protection. (b) Continue to improve road access for commercial opportunities. (c) Improve telecommunications	2.3 (a) Design towns for walking and cycling, promote density, increase accessibility, and facilitate a mix of collaborative uses. (b) Explore and promote active recreation options for cycling and walking. (c) Promote active transport and explore opportunities to develop an active transport network.	3.3 (a) Continue to improve road access and reuse of alternative transport facilities for destination activity. (b) Encourage cycling and walking opportunities throughout the Shire.	4.3 (a) Promote smart hubs and improve internet access capacity. (b) Promote transport hubs. (c) Promote energy hubs.
Character, Identity, and heritage	1.4 (a) Protect and enhance the Indigenous, European, rural and natural landscapes. (b) prepare an Aboriginal cultural heritage study.	2.4 Manage and enhance the distinctive character of each village through a master plan. Develop Character Statements for urban development.	3.4 Leverage and celebrate our natural and cultural heritage, creative expression, climate and natural beauty.	4.4 Reinforce the village town centre, small business character and facilitate innovation.
Lifestyle and livability	1.5 Provide opportunities for housing diversity, off-farm income and green spaces to meet changing requirements.	2.5 Promote arts, culture and nature as part of the urban design framework.	3.5 (a) Conserve and adaptively reuse heritage assets (b) Enhance areas of high environmental value and visual significance.	4.5 Identify the commercial locations and focus points of the villages, and structure business growth into them.
Population	1.6 Identify business opportunities that can value add to local business and attract investment and employment.	2.6 Lobby and promote the development of rural livability facilities in villages.	3.6 Plan for increased human and infrastructure capacity in the tourism phenomena and provide new destination activities.	4.6 Plan for increased capacity in various growth sectors, and seek value-adding options.
Landscape	1.7 (a) Recognise environmental landscape values as productive or recreation elements. (b) Promote green infrastructure and ecosystem service opportunities. (c) Undertake a biodiversity assessment of the LGA and develop a rural planning strategy.	2.7 (a) Facilitate villages that are empathetic to the existing agri-landscape: small protected bounded spaces. (b) Enhance utilisation of green infrastructure and increase trees.	3.7 (a) Utilise the temperate climate landscape as a place for active recreation opportunities. (b) Identify biodiversity values through landscape assessments to facilitate tourism opportunities.	4.7 Create focal points by siting commercial activities within mixed-use commercially driven precincts.
Structural Elements	1.8 (a) Identify and protect high-value agricultural land, or land with high environmental value. (b) Review minimum lot size opportunities to facilitate agrarian investment.	2.8 (a) Provide new space to grow around existing villages and towns and provide for infill opportunities. (b) Lobby for more open-spaces, parks, conservation areas, walking and cycling tracks	3.8 Identify tourist-focused locations and provide for their development.	4.8 Identify and develop growth localities close to Canberra, Yass and Goulburn.

Principle 1

Drivers of Growth and Sustainability



**Our community
welcomes new
Investment.**

A sustainable future requires a diversified and agile economy.

Agriculture has the largest share of employment (40.5%) in the LGA, which is primarily in sheep and beef cattle farming. Therefore, an emphasis on the economic diversification of the rural economy is warranted, especially since the wool industries are in decline and the global economy is rapidly changing. Local fertile land may be suitable for apple, grape, olive, nuts, and other fresh vegetables.

The *South East and Tablelands Regional Plan 2036* goal is a connected and prosperous economy for the capital region.

The Regional Plan focuses on priority growth sectors to diversify the economy, including:

- Tourism
- Agriculture and aquaculture
- Freight and logistics
- Health, disability and aged care
- Public administration and defence
- Education and training
- Renewable energy

Responding to the specific needs of these sectors will generate economic growth. The primary focus for the Upper Lachlan Shire Council (ULSC) in the next 20 years will be agriculture, tourism, renewable energy, health, disability and aged care, freight and logistics. Renewable energy is a powerful feature of our landscape and the new industrial economy.

Recent economic trends strongly point to the need to drive economic performance in the Shire.




Principle 2

Productivity and

Collaborative

Diversity



**Our community
welcomes encourages
collaborative
diversity.**

Diversity

Diversity, the backbone of adaptability and resilience, provides for change and ensures long-term sustainability. Diversity fosters collaboration, but it can also create conflict. Selectively identifying what does not fit into a place is just as crucial as understanding what is most suitable to varying contexts and needs.

Productivity

Processes and businesses that add value to the chain of production bring employment opportunities to the local area and region. Tourism as a value add to the local economy has been shut out of the economy through planning prohibitions even though there is a growing demand for accommodation and food and other services.

There are business ventures that may lead to land use conflict. Managing future land use conflict will be approached through the structural elements of the planning processes as well as the zoning and prohibitions settings.

The challenge for the Council is to set the climate for welcome change and to set the rules to facilitate separation of conflicting land uses.

Principle 3

Connectivity, Transport and Movement

Our vision is to encourage infrastructure growth to support our residents, businesses and visitors. Providing connectivity is a fundamental planning principle.

Whether we plan for hard infrastructure, for communications or to access water or green infrastructure, connectivity is essential to sustainable development.

The Shire's towns and villages are well connected through an ever-improving road network. Agriculture and tourism rely on the road network for transportation and communications.

Internet and communications technology lag behind other parts of the country, and the region is not a priority at the state and Federal levels for road and telecommunications upgrades in the telecommunications industry.

A local communication network such as the Kangaroo Valley Satellite NBN will assist with increasing internet access in the Shire. Council will continue to lobby for better connectivity.

Canberra Airport's international passenger and freight terminal is tourism and export-oriented. Canberra Airport will give producers access to growing international markets through various trade agreements.

The region's high quality, niche, organic and green produce will underpin the future growth gateway for the area. Proximity to the developing Sydney airport, Wollongong and Western Sydney provides a large market place.

Staying apace with advances in information technology, creating smart work opportunities that connect people physically and digitally within the Shire is essential in supporting residents, businesses and visitors, as well as attracting investments.

Access to the power grid and to wind and solar power has enabled the development of a renewable energy sector. The future electric vehicle shift as well as growth from tourism both presents a particular opportunity to improve transport infrastructure. Additionally, pressures from an aging population highlight the need to develop local sustainable travel solutions.

Access to water is a driving concern across Australia. The Shire is well endowed with water resources for its current needs. However, additional water to meet the needs of new industries and for growth requires more investigation.

Water sensitive design and energy efficiency policies have been adopted nationally or by the State and will continue to reduce per-capita demand in the Shire.

Greater connectivity will better support lifestyles and employment, and contribute to attracting new residents and families to the area. Enhancing the Shire's marketing and tourism strategies will catalyse this process.



Laggan Streetscape at Laggan Pub

Principle 4

Character, Identity

Heritage and Environment

Our vision is for a diverse environment interconnected by biodiversity corridors building on Indigenous and European heritage.



Photo courtesy of Upper Lachlan Tourism

Villages and towns are at the core of our Shire. Towns nestled into rural landscapes in harmony with agriculture and natural systems set the Shire apart from the sprawling suburban or urban residential localities to the south. They provide our core character.

The ULS has a rich environmental, cultural and social heritage that predated European settlement. However the European agricultural and urban development now dominates the landscape.

Agricultural and village landscapes are the backbone of the community. Our towns are rich in design, shape and form.

Future development should respect the local heritage while utilising new technologies and having concern for the climate and country.

Enhancements to signage, interpretations, streetscapes and landscapes will entail working with artists and other local creatives to make more creative places. Places that are full of colour, inspiration, ideas and energy are envisioned, by synergistically combining people, stories and memories. This will contribute to the character and identity of place.

Crookwell and Gunning are the largest towns and are well structured with capacity to grow. Some recent development is better suited to urban Sydney or Canberra rather than rural villages. These urban layouts and housing designs are changing the character of the larger towns. Consideration of sensitive built form is necessary that reflects the more traditional housing stock.

Laggan, Bigga, Binda and Dalton have numerous buildings of stone and iron construction and are constructed around grid patterns that are functional and add to the beauty of the places that people call home.

Smaller localities also have a beauty and structure that is appealing. While some diversity of built infrastructure is needed, new buildings need to respect the rich local heritage and character.

A separate document to be delivered by Council is the Future Character Statements for the localities. These will provide more detail about the planning frameworks of the villages and the localities across the Shire. However, Council has already identified that the heritage and village structure of the shire is a particular character of the LGA.

The LSPS will lead to character statements, followed by master-planning and DCP changes including design guidelines, where aspects such as mechanisms to minimise urban heat and sun protection will be considered.

Principle 5

Lifestyle and Livability

Our vision is for an interconnected housing market for the region that delivers diversity and choice and more opportunities for affordable housing.

Identity

The identity of the Shire is in its rolling hills and quiet countryside for a place so close to Sydney and Canberra. The soils are rich and naturally watered. However, there is some uncertainty about the agricultural heritage with the mixed onset of global market changes, diminishing national population and climate uncertainty.

Instilling a sense of place: Placemaking

A Shire of villages can provide a primary point of difference from surrounding Local Government Areas (LGAs). Quality urban design will facilitate a strong sense of community by utilising public realm space, creative interpretation, tree planting, urban density, style and character guidelines. Maintaining strategic views, historical elements, environmental systems or landscape elements within the public realm will strengthen the existing character of the place.

Connecting to the surrounding open space networks

Understanding the provision of open space and how people will get to and from the central village will influence design opportunities. Preserving a definite urban edge and providing rural vistas from various parts of a village will enhance the country atmosphere.

Integration of land use, built form, access and public realm

A key to creating great places is providing spaces that feel welcome and safe, are easy to get to, and have attractive and exciting features.

Housing

The current housing supply is not catering to the needs of the community. Greater housing diversity is needed in order to create places suitable for everyone. One example of this is hamlets. Besides more housing being needed, a more diverse range of housing is also required to reflect changing housing dynamics.

Principle 6

Population

Our aim is to remedy population decline, and develop a healthy demographic profile.

The key challenge in the Upper Lachlan Shire is the aging population, which is affecting the socio-economic profile.

The Shire's economy is primarily agrarian, predominated by grazing. The farming community is aging faster than the town population. A challenge is to diversify the agricultural economy.

The income profile of the shire is medium and dominated by secondary school or diploma level education. The Shire is not below average for the state but its socio-economic profile is in decline.

While population targets often focus on growth, there are other factors in the population that can bring healthy change to the community. Welcome transformations include increasing diversity across age groups, and establishing new skill sets that are able to deliver on the economic change that is needed.

The capacity of the population to meet the needs of the community is a focus of the planning system. New skills are needed for the new economy and entrepreneurial skills may have to be imported to build future resilience. Flexible planning and supporting systems to include new business and to facilitate start up opportunities will help.

Maintaining adequate population levels is crucial for supporting services, facilities and amenities, and thus ensuring prosperous, livable, sustainable and functionable towns.

The trend is toward smaller household occupancy at a slightly faster rate than in other rural areas. Provision of adequate housing and appropriate types of housing is critical for the sustainability of the Shire.

To meet the challenge ULSC will provide planning and financial incentives.



Principle 7

Landscape

Accessible

Multifunctional

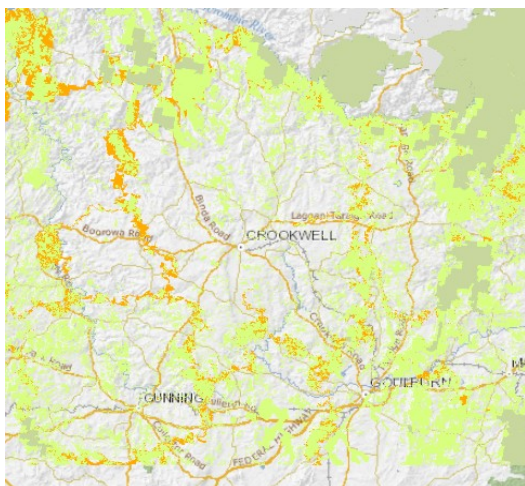
Resilient

A diverse environment interconnected by biodiversity corridors, building on Indigenous and European heritage; a Shire of villages in a distinct rural setting.

Distinctive

Connected

Inclusive



Urban and rural landscapes are fundamental to the way we react to places and turn spaces into places that are attractive and welcoming. Land has productive values and is seen as something that needs to be preserved, or is associated with its capacity to be a commodity.

Our rural hinterland is the backdrop to the Shire. It provides us with our focal points and orientation as well as the natural, designed, artistic and visual characteristics that set Upper Lachlan apart.

Environmental enhancement and protection of nature is paramount, so that the Shire is left in no worse condition for future generations. Biodiversity is in crisis and it is essential our planning strategy addresses this.

The Shire's competitiveness and quality of life measure is related to its greenspace. Green infrastructure and greenspaces have the potential to reduce the impacts of climate change, biodiversity loss, and improve health and wellbeing of our community. Supporting strong and healthy ecosystems and green networks facilitates the flourishing of species and habitats.

To sustain the environment in the long term, there must be a balance between optimising sustainable use of agricultural land and creating opportunities for tourism and outdoor recreation, while protecting our beautiful rural landscapes. A mechanism for this delivery is through ecosystem services.

Particularly with an aging population, nature contact has many positive benefits for mental health and wellbeing. Ensuring that there are optimal levels and types of nature specific to community needs is paramount for strategic planning of both our urban and non-urban lands.

The LGA has biodiversity corridors and high environmental value land that needs protecting. Strategic planning must consider threatened or endangered species and habitats, including but not limited to, koalas.

Open Space for Recreation

Green infrastructure for people's mental and physical health.

Bushland and Waterways

Green infrastructure for habitats, ecological health, carbon capture, flooding mitigation and cleaner air.

Urban Tree Canopy

Green infrastructure for climate adaptation and resilience.

Figure 16 (left) Biodiversity Map- Biodiversity Corridors in orange, high environmental value land in light green. Source: web-map.environment.nsw.gov.au

Principle 8

Structural Elements

Hierarchy

Land banks, infill stimulation and commuter belt pressures

Tourism

Collaboration

Strengthening the connection between rural and urban land use

The LSPS identifies the locational ordering of the planning priorities and the principles. The details of the structuring of the shire are at the end of this document. The structural elements are the hierarchy of the towns and the steps to grow our villages by infilling and stimulating expansion. There is capacity to draw on the potential for commuter development, and to assist the development of tourism through planning rule changes.

A Community of Villages

The shire is to retain the village growth pattern. These will be focused in the south of the Shire to respond to the Yass, Canberra, Goulburn commuter influence. The focus will be on developing the Collector, Gunning corridor, while emphasising compact, connected, walkable and green places.

Growth Areas

Crookwell is the administrative centre of the Shire and as such the most significant town. However, as with the other villages, land banking is withholding capacity so that supply is not meeting demand. The new growth areas are a strategic response and should unlock the land bank. This will create conditions that encourage the release of land through new subdivisions, infill and limited precinct densification.

Tourism Hubs

By retaining and enhancing the heritage precincts of Taralga, Grabben Gullen, Laggan, Binda and Bigga, there is an opportunity to encourage tourists to stop and enjoy our small characterful villages. Currently, these villages do not have "visibility" because they lack places for people to stay, linger or explore. The plan envisages changes to this pattern. Encouraging visitors to stay overnight will enhance the use of amenity and service facilities in the Shire.

Participation

Seeking stakeholder and community expression will facilitate a deeper understanding of the issues at play, ensuring that a transformation process creates a framework that includes the "big ideas". Collaboration and discussion can radically change the environmental, economic, social and cultural performance of the existing village.

Planning Priority 1

Non-Urban Land

Our vision for the community is one that welcomes new investment and encourages collaborative diversity.



Building innovation and sustainability into the agricultural sector will improve the sector's adaptability and ability to maintain high quality produce.

Digital technology creates efficiencies and cost competitiveness by improving productivity and quality of products, or developing sustainable farm management practices.

Council has identified some potential emerging industries for the area through the Economic Growth and Development Planning Final Report, 2019.

Adding off-farm income and alternative business sources is a high priority for the sustainability of the local area. Agriculture accounts for 60% of the business registrations while the next largest, construction, accounts for 9.4%. Agriculture generated \$133m and 40.5% of local jobs in 2018/2019; however, between 2013/2014 and 2018/2019, the contribution of agriculture to the economy declined by nearly 10%.

Barriers identified in the community visioning workshop include land-use zoning, lack of stakeholder commitment, lack of capital, infrastructure limitations and lack of support from the community and Council.

Key aspects for a sustainable future that requires a diversified and agile rural economy include:

- Potential for export growth; access to markets
- New technologies
- Modernisation and commercialisation
- Interrelationships with other industries such as food service and tourism sectors
- Innovation, competitive advantage, improvements in productivity
- Research and Development opportunities to drive productivity
- Availability of education and training
- Planning for labour force supply and demand; having the right skills
- Redress of the working profile by attracting the next generation of farmers
- Public and private investment in infrastructure

(Source: DPI Agriculture Industry Action Plan

https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0004/468292/agriculture-industry-action-plan-issues-paper.pdf)

Sustainable principles must apply to the LGA's strategic agricultural land, and environmental land of high value must be protected.





Planning Priority 2

Urban Land

There are 12 villages and towns in Upper Lachlan Shire with character and beauty. Villages are the living and working spaces of our community. Our villages need clear focal points and places to meet, linger and commune, as well as enhanced design, character, livability and access to services.

Providing new opportunities to locate diverse business options and additional dwellings into rural areas will be a focus of the LEP changes. Rebuilding and rehabilitating depopulated rural locations is a focus of planning change.

An influence on population growth and associated new homes is the lifestyle available within commuting distance of Canberra and Sydney.

At least 28,500 new homes will be needed by 2036 to meet population growth and change in the Southern Tablelands region.

Around 1000 new homes will be needed by 2036 to meet population growth and change in the ULS.

The majority of the region's population growth to 2036 is projected to occur in the areas that share a border with the Australian Capital Territory (ACT). Rather than isolated land releases, a more strategic approach to housing will make the best use of existing infrastructure and maximise investment in planned infrastructure.

The Shire has the highest percent of stand-alone dwellings in the region at nearly 93% (2016 census). The number of single occupants is increasing.

By providing broader housing choice for our community, we can meet diverse housing needs. Housing diversity also encourages active lifestyles, increases the number of people living and working close to jobs, services and amenities as well as managing greenfield growth pressures.

Many ACT and New South Wales (NSW) residents own blocks of land in the Shire or move there once retired. While we plan for our population growth and accompanying facilities and services, the unique NSW-ACT cross-border relationship requires both jurisdictions to prepare for a growing population within their boundaries. Livable villages will complement rural land activity.

Upper Lachlan can meet some of the demand for growth through infill in existing villages and some village expansion. Services will be provided in the town centres based on varying demands and needs, while a variety of housing styles will provide for changing urban needs. For example, a R1 General Residential can be added in Crookwell to facilitate more diverse housing options.





PLACES THAT ARE:

Holistic

Familiar

Legible

Distinctive

Accessible

Safe

Inclusive

Cohesive

Connected

Comfortable

Integrated

Responsive

Equitable

Place-based Planning

To support our communities, we envision master-planned neighbourhood enhancement programmes, quality street design and changes to the public realm, which will provide benefits for both visitor and residential wellbeing. Council intends to support an aging population and to encourage aging in place. We want to create the underlying conditions that allow diversification to happen. Through dialogue we expect that together we can support the diversification challenge and meet the needs of our communities and businesses. This will contribute to vibrant, socially inclusive, safe and healthy communities.

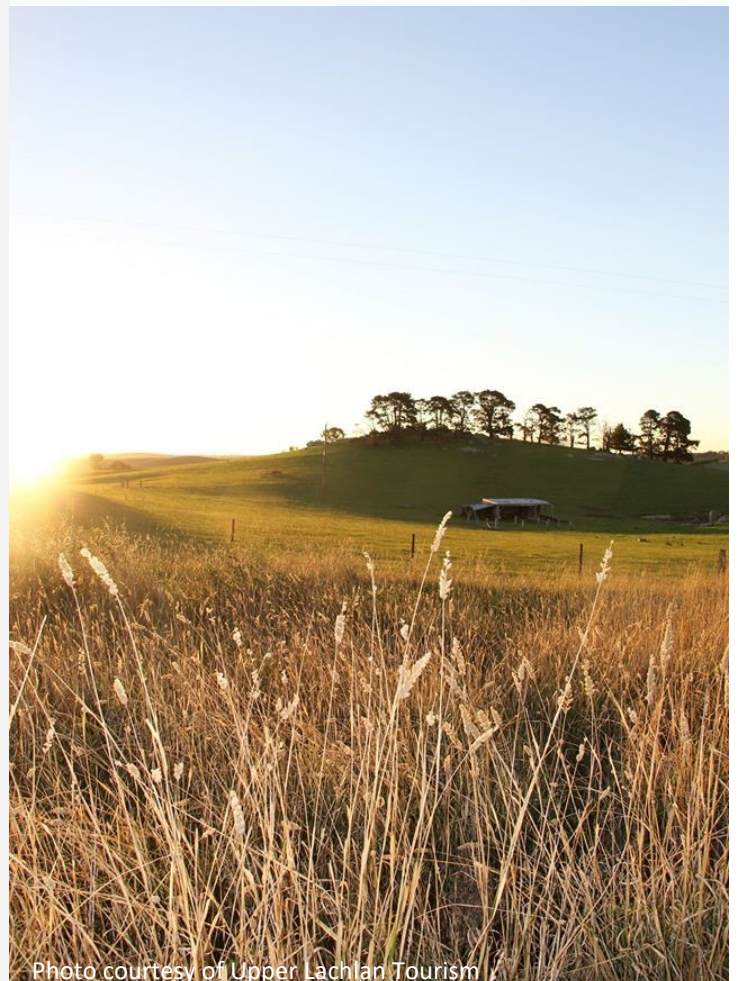


Photo courtesy of Upper Lachlan Tourism

Planning Priority 3

Tourism

Promote tourism as a value-add to the Shire



The Shire has enormous untapped opportunities for tourism, as a year-round destination, but the current planning system is restrictive. In many of the villages except for bed and breakfast tourism, accommodation is a prohibited use. The main towns of Crookwell and Gunning do not have motels that are large enough for a tourist coach to stop. In the environment conservation zones, Eco-Tourism is not permitted.

The LSPS provides a window to explore options leading to changes to the LEP. A focus will be on identifying destinations and attractions in the villages and rural locations.

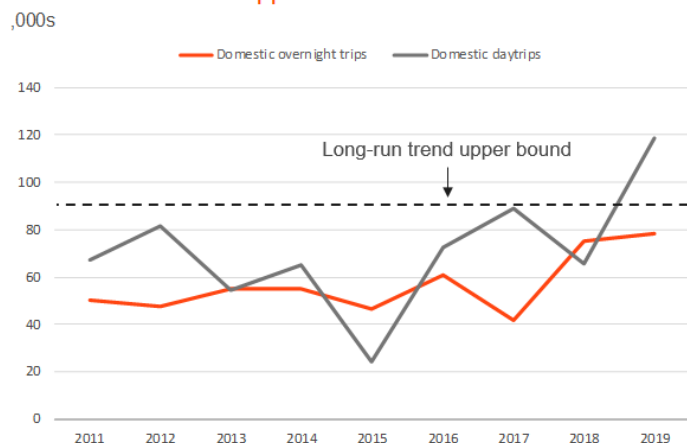
There is potential to simultaneously benefit community needs through provision of better facilities and services, whilst minimising impact to the Shire's environment, character and heritage. Retail and shopping must be supported in the villages, to meet the needs of residents and create positive experiences for visitors.

There are various options for scenic drives. Road infrastructure and streetscape enhancements are required to facilitate the sector's growth.

The Shire has unidentified and untapped ecological and environmental assets. An increase in visitor numbers requires better parking, public facilities, signage and boat launching facilities.

There are opportunities for eco-tourism, conservation tourism, farm-based activities, food and wine experiences, Winter tourism with fireside chats, cycle tourism, nature based tourism, birding, and promoting opportunities for outdoor recreation. Encouraging tourists to the Shire for more than one night stays will increase expenditure and demand for accommodation and services. The Rail Trail will provide beneficial opportunities to the Shire.

Domestic tourism - Upper Lachlan Shire



Source: Tourism Research Australia, 2019; RBA 2019

Figure 18 Domestic tourism trends

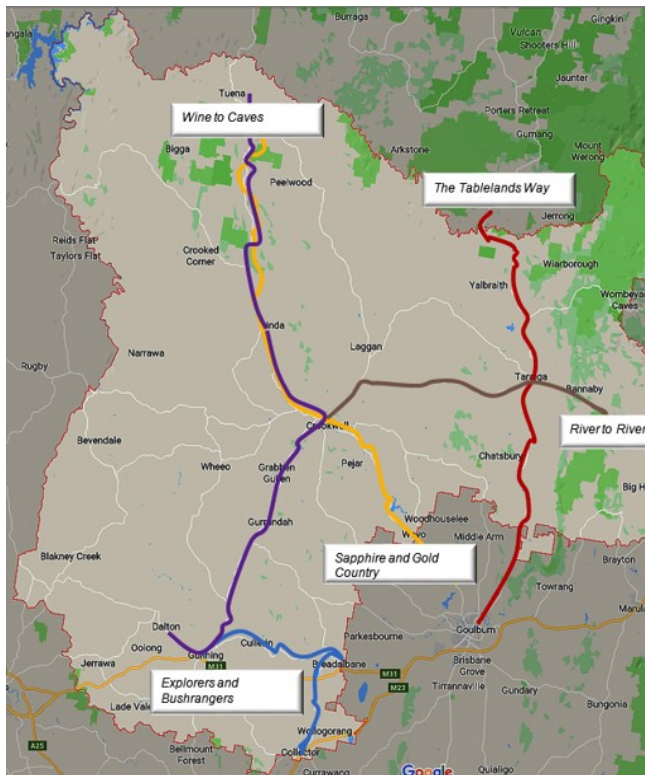


Figure 19 Tourist routes



Figure 20 Canberra Regional Tablelands (Image Courtesy of Canberraregiontablelands.com.au)



Planning Priority 4

Business

Development

Our vision for the community is one that welcomes new investment and encourages collaborative diversity, and to position ULSC as a hub of renewable energy excellence.

The villages are characterised by small scale business but lack opportunity to develop with the new economy. Connectivity is currently poor and the planning legislation is inhibitive. Cost structures for development contributions are disproportionately high and markets are distant.

The agricultural produce from the area is exported without value adding, and tourist accommodation and activities are under developed. Likewise, village markets can provide alternative income streams for farmers and can create attractions for residents and visitors.

The region is a hub for renewable energy excellence with the Snowy Mountains Hydro-Electric Scheme, Gullen Range Wind Farm and Woodlawn Bioreactor. It is leading responses to the challenges of climate change, natural hazards and sustainable water supplies for settlements.

While there are several wind farms in the Upper Lachlan Shire, they are not stimulating the local economy. The next step is to explore local benefit options, such as through community ownership of renewables and community benefit funds, and small-scale renewable energy generation—wind, hydro, biomass and hydrogen.

Adaptation

The primary focus for the ULSC in next 20 years will be agriculture, tourism, renewable energy, health, disability and aged care and freight and logistics.

Enterprise

There is capacity for further support for local skills provision, enterprise and industry development. Alternative business sectors such as arts, crafts, and cultural and creative enterprises provide further potential for growth. Small business start ups, eco-sustainable/green small businesses and micro businesses provide additional potential to diversify away from traditional economic activities. Retail in the villages needs to be retained and supported to meet community needs.

Innovation

Retaining and attracting workers will provide the social innovation that is needed for successful rural development.



Key Actions: Non-Urban Land

- 1.1 Promote a diverse agriculture-based economy.
- 1.2 Plan for diverse agro-businesses and agricultural land reform.
- 1.3 Improve biodiversity connectivity and protection.
- 1.4 Protect and enhance the Indigenous, European, rural and natural landscapes.
- 1.5 Provide opportunities for housing diversity, off-farm income and green spaces.
- 1.6 Identify business opportunities that can add value.
- 1.7 Recognise environmental landscape values as productive elements or recreation elements.
- 1.8 Identify and protect high-value agricultural land.





Key Actions: Urban Land

2.1

Develop village residential opportunities, and design public places of creativity and innovation.

2.2

Zone land for mixed-use, aged care and tourism developments and provide for urban diversity.

2.3

Design towns for walking and cycling, promote density and facilitate a mix of collaborative uses.

2.4

Manage and enhance the distinctive character of each village through a master plan.

2.5

Promote arts, culture and nature as part of the urban design framework.

2.6

Lobby and promote the development of rural livability facilities in villages and towns.

2.7

Facilitate villages that are empathetic to the existing agri-scape.

2.8

Provide new space to grow around existing villages and towns and provide for infill opportunities.



Key Actions: Tourism

3.1

Identify and locate new tourism opportunities.

3.2

Plan for new tourism and destination opportunities as an economic benefit.

3.3

Continue to improve road access and reuse of alternative transport facilities for destination activity.

3.4

Leverage and celebrate our natural and cultural heritage, creative expression, climate and natural beauty.

3.5

Conserve and adaptively reuse heritage assets and enhance areas of high environmental value.

3.6

Plan for increased human and infrastructure capacity in the tourism phenomena.

3.7

Utilise the temperate climate landscape as a place for recreation opportunities.

3.8

Identify and develop tourist-focused locations.



Key Actions: Business Development

4.1

Promote a diversified transitioning economy and provide for small business development.

4.2

Encourage and support growth in a variety of sectors to enable diversification of the Upper Lachlan economy.

4.3

Promote smart hubs through broadband connections.

4.4

Reinforce the village town centre, small business character and facilitate innovation.

4.5

Identify the commercial locations and focus points of the villages, and structure business growth into them.

4.6

Plan for increased capacity in various growth sectors, and seek value-adding options.

4.7

Create focal points by siting commercial activities within mixed-use commercially driven precincts.

4.8

Identify and develop growth localities close to Canberra, Yass and Goulburn.

Structural Elements

Structure is fundamental to order and connectivity

The previous sections identified our issues and how we will deal with them through planning legislation, studies and encouraging economic development. This section sets out the structural framework for the Shire, incorporating the past, present and future.

This section provides the locational framework for future decision-making.

The villages provide locations for people to live and enjoy our fabulous environment. Within and between the urban centres, there is a hierarchy ordered by their role, size and external factors.

Crookwell is at the centre, literally and politically. The south, influenced by growth from Canberra, has a distinctive character to be developed and reinforced.

Some villages have their own life but thrive on tourism. All the communities provide services to the surrounding hinterland.

How they will evolve is set out in the next section.

LOCALITIES SERVICE CENTRE

Crookwell

Values

The location for central administration of the Shire

The central hub to the 12 villages

Largest town and resident population

Located at the confluence of two waterways

Key infrastructure includes the Crookwell Hospital, a local airstrip for aviation enthusiasts, primary through to high school facilities, and NBN services



Strength in manufacturing industries

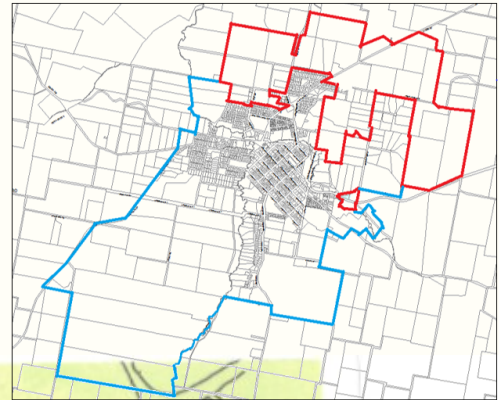
Objective

The existing urban footprint contains land that is undeveloped, land banked or constrained. Planning policy will endeavor to consolidate the commercial core, support employment opportunities and sustainability of businesses, provide for additional aged care and education and training facilities, and improve the variety of housing choices. The importance of reinforcing the identity and culture of the streetscape is acknowledged.

Opportunities

- ⇒ New growth areas, infill areas and revisioning of existing areas
- ⇒ Expand the town centre
- ⇒ Small rural productive holdings close to town are envisaged as economic greenbelt
- ⇒ Local smart hub to support business and facilitate connectivity and accessibility
- ⇒ Diversify the commercial centre with a variety of tourist accommodation, aged care services, townhouses and shop top houses
- ⇒ The large lot residential minimum lot size of 2 hectares to be reduced to 1 ha to allow for low density lifestyle infill
- ⇒ A connected linear recreation park and walking cycle trail area along Kiamma Creek
- ⇒ Enhance the viability of medical and educational services within the town
- ⇒ Aged care facilities

Key
 existing settlement area
 investigation area



Opportunities

- ⇒ RV and camp ground opportunity and connection from Crookwell caravan park to the Crookwell Railway station heritage area
- ⇒ A heavy vehicle bypass route north from park Street is to be protected for a future industrial park
- ⇒ The existing industrial sites on Denison Street to be recognized as a secondary industrial zone
- ⇒ A new site for the Council Spring Street Depot is proposed for the industrial park that will enable the residential land to be used for its intended purpose
- ⇒ The future urban growth area is to the north of the town and could contain both future low density residential development, a new and re-envisioned industrial park area, and an eastern edge green belt of small lot rural production area to protect and buffer the rural land between the town and Laggan
- ⇒ Increased connectivity between Laggan and Crookwell as a result of the Rail Trail



Figure 21 Crookwell Drawings

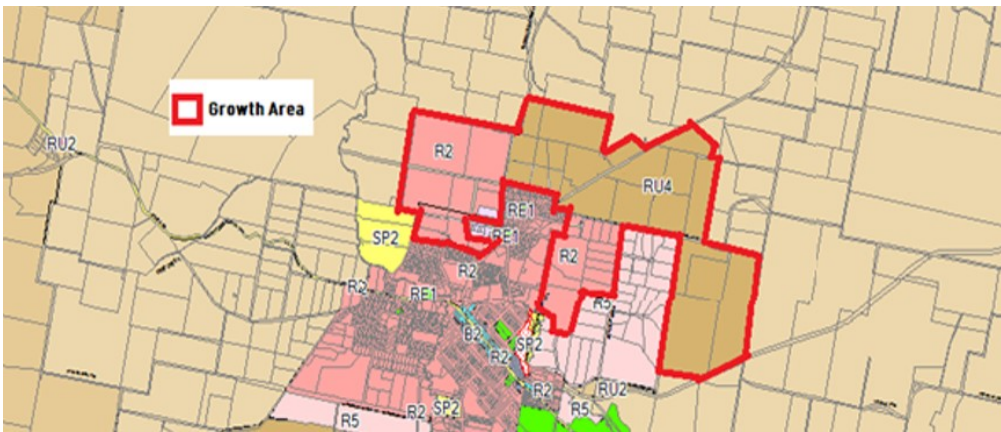


Figure 22 Crookwell Proposed Growth Area

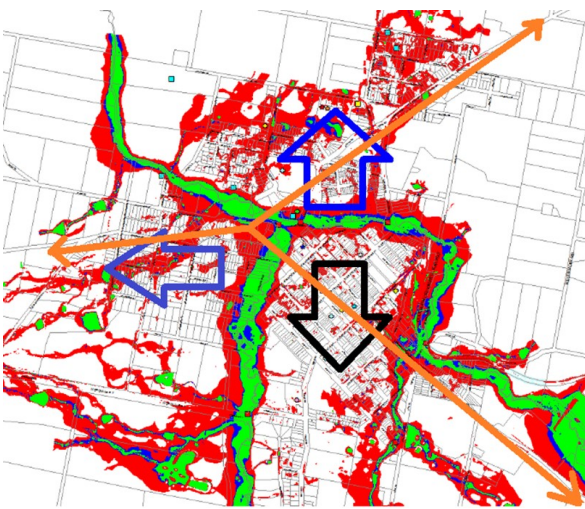


Figure 23 Town centre structure and direction of sustainable growth.

The area presented in red illustrates the proposed zoning changes for Crookwell's expansion.

R2 zone land is proposed in order to encourage low density residential housing to meet the needs of the community.

The RU4 area is proposed to enable sustainable primary industry and encourage diversity and employment on smaller lots.

There is a mix of commercial, industrial and residential. It is desirable to attract business and residents to the Shire. This plan indicates opportunities are considered with constraints. In this case flooding.



Gunning to Collector

Village lifestyle

Excellent proximity to Canberra

Adjacent to Highways that facilitate easy commutes for employment to regional capitals

Challenges

Maintain a clear town boundary to existing villages and protect the rural landscape

Infill urban localities and use existing infrastructure

Retain the village rural lifestyle predominantly through the shire

- ⇒ Providing sustainable housing options
- ⇒ Develop lifestyle villages for commuters with new development opportunities
- ⇒ The community consultation requested housing diversity to meet future needs: to include more apartments, medium density and retirement around the commercial core with high levels of walkability
- ⇒ Proposed land zone changes to promote new growth opportunities
- ⇒ Canberra is facing sprawl and affordability issues, the corridor offers an alternative option housing and lifestyle option
- ⇒ Increase tourism related facilities and accommodation
- ⇒ Improve accessibility and connectivity
- ⇒ Encourage greater diversity of housing options



Figure 24 Visual illustrating growth corridor interrelationships

LOCALITIES GROWTH CORRIDOR

Gunning

Opportunities

Values

The second largest urban centre in the Shire

Strong main street heritage character and identity

Road and rail infrastructure, public utility (water and sewer) and NBN servicing

Hub for the Southern region of the Shire

Residential commuter belt for Canberra

Challenges

Suffers from “out of town weekdays” due to the commuter effect

Flood constraints limiting opportunity to develop village fully, which leads to land banking

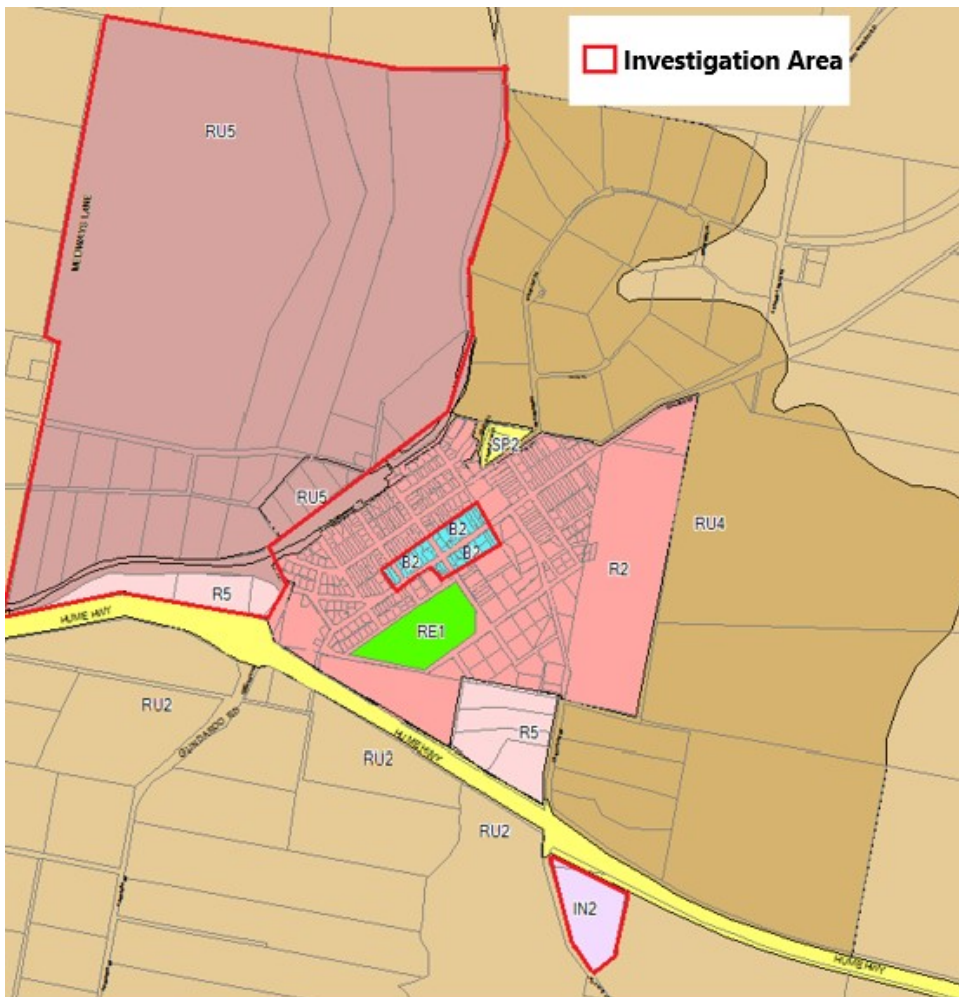
No distinct central commercial centre

Suboptimal land zoning incompatible with the context of the village

- ⇒ Sufficient land within existing village to accommodate growth
- ⇒ Amend the LEP to support a stratification of land use functions to recognise the town’s potential as a second growth node
- ⇒ Densify the commercial area
- ⇒ Adaptive reuse provisions to encourage shoptops and active street frontages
- ⇒ Several undeveloped residential areas in the village outside of the flood impact area
- ⇒ Improve connection to the railway and access south of the Hume highway to take advantage of the Goulburn and Sydney connection.
- ⇒ The recreation area could be redesigned and developed to upgrade and increase facilities in the region
- ⇒ There is potential to expand to a large commuter town of up to 6,000 residents
- ⇒ Niche market lifestyle living, distinct from the major cities
- ⇒ Rezone an area of land to light industrial to accommodate a range of uses
- ⇒ Main street as a smart hub site
- ⇒ To protect the main street introduce a flood protection works such as a levee
- ⇒ Facilitate intensive small lot rural areas that could support local market and farm gate sales
- ⇒ Transport hub (Rail and road Connectivity)







The creation of a focal point in town is desired in order to support retention of businesses.

IN2 relates to light industrial and RE1 to public recreation.

RU4 is under pressure from lifestyle choice subdivisions. RU5 as proposed will support a range of land uses, services and facilities associated with the village.

Figure 25 Gunning Investigation Area



LOCALITIES GROWTH CORRIDOR

Collector

Values

Adjoins the Federal Highway, between Canberra and Sydney

Ideal commuter location with easy access to major markets

Large lot residential lifestyle rather than productive agricultural purposes

Challenges

Developing a town square

Identify possible economic growth and tourism attractors

Transition to public infrastructure servicing of potable water and sewer to improve housing choice is an expensive option

Limited opportunity for residential growth, and needing a focal point and some services

Absence of sewer and water infrastructure

Lacks spatial connectivity

Flood impact area constraining residential development

Lacks articulated commercial location

Lacks a commercial focal point

Opportunities

⇒ Large lot residential sites can provide commuter based lifestyle housing options

⇒ Support the village market small scale artisan and intensive rural production areas to enhance a greenbelt

⇒ Extending the village zone north allows for density and growth that supports the network infrastructure transition costs

⇒ An Environmental zone for the river and riparian corridor will enhance ecosystem services and green infrastructure

⇒ Consolidate existing uses around a village market square

⇒ Facilitate services and visitor activation within the village and reinforce a central spine

⇒ Rezone land for intensive agricultural living and conserve environmental heritage areas of value on the parameter of the village

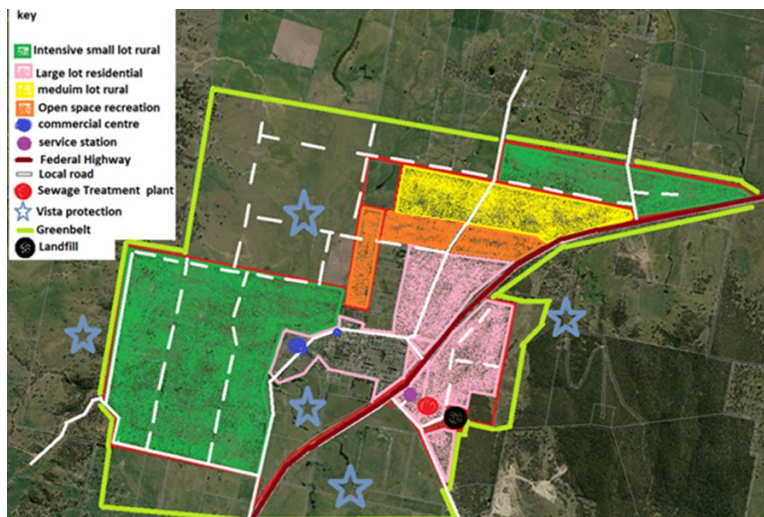


Figure 26 Collector Planning Sketch

As one of our major growth centres, Collector is expected to undergo significant growth over the coming decades.

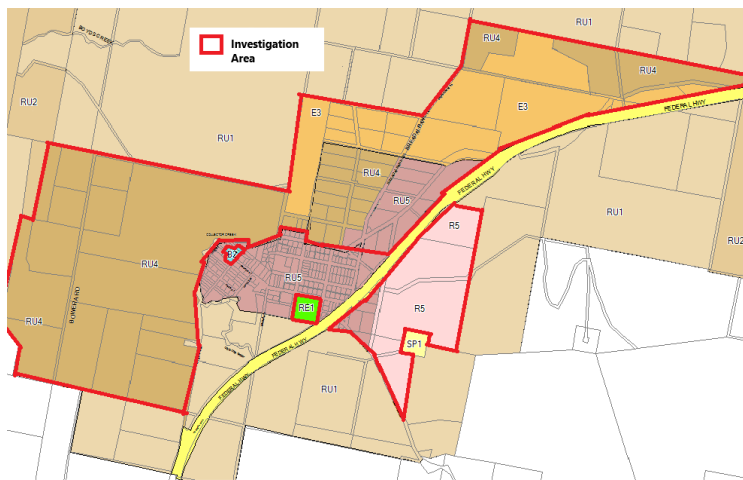


Figure 27 Collector Investigation Area

The identified growth areas can be seen in red. These contain a mix of land zones primarily RU4, E3, RU5.



Figure 28 Collector Opportunities Map

LOCALITIES TOURISM

—12 Villages

The satellite urban centres that are considered tourism centres include Binda, Bigga, Grabben Gullen, and Laggan

Values

Beautiful villages in picturesque settings

The Shire is a popular area for motorcyclists, cyclists as well as Rv's and campers travelling through the shire to other destinations

Challenges

The size of the villages can mean they lack visibility as tourism destinations

Market appeal of the villages is limited by an absence of tourist accommodation

Supportive infrastructure will be needed for a growth in tourism

The fabric, identity and character of each village will be protected and enhanced

Opportunities

⇒ The villages can accommodate additional people and dwellings

⇒ Marketing the region as a tourist visitation venue with greater traction will help with local economic development

⇒ Additional tourist accommodation facilities in the villages and on surrounding rural land will encourage overnight stops and improve visitor spending in towns and villages

⇒ There is an existing demand for tourism in rural areas, which can provide local jobs and diversification opportunities for rural land owners

⇒ Each village will require its own unique brand and tourism function that can be coordinated across the shire as part of an integrated network of attractors

⇒ Consolidation and economic greenbelts are considered appropriate responses to protect rural productive lands, contain growth, and refocus it on village attributes and tourism

⇒ A review of the LEP and associated land uses will enable the shire to take advantage of innovation opportunities that arise

⇒ Tourism is likely to be a significant contributor for employment in the villages and essential to retaining families, as rural production continues to industrialize and diversify

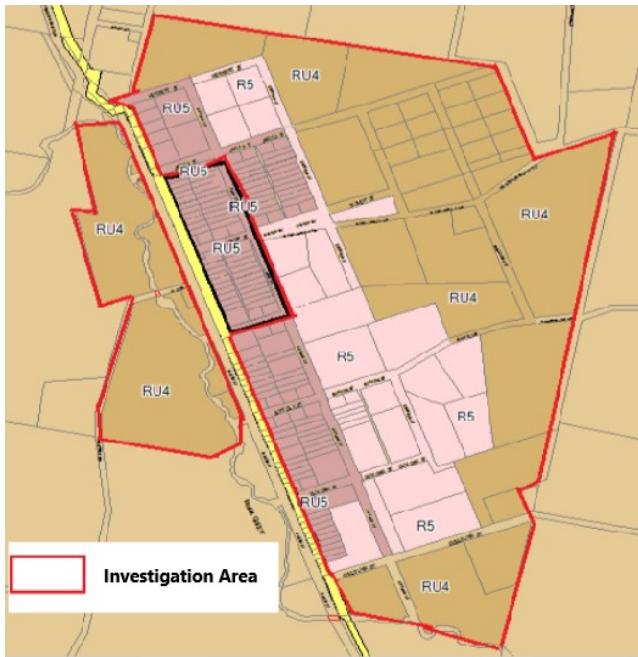


Figure 30 Binda Investigation Area

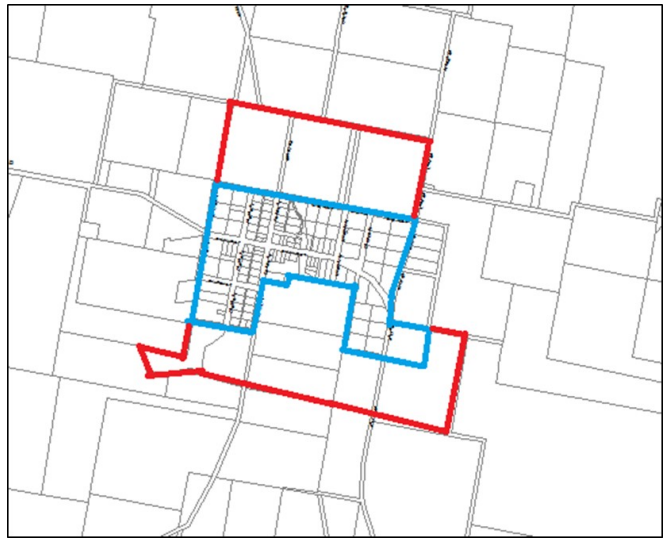


Figure 31 Dalton Investigation Area (red line)

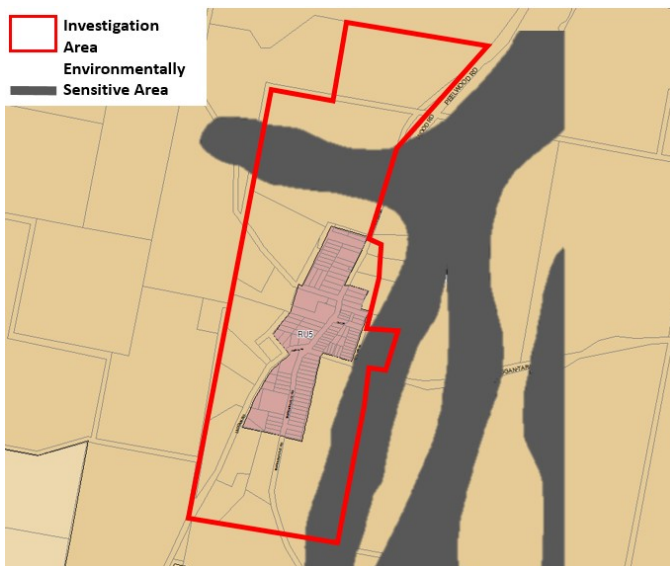


Figure 32 Laggan Investigation Area with environmentally sensitive land mapping.

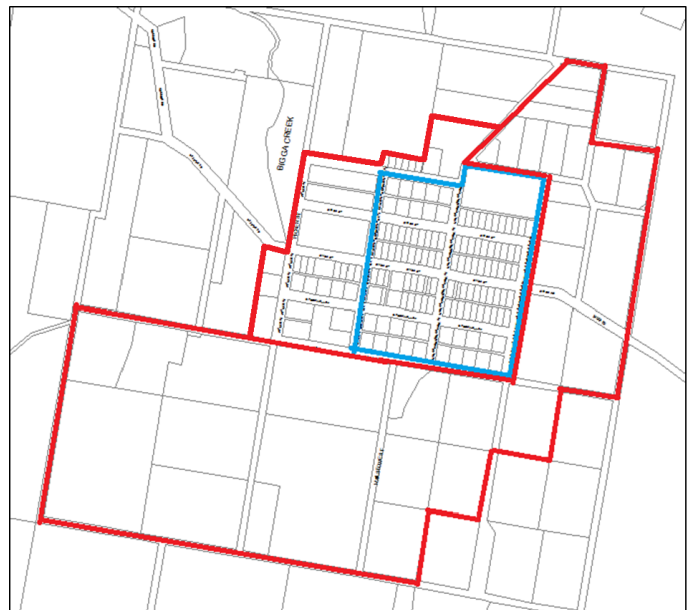


Figure 33 Bigga Investigation Area (red line)



LOCALITIES TOURISM

Taralga

Values

Taralga is the third most populous centre in the shire with strong road connections to other key villages

The aesthetic identity is a mix of heritage stone and agricultural building materials

Local businesses provide quality culinary services catering to tourist and weekend visitors

The village is serviced with public utilities and NBN

There is an aged care facility

Challenges

Lack of definition and oversupply of residential housing

The village main street is divided by a central flood impact area resulting in two distinct parts: northern Taralga and southern Taralga

There are a large number of vacant sites and large lots suitable for residential subdivision that suggest land banking issues

There is a lack of suitable recreation greenspace

Opportunities

⇒ Garden park such as a botanical garden to support tourism and local community gatherings

⇒ Aesthetic enhancement programme to tell the story of Taralga

⇒ Stratification of zoning from RU5 to constituent parts

⇒ Small lot agriculture zone will encourage intensive horticulture

⇒ The divided village be reconnected as one

⇒ In the north and north east of the village RU4 will also encourage small lot agriculture and horticulture

⇒ The village can accommodate additional people and dwellings

⇒ Marketing the region as a tourist visitation venue will help with local economic development

⇒ Additional tourist accommodation facilities in the village and on surrounding rural land will encourage overnight stops and improve visitor spending in towns and villages

⇒ RV infrastructure



Figure 34 Taralga Sustainable Growth Areas Sketch

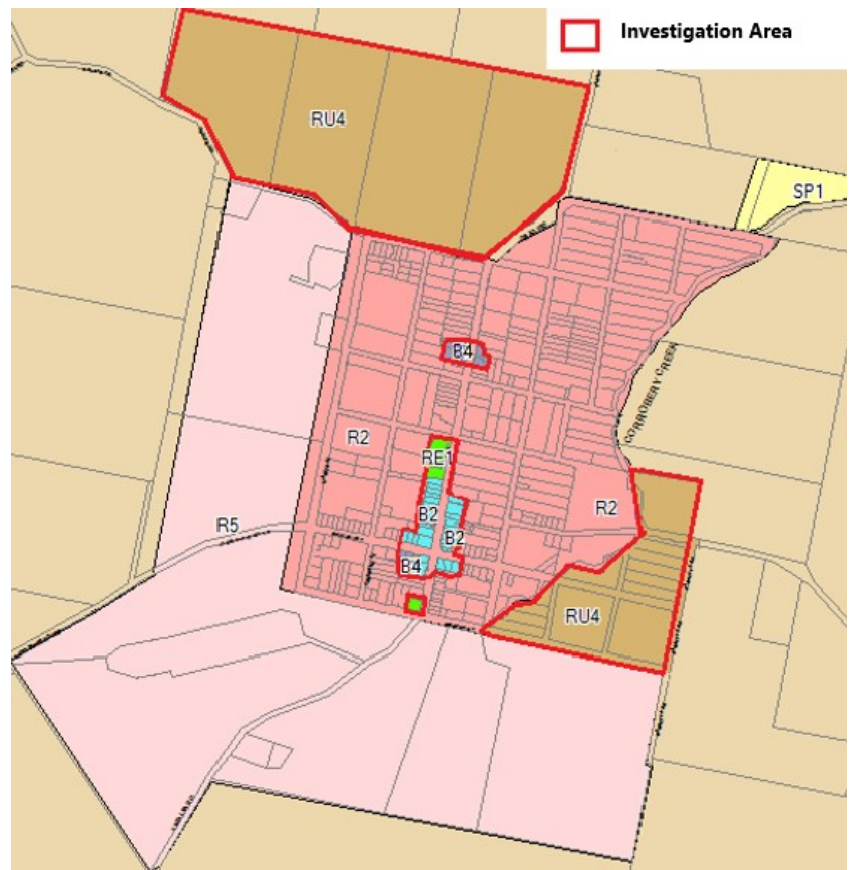


Figure 35 Taralga Investigation Area

There is a need to better connect Taralga’s two separate commercial areas. Taralga’s main areas are relatively spread out, with two main town centres linked by a green corridor. There are also two main entry points. Creative visual solutions will be explored such as green infrastructure and interpretive art.

Taralga’s growth areas have been identified in red as primarily RU4 primary production small lots zoning to promote sustainable primary industry and enterprises, and to retain high quality soils for productive services. The main street will be B2 local centre and RE1 public recreation.



INNOVATION FOR THE FUTURE

Wind and Solar Electric Vehicle Charger



Source: digitaltrends.com, Sanya Skypump

Over the coming years there is a need to be forward thinking, embrace change, and work together to collectively find innovative solutions to the problems we are facing.

By balancing social, environmental and economic factors there can be an integration of infrastructure, public spaces and buildings to ensure positive outcomes for our community.

As part of diversification, there is future potential to link opportunities in modern technology with innovation in energy production and consumption.

Through creativity and an integrated cultural planning approach, an enhanced public realm can stimulate physical reorganisation and private investment.

A focus on quality urban design will help to create healthier built environments and resilient towns, reducing the impacts of extreme weather and lowering climate emissions.

Quality design can help to address health concerns, by developing solutions through understanding the connection between health and the built environment.

Villages can become more compact, reducing car dependency and providing alternative active travel transport connections, including cycling and walking.

Facilitating the right development through partnerships, and supporting development through specific development controls will ensure concepts become reality.

Tourism Draw Cards



Source: NSW National Parks and Wildlife Service

Green Roofs and Green Walls



Source: environment.nsw.gov.au, Green Roofs and Walls for Nature

Collaboration and community participation is key to an effective placemaking process, and for creating better outcomes for our community.

GLOSSARY

Character statements -	Describing our villages by their character, identity, make up, aesthetics and activities.
Economic ecology -	A field of academic research addressing the interdependence and coevolution of human economies and natural ecosystems.
Endowments -	The economic advantages a place possesses.
Ecosystem services-	The benefits derived from the natural environment and include supporting, provisioning, regulating and cultural services.
Green infrastructure -	Is a network of multi-functional green space and other green features that deliver benefits to people, ecosystems and species. Examples are forests and water courses.
Gross regional product-	A monetary measurement of the size of the economy in terms of market value of all goods and services produced by the region over a period.
Metagenic-	Relating to mineral deposits and mineralisation.
Smart work opportunities-	A model of work that uses the new technologies and the development of existing technologies to improve job performance and job satisfaction.
Structural elements -	The hierarchy of the towns and the steps to grow the villages by infilling and stimulating expansion.
Vertical Integration -	Adding value to a product through higher levels of industry. Assimilation or the combining of different acts so that they cooperate toward a common end. Examples are turning wool into socks.

Abbreviations

ACT– Australian Capital Territory

CSP - The Tablelands 2016-2036 Regional Community Strategic Plan

DCP - Development Control Plan

DPI– Department of Primary Industries

LEP - Local Environmental Plan

GRP - Gross Regional Product

LGA—Local Government Area

LSPS - Local Strategic Planning Statement

NBN - National Broadband Network

NSW—New South Wales

ULS– Upper Lachlan Shire

ULSC - Upper Lachlan Shire Council

**Appendix 1 - Relationship to Future Planning Documents and Projects
(TARGET DATES INDICATED)**



Appendix 2 - Relationship to Regional Planning Directions

(South East and Tablelands Regional Plan 2036)

Goal 1: A connected and prosperous economy

Direction 1: Leverage access to the global gateway of Canberra Airport

Page 29 and 30 refer to the airports and the proximity to Canberra, Wollongong and West Sydney.

Direction 2: Enhance tourism and export opportunities through the Port of Eden 17

Direction 3: Develop the Snowy Mountains into Australia's premier year-round alpine destination 19

Direction 4: Leverage growth opportunities from Western Sydney 19

Close proximity to West Sydney is referenced in terms of business on pages 8, 16, 29 and 32 and regarding tourism on page 40. Also the towns of Gunning, page 59 and Collector page 62 are well connected to Sydney, Western Sydney and the Wollongong districts. Specifically, Gunning and Collector provide opportunities for alternative housing for people looking for alternatives in Canberra and Goulburn.

Direction 5: Promote agricultural innovation, sustainability and value-add opportunities 21

A primary focus of the LSPS is non-urban land. This includes productive land, principally used for agricultural activity, environmental protection and biodiversity links, protecting properties from becoming a commodity for residential purposes and driving change (innovation) in the non-urban sector. This is the Council's first priority.

Direction 6: Position the region as a hub of renewable energy excellence 23

Upper Lachlan Shire Council is a leader in renewable energy and has identified that emerging technologies provide an opportunity to foster innovative economic development opportunities.

Direction 7: Grow the South Coast's aquaculture industry 23

Direction 8: Protect important agricultural land 25

Upper Lachlan Shire Council recognises the importance of agriculture to its local economy and is concerned about the shrinking industry. Protecting agriculture is Priority 1.

Direction 9: Grow tourism in the region 26

This Council, along with regional councils are developing a regional tourism strategy. Tourism is the number three priority in the Upper Lachlan Local Strategic Planning Statements. Details of the tourism strategy will be added to future iterations of the LSPS as they become available to the planning staff.

Direction 10: Strengthen the economic self-determination of Aboriginal communities 27

Upper Lachlan Shire Council intends to engage with local aboriginal communities soon. Following this engagement, changes to the LSPS, strategic planning documentation such as the local environmental plan and development control plans and to Council's heritage provisions may be forthcoming.

Direction 11: Enhance strategic transport links to support economic growth 29

The Local Strategic Planning Statements recognise connectivity, including transport links and electronic communications as fundamental principles to the growth and development of the Shire. Improved telecommunications and road transport are high priorities. Connectivity is one of eight principles in the plan.

Appendix 2 - continued

Direction 12: Promote business activities in urban centres

The promotion, development and provision of planning systems to provide for business development in urban areas is the fourth priority of the Councils Local Strategic Planning Statements.

Direction 13: Manage the ongoing use of mineral resources

The Upper Lachlan Shire Council recognises that the local area is rich in mineral resources. There are numerous mining leases and mining exploration leases within the Shire. These will provide a significant challenge for the Council if mineral extraction becomes a commercial priority to others. Council recognises that this presents a risk to some of its agricultural land which has been identified by the New South Wales government as strategically important. At this stage, the Council has not resolved how it will deal with this issue but recognises that work needs to be done.

Goal 2: A diverse environment interconnected by biodiversity corridors

The Local Strategic Planning Statements recognise that connectivity for green infrastructure are central priorities. Connectivity is a principle that includes green and blue infrastructure. Another of Council's planning principles is the landscape. Recognising that we need to value rural land for its environmental and productive elements. Council will promote green infrastructure and ecosystem service opportunities and undertake a biodiversity assessment of the LGA in a rural planning strategy.

Direction 14: Protect valuable environmental assets

As above

Direction 15: Enhance biodiversity connections

As above

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

Direction 17: Mitigate and adapt to climate change

Adaptation and mitigation for climate change are ongoing processes that are recognised in the Local Strategic Planning Statements, including relevant actions that have recently been added.

Direction 18: Secure water resources

Upper Lachlan Shire Council recognises that it needs to secure water resources for agriculture, town use and environmental reasons (Principle 3, 7).

Goal 3: Healthy and connected communities

Healthy and connected communities are recognised in the four planning priorities, which correlate with the planning principles. Each of these priorities corresponds with activities and actions to drive healthy, connected and diverse communities.

Direction 19: Strengthen cross-border connectivity 44

Not discussed

Direction 20: Enhance access to goods and services by improving transport connections 44

Connectivity is a primary principle (Principle 3)

Appendix 2 - continued

Direction 21: Increase access to health and education services 45

State Government

Direction 22: Build socially inclusive, safe and healthy communities 46

This is what the LSPS priority two is focussed on

Direction 23: Protect the region's heritage 47

Heritage is a priority, and one action is to review the heritage provisions of the LEP and the DCP

Goal 4: Environmentally sustainable housing choices 49

Housing choice and availability is a starting point.

Direction 24: Deliver housing supply and choice 50

As above

Direction 25: Focus housing growth in locations that maximise infrastructure and services 53

The LSPS focusses most growth into existing villages or in close proximity.

Direction 26: Coordinate infrastructure and water supply in a cross-border setting 54

Direction 27: Deliver more opportunities for affordable housing 55

Housing is more affordable in the ULSC area than elsewhere. However, work on improving supply will assist in keeping prices reasonable (Principle 5).

Direction 28: Manage rural lifestyles

There is no provision for rural residential development. However, some new hamlet development is a priority near existing or abandoned villages or for particular purposes.

*Population Projections and Housing Figures

How do we explain the apparent discrepancies between some of the numbers? For example, the construction figures seem to project a more substantial population when divided by 2.2, which is the average number of people per household. But some houses are not residences. They might be weekenders or AirBnB's or dream homes for occasional residents. Statistics and rates notices indicate that this could account for up to 40%. Also, alternative statistical assumptions yield different projections. Some of the base data is listed below.

1. The ABS 2016 estimated residential population is 7853. Estimated residents calculated by iD2019 is 8059.
2. The annualised growth rate hovers around 1% 2013-2018 = the median number between these years is 73.4. The low was 2018.
 - 2016 1.2%
 - 2017 1.09%
 - 2018 0.5% = 61 people
3. ID expected a total decrease of 0.83% to 2036
 - NSW Department of Planning scenario 1 anticipates 0.3% total growth by 2036
 - Alternatively, the NSW DoP scenario 2 anticipates a total decrease 0.2% by 2036
 - An ID health check in 2020 anticipated an additional 75 people by 2036.
4. Housing construction numbers between 2014 and 2018 range between 35 and 50 houses per annum.
 - 2014 equals 41 houses
 - 2015 equals 35 houses
 - 2018 equals 45 houses
 - 20 year projection 2016 to 2036 approximately = 1000 houses.
5. Population growth of $1492 \div 2.2$ = demand for 687 houses and yields a population of 9345
6. If we build 1000 houses minus approximately 40% constructed by non-resident owners = 600 homes for residents.

