

**WEDDIN SHIRE**  
**LOCAL STRATEGIC PLANNING STATEMENT**  
**2020-2040**

*Bringing us Together –  
Sustaining Weddin into the Future'*

A 20-Year Vision to Guide Future Land Use Decisions for Weddin Shire to 2040



Figure 1: Weddin Community Strategic Plan Cover Page Image.

May 2020

Version I



# FIGURES

Figure 1: Weddin Community Strategic Plan Cover Page Image. ....	i
Figure 2: LSPS Guidelines for integrated strategic planning (noting there is no District Plan for Weddin Shire). ....	6
Figure 3: Community Strategic Plan 2017-2026 (CSP) Themes & Goals align with LSPS Planning Priorities. ....	7
Figure 4: Map of NSW showing location of Weddin Shire (GHD (2018) Active Transport Plan p.9). ....	11
Figure 5: Central West & Orana 2036 Regional Plan – with Weddin Shire highlighted in yellow (Source: Figure.3). ....	12
Figure 6: Potential Regional Freight Network Improvements – Weddin Shire in yellow (Source: Central West & Orana Regional Plan 2036 – Figure 9). ....	13
Figure 7: Map of Weddin Shire & surrounding towns & highways (GHD (2018) Active Transport Plan p.10). ....	13
Figure 8: Some key demographic facts for Weddin Shire from the 2016 Census (www.abs.gov.au). ....	14
Figure 9: Map showing Weddin Shire boundaries, key settlements & road/rail connections (Council GIS). ....	15
Figure 10: Community Vision & Values (CSP p.23). ....	17
Figure 11: Weddin Shire Council Offices, Grenfell (CSP p.6) ....	18
Figure 12: Image from Weddin Community Strategic Plan 2017-2026. ....	20
Figure 13: Map showing Weddin Shire key road/rail connections (Council GIS). ....	22
Figure 14: Weddin Profile (RDA Central West website) (NIEIR (2014) / A.P. Sheere Consulting (2015) Investment Opportunity Assessment 2013). ....	25
Figure 15: Value of Agricultural Commodities 2015-2016 Weddin Shire (Gross Value \$) (Source: www.abs.gov.au). ....	26
Figure 16: Land & Soil Capability Mapping (2012) for Weddin Shire. ....	26
Figure 17: Map of Weddin Shire mineral potential, active mines & quarries (Mineral Resource Audit NSW Gov.) ....	29
Figure 18: Weddin Population by Age (Source: Census 2016 – Wellness Report Figure.1). ....	30
Figure 19: Aged care issues ranked by community survey 2017 (Source: Wellness Report Figure.13). ....	31
Figure 20: SWOT Analysis by Council's Economic & Tourism Staff (2020). ....	34
Figure 21: Table of Percentage of Total Population in key working or older categories 2006-2016 (Source: ABS Census Quickstats). ....	37
Figure 22: Centres for population growth & loss to/from Weddin Shire (Source: NSW Population Futures 2019). ....	37
Figure 23: Table of key recreation parks from Council's Asset Management Plan. ....	41
Figure 24: Map of Weddin Shire showing Environmentally Sensitive Areas (ESAs) including biodiversity & groundwater as well as national parks/ state forests & bushfire prone lands. ....	43
Figure 25: Railway Hotel, Grenfell (GHD (2018) Active Travel Plan p.11). ....	50
Figure 26: Grenfell Urban Residential/Industrial Growth Investigation Areas (Grenfell Settlement Strategy 2019). ....	51
Figure 27: Grenfell Business/Light Industrial Growth Investigation Areas (Grenfell Settlement Strategy 2019). ....	52
Figure 28: Iandra Castle, near Greenethorpe (GHD (2018) Active Travel Plan p.12). ....	54
Figure 29: Map of Greenethorpe Village Zone showing constraints & key uses (Council GIS). ....	55
Figure 30: Main street shops, Quandialla (Google imagery – Photo Annette Katona). ....	58
Figure 31: Aerial photo of Quandialla village (2019) (Source: Google & Council GIS layers). ....	59
Figure 32: Caragabal Royal Hotel (Photo kindly provided by Caragabal Progress Group). ....	62
Figure 33: Aerial photo of Caragabal village core (2019) (Source: Google & Council GIS layers). ....	63
Figure 34: Aerial photo of Bimbi Village Zone & constraints (Source: Google & Council GIS layers). ....	66

# TABLE OF CONTENTS

<b>1</b>	<b>ABOUT THIS PLAN.....</b>	<b>6</b>
1.1	Aim of the Local Strategic Planning Statement ('LSPS').....	6
1.2	LSPS Requirements .....	7
1.3	Grouping of Planning Priorities .....	7
1.4	Consultation, Review & Reporting .....	8
1.5	Integration with Council Budgets.....	8
1.6	Overview – Planning Priorities .....	8
<b>2</b>	<b>OUR PLACE IN THE REGION .....</b>	<b>11</b>
2.1	Our Place in the Region.....	11
2.2	Local Profile 'Snapshot' .....	14
2.3	Shire Geography .....	15
<b>3</b>	<b>VISION .....</b>	<b>17</b>
<b>4</b>	<b>LINKING CONTEXT, PRIORITIES &amp; ACTIONS .....</b>	<b>20</b>
4.1	Summary .....	20
4.2	INFRASTRUCTURE .....	21
4.3	ECONOMY .....	25
4.4	COMMUNITY.....	37
4.5	ENVIRONMENT, CULTURE & HERITAGE .....	43
<b>5</b>	<b>SETTLEMENT STATEMENTS .....</b>	<b>49</b>
5.1	Overview .....	49
5.2	Town of Grenfell .....	50
5.3	Village of Greenethorpe.....	54
5.4	Village of Quandialla .....	58
5.5	Village of Caragabal.....	62
5.6	Village of Bimbi .....	65
<b>6</b>	<b>REGIONAL &amp; LOCAL PRIORITY ALIGNMENT (IMPLEMENTATION TABLE).....</b>	<b>69</b>
6.1	Alignment with Central West & Orana Regional Plan 2036 .....	69
6.2	Timeframes in this Report.....	69
6.3	INFRASTRUCTURE .....	70
6.4	ECONOMY .....	72
6.5	COMMUNITY.....	75
6.6	ENVIRONMENT, CULTURE & HERITAGE .....	77
<b>7</b>	<b>REVIEW OF PLANNING CONTROLS.....</b>	<b>80</b>
7.1	Implementation .....	80
7.2	Local Environmental Plan (LEP) Amendment(s) .....	80
7.3	Development Control Plan (DCP) Amendment(s) .....	82
7.4	Contribution Plan(s) .....	83
7.5	Monitoring & Review .....	83
<b>8</b>	<b>REFERENCES .....</b>	<b>85</b>

## ACKNOWLEDGEMENTS

Weddin Shire Council wish to acknowledge the Wiradjuri Aboriginal People as the traditional custodians of this land & pay their respects to Elders past & present.

Through thoughtful & collaborative planning, we seek to demonstrate our ongoing commitment to providing places in which Aboriginal people & the entire community are included socially, culturally & economically.

We thank the Department of Planning, Industry & Environment (DPIE) that has allowed us to base this LSPS on examples provided by the department & provided training to prepare this Plan.

We also wish to thank all of the community & key stakeholders that have assisted in the preparation of this Plan that will hopefully guide land use planning across the Shire for the betterment of all.

## ABBREVIATIONS

<b>BCD</b>	Biodiversity & Conservations Division - former Office of Environment & Heritage (OEH) of DPIE	<b>LEP</b>	Local Environmental Plan
<b>CSP</b>	Community Strategic Plan	<b>LGA</b>	Local Government Area
<b>CTW</b>	Central Tablelands Water	<b>LG Act</b>	Local Government Act
<b>DCP</b>	Development Control Plan	<b>LSPS</b>	Local Strategic Planning Statement
<b>DPI (DPI Ag.)</b>	Department of Primary Industries DPI Agriculture	<b>RDA</b>	Regional Development Authority (local branch is Central West)
<b>DPIE</b>	Department of Planning, Industry & Environment	<b>Regional Plan</b>	Central West & Orana Regional Plan 2036
<b>EP&amp;A Act</b>	Environmental Planning & Assessment Act	<b>TfNSW</b>	Transport for NSW (including Roads & Maritime Services – RMS)
<b>IP&amp;R</b>	Integrated Planning & Reporting	<b>WLEP2011</b>	Weddin Local Environmental Plan 2011
<b>JO</b>	Central NSW Joint Organisation/ CENTROC	<b>Zoning</b>	Land use zoning under WLEP2011
<b>LALC</b>	Local Aboriginal Land Council		

## DISCLAIMER

Any representation, statement, opinion or advice, expressed or implied in this document is made in good faith but on the basis that Council and/or their consultant(s) are not liable to any person for any damage or loss whatsoever that has occurred or may occur in relation to that person taking or not taking action in respect of any representation, statement or advice referred to in this document.

## DOCUMENT CONTROL

Version	Date	Document	Provided To
A	28 June 2019	DRAFT – Scoping Study (for disc.)	Brendan Hayes, Weddin Shire Council
B	16 July 2019	DRAFT for Internal Review- LSPS	Brendan Hayes, Weddin Shire Council
C	August 2019	DRAFT for Agency Engagement	Brendan Hayes, Weddin Shire Council
D	October 2019	Updated Draft for Agency Review	Brendan Hayes, Weddin Shire Council
E	February 2020	DRAFT FINAL for Councillor Review	Brendan Hayes, Weddin Shire Council
F	March 2020	DRAFT for Public Exhibition	Alan Lindsay, Weddin Shire Council
G	April 2020	DRAFT FINAL Post Exhibition	Alan Lindsay, Weddin Shire Council; DPIE
H	May 2020	FINAL for Adoption	Alan Lindsay, Weddin Shire Council; DPIE
I	May 2020	FINAL for Adoption (minor errors)	Alan Lindsay, Weddin Shire Council; DPIE



# 1.

## ABOUT THE PLAN

- 1.1. Aim of the Local Strategic Planning Statement (LSPS)
- 1.2. LSPS Requirements
- 1.3. Grouping of Planning Priorities
- 1.4. Consultation
- 1.5. Integration with Council's Budgets
- 1.6. Overview – Planning Priorities

# 1 ABOUT THIS PLAN

## 1.1 Aim of the Local Strategic Planning Statement ('LSPS')

The LSPS sets out:

- The 20-year vision for land use in Weddin Shire;
- The characteristics that make our area special;
- Shared community values to be maintained & enhanced;
- How growth & change will be managed into the future;
- Suggested areas for review of the Local Environmental Plan (LEP) & Development Control Plan (DCP)
- Where additional work is needed.

The Local Strategic Planning Statement or 'LSPS' sets clear planning priorities about what will be needed (mostly related to land use planning), such as improved strategic plans, better infrastructure, growth in land uses creating employment opportunities, retention of essential services, & a diversity of housing & recreational choices.

**Priorities & Implementation** - The statement identifies **FOURTEEN (14) PLANNING PRIORITIES** to sustain Weddin into the future. There are also key actions for how these are to be delivered over the short, medium & long term including other responsible authorities to assist in the implementation.

**Shire-Wide** - This LSPS addresses **land use planning** across the whole of the Weddin Shire with some additional detail provided for Grenfell & each of its villages.

**Plain English**- The statement aims to be a succinct & easy to understand document that will allow community members to contribute to & understand the future direction of land use in their area.

**Integrated Planning** - This LSPS gives effect to the *Central West & Orana Regional Plan 2036* & other state-wide & regional policies, implementing the directions & actions at a local level.

It will integrate with & implement Council's local policies including, but not limited to Council's *Integrated Planning & Reporting (IP&R)* & *Community Strategic Plan (CSP)*, *Weddin Local Environmental Plan 2011 (WLEP2011)* & other policies that influence land use planning across the Shire. Links to these documents will be highlighted throughout the Plan. The LSPS will be the key resource to understand how strategic & statutory plans will be implemented at the local level.



Figure 2: LSPS Guidelines for integrated strategic planning (noting there is no District Plan for Weddin Shire).

## 1.2 LSPS Requirements

This LSPS has been prepared in accordance with Clause 3.9 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) that sets out the relevant minimum requirements as follows:

- 1) The council of an area must prepare & make a local strategic planning statement & review the statement **at least every 7 years**. [*Note: Council will likely endeavour to align the LSPS reviews with the Integrated Planning & Reporting timetable & possibly the review of the Local Environmental Plan*].
- 2) The statement must include or identify the following:
  - a) **Context** - the basis for strategic planning in the area, having regard to economic, social & environmental matters (see *Chapter 2 – Our Place in the Region & Chapter 3 - Vision*);
  - b) **Planning Priorities** - the planning priorities for the area that are consistent with any strategic plan applying to the area & (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act* (see *Chapter 4 – Linking Context, Priorities & Actions*);
  - c) **Actions** - the actions required for achieving those planning priorities (see *Chapter 4 – Linking Context, Priorities & Actions*);
  - d) **Implementation** - the basis on which the council is to monitor & report on the implementation of those actions (see *Chapter 6 – Regional & Local Priority Alignment (Implementation Table)*).

It is noted that under Section 3.33(2)(c) of the EP&A Act any Planning Proposal (to support an LEP amendment) **must address** whether the amendment will give effect to the LSPS – so it needs to be broad enough to allow for a range of outcomes but specific enough to set a clear direction for future growth.

## 1.3 Grouping of Planning Priorities

The following key Planning Priorities in this LSPS are grouped to broadly align with the key **THEMES & GOALS** in the *Weddin Shire Community Strategic Plan 2017-2026* (CSP) as follows:



Figure 3: *Community Strategic Plan 2017-2026* (CSP) Themes & Goals align with LSPS Planning Priorities.



## 1.4 Consultation, Review & Reporting

Weddin Shire Council (Council) will seek to consult with the community, key stakeholders, & agencies in the preparation of this Plan. The Councillors & key government agencies informed the LSPS during its preparation in 2019. It was publicly exhibited in March-April 2020 & shaped by community & stakeholder feedback.

DPIE recognises that the timeframes for the preparation of this Plan may limit the depth of consultation provided & that this Plan seeks to build on other policies & strategies that have already been endorsed by the community & Council, wherever possible – particularly the *Weddin Shire Community Strategic Plan 2017-2026* (CSP).

It is intended that the LSPS will be reviewed at least every seven (7) years (in accordance with the guidelines) but more likely aligned with the cycle of Integrated Planning & Report (IPR) every four (4) years & Local Government election cycles.



In addition, Council will report implementation of the LSPS actions at least every two (2) years but more likely every one (1) year to demonstrate how the targets are being achieved & update the community (and key agencies where required).

## 1.5 Integration with Council Budgets

Budgeting & seeking funding for future projects is an ongoing role of Council. Where possible, especially for short-term projects, Council will endeavour to ensure budgets/funding align with the priorities in this Plan. However, budgets/funding/priorities may change over time so this LSPS will need to be updated to reflect those changes & not all projects may be achieved / in desired timeframes.

## 1.6 Overview – Planning Priorities

This LSPS contains the following **FOURTEEN (14) KEY PLANNING PRIORITIES**. The LSPS explains the context for those priorities & supports them with actions. Whilst the intent is that the Priorities/Actions are primarily about land use planning, sometimes broader matters have been considered that have significant implications for land use planning.

	<h1>INFRASTRUCTURE</h1>
<p><b>1.</b></p>	<p><b>TRANSPORT:</b> Create efficient transport networks &amp; improve integrated transport planning, connectivity &amp; safety/amenity to sustain economic &amp; population growth.</p>
<p><b>2.</b></p>	<p><b>UTILITIES:</b> Capitalise on &amp; improve existing utilities &amp; align future expansions with planned growth areas.</p>
	<h1>ECONOMY</h1>
<p><b>3.</b></p>	<p><b>AGRICULTURE &amp; AGRIBUSINESS:</b> Protect &amp; facilitate the agriculture, agri-business &amp; agri-tourism sector(s) &amp; encourage resilience &amp; diversification for a robust economy.</p>
<p><b>4.</b></p>	<p><b>INDUSTRY &amp; LOGISTICS:</b> Leverage the Shire's location, natural resources &amp; infrastructure to facilitate a diverse range of industries &amp; logistics that value-add to raw resources.</p>



<b>5.</b>	<b>ESSENTIAL SERVICES:</b> Maintain & enhance essential services to address Shire needs & support population growth.
<b>6.</b>	<b>TOWN CENTRE &amp; RETAIL SERVICES:</b> Protect & enhance town centres & the character & retail strength of main streets whilst allowing them to adapt to changing market demands.
<b>7.</b>	<b>TOURIST &amp; VISITOR SERVICES:</b> Enhance existing visitor attractions, facilities & services & leverage assets to deliver new tourism products (attractions, activities, experiences, events), facilities & services & effectively market & promote the Shire.
<b>8.</b>	<b>LAND USE COMPATIBILITY:</b> Minimise land use conflict through long-term strategic planning & consistent development assessment.
	<b>COMMUNITY</b>
<b>9.</b>	<b>GROWTH, RESILIENCE &amp; SUSTAINABILITY:</b> Manage change & risk to promote resilient & sustainable rural & urban communities.
<b>10.</b>	<b>HOUSING CHOICE &amp; DIVERSITY:</b> Facilitate improved housing choice to meet the needs of all members of the community.
<b>11.</b>	<b>AMENITY:</b> Improve accessibility, inclusivity, connectivity & public recreation facilities for a healthy & equitable community.
	<b>ENVIRONMENT</b>
<b>12.</b>	<b>NATURAL ENVIRONMENT:</b> Value, protect & enhance the natural environment & ecological processes to achieve sustainable development.
<b>13.</b>	<b>HAZARDS &amp; CLIMATE CHANGE:</b> Adopt land use strategies that avoid, minimise and/or mitigate against natural hazards & climate change.
<b>14.</b>	<b>HERITAGE &amp; CULTURE:</b> Protect, enhance & build upon Indigenous & Non-Indigenous culture, heritage & local character.

# 2.

## OUR PLACE IN THE REGION

- 2.1. Our Place in the Region
- 2.2. Local Profile 'Snapshot'
- 2.3. Shire Geography

## 2 OUR PLACE IN THE REGION

### 2.1 Our Place in the Region

The Weddin Shire is centred around, & derives its name from, the majestic Weddin Mountains.

The name Weddin has its origins in the Wiradjuri word ‘*weedin*’ which means a place to sit, stay or remain, relating to the mountains’ status as a place where indigenous youths underwent a period of ceremonial isolation during the course of their initiation.

The mountain range rises some 400 metres above the surrounding landscape & is of great significance both to the Wiradjuri people & residents of the local Shire. The Weddin Mountains National Park is our biggest tourist attraction with in-excess of 25,000 visitors annually.

Geographically, the Shire is at the crossroads of the major road freight thoroughfares from Bathurst to Adelaide (Mid-Western Highway) & Brisbane via Parkes to Melbourne (Newell Highway) with Inland Rail passing through the west of the Shire (see Figures.6 & 7 below).

The main town of Grenfell is 364km or approximately 5 hours' drive by road from Sydney & within 2.5 hours drive of the major centres of Dubbo, Orange, Bathurst, Canberra & Wagga Wagga. As it sits in the southern part of the Central West & Orana Region, it also has close association & connections with Local Government Areas to the south in the Riverina-Murray Region.

The Shire covers over 3,400 square kilometres which is more than double the land area of greater urban Sydney. 94% is devoted to dry-land agriculture, 3% national parks & 3% state forests. It sits in the Lachlan River catchment draining either north to the Lachlan River or west to Bland Creek/Lake Cowal.

Agriculture dominates the local economy & Weddin is a major producer in the Central West & Orana region. Weddin Shire contributed \$133 million to GRP in 2011.

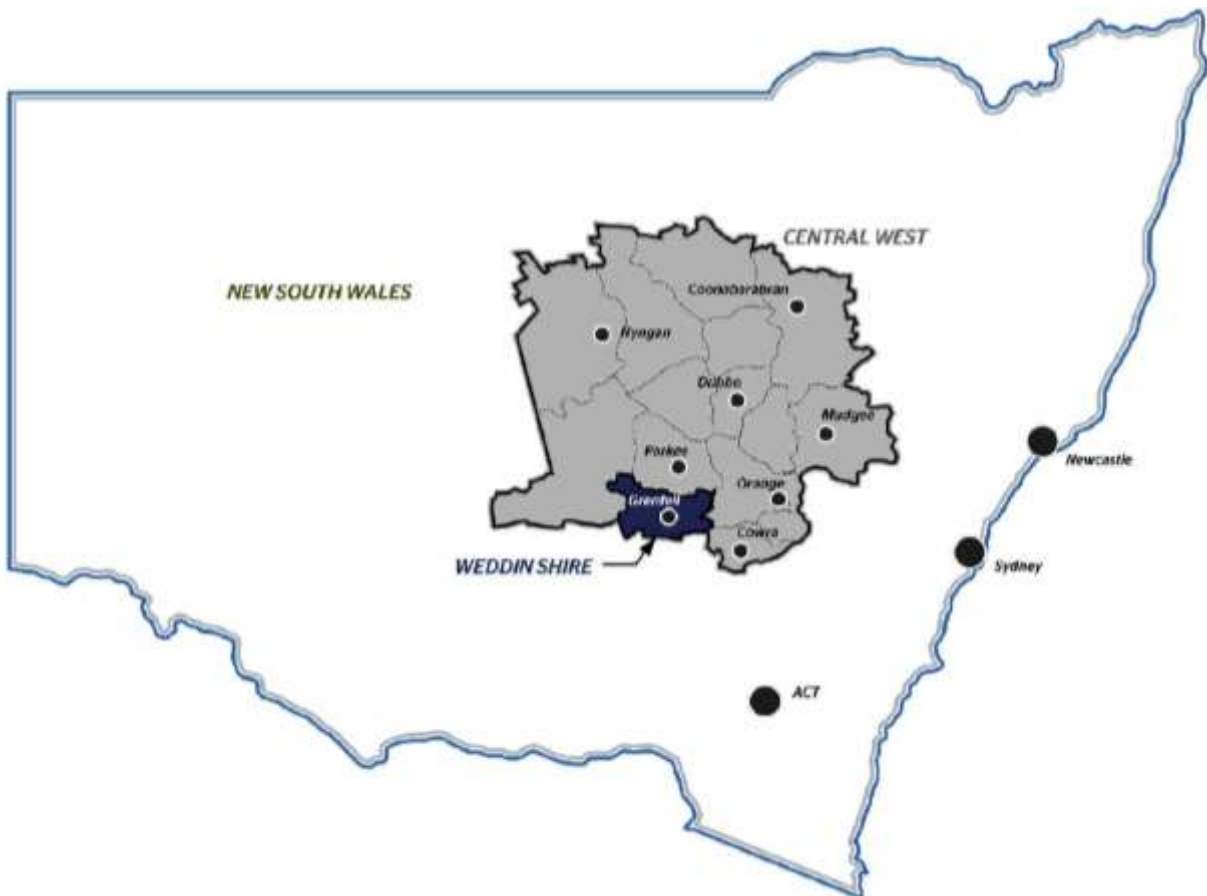


Figure 4: Map of NSW showing location of Weddin Shire (GHD (2018) Active Transport Plan p.9).



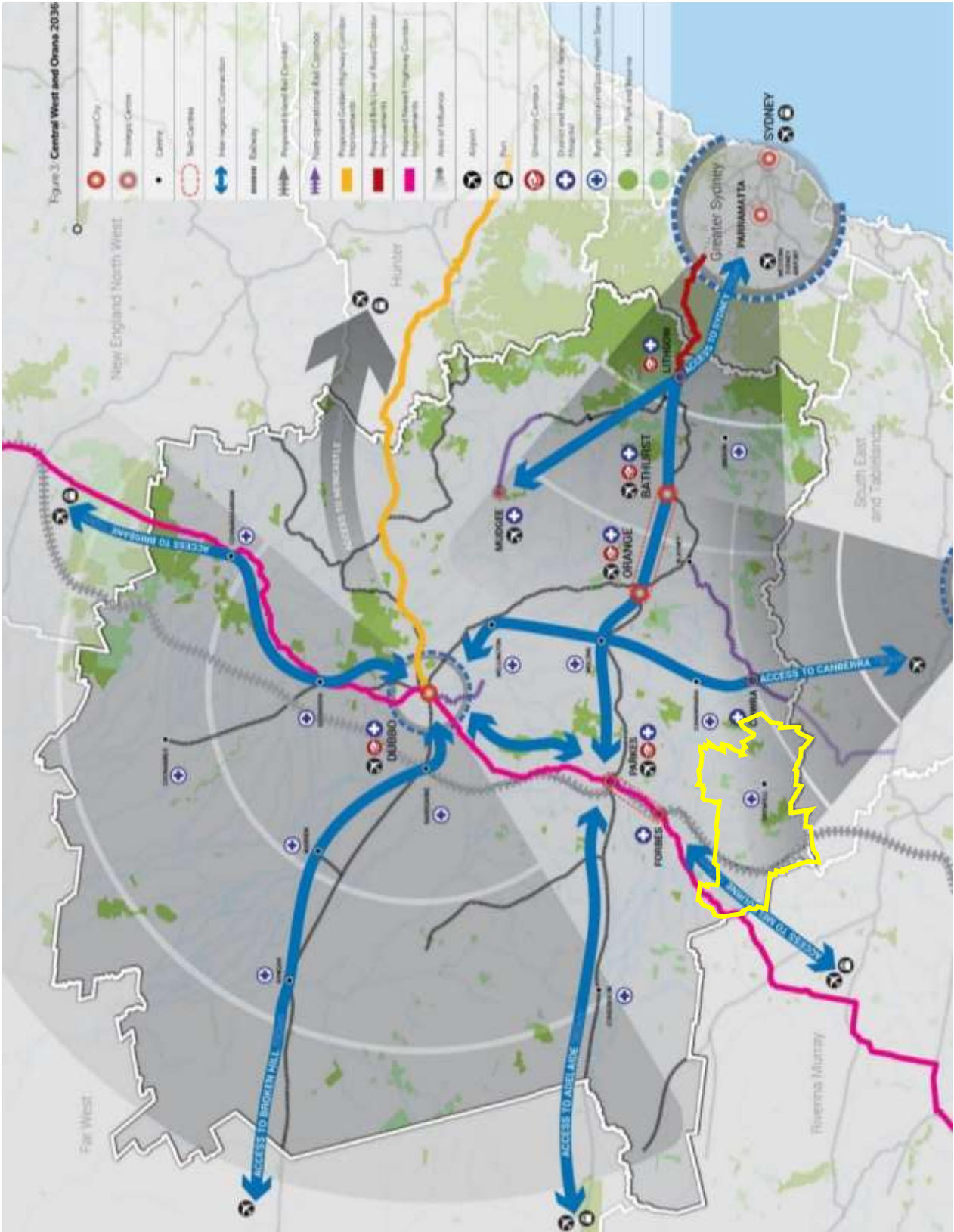


Figure 5: Central West & Orana 2036 Regional Plan – with Weddin Shire highlighted in yellow (Source: Figure.3).



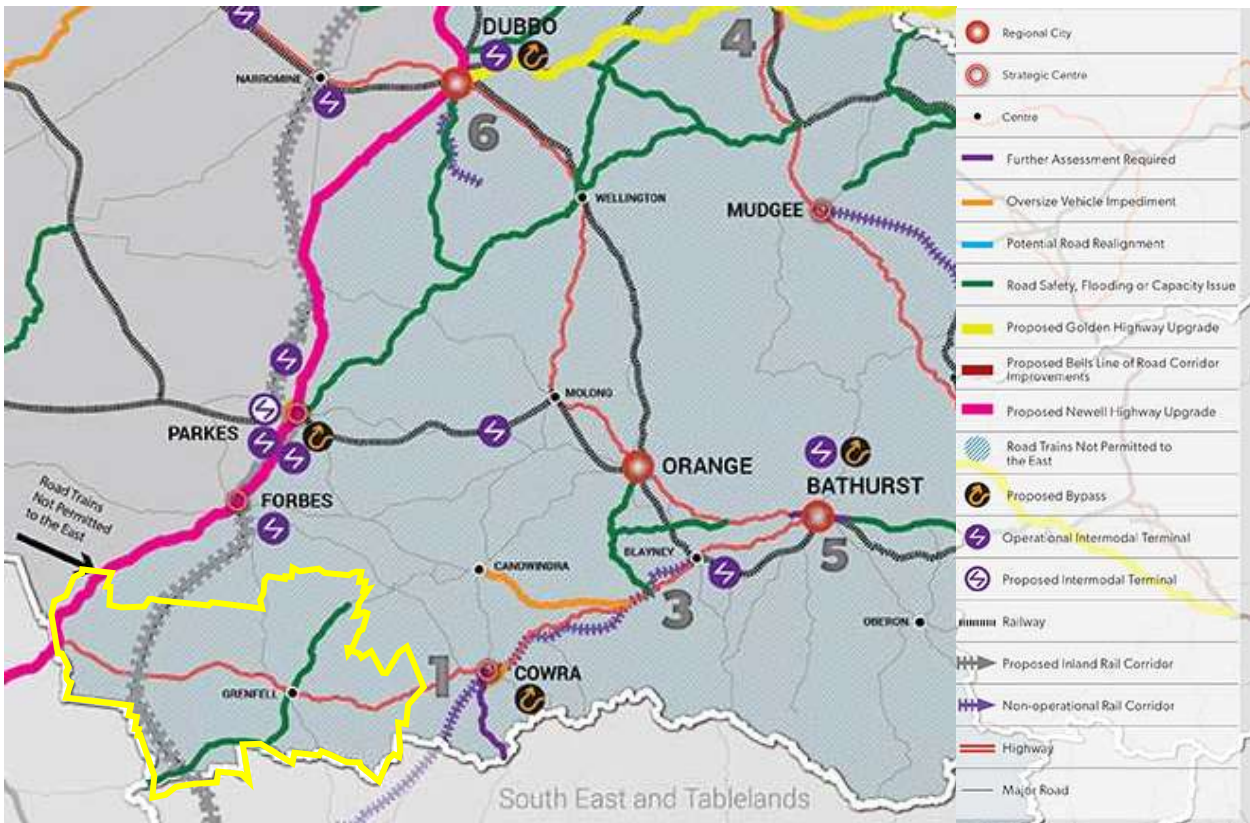


Figure 6: Potential Regional Freight Network Improvements – Weddin Shire in yellow (Source: Central West & Orana Regional Plan 2036 – Figure 9).

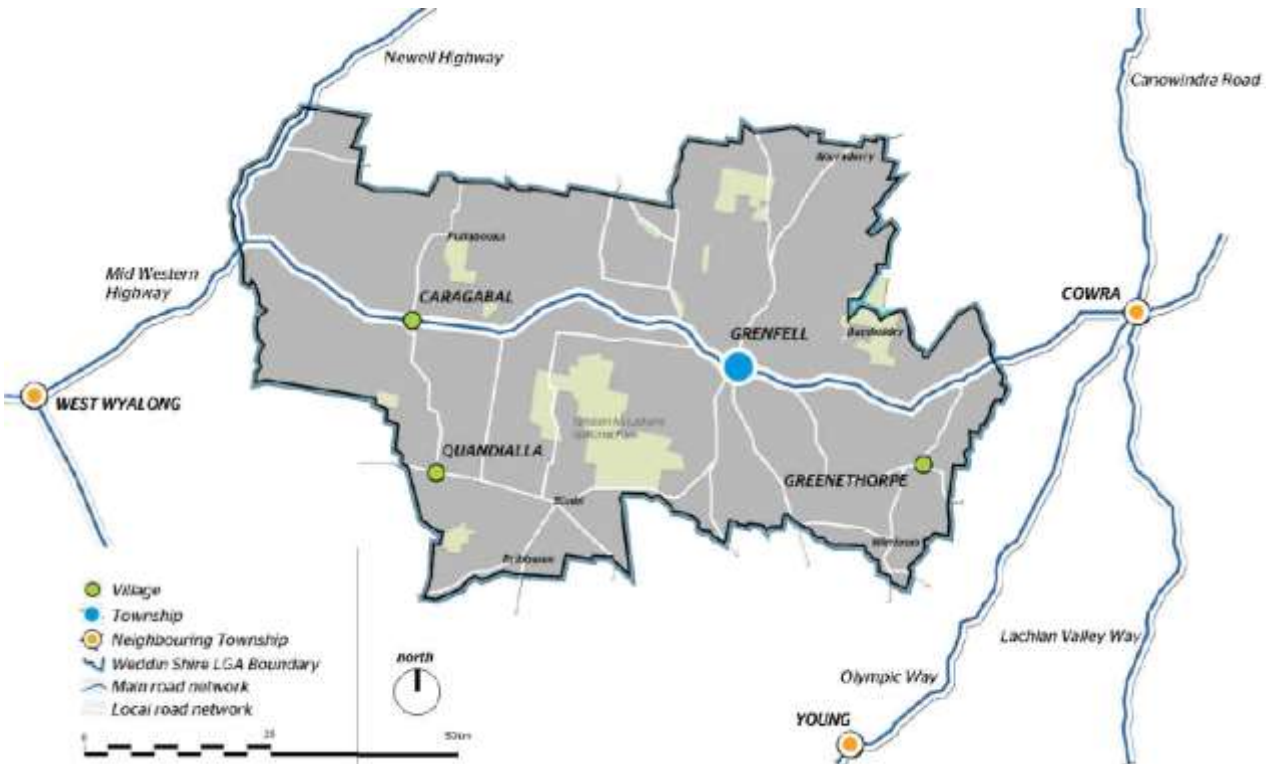


Figure 7: Map of Weddin Shire & surrounding towns & highways (GHD (2018) Active Transport Plan p.10).

## 2.2 Local Profile 'Snapshot'

The following table shows some of the key statistics for Weddin Shire relevant to this Plan. In summary, Weddin Shire faces many of the same population & ageing challenges faced by many rural communities.

However, Council's response is to face these challenges & counter-act them with strategic planning that will hopefully retain essential services, minimise loses of age cohorts by supplementing services & increasing employment lands, & create a diversity of housing that will retain & attract people to the Shire.






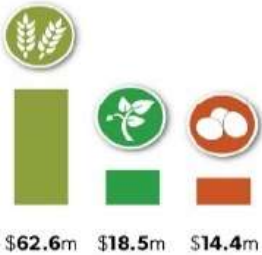
Recent		Future
 <p><b>Population</b></p>	<p>Total Weddin Shire</p> <p><b>3,664</b> (2016)</p>	<p><b>Historic Decline BUT Community wants population to GROW!</b></p> <p><b>3,050</b> (2036) NSW Gov. (2016) Projection <i>(disputed by Council)</i></p>
 <p><b>Age</b></p>	<p>Median age</p> <p><b>51</b> (2016) (NSW med. age 38)</p>	<p><b>Ageing Population</b></p> <p><b>&gt;31%</b> (2036) ≥ 65 years old</p>
 <p><b>Households</b></p>	<p>Single person households</p> <p><b>32.4%</b> (2016) (NSW 23.8%)</p>	<p>Family households</p> <p><b>65%</b> (2016) (NSW 72%)</p> <p><b>Lone households expected to INCREASE</b></p>
 <p><b>Employment</b></p>	<p>Agriculture/forestry</p> <p><b>37.5%</b> (2016) <b>Ag. dominates economy</b></p>	<p>Health care/social assist.</p> <p><b>9%</b> (2016)</p> <p><b>7.4%</b> (2016) Education &amp; training</p>
 <p><b>Agriculture</b></p>	 <p>2015-2016 Gross Value of Agricultural Commodities (Weddin Shire)</p> <p><b>~\$131.5</b> million <i>(see Figure.15 for details)</i></p>	<p>Top 3 Agricultural Contributors (millions)</p> <p>Crops ~\$95.2</p> <p>Livestock slaughter ~\$19.7</p> <p>Livestock products (wool) ~\$16.5 m <i>(see Figure.15)</i></p>

Figure 8: Some key demographic facts for Weddin Shire from the 2016 Census ([www.abs.gov.au](http://www.abs.gov.au)).

Please see the *Grenfell Settlement Strategy* 2019 that provides a more detailed Local Profile for the Shire & more specific analysis for Grenfell.

## 2.3 Shire Geography

The largest settlement is the Town of Grenfell that is the primary service centre for the Shire. There are also a number of vibrant villages including Quandialla, Caragabal, Greenethorpe & Bimbi as well as important rural localities that service the surrounding rural lands (see Map below).

The Newell Highway runs along the north-western LGA boundary with Bland/Forbes Shires & is a major north-south link. The Mid Western Highway bisects the Weddin Shire running east-west & connecting the Newell Highway with Cowra & Bathurst.

The Weddin Mountains National Park sits towards the centre of the Shire just north-east of Bimbi & south-west of Grenfell. Conimbla National Park is on the eastern boundary of the Shire with Cowra LGA. There are several State Forests throughout the Shire.

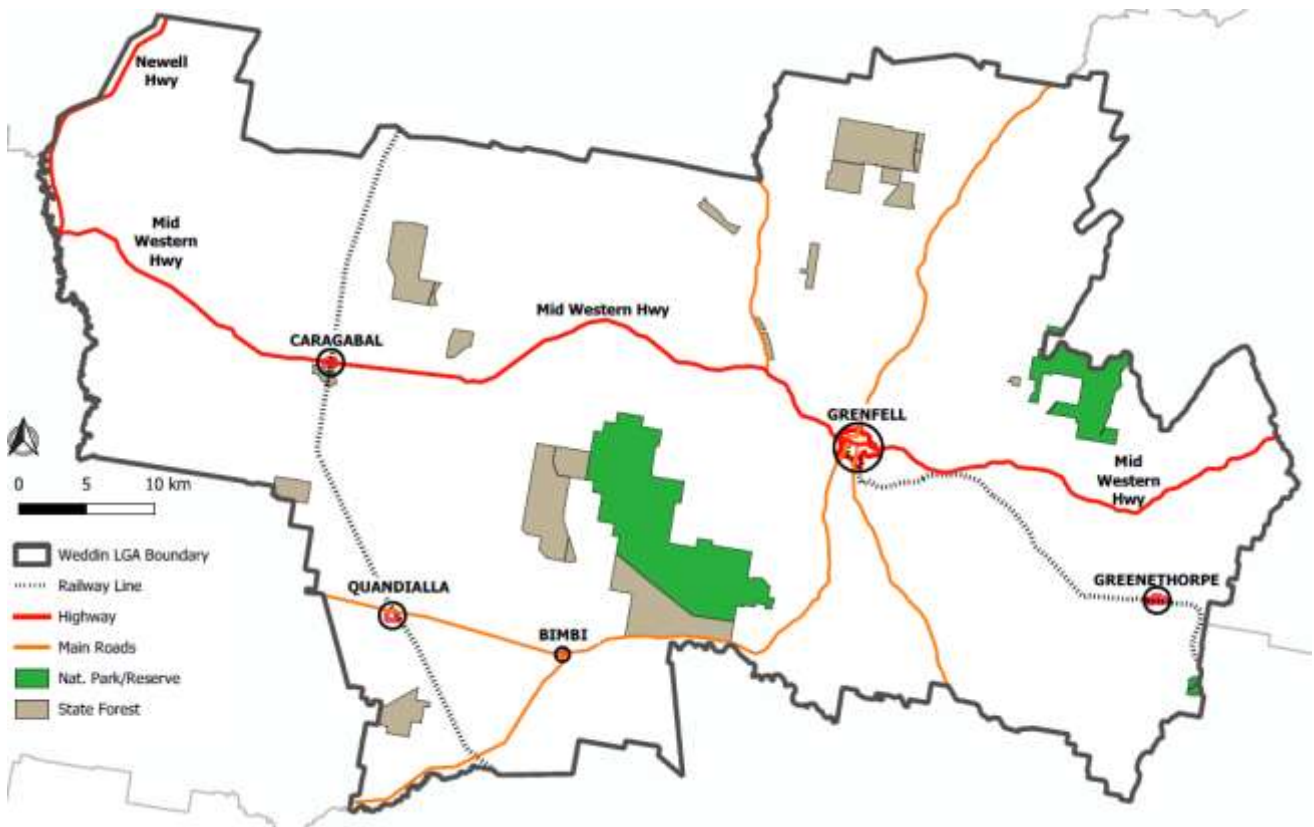


Figure 9: Map showing Weddin Shire boundaries, key settlements & road/rail connections (Council GIS).

The Booth & Associates (2012) *Primary Production Strategy* (see Section 4 of that report) provides a Rural lands Analysis that includes climatic context & landscape context. The Landscape Context is summarised as follows:

- The Waradgery & Waroomba Ranges are to the north & north east of Grenfell. Dispersed through these ranges are the areas of significant & highly regarded open undulating land used for dryland cropping. The hill & mountain ranges are rocky & only useable for grazing purposes. The Conimbla National Park is on the eastern edge of the Waroomba Range. To the north-west of the Waradgery Range is the Wheoga Range, Mortray Hills & Snake Hills.
- To the south-east of Grenfell is the open undulating Fireman Plains down to the village of Greenethorpe & abutting the northern edge of the Young Shire;
- South-west of the township of Grenfell is the Weddin Mountains National Park. To the west of the Wheoga & Weddin Ranges & west of Grenfell are the sloping & undulating lands down to the relatively low-lying, & not infrequently flooded, region known as The Bland. The Bland begins in & around the Village of Caragabal & encompasses the Village of Quandialla.



3.

VISION





### 3 VISION

In 2040, Weddin continues to build upon & enhance its natural assets & environment, agricultural heritage & productivity, rural character & lifestyle, & passion for innovation & service. This will enable the Shire to maintain a strong economy, stable or growing population, resilient rural communities, & sustainable natural environment & development.

#### Our Community Vision

'A progressive rural locality with a vibrant & welcoming community, rich in both heritage & the natural environment, with a diverse & resilient economy that supports local employment & business'.

#### Our Community Values – What we think is worth striving for

- W** Welcoming, friendly, caring & supportive community
- E** Equality of our people, willing to participate & work together
- D** Deep respect for our heritage & environment
- D** Devoted help at hand in times of need
- I** Inclusive decision-making & engagement
- N** New ideas, innovation, freedom of choice & diversity

Figure 10: Community Vision & Values (CSP p.23).

#### Infrastructure: Shire assets & services delivered effectively & efficiently.

Council will continue to work with key stakeholders to protect key infrastructure, leverage existing infrastructure & upgrade to meet Shire needs, increase efficiencies, & improve safety & sustainability to add to the amenity & viability of living & doing business in the Shire.

There is significant potential to build on the Shire's location on the Mid-Western Highway & proximity to the Newell Highway & other state & regional roads as well as the growing Parkes *Special Activation Precinct* (SAP) with Inland Rail to grow agriculture, agribusiness, freight & logistics.

#### Economy: A strong, diverse & resilient local economy.

Weddin will continue to strengthen its agricultural productivity & employment. It will continue to diversify into rural & support industries that value-add to raw products & leverage opportunities from the Shire's rich environment & access to key infrastructure. Future regional opportunities exist with proximity to Inland Rail/ Parkes Special Activation Precinct/ Logistics Hub (especially for agricultural production). Retention & enhancement of essential services is critical to employment & sustainability. Tourism & visitor services should be supported where they are compatible with the land use zone.

#### Community: Culturally rich, vibrant & inclusive community that is democratic & engaged.

Weddin will continue to attract people from larger centres & other Shires with its rural lifestyle, affordability, heritage & character, natural assets, friendly people, & creative & innovative businesses. It will strive to improve equity, accessibility, inclusivity & amenity for all members of the community including upgrades to recreation, public domain & key connections to improve health & active living. The Shire will progress place-based strategies for key settlements & the region that address the NSW Government 'Movement & Place' framework & build on the local history, character, attractions, economy & people to support key movement corridors for healthy & active living.

**Environment: Sustainable natural, agricultural & built environments.**

We will work together to restore & enhance the natural environment, adopt sustainable farming practices, manage settlement growth into suitable lands, minimise impacts from natural hazards & climate change, improve biodiversity & water outcomes, & protect & enhance heritage & cultural features for the benefit of existing & future generations.

**Settlements & Services:**

The potential growth of settlements is set out in more detail in the *Section 5 - Settlement Statements*.

Council will endeavour to ensure all settlements are provided with suitable levels of essential services, utilities, & infrastructure commensurate with their size & needs along with connections to higher-level services in Grenfell & other regional centres (where required).

Settlements will build on their unique character & history to protect & restore heritage buildings & streetscapes, promote tourism & the arts, & create resilient & connected communities. Grenfell will remain the main business, industry & retail centre for the Shire but local services & employment will also be facilitated in the smaller rural support villages.

Grenfell will continue to enhance its health services, aquatic centre & recreation assets, & education facilities to retain & attract new residents & families & allow people to remain in the Shire connected with their communities as they age & their needs change.

Grenfell will build on its strong heritage streetscape & local character to enhance its town centre & main street, to protect enhance & activate heritage items, & create an attractive place to work, shop, meet, & create. Council will focus on improving key connections, attractions, amenity & safety throughout the town as well as movement & place frameworks connecting within settlements & to other centres. The town centre will adapt to changing business & consumer demands with mixed-use businesses, innovation, unique character & experiences, & improved connectivity to markets.

Grenfell has the greatest potential for significant growth in population & need for additional land (primarily for industrial growth & possibly some commercial growth outside the main street). It will have the highest-level services & facilities in the Shire & will continue to address & meet the needs of its ageing population. Local businesses will continue to drive growth & agricultural support & value-adding industries may choose serviced land near Grenfell due to its good transport links & readily available industrial land.

Caragabal has the closest proximity to the Newell Highway so it may experience some growth in transport & logistics operations. The other villages all have potential to grow if required.

A key issue across the Shire will be getting access to suitable essential services & facilities & getting the housing market to respond to a demand for smaller, more affordable dwelling types.



Figure 11: Weddin Shire Council Offices, Grenfell (CSP p.6)



# 4.

## LINKING CONTEXT, PRIORITIES & ACTIONS

- 4.1. Summary
- 4.2. INFRASTRUCTURE
- 4.3. ECONOMY
- 4.4. COMMUNITY
- 4.5. ENVIRONMENT, HERITAGE & CULTURE



## 4 LINKING CONTEXT, PRIORITIES & ACTIONS

### 4.1 Summary

As identified in the *Central West & Orana Regional Plan* (Top Three Economic Opportunities Per Local Government Area p.14), Weddin Shire has key strengths & economic opportunities in:

- a) Agriculture & Agribusiness;
- b) Tourism (including natural assets, heritage, culture & the arts); &
- c) Health (& associated aged care & support services).

Weddin is one of the top agricultural producers in the Central West (See Central West/Orana Regional Plan Figure.5-2011 data). It has always been rich agricultural land, particularly for broadacre agriculture (as it lacks extensive irrigated lands like Forbes & Lachlan to the north). Agriculture dominates the local economy, employment & key sectors. However, this heavy reliance on agriculture means the economy is subject to the cyclical nature of global agricultural trends.

Value-adding to agricultural products & associated rural industries & improved freight transport/ logistics are key sectors for the future for the Shire. Already there are a number of key local & regional businesses that operate from Grenfell but service the region. Transport & Logistics growth is something the Shire would like to investigate further with proximity to the Parkes *Special Activation Precinct* (SAP)/ Logistics Hub.

The Shire has significant natural assets including the Weddin Mountains & Conimbla (southern part) National Park, State Forests, Crown Reserves & several waterbodies. It also has the iconic landra Castle, O'Brien's Hill gold precinct, Seaton's Farm, Grenfell silo art, historic villages & a growing arts scene. The Shire has a small accommodation sector offering motel, pub hotel, B&Bs & a range of caravan & camping options. However, a lack of accommodation options is a major constraint to growing the tourism sector.

A key reason people move to Weddin Shire is for the rural lifestyle. Its settlements have historic streets & buildings set in rolling hills or on the agricultural river plains. People appear to be moving to Weddin from larger cities because it is an affordable, friendly & close-knit rural community that is still within reasonable travel distances to major centres.

Like all regional rural shires, Weddin has experienced some historic population decline & reduction in services. However, the Council has a clear direction to grow its population & build the infrastructure that will retain & attract both younger & older generations.



Figure 12: Image from Weddin Community Strategic Plan 2017-2026.





## 4.2 INFRASTRUCTURE

One of the keys to accessing & leveraging the natural, social & economic assets of Weddin Shire is to ensure that there is an appropriate level of infrastructure to sustain growth, improve the viability & sustainability of businesses, & provide community & environmental benefits.



### 4.2.1 Location, Freight & Road Infrastructure

#### Key Opportunities/Strengths

Weddin Shire is within 2-3 hours' drive of Canberra (via the Olympic Hwy & Lachlan Valley Way) & 3-4 hours' drive of Sydney (via Mid Western & Great Western Highways) & their key markets, services & visitor resources. There is also good local access to higher level services (e.g. a greater variety of services) in surrounding centres e.g. Cowra, Parkes, Young, Orange & Bathurst that also open up opportunities to target the regional resident & visitor market to encourage visits to Weddin Shire.

Major freight routes surround the Shire with the Newell & Olympic Highways on the western & eastern edges of the Shire connected by the Mid-Western Highway.

Weddin has the opportunity to leverage existing & upgraded road infrastructure for connectivity, tourism, & logistics, particularly the Mid Western Highway (connecting Bathurst to Hay & on to Adelaide) & the Newell Highway (connecting Melbourne to Brisbane along the western edge of the Shire).

There is also potential to leverage growth from Inland Rail & the Parkes *Special Activation Precinct*/ Logistics Hub, particularly for local road logistics businesses to achieve reduced transport costs for local produce & products.

Freight volumes in regional NSW are projected to increase by 12% by 2036 (NSW Freight & Ports Plan) & 25% over the next 40 years (Future Transport 2056 p.45).

Weddin's proximity to the Parkes *Special Activation Precinct*/ Logistics Hub & Newell Hwy has the potential to capitalise on this opportunity. In the NSW Government Future Transport 2056, the Newell Highway is scheduled for a range of upgrades to improve north-south freight & passenger movement. This will spread benefits through the 'hub & spoke' model connecting key centres along State & regional road/rail networks that pass through the Shire.

There is a network of local & regional roads that run parallel to the Newell & Olympic Highways, providing lower traffic options for the touring market, particularly caravans & Recreational Vehicles (RVs). The local & regional road network is ideal for scenic drives & cycle tourism.



#### Key Challenges/Weaknesses

Proximity to other regional centres can result in 'escape expenditure' that affects the local economy (see ECONOMY). Local businesses may struggle to compete with both on-line markets & larger centres.

The cost of transport, distance, road works, & local & regional road restrictions continue to affect the viability & growth of agriculture, industry & business.

Connections to major centres & markets still require significant upgrades for safety, speed & efficiency of travel for people & freight adding to business costs & potentially reducing economic growth. Connections between settlements to enable access to essential services may need to improve to improve accessibility & avoid population loss to larger centres.

In the NSW Government Future Transport 2056 & Central West/Orana Regional Plan 2036, the Mid Western Highway is not included on the maps for any major projects/upgrades at this time though the 'hub & spoke' model still facilitates inter-connections between major centres.

Council will continue to engage with TfNSW to ensure investment in key state & regional roads reflects the importance of this road network. Council is currently awaiting the new *Central West & Orana Regional Transport Plan* to see additional details.

There is also a need to improve 'Integrated Transport Planning' & improved alignment with the *NSW Freight & Ports Plan*, *Heavy Vehicle Access Policy*, & the *NSW Road Safety Plan 2021*.

The Newell Highway needs additional flood protection to remain open during more frequent flood events & minimise impacts heavy vehicle impacts taking alternative routes on local road networks.

A number of regional roads also have quite heavy freight & passenger traffic including Mary Gilmore Way, Henry Lawson Way & Gooloogong Road & these will need ongoing upgrades to provide safe, more effective connections between regional centres.

Roads to some assets (e.g. Weddin Mountains National Park) may need to be sealed or upgraded to improve tourist & visitor access & safety, possibly including Holy Camp Road & Nowlans Road (access from Quandialla to the Ben Hall's Cave precinct).

There needs to be an improved analysis of key local producers, freight movements, tourism traffic, & infrastructure needs to align this with funding to upgrade key infrastructure to facilitate growth. The map below shows the current hierarchy of key routes, though improved data & the need for connectivity between key settlements, major freight producers, & tourist attractions may alter this in the future.

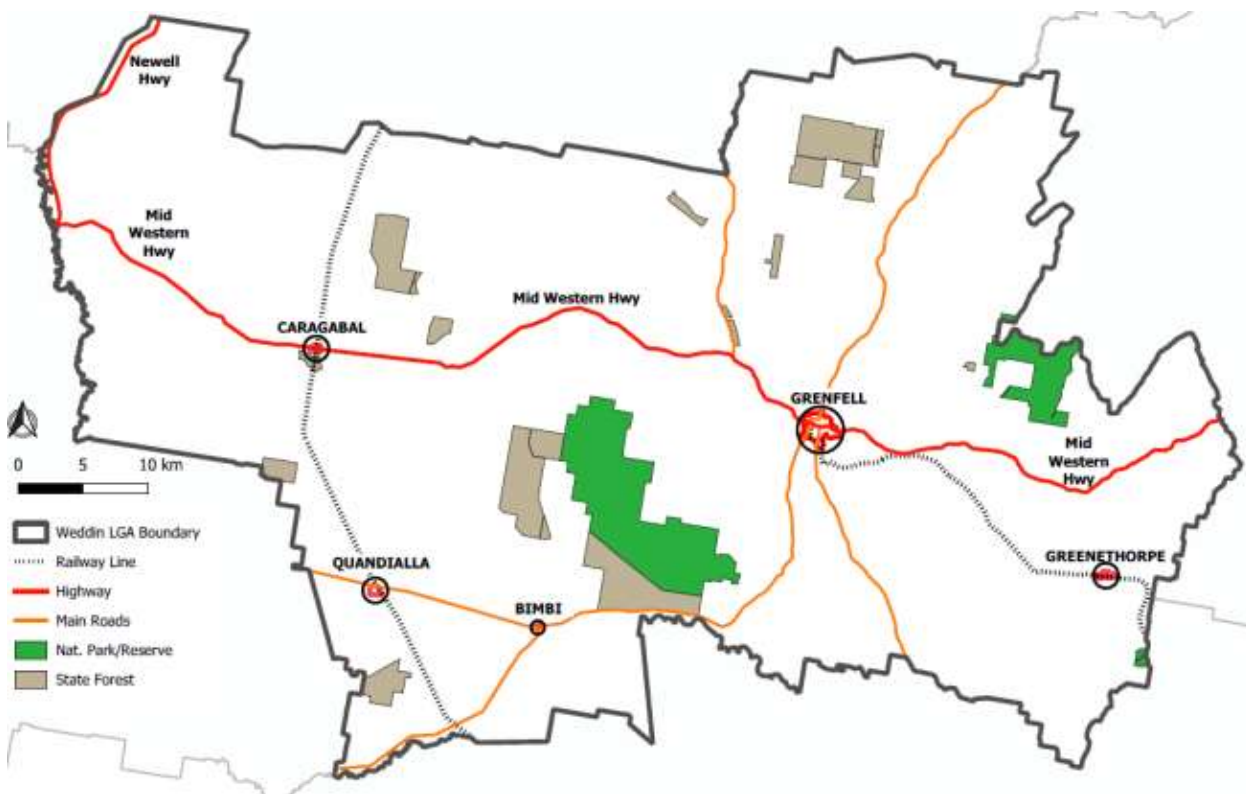


Figure 13: Map showing Weddin Shire key road/rail connections (Council GIS).

**Planning Priority:**

**1. TRANSPORT: Create efficient transport networks & improve integrated transport planning, connectivity & safety/amenity to sustain economic & population growth.**

**Local Action(s):**

1. Continue to work with TfNSW & other relevant stakeholders to:
  - o Identify & upgrade state & regional road networks focussing on key shire freight routes, connections to nearby major centres, connections between settlements, & heavy vehicle rest areas (supporting the TfNSW 'hub & spoke' transport model).
  - o Upgrade the Newell Highway & Mid Western Highway to minimise the impacts of flooding & use of local & regional roads as alternative routes.
  - o Extend HML/Road Train routes (without permit) along the Mid-Western Highway to Henry Lawson Way (Bogolong) to connect to Forbes.
  - o Improve town centre & main street access, safety, accessibility, integrated transport & parking, & gateways & entrances in key settlements (e.g. Grenfell – Main Street connections to Mid Western Highway) in accordance with the NSW Government *Movement & Place* Framework.
  - o Avoid and/or minimise the encroachment of incompatible land uses on major transport corridors in the Shire. See ECONOMY – Land Use Compatibility.

2. Continue to identify major agricultural & industrial producers, key freight routes (conduct traffic counts), & limitations to efficient freight transport throughout the Shire & address through local & regional infrastructure strategies.
3. Facilitate local road freight & logistics facilities on or near the Mid Western Highway (particularly in & around Grenfell or possibly Caragabal). See ECONOMY – Industry & Logistics.
4. Tourism:
  - o Align future tourism planning & infrastructure with the *NSW Tourism & Transport Plan*.
  - o Leverage road assets to grow drive touring & cycle tourism & improve connections to key attractions (e.g. Weddin Mountains National Park). See ECONOMY – Tourist & Visitor Services.
5. Improved walking & cycle paths & safety/amenity of key connections within settlements in line with Council's *Active Travel Plans* & potential improvements in future *Village (Enhancement) Plans*. See COMMUNITY – Amenity for details.

#### 4.2.2 Rail Infrastructure



##### Key Opportunities/Strengths

With the introduction of Inland Rail & the Parkes *Special Activation Precinct*, rail is going to become a significant connection primarily for freight. Inland Rail will pass through the western part of the Shire (including Quandialla & Caragabal) on the existing Parkes-Stockingbal line.

The Parkes *Special Activation Precinct* ('SAP')/Logistics Hub is likely to be the closest intermodal hub. This may decrease freight costs for products from Weddin Shire & provide flow-on benefits for agribusinesses/ industry looking for land in proximity to Parkes & other larger centres.

The un-utilised railway line between Grenfell & Greenethorpe provides the opportunity for adaptive re-use of rail infrastructure (subject to NSW Government agreement), potentially for tourism, recreation & arts uses or rail trail(s) in accordance with the NSW Government's Destination Management Plans for Southern NSW (that includes the adjacent Hilltops LGA). Project like this may require joint regional support & connectivity. See ECONOMY - Tourism & Visitor Section for more details.



##### Key Challenges/Weaknesses

Whilst Inland Rail will pass through Weddin Shire, it is not currently considered suitable for any inter-modal (rail/road) freight terminals according to State freight strategies (see *Section 8 – References*) in part due to its proximity to the Parkes facilities.

There needs to be further investigation to identify & leverage significant freight & logistics opportunities from the Inland Rail/Parkes SAP in competition with larger centres. Flow on benefits are not yet quantified & it will be some time before growth in Parkes reaches a critical mass to drive growth.

The Grenfell Branch Line (from Greenethorpe east) is unlikely to be reactivated in the foreseeable future so it places greater pressure on road freight/transport. Until it is formally closed it may limit how this land can be adaptively re-used. The Demondrille Rail Line is still being investigated to be upgraded/re-opened but there are significant costs & challenges.

##### Local Action(s):

6. Work with relevant adjacent Councils to prepare a brief analysis of the potential benefits & challenges that future Inland Rail & Parkes *Special Activation Precinct* (SAP)/Logistics Hub could have on Weddin Shire & surrounding Local Government Areas (LGAs).
7. Engage with TfNSW to discuss opportunities/barriers to adaptive re-use of the Grenfell to Greenethorpe rail corridor as a possible rail trail/public connection with supporting uses that leverage & reactivate these historic assets.

#### 4.2.3 Utilities



##### Key Opportunities/Strengths

Grenfell has a reasonable level of local utilities with Council (sewer) & Central Tablelands Water (CTW). Grenfell's STP is currently being upgraded to meet environmental standards & some additional capacity.



CTW is upgrading water security in the region & there is the opportunity to work with them to improve water security across the Shire. Grenfell, Quandialla & Greenethorpe have reticulated water supply through CTW & Cowra Council. Council is also seeking to find feasible ways to introduce reticulated sewer to smaller villages in the future.

Grenfell has a 66kV electricity connection back to Cowra. NBN (via Satellite) is now available across much of the Shire. Weddin Shire has a climate & range of natural energy resources that could be reviewed for potential to exp& renewable energy production & usage.

There are Council waste depots at Grenfell, Quandialla & Caragabal servicing the Shire.



#### Key Challenges/Weaknesses

Security of water supply for agriculture, settlements/housing & the environment is an ongoing issue, particularly with climate variability (see ENVIRONMENT).

Weddin Shire does not currently have access to reticulated gas for energy intensive industries. The electricity network is limited for both renewable energy generation & larger industries.

Local sewer & water reticulation are ageing & the lack of services in some areas may be limiting some growth potential for new serviced industrial & residential areas. There is a reasonable need (but high cost) for provision of new sewer services to villages.

Communication infrastructure remains a significant barrier to growth & investment. NBN Satellite is a lower level service & potentially more expensive.

Renewable energy generation is limited in that it only has one high-voltage electricity line from Grenfell to Cowra to feed any renewable energy to the grid. This is unlikely to change for the foreseeable future (though discussions are required with the energy authority to determine capacity & future upgrades).

There is no current plan to open new waste facilities but existing facilities will need to modernise practices to lengthen lifespans, improve recycling, align with community expectations, & improve environmental outcomes.

#### Planning Priority:

### **2. UTILITIES: Capitalise on & improve existing utilities & align future expansions with planned growth areas.**

#### Local Action(s):

8. Manage growth to focus development in locations that maximise efficient use of existing (& proposed) infrastructure.
9. Work with CTW to improve water security for Weddin's settlements & allow for some growth & industrial use.
10. Upgrade the Grenfell Sewage Treatment Plant (STP) to current standards with some additional growth capacity.
11. Prepare a preliminary investigation of sewer (& water) extension to the east of Grenfell to open up residential & industrial growth areas along with indicative costings & methods to fund works.
12. Review funding & design to expand water & sewer reticulation (as required) to Caragabal, Quandialla & Greenethorpe.
13. Improve drainage in flood affected settlements including Grenfell (e.g. O'Brien's Tributary), Quandialla & Greenethorpe.
14. Review & continue to negotiate opportunities for improved digital communications, especially mobile phone reception & internet connections. Upgrade Grenfell Telecommunications Exchange to Fibre to enable improved connectivity for new premises.
15. Leverage energy infrastructure for renewable generation & review electricity infrastructure opportunities & constraints.
16. Continue to manage waste depots whilst reviewing ways to minimise waste disposal & maximise re-use/recycling.



## 4.3 ECONOMY

Land use planning, including the provision of appropriately zoned lands & flexible development control systems, has the potential to impact significantly on the economy & population growth by either facilitating or constricting certain land uses.

### 4.3.1 Economy & Resilience



#### Key Opportunities/Strengths

Weddin Shire is rich in natural resources that support a strong agricultural sector as well as education, health, transport, tourism, & local services. Local businesses & the support of the local community drives the local economy with passionate & innovative people.

Council is developing a range of strategies to address weaknesses including the 'Wellness Plan' & 'Local Economic Development Strategy'.



#### Key Challenges/Weaknesses

Weddin Shire's economy is largely dependent on agriculture & government services for employment. It needs to diversify to reduce dependence on & mitigate against the cyclical nature of agriculture & climate variability, especially drought. As a result, the Shire & some rural villages struggle with consistency of employment, retention of essential services, & sustainable economic drivers to improve long-term resilience.

### 4.3.2 Agriculture & Rural Industry

#### LSPS Guidelines

The following wording is summarised from the DPI Agriculture advice for LSPS preparation:

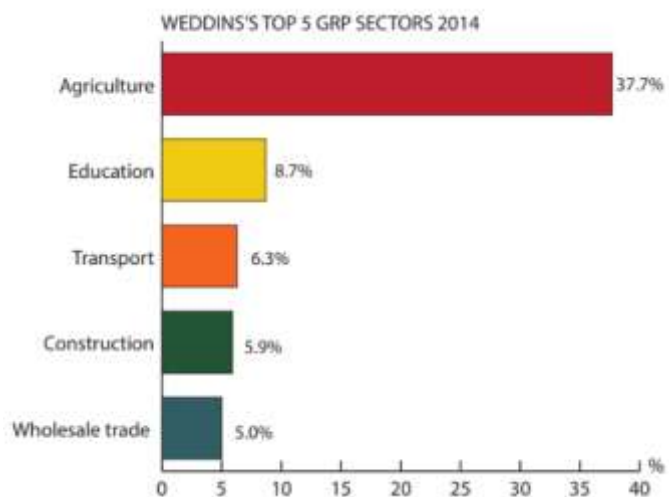
*Agricultural land is a finite resource. Most production systems are only suitable for certain soil types, landscapes & climatic conditions. Some areas where primary production has a long history .... are under pressure from land uses incompatible with agriculture, such as housing. This can & has resulted in rural land use conflict & lead to the permanent removal of land from production. For agriculture to continue to grow & diversify, it is essential that food & fibre production is supported by local strategic & statutory land use planning. The LSPS should coordinate & set the broad context for the ongoing protection & growth of agriculture & the resources it relies on.*

#### Economic Value of Agriculture

As the Figure opposite shows, Agriculture is the dominant sector for Gross Regional Product in Weddin Shire by a significant percentage over other sectors (2014).

As the Figure below shows, total gross value of agricultural production in 2015-2016 was around \$133,454,387 with the dominant category being broadacre cropping (canola, wheat, barley & lupins) followed by livestock products (meat & wool).

Figure 14: Weddin Profile (RDA Central West website) (NIEIR (2014) / A.P. Sheere Consulting (2015) Investment Opportunity Assessment 2013).



Weddin Shire Council recognises that agriculture & agri-business/rural industry are one of the key strategic directions in the Regional Plan & is supported by a number of other State Policies.

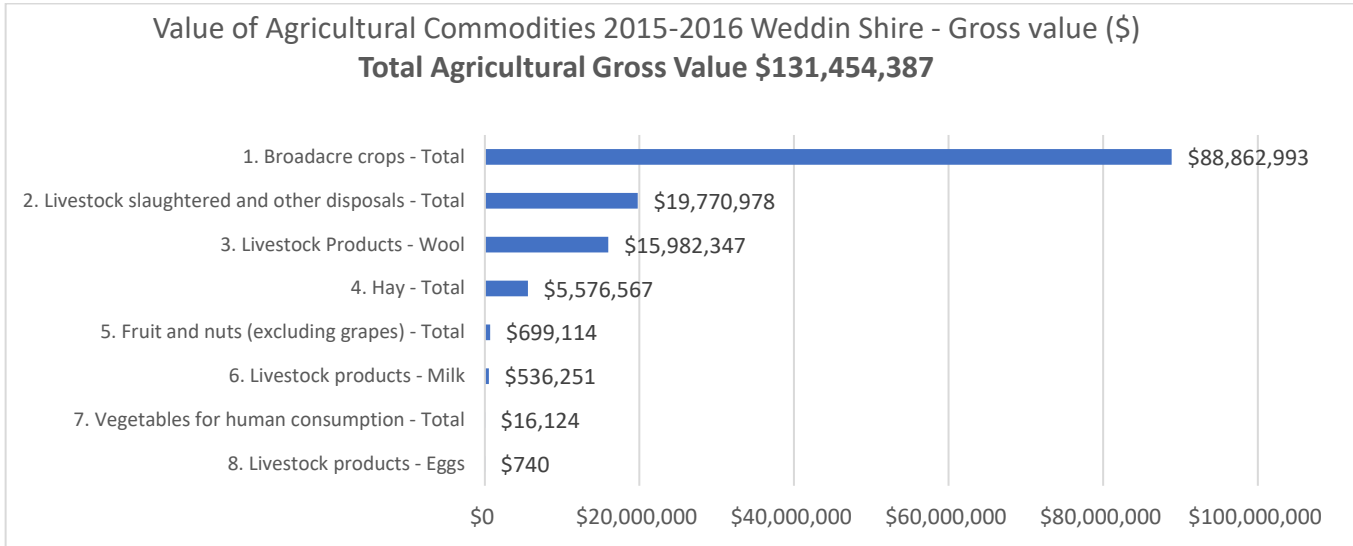


Figure 15: Value of Agricultural Commodities 2015-2016 Weddin Shire (Gross Value \$) (Source: www.abs.gov.au).

Council supports, amongst other policies, the NSW Government *Right to Farm Policy* to protect & enhance its agricultural lands for a variety of purposes including agricultural production, environmental values & processes, & ancillary uses that minimise impacts on both of these primary aims.

The rural zone(s) will continue to be the primary economic driver & asset for the Shire &, as such, should be protected from undue fragmentation, encroachment by incompatible uses, & sterilisation whilst still providing sufficient flexibility for farmers to manage their lands & succession planning.

Agri-tourism (including on-farm accommodation & camping areas, farm tours, farm gate outlets, rural attractions & farm art) could become an important source of non-agricultural income where it doesn't increase land use conflict or significantly impact on agricultural activities & viability.

Spatial Extent & Capability of Rural Land

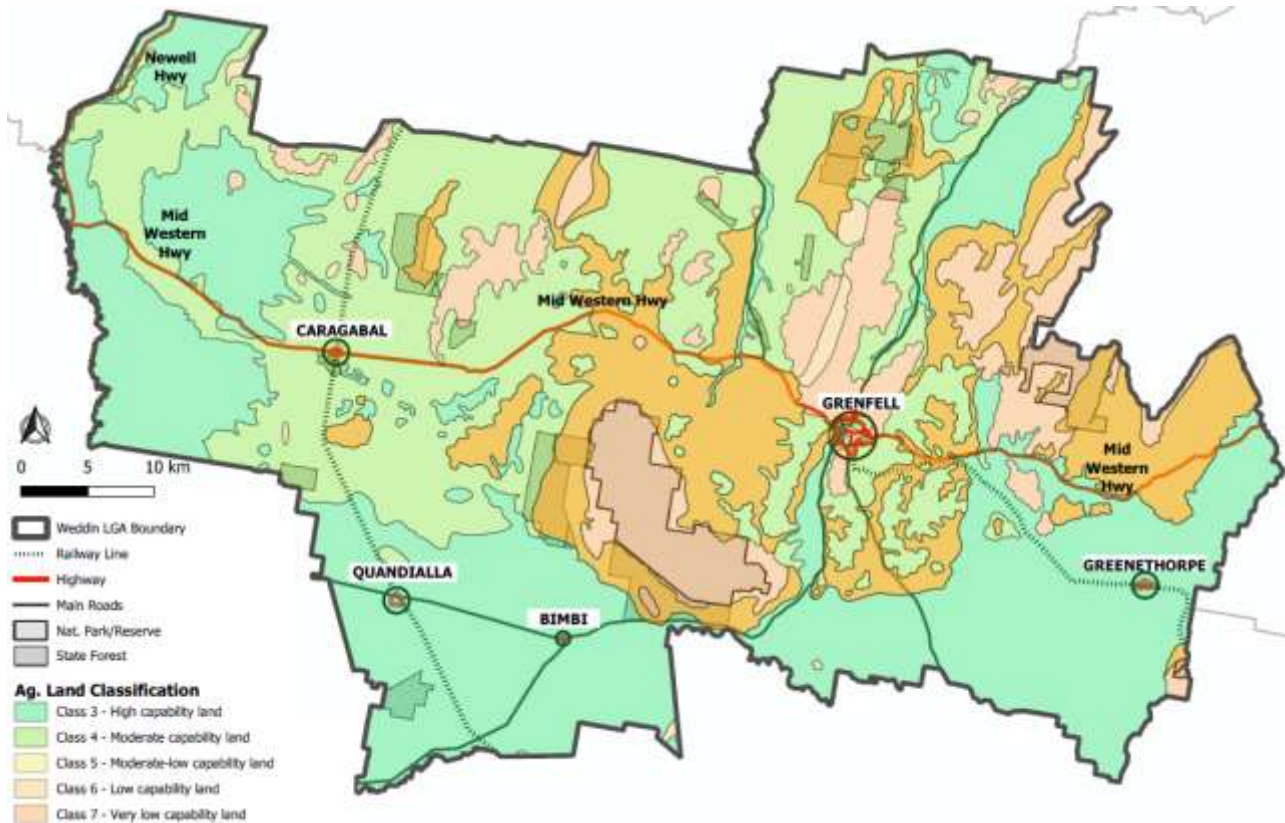


Figure 16: Land & Soil Capability Mapping (2012) for Weddin Shire.



The majority of Weddin Shire is within Zone RU1 Primary Production except for urban areas & National Parks & State Forests. This zone has a Minimum Lot Size of 400ha.

The former OEH (now BCD)(2012) *Land & Soil Capability Assessment Scheme* mapping in the Figure below shows that Weddin largely has Class 3-7 lands with the majority Classes 3 & 4 predominantly in the west, south & east of the Shire. It does not have any Class 1 or Class 2 (Extremely & Very High Capability Land) & has limited irrigated lands.

Biophysical Strategic Agricultural Land (BSAL) mapping is also available but there are very limited areas applicable to Weddin Shire as it is mostly along the Lachlan River. 'Important Agricultural Land' (IAL) mapping is currently being updated and should be available shortly from the NSW Government to update Council and its primary production strategy.

Weddin Shire currently supports mostly broadacre cropping & livestock production with some limited intensive plant & livestock agriculture, but this may change with climate variability in the future.



### Key Opportunities/Strengths

Council has adopted the Booth Associates (2012) *Primary Production Strategy* that provides a more detailed rural lands analysis & land capability, agricultural holdings analysis, consultation, & set of recommendations relating to agriculture & its rural zones, but primarily focusses on alternative Minimum Lot Sizes (necessary to support a dwelling). (See Weakness below that this is yet to be endorsed by the NSW Government). This is a brief summary.

As stated above, Weddin Shire is a significant contributor to Regional/NSW agricultural production & agriculture is the largest percentage of Gross Regional Product in the Shire. Weddin has key strengths in broadacre farming & cropping followed by livestock products (such as meat/wool/eggs). The Shire's minimum lot size for rural subdivision and to support a dwelling is higher than some surrounding Shire and this could be said to protect agricultural production, its primary economic and employment industry.

There is potential to increase agricultural production & value-added industries with improved transport/efficiencies. However, there needs to be sufficient suitably-zoned land in locations with necessary water/access/utilities where these types of enterprises (e.g. feed mills, feed-lots, intensive agriculture, etc.) can operate.

Increased corporatisation of farming is sometimes producing efficiencies of scale, though family farming is still critical to the success of the Shire.

Climate change may attract agriculture to the Shire from western NSW & urbanisation of the Sydney basin may attract it from the east.

Settlement growth is relatively limited so it is unlikely to consume significant volumes of high-quality agricultural land though higher quality lands & larger (more viable) holdings close to settlements should generally be avoided for urban growth unless there are no other options.

Future opportunities at the shire-level need additional investigation but are expected to align with the NSW Government (2016) *Agricultural Industry Action Plan* & the South-West Region – *Regional Economic Development Strategy* (REDS). The Joint Organisation is also working on a *Central West Food & Fibre Strategy*.

The main opportunities for agriculture exist in improved technology & processes, productivity, farming practices that adapt to climate variability, diversification, & increases in value-added processing & rural industry. This can best be achieved with partnerships between industry, education & research & provision of appropriate flexibility in planning controls whilst minimising land use conflicts.



### Key Challenges/Weaknesses

Please see the *Primary Production Strategy* (2012) for more details on challenges facing agriculture in the Shire. This is a brief summary including:

- Agricultural employment has historically reduced along with increases in mechanisation & consolidation into corporate farming;
- There are ongoing pressures associated with water security & irrigation potential, soil fertility, efficient farm sizes, skills/ training etc;
- Climate variability will pose an increased risk to agricultural sustainability;

- Costs of freight & transport are reasonably high for the Shire & may reduce competitiveness, particularly in global markets.

There is ongoing friction between demand for flexibility over rural lot size/ subdivision/ dwelling potential versus minimising fragmentation of agricultural lands/land use conflict and protecting agricultural potential. DPI Agriculture's position continues to place a higher priority for maintain the current minimum lot size and limiting rural dwelling growth to clearly identified areas (e.g. large lot residential zoned areas). Land owners sometimes argue this is too inflexible. Review of the primary production strategy will need to clearly address the policies of the NSW Government and balance these competing needs.

There are no major instances of land use conflict known to Council other than the constant balancing of agricultural & environmental outcomes, for example in water security & ecological processes. However, with Climate Change there will be increasing pressures to maintain viable farming sizes, better manage water & soils & integrate environmental outcomes in modern farming practices.

There may be land use planning barriers that prevent some forms of agri-tourism such as farm tours, farm gate outlets, art installations etc. Land use controls should be reviewed to encourage flexibility in businesses on agricultural land where it does not significantly impact on agricultural activities/land uses.

The Booth Associates (2012) *Primary Production Strategy* has not been endorsed by the NSW Government, possibly due to the sensitivities relating to Minimum Lot Size recommendations. This means that changes to planning controls based upon this strategy that require NSW Government consent (e.g. LEP amendments) may not be supported, adding another challenge to having a clear strategic direction. In addition, the 2012 *Primary Production Strategy* is becoming dated & has not taken into account recent work at the regional & state level on agriculture (see *Section 8 - References*)

**Planning Priority:**

**3. AGRICULTURE & AGRIBUSINESS: Protect & facilitate the agriculture, agri-business & agri-tourism sector(s) & encourage resilience & diversification for a robust economy.**

**Local Action(s):**

1. Update Council's *Primary Production Strategy* (2012) & address/align with relevant State Government Policy & regional agricultural strategy relating to agriculture (see list at end of LSPS). Seek NSW Government endorsement to enable implementation of the Strategy.
2. Ensure there is sufficient flexibility in land use & planning controls to enable agriculture to adapt to changing market demands & pressures without compromising existing or future agricultural potential or significantly increasing land use conflict.

**4.3.3 Other Industry**



Key Opportunities/Strengths

Rural industry will continue to remain permissible across the rural zoned areas of the Shire & industrial zone(s) to retain flexibility to co-locate & integrate with agricultural production.

There are large GrainCorp storage facilities throughout the Shire with significant rural industrial opportunities & infrastructure. There are a number of larger agriculture-related industries (including Lachlan Fertilisers, Bromar Engineering etc.) that are innovative regional businesses.

Grenfell will remain the primary 'serviced' industrial centre for the Shire (excluding industries permitted with or without consent in rural zones or in village zones). However, villages may permit low-impact industry, agri-business, & home industries/start-up businesses within their Village Zones (subject to merit assessment).

Grenfell has the highest level of infrastructure & utilities (out of all of the Weddin settlements) to service larger industrial operations (see issues below). Grenfell provides a range of serviced industrial land & has demonstrated reasonable demand & land. Council is a key facilitator/provider of industrial land in Grenfell.

The *Grenfell Settlement Strategy* (2019) recommends that new lands are identified for industrial growth in & around Grenfell in the short term to facilitate local industrial growth & possibly attract larger facilities that are looking for serviced industrial land on or with access to major transport networks.



Key Challenges/Weaknesses

Largely the rural areas of the shire do not have access to reticulated water, sewer or high voltage electricity supplies & may have lower-quality road access so this may limit some industrial operations to serviced industrial land that is in short supply in & around Grenfell.

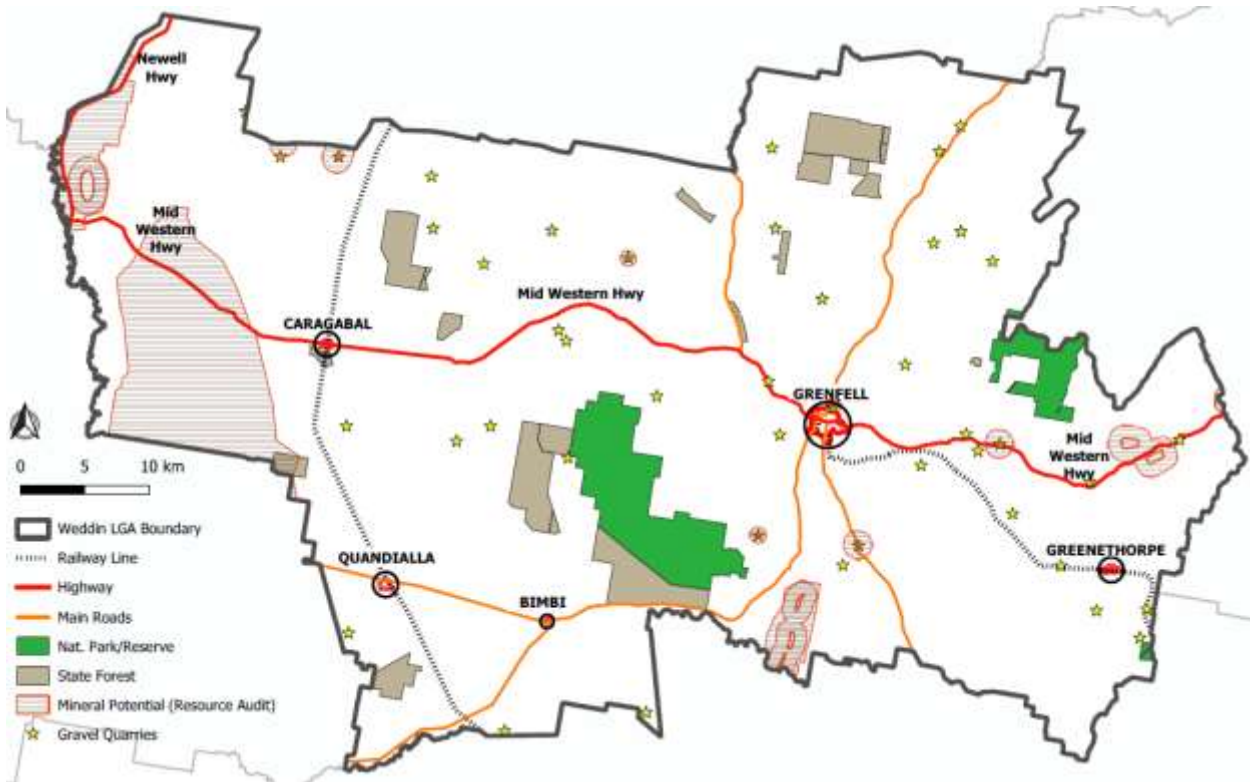


Figure 17: Map of Weddin Shire mineral potential, active mines & quarries (Mineral Resource Audit NSW Gov.)

As recommended by the *Grenfell Settlement Strategy*, new industrial lands need to be identified & protected in & around Grenfell to allow for growth whilst minimising land use conflict. If these are located along key gateways then they need to have guidelines to protect the character of these entrances.

Grenfell will always have to compete with larger centres like Cowra, Young, Forbes & Parkes to attract larger industrial businesses & these other centres do have some competitive advantages. For example, the costs of developing serviced land in Grenfell can be relatively high, there are relatively few suitable sites, there may be a need to extend reticulated sewer/water at high cost, & there is a perceived lack of critical mass for investment.

There is a relatively low-level of mineral & extractive resources in Weddin Shire (compared to surrounding LGAs) to drive industrial diversification & growth. They are mostly in the west of the Shire though rock quarries are spread throughout the Shire as shown on the Figure below. Most of these do not impact significantly on key urban areas at this time (except limited quarries) so land use conflict is not expected to be a significant issue. However, protection of future extraction potential is important. There may be potential to leverage employment & industrial support activities for larger mining activities outside the Shire (e.g. North Parkes Mine).

There is limited high-voltage electricity infrastructure in Weddin Shire (except for a connection between Cowra & Grenfell) to facilitate large-scale renewable energy generation, though smaller-scale solar farm locations should be investigated.



**Planning Priority:**

**4. INDUSTRY & LOGISTICS: Leverage the Shire's location, natural resources & infrastructure to facilitate a diverse range of industries & logistics that value-add to raw resources.**

**Local Action(s):**

3. Reinforce Grenfell as the primary serviced (sewer/water) industrial centre for Weddin Shire though a range of industry is permissible throughout the rural zone & lower impact industry can occur in Village Zones.
4. Consistent with the *Grenfell Settlement Strategy (2019)* – seek to identify new lands for industrial expansion in & around Grenfell that promotes economic growth & minimises land use conflict.
5. Identify industrial opportunities that may arise from changing agricultural production, value-adding, regional infrastructure upgrades, food & fibre strategies, & NSW Government investigations & policies.
6. Identify logistics opportunities that may arise from Inland Rail, *Parkes Special Activation Precinct/Logistics Hub* & regional transport infrastructure & connections. See INFRASTRUCTURE - Transport.
7. Continue to facilitate appropriate mineral resource exploration & development in the Shire in suitable locations.
8. Continue to develop local economic development strategies that retain & attract new industrial & logistics operators & identify & leverage Weddin Shire's competitive advantages.

**4.3.4 Health & Aged Care Services**

Key Opportunities/Strengths



Weddin Shire Council is acutely focussed on addressing the growing health needs of the community, particularly with an ageing population (see graph of population by age below) & population losses that may stem in part from lower levels of health services compared to regional centres. Health & community services are consistently rated as one of the top needs by the community (see CSP).

Council has prepared the *Weddin Wellness Plan – Embracing Community Health (2018)* ('Wellness Plan') to find ways to address these needs. This report found issues associated with suicide rates, community health, health service provision & aged care services.

The recent improvements in local medical services, provision of aged care, & recreation in Grenfell aims to enable older citizens to remain in the local community for longer & may reduce population loss from the Shire. The existing hospital, aged care & new medical centre, & aquatic centre are essential infrastructure.

Key Challenges/Weaknesses



Ageing population & population losses will place significant pressure on local health & aged care services &, if not catered for locally, is likely to increase population loss over time & service pressures/ economic costs. Dwelling provision may not be matching the need for smaller, more affordable dwellings, close to services (further research is required).

Weddin / NSW % pop by age 2016

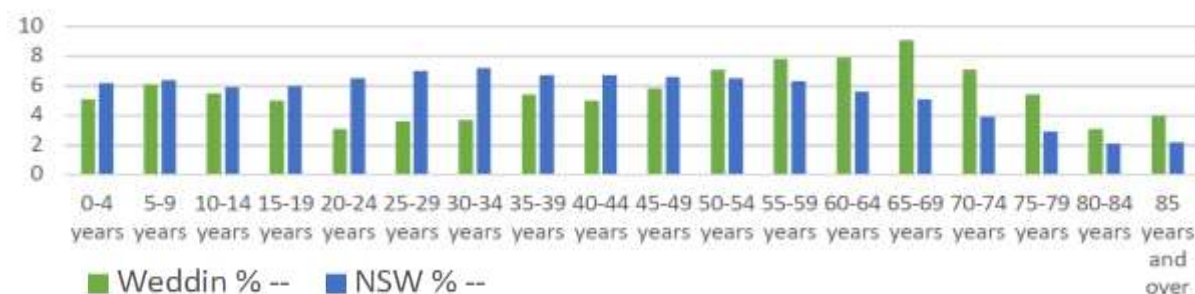


Figure 18: Weddin Population by Age (Source: Census 2016 – Wellness Report Figure.1).

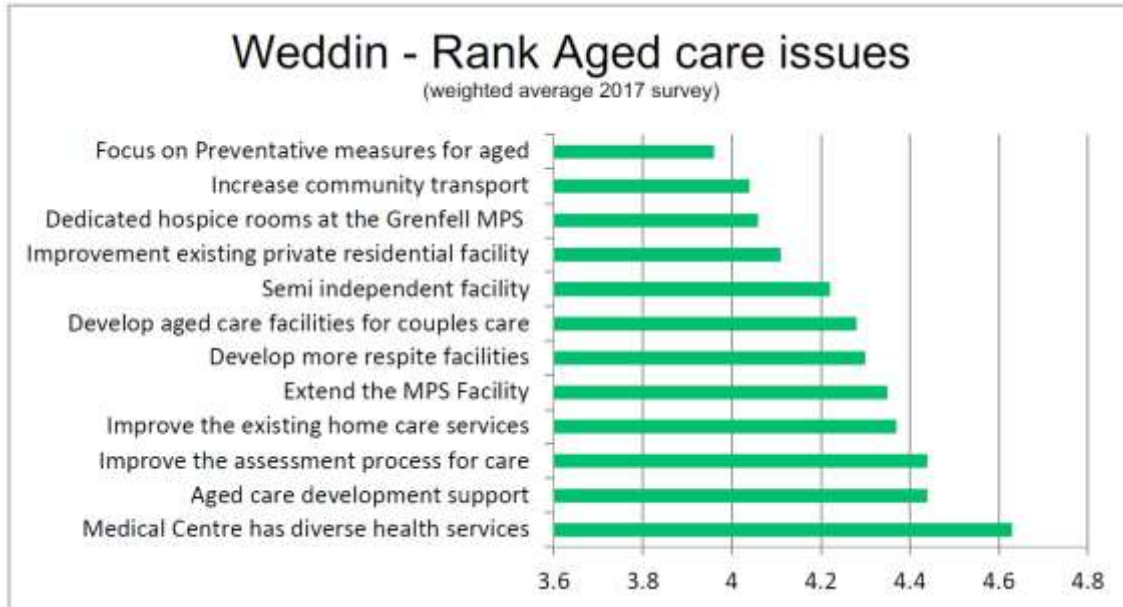


Figure 19: Aged care issues ranked by community survey 2017 (Source: Wellness Report Figure.13).

The Figure above highlights the ranked aged care issues highlighted in this report & Council is addressing some of these through construction of a new medical centre & attracting new doctors. Some of these are land use issues & some are governance & funding issues but all go to community well-being & sustainability.

**Planning Priority:**

**5. ESSENTIAL SERVICES: Maintain & enhance essential services to address Shire needs & support population growth.**

**Local Action(s):**

9. Continue to implement & update Council's *Wellness Plan* to address the Shire's health & aged-care needs & respond to changing risks & demand.
10. Continue to invest in the Grenfell Medical Centre/Health Hub, digital communications, & attract doctors/ specialists /health professionals to Grenfell to service the Shire's medical/health needs & minimise the need to travel to larger centres.
11. Continue to work with NSW Health to maintain & enhance the Grenfell Multi-Purpose Health Service.
12. Facilitate the provision of, & support for, independent & seniors living in a range of dwelling sizes to allow the community to age-in-place including home-modification services.
13. Continue to maintain/upgrade recreational facilities in line with local needs.

**4.3.5 Education**



Key Opportunities/Strengths

The Shire currently provides a range of educational opportunities ranging from early childhood education, through primary & secondary schools, to the TAFE Connected Learning Centre in Grenfell. Many villages have a local primary school & access to school buses to connect to secondary schooling in Grenfell.

The new Grenfell TAFE Connected Learning Centre offers some additional opportunities for access to courses across NSW & some tailoring to meet local educational needs & may reduce the loss of some young adults, retrain in changing jobs markets, & boost local employment opportunities.

There is an opportunity to continue to improve industry & education engagement to ensure education meets the skills requirements of the Shire in the future. Education needs to also evolve to address local & regional skill shortages.



Key Challenges/Weaknesses

Increased centralisation of education services in larger centres & school bus routes to larger centres may impact smaller villages (& even Grenfell) that are struggling to maintain school numbers & provide high-quality services & teaching.

There are serious concerns about the maintenance of critical student numbers at key schools, the maintenance & upgrade of educational facilities, & the ongoing challenges to educational training & skills necessary to support the needs of a diverse community & economy.

Council continues to work with the NSW Government to retain local public schools as key community assets & services. Loss of school age students to schools outside the Shire needs further review & ongoing responses.

The inability of young adults to access suitable higher education & apprenticeships is also likely to be resulting in loss of this age cohort to larger centres. Whilst it is not expected Weddin Shire could supply access to all courses, innovation in online delivery could assist with allowing more people to study & work in the local area.

**Planning Priority:**

**5. ESSENTIAL SERVICES: Maintain & enhance essential services to address Shire needs & support population growth.**

**Local Action(s):**

14. Continue to work with NSW Education to identify issues & opportunities with all of the primary & secondary schools in the Shire - maintain & enhance existing services, facilities, teachers, & resources to support local communities & achieve high-standards of education & training.

15. Continue to work with TAFE NSW to leverage the new Connected Learning Centre (CLC) & ensure that it is addressing sub-regional & local training needs (e.g. health & aged care) & working closely with businesses/industry for synergies to identify skill shortages & integrate employment opportunities.

**4.3.6 Commercial & Retail Uses**



Key Opportunities/Strengths

Grenfell acts as a strong local service centre to Weddin Shire & its local population with IGA & a reasonable range of local services to meet day-to-day needs. Local businesses continue to develop & drive the economy & there is strong support for local businesses.

Grenfell is likely to remain the primary commercial & business service centre for the Shire. Some commercial development outside the primary town centre/main street may be facilitated on key sites identified in the *Grenfell Settlement Strategy (2019)* where they do not undermine the retail & economic functions of the main street & have building forms that are less suited to the main street heritage conservation area.

Grenfell's unique town centre has historic streets/buildings that add local character & experiences. These should be protected against incompatible uses & development should protect & enhance historic & heritage buildings & streetscapes. Adaptive re-use of commercial buildings to respond to market demand (including tourism activities) may be considered where appropriate heritage & streetscape character is achieved.

This does not preclude local services from occurring in each settlement in the Village Zone as demand arises. Most villages have a range of essential services & are reasonably close to Grenfell & other service centres. Villages should also seek to protect & enhance their main (commercial/retail) streets though commercial uses are permitted throughout the Village Zone (subject to merit assessment).



Key Challenges/Weaknesses

There is increased centralisation of key retail & services in larger centres outside the Shire that results in 'escape expenditure' to these other centres & less local shopping.

Technology & online markets are a major threat to local 'bricks & mortar' retail with higher costs. Local retailers may struggle to adapt & reduce costs/increase efficiencies.



Main streets are struggling with vacant shops, ageing infrastructure & some amenity/safety/access issues. There is a need for significant upgrades & improved presentation of many key buildings (particularly in Grenfell & Caragabal) co-ordinated with main street upgrades, landscape & public art.

**Planning Priority:**

**6. TOWN CENTRES & RETAIL SERVICES: Protect & enhance town centres & the character & retail strength of main streets whilst allowing them to adapt to changing market demands.**

**Local Action(s):**

16. Implement the recommendations of the *Grenfell Settlement Strategy* (2019) relating to growth areas for commercial & light industrial uses (see Figure.26 below) in close proximity to Grenfell's town centre.
17. Protect the commercial activity of Grenfell's town centre, particularly along the ground level of Main Street.
18. Continue to monitor & respond to the need for additional flexibility in uses in the town centre with a particular focus on mixed-use buildings (particularly mixed light industry & retail/business). Only allow for additional residential uses if main street activity is protected.
19. Preserve the character & amenity of historic main streets. See ENVIRONMENT – Heritage & Culture.
20. Continue with street upgrade programs that build on the desired future character of areas & create unique & interesting places for people to live, work, shop & meet.

### 4.3.7 Tourism & Visitor Services



Key Opportunities/Strengths

For more details see the SWOT analysis - *Tourism Strategy* Table.1 (next page).

Currently a range of tourist & visitor accommodation can occur within the urban settlements with some additional restrictions from 'complex' zoning in Grenfell.

Weddin Shire has a growing visitor economy. The Shire has a diversity of natural, heritage & cultural tourist attractions including the Weddin Mountains National Park & landra Castle, both of which are regional icons that draw significant numbers of visitors into the Shire.

There are opportunities to grow & diversify the attraction & activity base by leveraging assets such as the State Forests; Bogolong, Company & Vaughan Dams; & the emerging arts scene; & growing the events market. The Shire is an ideal location for a range of activities including camping, cycling, mountain-biking, endurance events, & equine events,

Council is updating its Tourism Strategy with a *Destination Management Plan* & improve integration with the NSW Government Destination Management Plans.

The Department of Primary Industries (DPI Agriculture) is currently investigating appropriate tourism provision in primary production zones and this information should be incorporated into any review of the primary production strategy for the Shire.



Key Challenges/Weaknesses

Existing assets are often under-valued, poorly maintained, &/or marketed. Accommodation options are limited in some sectors (including accessible accommodation) though there is a diverse range of options for caravaners/campers & there are a range of Bed & Breakfasts. Some need significant upgrades/ investment. Grenfell needs either a new motel or substantial upgrade to the existing motel.

There are limited suitable sites for larger new tourist accommodation options or attractions in Grenfell & rural areas though there may be some restrictions at sites with opportunities, such as:

- Entrance/highway locations (e.g. Zone R5 Large Lot Residential);
- Recreation areas (e.g. Zone RE1 Public Recreation - Company Dam);
- Infrastructure areas (e.g. Zone SP2 Railway Infrastructure - Grenfell Railway Precinct);

- Agricultural areas (e.g. Zone RU1 Primary Production – a range of agri-tourism initiatives that build on & complement rural activities such as events, farm tours, farm gate outlets & rural art trails;

that need to be reviewed & either the land use permissibility changed or the land rezoned to a compatible zone in agreement with the land owners/state authorities.

Please see the *Heritage & Culture* Section in this Statement for additional opportunities & challenges that relate also to tourism.

Figure 20: SWOT Analysis by Council's Economic & Tourism Staff (2020)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Central location &amp; connectivity to surrounding centres</li> <li>• Over 760,000 people within 2.5 hours drive – ready market for day trips, short-breaks &amp; events</li> <li>• High profile attractions – Weddin Mountains National Park, landra Castle &amp; Grenfell Silo Art</li> <li>• Natural assets – 2 national parks, 13 state forests, 3 dams with surrounding crown reserves, providing opportunities for nature, outdoor &amp; adventure-based activities &amp; events.</li> <li>• Network of low traffic local &amp; regional roads – ideal for touring, scenic drives &amp; road cycling.</li> <li>• Closed railway line between Grenfell &amp; Greenethorpe – ideal for a rail trail.</li> <li>• Grenfell – attractive town with a range of local attractions, facilities &amp; services</li> <li>• Historic villages</li> <li>• Diversity of venues (including State Forests, Showgrounds, Recreation Grounds, Kart Club) suitable for a range of events &amp; activities</li> <li>• Great facilities &amp; ideal products for the touring caravan, RV &amp; camping markets, including free camping in the Grenfell Railway precinct.</li> <li>• Attractive B&amp;Bs, including the eclectic Grenfell Hall.</li> <li>• Cluster of arts-based attractions &amp; activities.</li> <li>• Some quirky, lifestyle &amp; boutique business that are attractive to visitors.</li> <li>• Well established, popular events.</li> <li>• Visitor information centre open 7 days per week.</li> </ul>	<ul style="list-style-type: none"> <li>• Funding &amp; resource constraints – both Council &amp; the community.</li> <li>• Weddin Shire’s ‘Heritage, History, Henry’ branding is not strong &amp; appears to have limited traction in the marketplace.</li> <li>• Much of the Shire product is very similar to the surrounding LGA – other than landra Castle &amp; Weddin Mountains National Park / Seatons Farm, the Shire lacks strong points of difference.</li> <li>• Most of the local attractions are under-capitalised, unfinished and/or poorly maintained.</li> <li>• Grenfell town centre &amp; the villages present as rundown &amp; tired, with vacant shops &amp; some of the heritage buildings being in poor condition.</li> <li>• Accommodation capacity constraints – particularly motel &amp; self-contained cabins &amp; apartments. The motel accommodation is very dated.</li> <li>• Limited range of eateries.</li> <li>• Accommodation operators have a very limited on-line presence &amp; most are not listed on accommodation booking websites.</li> <li>• Small scale of the businesses &amp; limited digital marketing skills.</li> <li>• High dependence on volunteers to run attractions &amp; events.</li> <li>• Ineffective signage to &amp; throughout the Shire.</li> </ul>

Opportunities	Threats
<ul style="list-style-type: none"> <li>• Build cycle tourism by promoting on-road cycle loops, developing gravel-grinding loops &amp; mountain bike trails, &amp; converting the closed Grenfell – Greenethorpe rail corridor into a rail trail.</li> <li>• Promote the State Forests as part of the Shire’s attraction base, including using the Forests to attract &amp; host a range of activities &amp; events (e.g. Mountain biking, camping, endurance events).</li> <li>• Develop the three dams &amp; the adjoining Crown Reserves as recreation areas – tourist attractions.</li> <li>• Increase access to landra Castle &amp; encourage the use of the Castle grounds for events.</li> <li>• Though upgrading buildings, public art &amp; landscaping, improve the presentation of Grenfell &amp; the villages to encourage travellers to stop &amp; explore.</li> <li>• Work with surrounding LGAs to build group markets (e.g. car &amp; motorcycle clubs, coach tour groups).</li> <li>• Position &amp; promote the Shire as a day trip, short breaks &amp; event destination for residents of the surrounding region &amp; their visiting friends &amp; relatives.</li> <li>• Grow the events sector, including targeting external events that can be held in Weddin Shire.</li> <li>• Improve local attractions (e.g. O’Briens Hill).</li> <li>• Increase accommodation options &amp; capacity – including developing a large (25+ rooms), 4-star motel &amp; free/low cost camping in Greenethorpe.</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of funds &amp; resources to effectively market &amp; promote the Shire, including participating in cooperative marketing campaigns &amp; initiatives. As such Weddin Shire is not perceived as being committed to tourism.</li> <li>• Growing isolation – each of the LGAs surrounding Weddin Shire have entered into cooperative product development &amp; marketing alliances with other LGAs, with these areas forging ahead due to pooled resources.</li> <li>• Slow to respond to changes occurring in the marketplace &amp; competitive environment.</li> <li>• Reluctance to re-fresh events to keep them vibrant.</li> <li>• Sub-standard / deteriorating condition of some venues (e.g. racecourse, kart club) could result in loss of events.</li> <li>• Reluctance by some businesses, tourism operators &amp; community groups to use technology for communication, marketing, promotion &amp; bookings.</li> <li>• Increasing difficulty in attracting volunteers to keep attractions open &amp; running events.</li> <li>• Changing character of the villages with an influx of welfare recipients.</li> <li>• Expected decline in the popularity of silo art in the medium term.</li> </ul>

**Planning Priority:**

**7: TOURIST & VISITOR SERVICES: Enhance existing visitor attractions, facilities & services & leverage assets to deliver new tourism products (attractions, activities, experiences, events), facilities & services & effectively market & promote the Shire.**

**Local Action(s):**

21. Implement the new *Weddin Destination Management Plan*.
22. Ensure that zoning, planning controls & tourism definitions provide sufficient flexibility to support the growth of the visitor economy, respond to changes occurring in the marketplace & leverage the Shire’s assets whilst not undermining other core economic uses such as agriculture, industrial or business uses on or near those uses.
23. Leverage natural & infrastructure assets (e.g. National Parks, State Forests, Crown Reserves; Dams) to grow outdoor, nature-based & adventure-based tourism; continue to improve heritage, arts & cultural attractions; develop the villages as tourist attractions; & build the events sector.
24. Develop & implement master plans for key visitor & recreation precincts including: O’Briens Hill; Grenfell Railway & Silo Precinct; Company/Vaughans/Bogolong Dams & surrounds; & each of the villages (see also village, main street & recreation master plans in several Sections of this LSPS).



### 4.3.8 Land Use Conflict

#### Key Opportunities/Strengths



As stated above, in general there is not a high degree of land use conflict within the Weddin Shire, in part due to lower development pressures & less high-impact industries, & also due to community respect & consultation. There are limited pressures on prime agricultural land from urban growth or large lot residential settlement as the main growth is generally centred around Grenfell.



#### Key Challenges/Weaknesses

However, there are signs that historic planning decisions particularly relating to the location of industry & rural industry are increasingly coming into conflict with residential & urban amenity and, in turn, this may be hampering efforts by employment generating uses to grow.

The Central West & Orana Regional Plan 2036 includes Actions to protect against land use conflict & encroachment of incompatible land uses under several directions including, but not limited to: freight & logistics (particularly for agricultural supply chains) (Actions 2.3/18.1) & transport corridors (Actions 18.3/19.5). This should be extended to all industrial uses requiring 24-hour operations or with significant impacts on residential amenity including industries regulated under Schedule 1 of the *Protection of the Environment Operations Act 1997*, & possibly sewerage treatment plants & landfills. Where required, suitable buffers may need to be added to key areas in planning controls to reduce land use conflict.

There are also conflicts between the need for retail & commercial businesses to expand into more light-industrial & logistics functions & the impact of this on historic main streets where heritage & street character may be affected. This may require the identification of new areas close to, but outside of, the Grenfell town centre in areas with less sensitive heritage where land use conflicts can be addressed & they don't undermine the retail/commercial functions of the main street(s).

#### Planning Priority:

**8. LAND USE COMPATIBILITY: Minimise land use conflict through long-term strategic planning & consistent development assessment.**

#### Local Action(s):

25. Continue to support the *Right to Farm Policy* of the NSW Government whilst enabling flexibility for farmers to diversify uses on rural land.
26. Implement the recommendations of the *Grenfell Settlement Strategy* (see Settlement Statements Section 4.2 – Town of Grenfell below for details) including:
  - o Identification & prioritisation of new serviced industrial land where it can grow with the minimum constraints & will minimise land use conflicts with existing/future sensitive land uses;
  - o Identification of new larger-floor-plate business & light industrial growth outside Grenfell's main street(s) on the edge of the town centre that does not undermine the retail/commercial importance of the town centre or impact on the presentation of key gateways.
27. Implement (where relevant & feasible) the former OEH (now BCD) LSPS guidelines relating to air quality & land use conflicts; noise; waste; & waterways in planning & land use decisions.



## 4.4 COMMUNITY

Communities are the cornerstone of sustainability & resilience in rural shires like Weddin. Land use planning aims to manage growth/change along with community expectations, build resilience & diversity, & increase equity & accessibility. See Council's land use strategies for more demographic & supporting data.

### 4.4.1 Population & Ageing



#### Key Opportunities/Strengths

A key *Community Strategic Plan* objective is for Council to find ways to stabilise & grow the population of the Shire & this provides a 'pathway' for open discussion about opportunities & challenges to growth – planning for the future will strengthen the Shire's resilience.

Shire & Grenfell populations have stabilised (or reduces losses) in the last decade compared to NSW Government projections (2019). However, the numbers of people of prime working age (25-54 years) continues to decrease each census period while the number of older citizens continues to increase (see Table below). Population changes from recent improvements in the provision of medical services & recreation areas (particularly in Grenfell) are yet to be measured by the census data.

Census	2006		2011		2016	
	25-54 years	>54 years	25-54 years	>54 years	25-54 years	>54 years
LGA	36.4%	35.4%	32.9%	39.7%	30.6%	44.4%
Grenfell Urban	32.6%	27%	29.7%	30.2%	28.8%	24.6%

Figure 21: Table of Percentage of Total Population in key working or older categories 2006-2016 (Source: ABS Census Quickstats).



#### Key Challenges/Weaknesses

There has been a significant reduction in Shire & settlement populations as an average across the last 30-50 years. Population & economic variability challenges long-term planning & land use decisions & reduce resourcing to improve outcomes.

In addition, Weddin has a significantly higher average age & population aged 65 years & over compared to similar regions & NSW & Australia. An ageing population, agriculturally-reliant economy, drought, & reduced employment continue to place pressure on regional centre populations.

### Weddin movers – where do they come from, and where do they go?

Of people moving to an address in Weddin, 48% had moved from elsewhere in Weddin, after that – these are the next 10 places where people moved from:



Of people moving from an address in Weddin, 44% were moving to elsewhere in Weddin, after that – these are the next 10 places where people moved to:

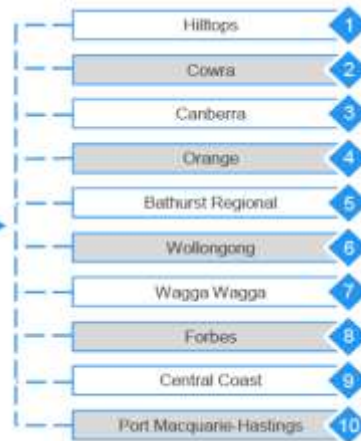


Figure 22: Centres for population growth & loss to/from Weddin Shire (Source: NSW Population Futures 2019).

#### 4.4.2 Data & Studies



##### Key Opportunities/Strengths

The 2016 Census & ongoing NSW Government projects provide some good data to guide land use & economic decisions & check performance indicators.

Weddin Shire Council has taken the initiative to prepare detailed studies to guide decisions on key issues & challenges facing the Shire including the *Local Economic Development Strategy 2017-2021* & *Weddin Wellness Plan 2018-2022* & other strategic land use plans.



##### Key Challenges/Weaknesses

There appears to still be a lack of data in some more detailed areas / local issues to assess risk & issues.

There is limited analysis of agriculture & value-add opportunities specifically for the Shire. There is also limited data on retail & commercial changes in floor space/activities to support a strong commercial & tourism strategy.

Inconsistencies in data make it difficult to make comparisons & a need for greater integration in data across NSW Government departments. Local strategies will need ongoing review to integrate outcomes, adapt to changing issues, & create local cost-effective & achievable solutions.

#### 4.4.3 Planning Controls



##### Key Opportunities/Strengths

The current set of planning controls are (when considered against other centres) fairly flexible & not overly prescriptive whilst still trying to protect agricultural lands & the natural environment, facilitate agriculture & rural industry, facilitate other business & supporting residential areas, & minimise land use conflicts.



##### Key Challenges/Weaknesses

Past planning practice may have led to some potential land use conflicts & there is ongoing pressure to separate conflicting land uses & better manage conflicts. Environmental controls are fairly limited. Issues relating to development of agricultural land is addressed in more detail in *Section 4.3.2* above.

#### 4.4.4 Local Government



##### Key Opportunities/Strengths

Whilst the NSW Government has put in place 'Fit for the Future' strategies & sought to amalgamate under-performing Councils – Weddin Shire has been able to demonstrate its ability to service the community & retain local services, employment, & focus. This can be more responsive to local needs.



##### Key Challenges/Weaknesses

There will always be pressures on local government areas with small populations & large service areas to deliver effective infrastructure & services.

Increased synergies with other LGAs in the Joint Organisation/Region are likely to be necessary to achieve broader projects & sub-regional outcomes.

#### 4.4.5 Resilience



##### Key Opportunities/Strengths

Local communities are strong & fairly resilient to change & pressures & rural communities work together to manage change. People try to shop locally. Maintaining that community spirit & allowing people to age-in-place contribute to resilience & sustainability. Weddin Shire's strength is in its community (see VISION Section), its diversity, & its resilience.





Key Challenges/Weaknesses

There are a number of natural hazards, climate variability, & dependence on agriculture that can challenge local resilience. Ideally, there needs to be a greater diversity of economic sectors, training that aligns with employment opportunities, & improved land use decisions to avoid or minimise impacts from natural hazards. There are continuing to be pressures to 'do more with less'. There also could be broader recognition/celebration of the diversity in the community, its history/heritage, & the contribution people have made to the growth & strength of the Shire.

**Planning Priority:**

**9. GROWTH, RESILIENCE & SUSTAINABILITY: Manage change & risk to promote resilient & sustainable rural & urban communities.**

**Local Action(s):**

1. Continue to have population retention &/or growth as a key goal of the CSP & target /plan for population growth across the Shire in appropriate locations.
2. Prepare a *Local Adaptation* Plan to respond to climate change & natural hazards. See ENVIRONMENT-Hazards & Climate Change.
3. Ensure appropriate levels of services/facilities for villages in line with population & community needs. See ECONOMY - Essential Services & Town Centre/Retail Services.
4. Improve transport connections between villages/towns for integrated service delivery. See INFRASTRUCTURE – Transport.
5. Manage an ageing population & provide health services that minimise loss of older citizens to other larger centres. See ECONOMY – Essential Services.

**4.4.6 Housing Choice/Affordability**



Key Opportunities/Strengths

Urban residential can occur in each of the settlements. Grenfell will generally retain an urban residential zone with the widest range of residential uses (Zone R1 General Residential) but limitations on less compatible (commercial & industrial) uses as it has the greatest growth & need to minimise land use conflicts.

The Village Zone will be sufficient for smaller settlements as commercial & industrial demand is low & potential land use conflicts can be managed during the assessment process.

Zone R5 Large Lot Residential (traditionally called 'rural residential') is generally restricted to areas around the Town of Grenfell – though there may be larger lots & concessional lots around other villages & in the rural area. These lands were reviewed recently by **iPLAN PROJECTS** (May 2016) *Addendum to Rural Settlement Project* & some amendments made to reduce development of bushfire prone lands to the north of Grenfell whilst reducing lot size/increasing yields to the south & east of Grenfell.

Improvements in housing choice & reduced size are starting to respond to demand, particularly in Grenfell. There is insufficient information to factually determine levels of rental stress, though anecdotal evidence from real estate agents suggests there are long waiting lists for rental properties. Overall, though housing in Weddin Shire is relatively affordable compared to larger regional centres.



Key Challenges/Weaknesses

The biggest issue for housing is that the market is not responding to a possible demand for a wider variety of housing sizes/types, especially smaller lots & households, to improve affordability, & to create additional rental supply. There is a disconnect between the high number of lone-person households (particularly for seniors living) & provision of smaller suitable housing.

This is common across rural shires & there are a number of economic & perception barriers. However, there are some examples, particularly in Grenfell, that are slowly improving this situation.

There is also a need to increase supply of seniors living (independent living through to aged care) to cater for an ageing population.

The rental market needs further review as it appears to be fairly limited & there are waiting lists, especially for senior citizens.

Low land values & higher development costs may reduce development activity.

There is a perceived market demand for larger 'lifestyle' lots (4-10ha) in some areas of the Shire, however, there is opposition from NSW Government Agriculture, Environment & Planning agencies to provision of additional large lot residential growth that can consume significant areas of valuable agricultural land & cause land use conflict with agriculture. On productive lands, agriculture should be given economic priority due to its importance to the local & regional economy.

Large lot residential should be focussed around Grenfell (where there is the greatest demand & access to services) unless it is replacing an existing village zone or where there is an existing historic subdivision & dwelling pattern that does not impact significantly on agricultural lands or increase fragmentation & there is demonstrated demand for additional housing in that area.

**Planning Priority:**

**10. HOUSING CHOICE & DIVERSITY: Facilitate improved housing choice to meet the needs of all members of the community.**

**Local Action(s):**

6. Continue to investigate ways to remove barriers in the market / planning system to delivery of housing choice including smaller lots & dwellings suited to smaller households.
7. Test the recommendations of the *Grenfell Settlement Strategy* (2019) to reduce (or possibly remove) minimum lot size for Torrens Title subdivision in Zone R1 General Residential in Grenfell.
8. Investigate level/needs of vulnerable groups & rental accommodation provision & barriers/opportunities to address shortfalls.
9. Support older citizens to remain in their existing communities/homes for as long as possible and/or have options for aged care housing with access to services, health & recreation & upgrades to accessibility/safety (in accordance with the NSW Government Movement & Place Framework).
10. Facilitate key organisations to provide more independent & seniors living dwellings in appropriate locations of key settlements, primarily Grenfell (Council may investigate the business case for involving itself in housing provision).
11. Maintain priority for large lot residential to be located in & around Grenfell (unless it is a conversion of an existing village zone or surrounding a village with existing large lot residential pattern).
12. Prioritise employment lands & urban residential land supply over large lot residential supply (where it does not significantly impact existing Zone R5 land owners) to minimise impacts on agricultural lands, & leverage existing/proposed infrastructure.

**4.4.7 Character/Safety/Amenity/Recreation/Urban Design**



**Key Opportunities/Strengths**

Weddin's towns & villages have a rich heritage & local character & good affordability compared to other larger centres. They continue to attract families who want the benefits & support of small rural towns & people are willing to commute to business opportunities/ services in the region.

Recreation & open spaces should be provided for each settlement on a basis of the hierarchy of settlements/size, need, demand & usage & consistent with Council's budgets.

Grenfell will remain the centre with higher level facilities such as the Grenfell Aquatic Centre, Showground & Sportsgrounds. However, villages should be assisted to maintain & upgrade their sporting facilities to maximise usage, amenity, safety, & healthy communities. Villages should all input into Council's strategic & budgetary processes to determine appropriate open space outcomes.

Council has 13 parks around the Shire as set out in the table above. Council will be looking to asset equipment & facilities at each of the parks to ensure maintenance & fit for purpose according to the hierarchy.

Council is responsible for 2 sportsgrounds across the Shire (Henry Lawson Oval, Grenfell & Caragabal Sports Ground) although there are a number of other facilities operated by community groups or other levels of government identified in the Sports & Recreation Facilities (SRF) Plan.

Council owns 2 pools, the Grenfell Aquatic Centre (operated by Council) & the Quandialla Swimming Pool (operated by a community committee).

An important issue for most settlements is the useability, safety, accessibility, & connectivity of key facilities & main streets & key pedestrian & cycle connections throughout the settlements. Ongoing work is required to leverage from existing historic/heritage/street character to activate & improve these public spaces.

Site	Location	Hierarchy
O'Briens Lookout	Grenfell	Regional
Vaughn Reserve	Grenfell	District
Endemic Gardens	Grenfell	District
Bogolong/Company Dam	Grenfell	District
Proctor Park	Grenfell	Local
Memorial Park	Grenfell	Local
Taylor Park	Grenfell	Local
Railway Park	Grenfell	Local
Rotary Park	Grenfell	Local
Goodsell Park	Grenfell	Local
Arboretum Park	Grenfell	Local
Caragabal Park	Caragabal	Local
Blamey Park	Quandialla	Local
Edward Square	Greenethorpe	Local

Figure 23: Table of key recreation parks from Council's Asset Management Plan.



Key Challenges/Weaknesses

The building stock & open spaces of settlements are ageing & need significant investment.

Grenfell has prepared a *Main Street Upgrade Plan (2019)* that seeks to address the structure of the Main Street but this needs to be expanded into:

- Developing a coordinated, themed landscaping plan for the Grenfell town centre with this carried through to the entry corridors & to other strategic locations including the railway precinct.
- Establishing strong physical & visual links between key attractions/facilities (e.g. the railway precinct & the town centre) with upgrades street crossings; bicycle routes; shade trees; street lighting & safety;
- Addressing the presentation & signage at the intersections along Camp Street (Mid Western Highway) to encourage travellers to turn off the Highway & visit the main street.
- Activating the main street through public art & on-street trading & dining & possibly creative night lighting.
- Strategy / plan to work with property owners to upgrade buildings / improve building facades.

The villages, in particular, lack a clear 'vision' or master plan for how they want to engage their community to address their challenges & maintain their streetscapes within available budgets. Sometimes this lack of community cohesion results in poor maintenance of private & public spaces or fragmented responses that may impact further on the character & attraction of some settlements.

There is no strong street tree master-plan/program in urban areas. The preparation of street-tree master plans may enable staged/budgeted plantings that not only provide street character, shade & amenity but could also be themed for improved navigation, visual cues, & visitor attractions

Cancer Council/NSW Government have made recommendations to this LSPS for adding & improving provision of 'well-designed shade' (both natural & built form) across NSW to produce a number of community benefits.



Council has a commitment to improve shade provision at recreational facilities & parks (where required) & this can be noted in recreation management plans.

Smaller settlements need significant investment to maintain & upgrade recreational areas with falling populations. Key recreation & visitor areas should be supported by master plans that incorporate key user feedback & allow for growth & upgrades consistent with the needs of the community.

**Planning Priority:**

**11: AMENITY: Improve accessibility, inclusivity, connectivity & public recreational facilities for healthy & equitable community.**

**Local Action(s):**

13. Investigate & source data about specific issues & needs for sub-groups & vulnerable communities within the Shire's population including, but not limited to, indigenous communities.
14. Prioritise & implement (& update) the recommendations of the *Active Travel Plan* (2018) as funding becomes available for each of the settlements.
15. Continue to develop & implement recommendations for Grenfell's Main Street including the *Main Street Upgrade Plan* (2019).
16. Work with the village communities to extend the *Active Travel Plan(s)* to create Village (Enhancement) Plans for each of the settlements to maintain & improve their presentation, safety & amenity & source funding. Prioritise upgrades (within budgets) to gateways, connections, signage, landscape, public art, visitor facilities, street trees & lighting, & recreation areas
17. Create master plans for key recreation & visitor areas to manage & enable upgrades that responds to community demand, promote connectivity, accessibility, safety & use. e.g. O'Briens Lookout; Grenfell Railway Precinct.
18. Maintain & enhance the useability & amenity/safety of open spaces & recreation areas for all communities (where there is demand).
19. Promote shade, ecological linkages, & improved water management along key corridors in each settlement, focussing initially on Grenfell.
20. Carry out a programme of street tree planting & maintenance in accordance with agreed planting strategies.
21. Provide ecologically sustainable landfills with minimal adverse environmental impacts.



## 4.5 ENVIRONMENT, CULTURE & HERITAGE

Land use planning is critical to protecting & enhancing the natural environment & culture & heritage & minimising the impact of natural hazards.

### 4.5.1 Natural Environment



#### Key Opportunities/Strengths

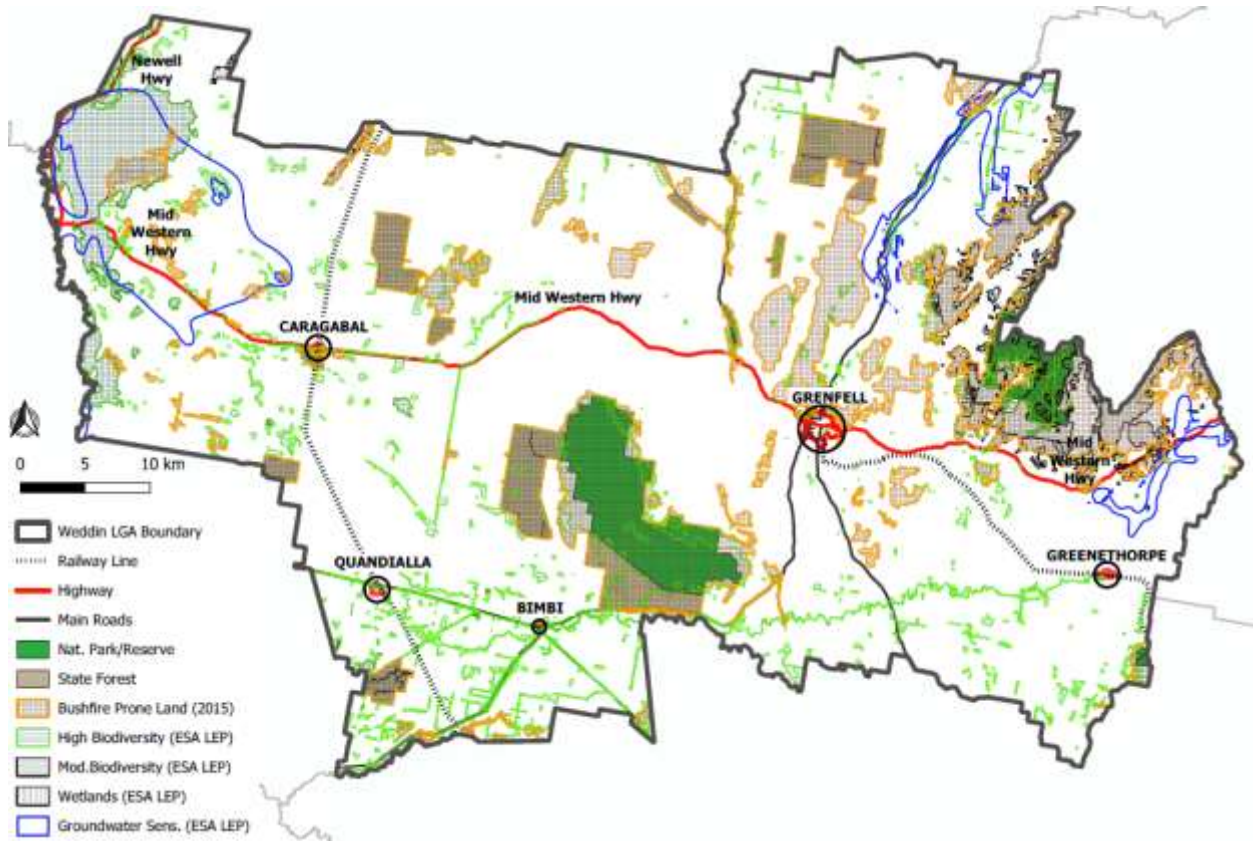


Figure 24: Map of Weddin Shire showing Environmentally Sensitive Areas (ESAs) including biodiversity & groundwater as well as national parks/ state forests & bushfire prone lands.

The natural environment is a key asset & of inherent importance to the Weddin Shire, its resilience & sustainability. Weddin Shire has a number of key environmental assets & places of ecological & cultural significance including the National Parks at Weddin Mountains & Conimbla, tributaries to the Lachlan River and its wetlands. In addition, there are state forests, areas of biodiversity sensitivity, and other land and water sensitivities (see the Figure of some of these above). These assets have the potential to enhance ecological processes, support the economy, provide amenity, become visitor assets, & have value in their own right.

Generally, the areas of high biodiversity sensitivity &/or riparian watercourses appear to align with sensitive & vulnerable regulated land on the Native Vegetation Regulatory Map under the *Local Land Services Act 2013*.



#### Key Challenges/Weaknesses

Whilst the community is aware of and responds to the natural environment, there is not a consistent set of strategies or objectives provided by local government or across the Shire for the protection & enhancement of the natural environment & assets outside of national parks or standard farming or urban practices. Where budgets and resourcing allow, Council needs to identify, map, and investigate areas with high environmental value and promote ecological connectivity for key species for long-term sustainability.

Recent state government legislation, policies & mapping provide an appropriate means to protect some of these areas, though there is room for improved local knowledge to feed into these processes and understanding of how these controls could best be applied to achieve better environmental outcomes.

**Planning Priority:****12: NATURAL ENVIRONMENT: Value, protect & enhance the natural environment & ecological processes to achieve sustainable development.****Local Action(s):**

1. Make adequate provision for urban stormwater & implement Integrated Water Catchment Management (IWCM) Strategic Study outcomes.
2. Focus land use intensification in areas of lease biodiversity value.
3. Update Development Control Plan(s) consistent with the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 to regulate high conservation vegetation in the LGA.
4. Work with communities & Local Land Services to restore & enhance native vegetation corridors (whilst managing bushfire risk), particularly along Travelling Stock Routes, road corridors, watercourses, & on Crown lands.

**4.5.2 Natural Hazards & Climate Change****Key Opportunities/Strengths**

Natural hazards such as river flooding & bushfire risk are fairly well known & managed in rural & settlement areas (see Council's relevant land use strategies for known mapping of risks). Current Council policies & planning controls for key hazards (e.g. flooding & bushfire) provide a reasonable framework for decision-making & development assessment, particularly in mapped areas.

There are also limited environmentally sensitive areas in & immediately around the urban areas & some constraints from drinking catchments, geological constraints, & biophysical agricultural areas. Mapping, particularly from the NSW Government, is regularly improving.

The *Primary Production Strategy* suggests that the majority of farmers in the agricultural sector have already learned to adapt to climate variability & survive & grow as long as they have 'critical mass' (p.15). Council continues to work with the NSW Government to discuss appropriate minimum lot size controls governing subdivision & dwelling potential on rural & environmental zoned lands to promote sustainable development.

**Key Challenges/Weaknesses**

Prolonged droughts & climate variability are a significant risk to Weddin due to its reliance on agriculture & Inland location. Further analysis of local risks & climate forecasting is required & this should be incorporated into a *Local Adaptation Plan* (or similar). Water security is a significant issue for agriculture/industry & groundwater/surface water is limited in the Shire.

Minimum lot size is often used as a tool to govern subdivision & non-agricultural development of rural lands with the intention of maintaining viable agricultural holding sizes that can adapt to disruption & natural challenges. However, there is some community concern & mis-understanding around the link between lot size & viability & the control can sometimes be considered inflexible.

Whilst there are opportunities to increase intensive agriculture, water will remain a key constraint in some areas. Council continues to work with the NSW Government to gain knowledge of the suitability of the Shire for intensive agriculture & how to best facilitate this (including appropriate planning controls).

Some critical infrastructure such as highways are cut during major flooding events & this can affect business & supply chains & impact on the local road network for freight. Some towns & villages have potential for localised flooding & Council is currently developing & implementing additional flood studies in key settlements to manage & mitigate these impacts (subject to funding).

There may need to be strengthening of controls relating to more sensitive land uses being approved in higher risk areas (e.g. aged care & seniors living facilities on flood prone lands & associated risks to emergency services personnel balanced with the economic goal of facilitating these land uses).



Bushfire & significant vegetation affect growth to the north of the Shire. Recent changes to Council's Large Lot Residential Strategy have sought to reduce the development of bushfire prone lands for sensitive lifestyle lots.

Historic mining & potential subsidence risk in Grenfell could affect much of the eastern area of the town. Further investigation is needed to determine what, if any, additional studies and/or controls may be required to avoid or minimise subsidence impacts whilst limiting impacts on growth/development cost. This may limit growth directions & development costs in some areas.

Planning also needs to expand not just in the assessment of development to avoid or minimise risk from hazards, but also in the recovery after each natural hazard event to improve resilience.

**Planning Priority:**

**13: HAZARDS & CLIMATE CHANGE: Adopt land use strategies that avoid, minimise and/or mitigate against natural hazards & climate change.**

**Local Action(s):**

5. Identify, plan & respond to issues surrounding climate change & natural disasters in accordance with the *Central West Orana Regional Adaptation Report*. Prepare a *Local Adaptation Plan* to respond to climate change & natural hazards.
6. Update all Land Use Strategies to address climate variability & natural hazards. See COMMUNITY – Growth, Resilience & Sustainability.
7. Avoid, & if not possible to avoid, minimise &/or mitigate any impacts from natural hazards on land uses & future development through long-term strategic planning & consistent development assessment policies/practices.
8. Improve drainage in flood affected settlements including Grenfell (e.g. O'Briens Tributary), Quandialla & Greenethorpe.
9. Prepare a Flood Study for Bimbi (short term) & Greenethorpe.
10. Continue with Emu Creek environmental works to improve flood conveyance in Grenfell.
11. Update the *Emu Creek Floodplain Risk Management Plan & Study* & extend to new urban development areas (where required).

### 4.5.3 Heritage & Culture



Key Opportunities/Strengths

Weddin Shire has a long & unique history of human endeavour starting with the First Nations/ Wiradjuri people & extending through European colonisation, gold rushes & growth, agriculture & industry, to modern society today. Our heritage makes a significant contribution to the diversity, community, sense of place, & belonging in Weddin Shire.

There is a strong indigenous association with & custody of these lands & vibrant & challenging history. Indigenous culture is intertwined with the landscape, culture & heritage of the area. The Weddin Mountains were an important initiation place for the Wiradjuri people & the river floodplains formed the backbone of their occupation & movement around the region. There are 88 recorded Aboriginal Sites in the Shire (Heritage NSW).

European occupation grew on Weddin's key resources including gold & its rich agricultural soils. Grenfell was one of the richest gold mining fields in NSW from 1867-1871. Gold & then agriculture created investment in civic & private buildings that formed the historic streets we see in our towns & villages today. landra Homestead Pastoral Estate is a State significant heritage item from this era.

Infrastructure has grown sporadically to connect Weddin & its settlements back to major cities & markets including, but not limited to, the State heritage listed Grenfell Railway Station, & other historic railway stations & road junctions.

The history & heritage of Weddin Shire is an important contributor to the character, amenity & attraction of the area & is a key theme for tourist & visitor promotion. Attractions like Iandra Castle are regionally significant & draw significant visitors.

Council has prepared several heritage studies (see *Section 8 – References*)



#### Key Challenges/Weaknesses

Recognition & resourcing to better understand & appreciate the value of history & heritage in the Shire is an ongoing process.

The Aboriginal cultural importance & archaeology of the area is yet to be fully researched & recognised, & there are limited sites accessible to the public. Council will continue to work with the NSW Government & Local Aboriginal Land Council (LALC) to update local knowledge, including the Aboriginal Heritage database (AHIMS) & subject to funding, prepare an Aboriginal Cultural Heritage Study.

Many important places, buildings & landscape do not as yet have any heritage protection. Whilst many key places are valued, the importance of these places is not always easily accessible to visitors or the whole community & some items have been lost or significantly altered as a result. Ongoing work is needed to protect, enhance & activate historic buildings & streetscapes that contribute greatly to an appreciation of history, character & progress (e.g. Grenfell – Main & George Streets).

Other than Iandra Castle & Seaton's Farm, the non-indigenous heritage assets in the Shire are not always considered unique regional attractions when compared to similar items, heritage trails, & attractions in the surrounding region, though this may change with additional studies, listing, appreciation & education.

Heritage values are sometimes poorly understood & sometimes under-valued by the community. Property owners sometimes see heritage controls as unduly restrictive & expensive to comply with, particularly when upgrading or adaptively re-using historic buildings. This may be one reason for the failure to invest in building upgrades, resulting in deteriorating building presentation & impacts on streetscape character & amenity.

Council's heritage strategies need to be expanded, to engage with land owners & the community to provide pathways & financial assistance to achieve protection, investment & activation. A balance needs to be achieved to enable adaptive re-use of historic buildings whilst retaining their heritage values & character that contribute to the public domain.

Council continues to work with its heritage advisor & heritage stakeholders to bridge these gaps & protect & enhance key items so that they continue to enable reflection on the past, reinforce the character & amenity of the Shire today, & allow us to build for the future.

#### Planning Priority:

**14: HERITAGE & CULTURE: Protect, enhance & build upon Indigenous & Non-Indigenous culture, heritage & local character.**

#### Local Action(s):

12. Update Aboriginal Heritage Information Management System (AHIMS) mapping & confirm accuracy with NSW Government & Local Aboriginal Land Councils.
13. Continue to implement the WSC *Strategic Heritage Plan* 2018-2021 & heritage planning controls.
14. Update existing Heritage Studies to include appropriate buildings & places, especially in town centres & main streets. Further articulate heritage as it relates to the character of an area, potentially identifying clusters of places & items that contribute to the significant character of places.
15. Recognise the contribution of heritage listed & historic buildings, places, & landscape to the character & amenity of key public places, integrating this into place-based strategies (e.g. Village Enhancement Plans). See COMMUNITY – Amenity Section.
16. Educate the community on benefits of heritage listing (e.g. grant funding/free heritage service) whilst ensuring listing balances economic & community goals for development.

17. Review buildings the community would like to adaptively re-use to protect heritage fabric & integrate alternative uses (e.g. former bank buildings- Main St, Grenfell).
18. Integrate heritage advice in the preparation of land use strategies, master plans, & reviews of land uses for improved heritage & cultural outcomes. Ensure consistency with the NSW Government *Cultural Infrastructure Plan 2025*.
19. Improve links between heritage, culture, tourism, & the arts & build on the culture/character that makes Weddin Shire unique. See ECONOMY – Tourist & Visitor Services.



# 5.

## SETTLEMENT STATEMENTS

- 5.1. Overview
- 5.2. Town of Grenfell
- 5.3. Village of Greenethorpe
- 5.4. Village of Quandialla
- 5.5. Village of Caragabal
- 5.6. Village of Bimbi

## 5 Settlement Statements

### 5.1 Overview

This Section provides a brief summary of growth potential & vision statement for the key settlements. All of the villages will need a clear strategy to maintain essential services & key assets, & improve resilience, diversify the economy, & manage climate & economic variability.


#### 5.1.1 Zoning

Land Use Zoning is mapped in *Weddin Local Environmental Plan 2011* ('LEP'). The majority of Weddin Shire is within Zone RU1 Primary Production except for urban areas & National Parks & State Forests. Key state & regional roads & rail lines are within Zone SP2 Infrastructure.

The rural areas generally have a Minimum Lot Size of 400ha. The four (4) villages utilise Zone RU5 Village as a flexible zone. The Town of Grenfell is the only urban area with 'complex' zoning including business, industrial, residential, & recreation zoning.

#### 5.1.2 Hierarchy

Weddin Shire has one major town, the Town of Grenfell, & four (4) significant rural villages including Greenethorpe, Quandialla, Caragabal & Bimbi that service their rural areas.

	Population (2016)	Services	Utilities
<b>Settlement Summary</b>	Grenfell ~2,000	Ret./Educ./Hosp./Pool/Rec.	Sewer/Water
	Greenethorpe ~100-110	Lim. Retail/Educ./Pool/Rec.	Water/No sewer
	Quandialla ~100-110	Lim. Retail/Educ./Pool/Rec.	Water/No sewer
	Caragabal ~100-110	Lim. Retail/Educ./Pool/Rec.	No sewer/water
	Bimbi ~20-30	Limited Recreation only.	No sewer/water

Grenfell is likely to remain the primary service centre supporting the Shire but Quandialla, Caragabal & Greenethorpe are also significant in terms of local services & facilities. Bimbi has no significant facilities. The Shire is expected to always have some loss of expenditure to regional cities & centres such as Parkes, Forbes, West Wyalong, Young, Orange, Cowra & Bathurst.

#### 5.1.3 Opportunities & Constraints

The constraints analysis & recommendations for the key villages can be found in Booth Associates (2012) *Rural Settlement Project – Constraints & Opportunities Analysis for Large Lot Residential (R5) & Village (RU5) lands* (as updated by iPLAN PROJECTS (May 2016) *Addendum to Rural Settlement Project*).

The iPLAN PROJECTS (2018) *Grenfell (Land Use) Settlement Strategy* reviews the opportunities & constraints for the Town of Grenfell. Therefore, the LSPS only briefly summarises key constraints where these are relevant to an analysis of growth for key towns/villages.

#### 5.1.4 Active Travel Plan

This LSPS also supports the recommendations of the GHD/Active Planning Consultants (2018) *Weddin Active Transport Plan* that provides more detailed recommendations for street & connection upgrades to improve healthy, safe & active living in each of the villages.



## 5.2 Town of Grenfell



Figure 25: Railway Hotel, Grenfell (GHD (2018) Active Travel Plan p.11).

### 5.2.1 Vision Statement

Grenfell will maintain its role as the dominant service centre for the Shire & an attractive place to live, work & play. In order to maintain or grow its population it will continue to provide:

- a) A moderately-high level of health, education, shopping/retail, & support services for its population;
- b) Improved housing choice for a wider range of the community to allow people to remain in the Shire as they age as well as attracting young families looking to invest in the region;
- c) Prioritisation of future employment & business lands over future residential growth & reduced potential for land use conflict to maximise agricultural/business growth;
- d) Enhance & build on its attractive character, heritage, & lifestyle qualities with improved urban design, connections & amenity between key attractions/facilities.

Council will continue to work with the community to determine a range of building, street, recreation, & landscape upgrades within Council's budgets building on the recommendations of the *Active Travel Plan* (2018) & *Community Strategic Plan* projects. Ideally, a Village (Enhancement) Plan that guides village projects would be prepared in the Short to Medium Term.

### 5.2.2 Growth Potential

Key findings of the *Grenfell Settlement Strategy* (2019) were:

- a) **Population:** Grenfell's population is projected to grow in the range of -0.2% (low) to 0.1% (medium) to 0.3% (high) per year & based on the medium projection it will increase by 60 people by 2046.
- b) **Commercial:** The aim is to protect & enhance the town centre/main street but look to provide some limited additional business/ commercial lands for growth close to the town centre & along the railway precinct. This could include buildings requiring larger floor spaces and/or light industrial uses that do not integrate with the historic main street character.
- c) **Industrial:** There has been reasonable take-up of existing industrial land supply in & around Grenfell but there is increasing land use conflict potential. There is a need to identify new future (most likely serviced)

industrial lands in reasonable proximity to Grenfell where land use conflict can be minimised & it is cost-effective to extend utilities.

- d) **Residential:** Whilst there would appear to be a reasonable supply of suitable residential zoned lands in Grenfell, there are a number of constraints limiting take-up of this land including natural hazards & extent of reticulated sewer/water. Whilst population growth is likely to be small, dwelling growth may be significant, particularly with reducing household sizes & need for new (smaller) housing types. If these constraints cannot be resolved &/or growth is higher than the average projections then Grenfell should look to expand its urban residential lands, mostly into existing surrounding lands zoned for large lot residential uses (where it will impact least on agriculture).

As a result, the *Grenfell Settlement Strategy* (2019) (subject to endorsement) has the following recommendation(s) for likely future growth investigation areas with industrial uses favoured to the east along the Mid Western Highway & residential uses favoured to the south along Henry Lawson Way.

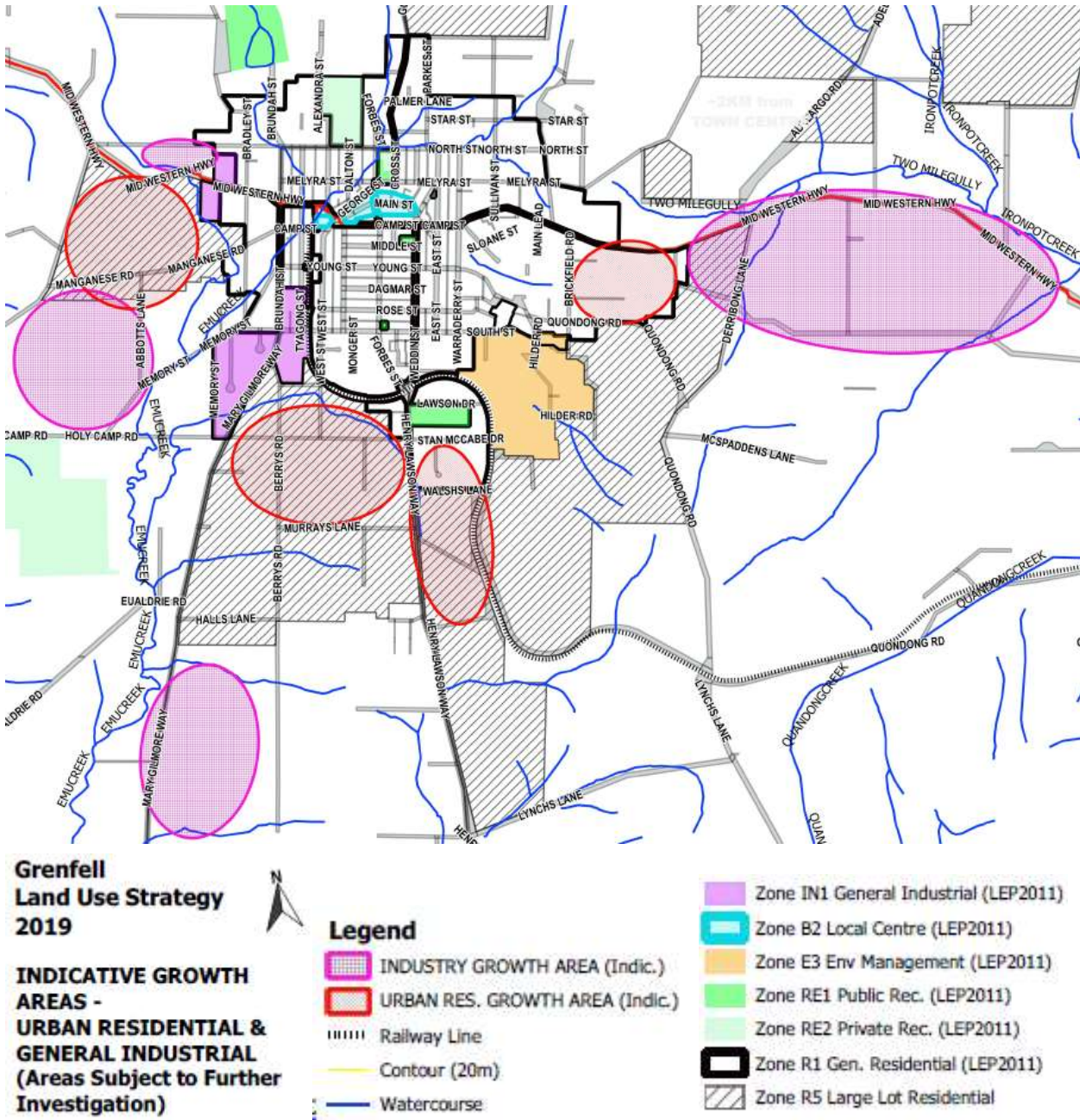


Figure 26: Grenfell Urban Residential/Industrial Growth Investigation Areas (Grenfell Settlement Strategy 2019).



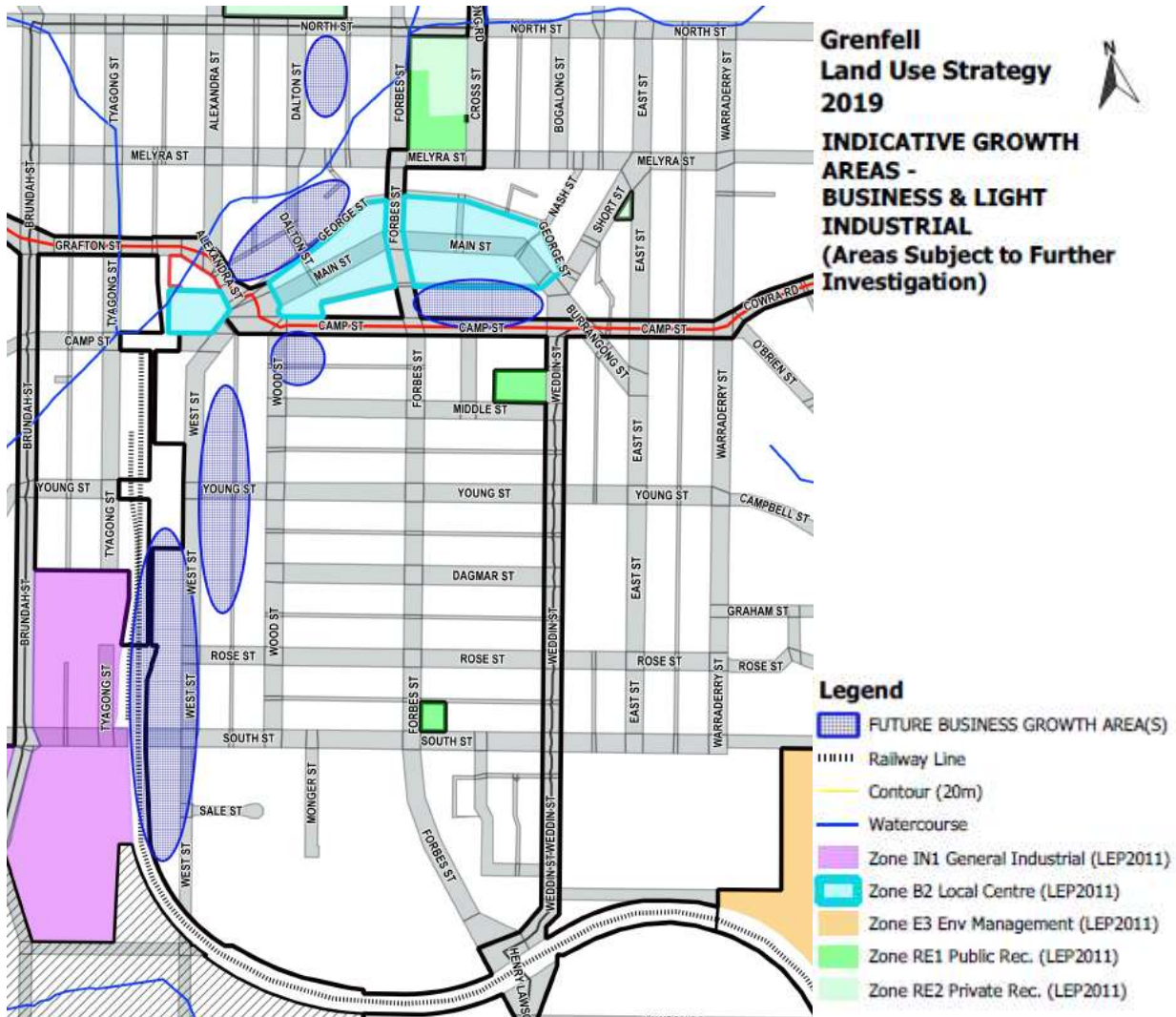


Figure 27: Grenfell Business/Light Industrial Growth Investigation Areas (Grenfell Settlement Strategy 2019).

### 5.2.3 Opportunities & Constraints

<b>Location</b>	Grenfell is the largest settlement in the Shire &, as such, services the broader Shire & sub-region. It is located on the Mid Western Highway at the base of the Bogolong Hills. It also connects via Henry Lawson Way to Young, Gooloogong Road to Gooloogong, & Mary Gilmore Way to Barmedman.
<b>Brief History</b>	Grenfell has an interesting history based around the discovery of gold in 1866 & its commencement as a gold mining settlement until around 1875. Agriculture subsequently made Grenfell a rich town with investment in a number of important civic buildings & sites. The Grenfell rail line from Koorawatha was opened in 1901. The town has a historic main street / town centre that is relatively intact & clearly reflects the different growth periods of the town.
<b>Roads</b>	It is located on the Mid Western Highway & joins a number of Regional Roads including Mary Gilmore Way, Henry Parkes Way & Gooloogong Road. The network of local & regional roads surrounding Grenfell provide good connectivity to other centres & opportunities for tourism.
<b>Rail</b>	It is located on the Grenfell Branch from the Demondrille rail line that terminates in the Rail Precinct. This branch line has only recently been used for freight from Greenethorpe back to the Demondrille line but is not operational towards Grenfell & is unlikely to be reactivated. There is an opportunity to investigate adaptive re-use of the rail line for a rail trail; connections within Grenfell; & a civic/cultural/art/recreation precinct.
<b>Gateways &amp; Entrances</b>	There are reasonably clear & sign-posted entrances to the town on the major entrances but these could be upgraded to add character & support local tourism as budgets permit. Signage should be integrated & clutter minimised. Street tree & landscape plantings could be enhanced.

<b>Zoning</b>	Grenfell is the only town with separate residential, business, industrial & recreational zones ('complex zoning'). This is a means to separate sensitive land uses & minimise land use conflicts. As Grenfell is the centre most likely to grow, complex zoning should be retained. The Settlement Strategy suggest there may be potential for additional light industrial or business enterprise zone(s) to be added (subject to further investigation). Industrial growth areas should be clearly identified to minimise land use conflict with residential growth. Gateway areas require zoning review.
<b>Demographics</b>	Grenfell's population has stabilised since around 2001 at around 2,000 people. There is anecdotal evidence some of the population loss in rural areas of the Shire is moving to Grenfell to access its health, services & recreation, particularly for older citizens. It has continued to exhibit some reasonable dwelling & business growth. Its median age in 2016 was 53 (one of the oldest in the Shire) with 34.6% of the population at or over the age of 65 (this is higher than Weddin Shire & significantly higher than the NSW average indicating it may be attracting old citizens from rural parts of the Shire).
<b>Services/ Business/ Employment</b>	As stated above, Grenfell has most of the higher-level services & larger businesses in the Shire. However, like some smaller regional towns, Grenfell is challenged by the changing nature of retail & business & increased competition. However, the character & heritage of the main street with potential upgrades has the potential to attract both residents & visitors & provide more experience-based/personal shopping & services compared to some regional shopping centres.
<b>Recreation</b>	Grenfell has the Henry Lawson Park Sportsground, Showground, Aquatic Centre & Bowling Club, & other informal parks & recreation grounds. These facilities generally service the entire shire. Opportunities exist at Company, Vaughans & Bogolong Dam for recreation/visitor assets.
<b>Utilities</b>	The town is the only settlement currently serviced by reticulated water (Central Tablelands Water) & sewer (Council) though there is a need to find cost-effective ways to extend these services to some part of the existing (& future) urban areas to enable growth in under-developed areas. See Planning Controls Review below.
<b>Lot Size</b>	There is no minimum lot size for business or industrial areas. However, there is a minimum lot size (MLS) of 900m <sup>2</sup> for urban residential land & varying MLS for Zone R5 from 4000m <sup>2</sup> to 10ha. The Settlement Strategy discusses reducing the urban MLS from 900m <sup>2</sup> to 400-450m <sup>2</sup> to increase housing diversity. See Planning Control Review Section in this LSPS.
<b>Heritage/ Character</b>	Grenfell has a heritage conservation area (HCA) around its town centre & a significant number of listed heritage items in WLEP2011. Main St, George St, Weddin St, Camp St, Young St & Middle St have a significant number of historic buildings that add to the character & attraction of Grenfell for residents & visitors. Heritage listing may be expanded if it facilitated grant funding to upgrade buildings & allowed adaptive re-use of these buildings.
<b>Flooding</b>	A significant area of Grenfell is within the Flood Planning Area along Emu Creek & its tributaries & limits residential uses in this area. Whilst commercial & industrial uses have some flexibility in the low flood hazard areas the growth areas recommended are largely outside of the flood prone lands.
<b>Risk of Mine Subsidence</b>	Grenfell has a history of gold mining, mostly on the eastern side of Grenfell, & subsequently there is a potential for voids & subsidence in these areas. The full extent of risk area is only broadly mapped based on historic mining areas so this should be taken into account in assessing any larger development proposals in these areas &, ideally (if funding is available) the risk area should be more clearly identified.

## 5.3 Village of Greenethorpe



Figure 28: landra Castle, near Greenethorpe (GHD (2018) Active Travel Plan p.12).

### 5.3.1 Vision Statement

The Village of Greenethorpe will continue to act as an important rural service centre, with a strong heritage & streetscape character, unique settlement layout, & link to its rich surrounding agricultural area in the east of the Shire with proximity to Cowra & the Olympic Highway. The village sits between the banks of Tyagong Creek (that does have some flooding potential) & the Grenfell Branch Rail Line.

It is unique in being the only other settlement (other than Grenfell) with a heritage conservation area around the central Edward Square that is bisected by Greenethorpe-Bumbaldry Road. It also has several important heritage items including the former post office & The Shamrock Hotel as well as former shops, cottages, & existing churches. It is also located close to landra Castle & is the service centre for visitors to the castle. These items can continue to be protected, enhanced & adaptively re-used to activate the village. This drives a strong community spirit & progress association.

Council will continue to work with the community to determine a range of building, street, recreation, & landscape upgrades within Council's budgets building on the recommendations of the *Active Travel Plan* (2018) & *Community Strategic Plan* projects. Ideally, a Village (Enhancement) Plan that guides village projects would be prepared in the Short to Medium Term.

### 5.3.2 Growth Potential

Whilst population growth is not expected to be significant, Council & the community will seek to maintain & enhance existing services & facilities (especially the Public School), enhance recreation areas & links within the village, & promote some small amount of growth in dwellings.

According to the *Rural Settlement Project* (2012), there are a range of potential dwelling sites (estimate of 98 or 83 after constraints) & only a relatively low historic average dwelling development rate of around 1 per year. The village has access to reticulated water from Cowra but no reticulated sewer system.

Even assuming that 2,000m<sup>2</sup> was required for on-site effluent management (halving the available lots) & only half the lots were made available/suitable over 20 years, then this would be around 15-20 available lots. At an assumed demand rate of 1 dwelling/year for the next 10-20 years the village zone is unlikely to require any significant change. However, this should be reviewed every 5 years.

The existing Village Zone is suitable for a settlement of this size town centre could support additional local businesses & businesses may be permissible with consent across the entire Zone RU5 area. Major employment land uses are not expected in & around Greenethorpe other than normally associated with agriculture. Greenethorpe does not have/need an industrial zone at this time.



If Greenethorpe needs to grow then additional land could be identified to the north-east & east away from Tyagong Creek (or south-east if it crossed the rail line depending on impacts from the GrainCorp terminal) but this may take up agricultural land & is not supported at this time.



Figure 29: Map of Greenethorpe Village Zone showing constraints & key uses (Council GIS).



### 5.3.3 Opportunities & Constraints

<b>Location</b>	Greenethorpe is located approximately 32km by road south-east of Grenfell on the Greenethorpe-Koorawatha Road/Tyagong Creek Rd with Main Rd/Bumbaldry Rd connecting to the north-east. It is located in the east of the Shire close to Cowra.
<b>Brief History</b>	'Greenethorpe is a purpose-built town, established in 1908 to house sharefarmers who worked on landra, the nearby pastoral station owned by George Henry Greene. The village, built adjacent to a rail siding on the Grenfell railway line, was originally named <i>landra Siding</i> but to avoid confusion between the pastoral station & the train station, the Post Office agreed to change the name to <i>Greenethorpe</i> . Shortly after, the spelling was again changed, this time to <i>Greenethorpe</i> from the Greene family name' (Source: Wikipedia).
<b>Spatial Correction</b>	The village needs resurveying/geo-referencing & realignment of the cadastre with the aerial imagery (see Six Viewer for misalignment) (NSW Government responsibility).
<b>Rail</b>	It is located on the Grenfell Branch from the Demondrille rail line that runs east-west along the southern edge of the village. This branch line is only used for freight from Greenethorpe back to the Demondrille line but is not operational towards Grenfell. There is an opportunity to investigate adaptive re-use of the rail line as a part of a regional rail trail.
<b>Gateways/ Entrances</b>	There is potential to reinforce the gateway/entrances along Tyagong Creek Road (Greenethorpe Bumbaldry Rd) to the village centre.
<b>Zoning</b>	The majority of the village is located to the north of the rail line & south of Tyagong Creek. The village is based around a rough grid pattern centred on a public park at Edward Square. Zone RU5 Village Zone covers most of the historic subdivision pattern of the village.
<b>Demographics</b>	<p>Greenethorpe has around 70 occupied dwellings &amp; an <b>estimated population of around 100-110 people</b> (2012 Strategy) though this may have reduced slightly by 2019. Its census district (SSC11760) is significantly larger than the village &amp; at the 2016 Census had:</p> <ul style="list-style-type: none"> <li>• a population of 240 people (population will need to be managed to retain services/schools);</li> <li>• 116 private dwellings;</li> <li>• a median age of 51 with 19% of the population aged 0-14 years &amp; 24.1% of the population aged 65 years &amp; over (this is an ageing population so reasonable housing, aged-care &amp; health services, &amp; facilities need to be provided or links to Grenfell to provide those facilities);</li> <li>• 6.9% unemployed with 47.1% working full-time &amp; 40.2% working part-time (access to suitable employment may be a growing issue);</li> <li>• 33.7% managers; 16.3% professionals; &amp; 11.6% labourers with 51.2% indicating their industry as farming (some diversification is recommended to minimise impacts from the cyclical nature of agriculture) though some in state government administration &amp; police services;</li> <li>• 66.7% couple family <u>without children</u>; 17.5% couple family with children; &amp; 8.8% one parent families;</li> <li>• 73.3% family households (that includes a large number of couples without children) &amp; 26.7% single (or lone) person households (ideally housing may need to respond to a growing need for smaller households);</li> <li>• 81.9% are detached dwellings &amp; 13.9% are semi-detached/row/terrace houses;</li> <li>• Only 22% of dwellings are 4 or more bedrooms, 46.3% are 3-bedroom, &amp; 28% are 1-2 bedroom houses (this is a much better mix than most other villages);</li> <li>• 68.2% accessed internet from their dwelling;</li> <li>• 12 people identified as Aboriginal or Torres Strait Islander.</li> </ul>
<b>Services/ Business/ Employment</b>	The village has a reasonable level of services/facilities for its size with a Post Office (LPO)/store, Public School, Shamrock Hotel, police station, sportsground, Memorial Hall, & some other local services. There is a GrainCorp terminal located on the southern edge of the village (south of the rail line).

<b>Recreation</b>	<p>Greenethorpe has two main recreation areas that provide a reasonable level of recreation &amp; open space for a village of this size:</p> <ul style="list-style-type: none"> <li>• Sportsground;</li> <li>• Edward Square (Local level): includes a shade-covered playground, &amp; BBQ area (may be in need of a toilet/amenities block).</li> </ul>
<b>Utilities</b>	<p>Unlike most other villages, parts of Greenethorpe have connection to Cowra for reticulated water. However, it does not have reticulated sewer. It is recommended that Council continue to seek funding &amp; create a business case for a reticulated sewage treatment system if there are examples of on-site effluent system failure or cumulative impacts.</p>
<b>Lot Size</b>	<p>There are a range of lot sizes around 500-800m<sup>2</sup> with a range of lot depths with the majority ~650m<sup>2</sup> in area. These are a lot smaller than traditional village subdivisions. However, ownership patterns only show limited single lot holdings with many owners holding more than 2 lots. There is no minimum lot size ('MLS') for subdivision in the Village Zone. However, the requirement for on-site effluent management will constrain lot sizes though most of the village zone is already subdivided.</p>
<b>Heritage/ Character</b>	<p>It has ten (10) heritage items in the village zone &amp; a heritage conservation area in the core village square (more than most villages). As with most of the villages, there is community interest in finding a vision &amp; budgets for the upgrade the public domain &amp; private buildings in key streets to improve the amenity &amp; attraction of the village (possibly as part of a Village Enhancement Plan).</p>
<b>Flooding</b>	<p>There is no Flood Planning Map in the WLEP2011 though this does not mean that there is not a flood risk. The village is located adjacent to Tyagong Creek to the north west &amp; it is highly likely that western parts of the village are flood affected which is why this area has not been significantly developed (this will constrain growth in this area). Likewise, creeks flow to the south of the village &amp; may affect some land along Wirega-Greenethorpe Rd.</p>

## 5.4 Village of Quandialla



Figure 30: Main street shops, Quandialla (Google imagery – Photo Annette Katona).

### 5.4.1 Vision Statement

The Village of Quandialla will continue to act as an important rural service centre for the rich agricultural area in the west of the Shire. The village sits mostly to the south-west of the Parkes-Stockingbal Railway Line (future Inland Rail link) & Bland Rd with proximity to the Weddin Mountains National Park & West Wyalong. It is located on the direct route between West Wyalong & Young & is the southern gateway to the Weddin Mountains National Park.

Whilst it does not have any listed heritage items, there are several buildings (particularly along Second St – the main historic shopping street) that have historic qualities including post-held verandahs, historic shop-fronts & the Bland Hotel that add significant character to the village & should be protected & enhanced.

Council will continue to work with the community to determine a range of building, street, recreation, & landscape upgrades within Council's budgets building on the recommendations of the Active Travel Plan (2018) & Community Strategic Plan projects. Ideally, a Village (Enhancement) Plan that guides village projects would be prepared in the Short to Medium Term.

### 5.4.2 Growth Potential

According to the 2012 Strategy, there is a range of potential dwelling sites (estimate of 78 even after constraint analysis) & only a low historic dwelling development rate. Even assuming that 2,000m<sup>2</sup> was required for on-site effluent management (halving the available lots) & only half the lots were made available/suitable over 20 years, then this would be around 15-20 available lots. Therefore, at an assumed demand rate of 1 dwelling/year for the next 10-20 years it is suggested that the village zone is unlikely to require any significant change for the short to medium term.

There are some vacant shops & lots in the main street (Second St) that could support additional local businesses & businesses may be permissible with consent across the entire Zone RU5 area. Major employment land uses are not expected in & around Quandialla other than normally associated with agriculture. Quandialla does not have/need an industrial zone at this time.

If Quandialla needs to grow then there is still sufficient land within the existing Village Zone to the west & south of the developed part of the village, some with subdivision potential to allow for growth. If required, additional land could be identified to the west & south but this may take up agricultural land & is not supported at this time.



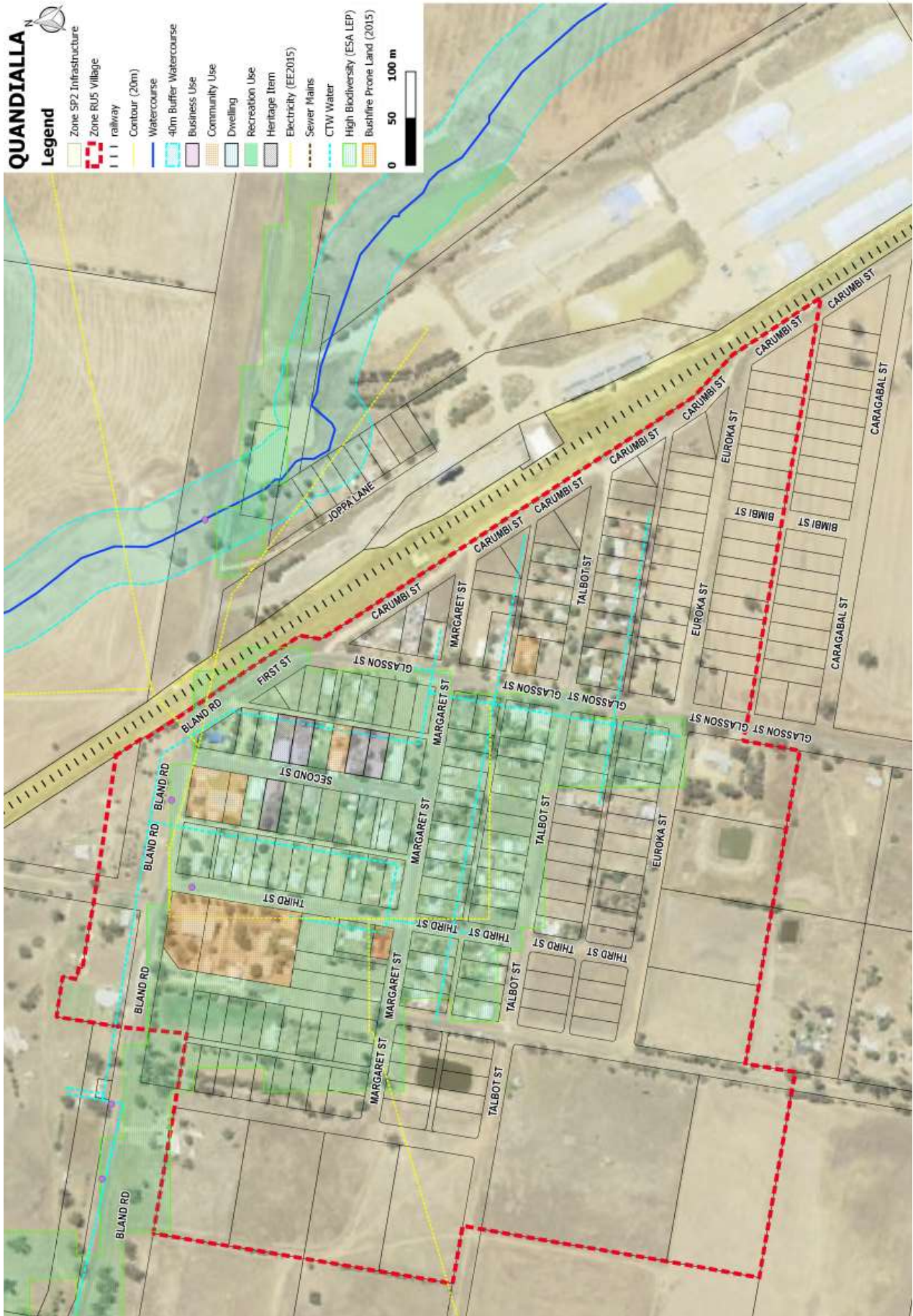


Figure 31: Aerial photo of Quandialla village (2019) (Source: Google & Council GIS layers).



### 5.4.3 Opportunities & Constraints

<b>Location</b>	Quandialla is located approximately 49km by road south-west of Grenfell on the Bimbi-Quandialla Rd/Bland Rd. It is located in the south-west of the Shire within ~57km of West Wyalong & 65km of Young & ~26km south of Caragabal.
<b>Brief History</b>	The village of Quandialla originated in around 1914 with the construction of the railway line that runs diagonally along the north-eastern boundary of the village on the Stockinbingal-Parkes line opened in 1916 (station now closed but line still active).
<b>Road/Rail</b>	With Inland Rail passing through the town there will be likely increases in rail traffic. The safety of the level crossing for Bland St (Bimbi-Quandialla Road) may need further review & upgrade with barriers as this is the primary access road. Morangarell Road to Temora to the south & Caragabal to the north may be improved as a regional freight route & this should be considered in the planning of the village.
<b>Gateways &amp; Entrances</b>	There is potential to reinforce the gateway/entrance at the intersection of Bland Road & Second St.
<b>Zoning</b>	The majority of the village (except for GrainCorp operations) is located to the south-west of the rail line & south of Bland Road (Bimbi-Quandialla Road). The village has a modified grid pattern. Zone RU5 Village Zone covers most of the historic subdivision pattern of the village. It is the most flexible zone & permits the widest range of uses (subject to consent). There is no need to change the zoning at this time. See comments re growth below.
<b>Demographics</b>	<p>Quandialla has around 60-70 occupied dwellings &amp; an <b>estimated population of around 100-110 people</b> (2012 Strategy) though this may have reduced slightly by 2019. Its census district (SSC13290) is larger than the village &amp; at the 2016 Census had:</p> <ul style="list-style-type: none"> <li>• a population of 197 people (population will need to be managed to retain services/schools);</li> <li>• 119 private dwellings;</li> <li>• a median age of 50 with 20% of the population aged 0-14 years &amp; 20.5% of the population aged 65 years &amp; over (this is an ageing population so reasonable housing, aged-care &amp; health services, &amp; facilities need to be provided or links to Grenfell to provide those facilities);</li> <li>• 4.1% unemployed with 71.2% working full-time &amp; 24.7% working part-time;</li> <li>• 53.9% managers &amp; 14.1% technicians &amp; trades workers with 73% indicating their industry as farming (some diversification is recommended to minimise impacts from the cyclical nature of agriculture);</li> <li>• 50% couple family without children; 34% couple family with children; &amp; 16% one parent families;</li> <li>• <u>72.5% family households</u>, 23.2% single (or lone) person households; &amp; 4.3% group households (ideally housing may need to respond to a growing need for smaller households);</li> <li>• 100% are detached dwellings (there are no other housing types). 43.3% of these are 4 or more bedrooms &amp; 38.8% 3-bedroom houses with only 13.5% 1-2 bedroom houses;</li> <li>• 67.6% accessed internet from their dwelling;</li> <li>• 7 people identified as Aboriginal or Torres Strait Islander.</li> </ul>
<b>Services/ Business/ Employment</b>	The village has a reasonable level of services/facilities for its size with a Post Office (LPO)/store, Public School, CWA Hall, Soldiers Memorial Hall, pool, churches, Br& Hotel, police station, rural fire services, showground, Kevin Moran Sportsground, bowling club, & some other local services. There is a large/active GrainCorp terminal located east of the village & the rail line. The key issue will be maintaining these services, particularly if there is population loss. Maintaining the school is critical to supporting families & local business. Ageing issues are noted above.
<b>Recreation</b>	<p>Quandialla has three main recreation areas that provide a reasonable level of recreation &amp; open space for a village of this size:</p> <ul style="list-style-type: none"> <li>• Showground:</li> <li>• Kevin Moran Sportsground:</li> <li>• Blamey Park: includes a shade-covered playground, BBQ area &amp; toilet/amenities block.</li> </ul>

<b>Utilities</b>	Unlike most other villages, parts of Quandialla have connection to Central Tablelands Water (CTW) reticulated water. However, it does not have reticulated sewer. It is recommended that Council continue to seek funding & create a business case for a reticulated sewage treatment system if there are examples of on-site effluent system failure or cumulative impacts.
<b>Lot Size</b>	<p>The majority of lots are around 1,000m<sup>2</sup> in area (20m wide by 50m deep). There is no minimum lot size ('MLS') for subdivision in the Village Zone.</p> <p>However, the requirement for on-site effluent management may constrain lot sizes &amp; our assumption is that an average holding to support on-site effluent would need to be around 2,000m<sup>2</sup> (2 lots) to support a reasonable size dwelling. However, the 2012 ownership patterns, still show over 40 dwellings on lots of only 1,000m<sup>2</sup>. There are some larger lots around the edge of the village that may support some further subdivision.</p>
<b>Heritage/ Character</b>	<p>It has no listed heritage items in &amp; around the village zone &amp; no heritage conservation area. However, a number of the buildings, particular some of the old shops &amp; hotel, are moderately well preserved &amp; add significant character to the town. The historic importance of key buildings should be documented/recorded &amp;, where possible, key buildings retained &amp; sensitively adapted. Post-held awnings in the main street are close to the kerb &amp; may require further vehicle impact protection (e.g. tyre stops or bollards) subject to heritage review.</p> <p>As with most of the villages, there is community interest in finding a vision &amp; budgets for the upgrade the public domain &amp; private buildings in key streets to improve the amenity &amp; attraction of the village (possibly as part of a Village Enhancement Plan).</p>
<b>Flooding</b>	There is no Flood Planning Map in the WLEP2011 though this does not mean that there is not a flood risk. The village is not located directly or near any major watercourses, though there are intermittent watercourses that drain to Wah Way Creek north of the showground & Burrangong Creek is located to the south near Wards Lane – so there is some potential for flooding on low-lying land but this is unlikely to significantly affect village growth.
<b>Vegetation/ Bushfire</b>	<p>It is interesting to note that a significant portion of the Village Zone currently has a 'High Biodiversity Sensitivity'. Whilst we are not specialist ecologists – it would appear that the limited urban planting of trees does not warrant this classification &amp; it may create an unnecessary layer of planning control. It is suggested that this is reviewed by an ecologist &amp; potentially removed in future LEP amendments.</p> <p>There is no land in or near the village that is identified as bushfire prone land. There is limited significant vegetation in &amp; around the village but grass-fire may still pose a risk.</p>

## 5.5 Village of Caragabal

# CARAGABAL



Figure 32: Caragabal Royal Hotel (Photo kindly provided by Caragabal Progress Group).

### 5.5.1 Vision Statement

The Village of Caragabal will continue to act as an important rural service centre for the rich agricultural land in the north-west of the Shire. The village is unique in that (other than Grenfell) it is the only other settlement on the Mid Western Highway (Wyalong St) in the Shire & is also located on the Parkes-Stockingbal Rail Line (future Inland Rail route). It is also unique in its layout being divided into four (4) quadrants by rail & road.

The village should seek to maintain & enhance existing services & facilities (especially the Public School) & promote some small amount of growth in dwellings. It will seek to maintain a strong community & work with Council to achieve budgeted projects. It should protect & enhance the limited number of heritage-listed buildings & utilise these to add to the village character.

Council will continue to work with the community to determine a range of building, street, recreation, & landscape upgrades within Council's budgets building on the recommendations of the *Active Travel Plan* (2018) & Community Strategic Plan projects. Ideally, a *Village (Enhancement) Plan* that guides village projects would be prepared in the Short to Medium Term (noting some projects in the table below).

### 5.5.2 Growth Potential

According to the 2012 Strategy, there are a significant number (estimated to be around 40) potential dwelling sites & only a low historic dwelling development rate & projected demand for new dwellings.

Caragabal has some unique potential growth factors in sitting on both the Mid Western Highway & Inland Rail Line with proximity to West Wyalong & the Newell Highway & also on a potential regional freight route connecting to Quandialla & Temora to the south. It may experience some growth in transport, logistics & light-industrial uses but the flow on effects of these regional projects & freight opportunities are yet to be fully quantified & there is no inter-modal terminal proposed for this area.

Therefore, for the next 10 years it is suggested that the village zone is unlikely to require any significant change. If it were to have a higher growth rate, then the village would most likely grow to the north of the Mid Western Highway – expanding into the historic subdivision areas outside of flood prone & bushfire prone lands.



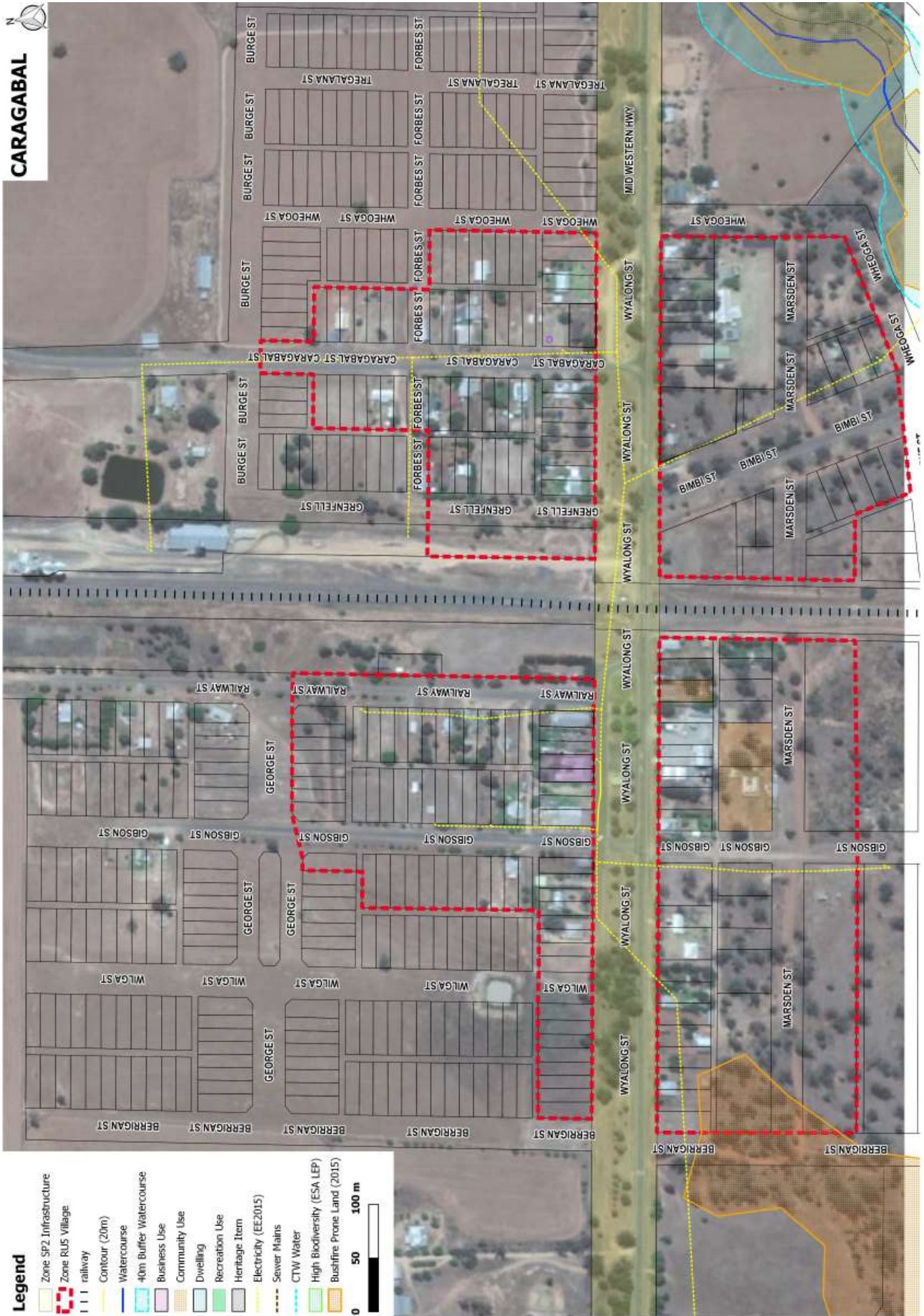


Figure 33: Aerial photo of Caragabal village core (2019) (Source: Google & Council GIS layers).



5.5.3 Opportunities & Constraints

<b>Location</b>	It is located approximately 43km by road west of Grenfell on the Mid Western Highway. It is in the north-western area of Weddin Shire. The village is relatively close to the Newell Highway, Forbes & West Wyalong & the village acts as the western gateway to the Shire. It is located north of Little Caragabal Reserve/State Forest & Caragabal/Little Caragabal/ Barbingal Creek.
<b>Brief History</b>	The village of Caragabal (originally called Barbingal) originated in around 1914 with the construction of the railway line that runs north-south through the village on the Stockinbingal-Parkes line opened in 1916 (station now closed).
<b>Spatial Correction</b>	The village may need resurveying/geo-referencing & realignment of the cadastre with the aerial imagery (see Six Viewer for misalignment) (NSW Government responsibility).
<b>Road/Rail</b>	With Inland Rail passing through the town there will be likely increases in rail traffic. The safety of the level crossing for Wyalong St/Mid Western Highway is likely to need further review & upgrade with barriers as this is a main highway/rail line intersection.  The Mid-Western Highway is a major freight route & offers potential for logistics & freight operations closer in proximity to Forbes & Parkes. Quandialla-Caragabal Road to Quandialla & Temora may also be upgraded as a freight route in the future.
<b>Gateways &amp; Entrances</b>	There is potential to reinforce the gateway/entrances to the village along the Mid Western Highway, particularly at Gibson St & the rail crossing. There may be a need to improve signage in the entrance corridors for visitor & freight traffic such as the public toilets, picnic facilities & free camping area adjacent to the playground.
<b>Zoning</b>	The village is split across both the Mid Western Highway (that runs east-west) & the railway line (that runs north-south) – creating four quadrants. The village has a strong grid pattern except where Bimbi St is angled. Zone RU5 Village Zone covers the majority of the historic subdivision pattern of the village but there are still historic streets/lots to the north & east outside the Village Zone.
<b>Demographics</b>	Caragabal has around 30-40 dwellings & an estimated population of around 100-110 people (2012 Strategy) though this may have reduced slightly by 2019. Its census district (SSC10806) is significantly larger than the village & in 2016 had: <ul style="list-style-type: none"> <li>• a population of 185 people (population will need to be managed to retain services/schools);</li> <li>• 83 private dwellings;</li> <li>• a median age of 41 (significantly lower than other villages) with 23.5% of the population aged 0-14 years &amp; 17.3% of the population aged 65 years &amp; over;</li> <li>• 0% unemployed with 51.7% working full-time &amp; 41.4% working part-time (this is a much better employment outcome than other villages);</li> <li>• 52.6% managers; 12.6% professionals; &amp; 10.5% labourers with 60.7% indicating their industry as farming (some diversification is recommended to minimise impacts from the cyclical nature of agriculture);</li> <li>• 41.7% couple family without children; 52.1% couple family with children; &amp; 6.2% one parent families (this is a more family-based village);</li> <li>• 83.3% family households &amp; 16.7% single (or lone) person households though 100% are detached dwellings (ideally housing may need to respond to a growing need for smaller households though family housing will still be strong);</li> <li>• 34.5% of dwellings are 4 or more bedrooms, 43.6% are 3-bedroom, &amp; 16.4% are 1-2 bedroom houses;</li> <li>• 68.3% accessed internet from their dwelling;</li> <li>• 8 people identified as Aboriginal or Torres Strait Islander.</li> </ul>
<b>Services/ Business/ Employment</b>	The village has a reasonable level of services/facilities for its size with Caragabal Public School, Caragabal CPA (post office/general store), the Royal Hotel, agribusiness depot, police station, rural fire service shed, three churches, Memorial Hall, & a tennis/recreation club (west of village). GrainCorp has a significant grain depot located to the north of the village.

<b>Recreation</b>	Caragabal has two main recreation areas that provide a reasonable level of recreation & open space for a village of this size: <ul style="list-style-type: none"> <li>• Sportsground;</li> <li>• Caragabal Park (Neighbourhood level): includes a shade-covered playground, BBQ area &amp; toilet/amenities block.</li> </ul>
<b>Utilities</b>	Caragabal does not currently have reticulated sewer or water. This may limit growth.
<b>Lot Size</b>	There are a range of lot sizes around ~650m <sup>2</sup> in area north of the highway & larger south of the highway. These are a lot smaller than traditional village subdivisions. However, ownership patterns only show limited single lot holdings with many owners holding more than 2 lots. There is no minimum lot size ('MLS') for subdivision in the Village Zone. However, the requirement for on-site effluent management will constrain lot sizes though most of the village zone is already subdivided.
<b>Heritage/ Character</b>	It has seven (7) heritage items in the village zone but no heritage conservation area. The main heritage items are along the highway & Caragabal St.  As with most of the villages, there is community interest in finding a vision & budgets for the upgrade the public domain & private buildings in key streets to improve the amenity & attraction of the village (possibly as part of a Village Enhancement Plan).
<b>Flooding</b>	There is no Flood Planning Map in the WLEP2011 though this does not mean that there is not a flood risk. The village is located to the north of Caragabal Creek & it is highly likely that southern parts of the village may be flood affected which is why this area (south of Marsden St) has not been significantly developed.
<b>Vegetation/ Bushfire</b>	The Little Caragabal State Forest is located immediately to the south of Caragabal Creek & native vegetation extends up into the southern areas of the village. This creates bushfire prone land up into the south-western sections of the village zone & potential risk up to the highway.

## 5.6 Village of Bimbi

### 5.6.1 Vision Statement & Growth Potential

The Village of Bimbi will continue to act as a small rural settlement & retain its rural village character & community. As it has no significant local services (other than RFS) it will remain as a residential support area for the surrounding rural lands.

Subject to larger holding land-owners releasing land, there are several potential dwelling sites & only a low historic dwelling development rate. Therefore, for the next 10 years it is suggested that the village zone is unlikely to require any significant change.

If it were to have a higher growth rate then the village would most likely grow to the south of Grenfell St (Bimbi-Quandialla Rd), north-west of Nowlan St or north of Arramagong St (unlikely in the foreseeable future) along existing formed roads. No specific business or industrial zoning is required in Bimbi at this time.

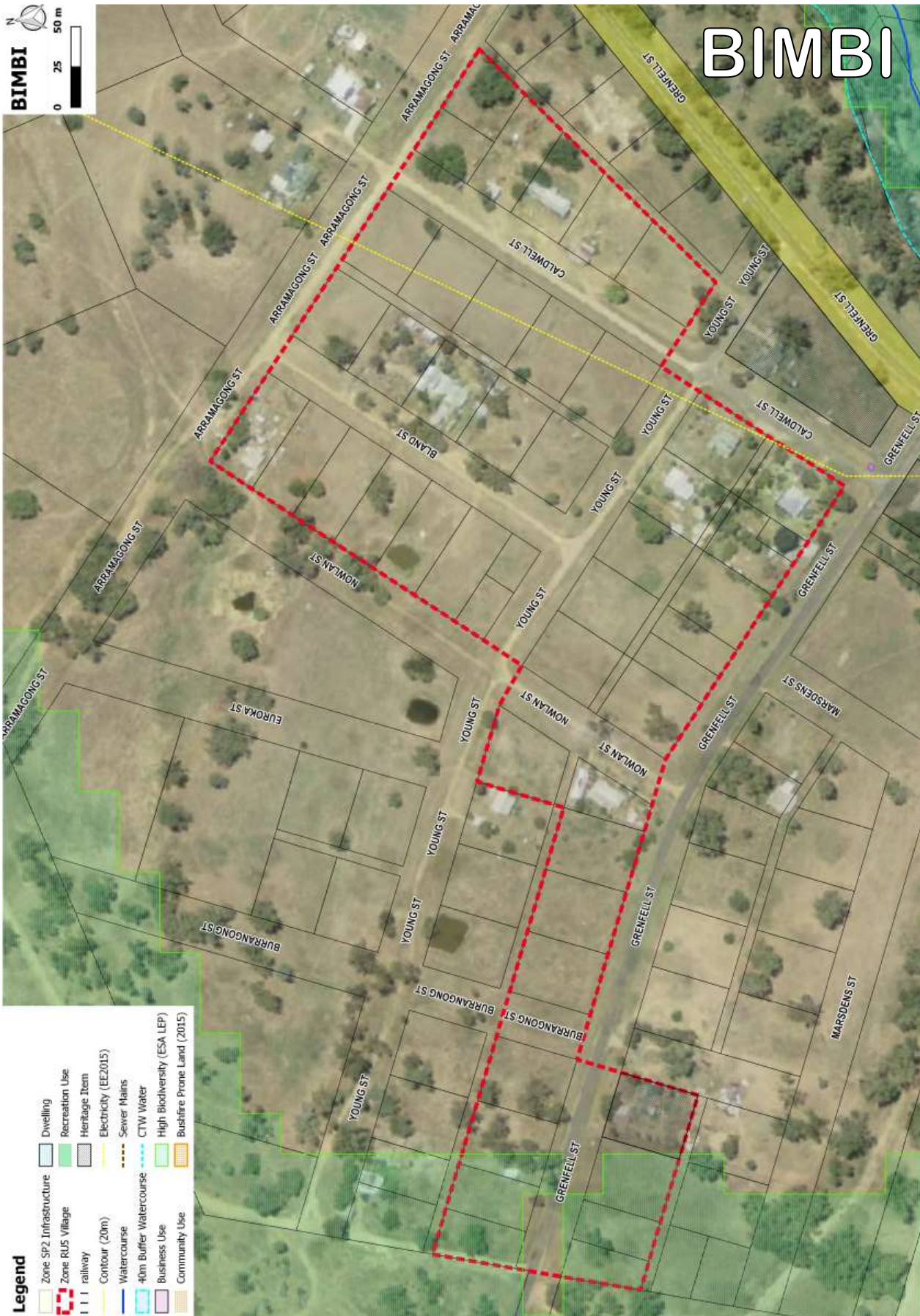


Figure 34: Aerial photo of Bimbi Village Zone & constraints (Source: Google & Council GIS layers).



## 5.6.2 Opportunities &amp; Constraints

<b>Location</b>	Bimbi is located on Mary Gilmore Way (Grenfell St) just south-west of the Weddin Mountains National Park, ~13km east of Quandialla via Bimbi-Quandialla Rd, ~34km south-west of Grenfell & ~50km north-west of Young. The Village is sited on relatively flat land north-west of Burrangong Creek.
<b>Brief History</b>	The post office was established in 1883. There is limited history available on the internet. A more detailed history should be summarised.
<b>Spatial Correction</b>	The village may need resurveying/geo-referencing & realignment of the cadastre with the aerial imagery (see Six Viewer for misalignment) (NSW Government responsibility). The roads may not sit fully within the road corridors & Zone SP2 Infrastructure for Mary Gilmore Road does not align with Bimbi Bridge & current road alignment.
<b>Roads</b>	Except for Grenfell St, & parts of Caldwell & Young St (that are sealed roads) the remainder are gravel or dirt roads/tracks. Due to the low densities/growth – this is unlikely to change for some time but upgrades should occur when funding is available. The Mary Gilmore Way/Bimbi-Quandialla Rd intersection may need upgrading sooner.
<b>Gateways &amp; Entrances</b>	There is potential to reinforce the gateway/entrances to the village along Mary Gilmore Way, particularly where Grenfell St turns up to become Bimbi-Quandialla Rd.
<b>Zoning</b>	Zone RU5 Village is located in a rough 'L' shape in the 'elbow' created by Mary Gilmore Way & Grenfell St. The village has a modified grid pattern with a slight bend in the middle where Grenfell St is angled. Zone RU5 Village covers the majority of the historic subdivision pattern of the village but there are still historic streets/lots in the surrounds encompassed by the Crown lands/ Travelling Stock Route.
<b>Demographics</b>	There are approximately 6-8 dwellings in the village zone plus another 6-8 dwellings around the edge (total 10-16 dwellings inhabited) & <b>estimated population of around 30 people</b> (2012 Strategy) though this may have reduced slightly to 2019. Its census district (SSC10360) is significantly larger than the village & at the 2016 Census had: <ul style="list-style-type: none"> <li>• a population of 114 people &amp; 25 families;</li> <li>• 39 private dwellings with an average of 3 people per household;</li> <li>• a median age of 43 (lower than some of the other villages).</li> </ul> <i>[census data is limited due to the small number of people &amp; need to protect privacy]</i>
<b>Services/ Businesses</b>	It has a Rural Fire Service shed but no other significant services, facilities or public recreation areas.
<b>Recreation</b>	Bimbi has two main recreation areas that provide a reasonable level of recreation & open space for a village of this size: <ul style="list-style-type: none"> <li>• Sportsground:</li> <li>• Park along creek (Neighbourhood level): no facilities</li> </ul>
<b>Utilities</b>	Bimbi does not currently have reticulated sewer or water. This may limit growth but it is not expected to change for the foreseeable future.
<b>Lot Size</b>	The majority of lot are ~2,000m <sup>2</sup> in area (40m by 50m) though there are a few smaller lots in the Village Zone. However, ownership patterns only show limited single lot holdings with many owners holding more than 2 lots. There is no minimum lot size ('MLS') for subdivision in the Village Zone. However, the requirement for on-site effluent management will constrain lot sizes to 2,000m <sup>2</sup> or greater.
<b>Heritage/ Character</b>	It has one (1) heritage listed item in the Village Zone & another two (2) items just outside the Village Zone but no heritage conservation area. The main heritage items are along Grenfell St (Mary Gilmore Way & Bimbi-Quandialla Rd). Some of these items are in disrepair so heritage funding should be sought for maintenance (where possible).
<b>Flooding</b>	There is no Flood Planning Map in the WLEP2011 though this does not mean that there is not a flood risk. The village is located to the north-west of Burrangong Creek & it is possible that south-eastern parts of the village may be flood affected. However, this is unlikely to significantly affect village growth.
<b>Vegetation/ Bushfire</b>	There is significant native vegetation along Burrangong Creek & around the Crown lands/ Travelling Stock Reserve surrounding the reserve. Whilst there is no Village zoned land identified on the RFS bushfire prone land maps there is still a limited risk, however, this is unlikely to significantly affect village growth.

6.

REGIONAL & LOCAL  
PRIORITY  
ALIGNMENT  
(IMPLEMENTATION  
TABLE)





## 6 REGIONAL & LOCAL PRIORITY ALIGNMENT (IMPLEMENTATION TABLE)

### 6.1 Alignment with Central West & Orana Regional Plan 2036

The NSW Government – Central West & Orana Regional Plan 2036 ('Regional Plan') sets out seven (7) 'Priorities' for Weddin Shire (p.76) as shown in the Table below.

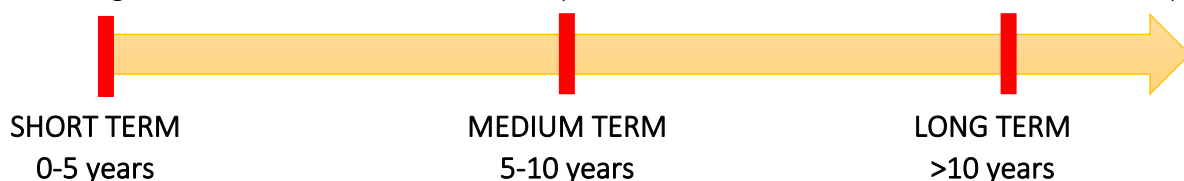
All of these 'Priorities' are essentially addressed in the 'Economy' themed section below, with a focus particularly on agricultural & associated production & growth that is Weddin Shire's key strength (though there are overlaps with the themes of Infrastructure, Community & the Environment). These Regional Plan Priorities align closely with the Local Planning Priorities listed in this LSPS & are duplicated alongside those Planning Priorities in the implementation tables below (where relevant).

Regional Plan - Priorities	LSPS Local Priority
1. Leverage opportunities from agricultural production through value-added manufacturing & associated industries.	See Local Priority 4: Agriculture & Agribusiness
2. Support agriculture, including broadacre cropping & grazing, & agribusiness diversification.	See Local Priority 4: Agriculture & Agribusiness
3. Leverage opportunities to support freight & logistics industries.	See Local Priority 5: Industry & Logistics
4. Support the primacy of the Grenfell main street & central business district.	See Local Priority 6: Town Centre & Retail Services
5. Enhance tourism by developing Weddin's built & social heritage environment.	See Local Priority 7: Tourist & Visitor Services
6. Continue to deliver a high standard of health & community services, facilities & infrastructure to residents & visitors.	See Local Priority 8: Essential Services
7. Protect important agricultural land from encroachment from inappropriate development.	See Local Priority 10: Land Use Compatibility


Whilst Council could have just focussed on these Priorities to create this LSPS, it is suggested that a wider range of Planning Priorities should be investigated as part of this LSPS, beyond just the Economy. This is why the following sections are broken down in the themes of Infrastructure, Economy, Community & the Environment & linked to Council's Community Strategic Plan (CSP) objectives.

### 6.2 Timeframes in this Report


The following timeframes are used as broad descriptions of when Local Actions are intended in this Report.





6.3 INFRASTRUCTURE					
	Reg. Plan Goal	Measurables/Key Performance Indicators (KPIs)	<i>Note: Most infrastructure actions are not specifically land-use related (&amp; some may be outside the control of Council) but infrastructure has significant impact on supporting land use(s).</i>		
	Quality freight, transport & infrastructure networks (Regional Plan Goal 3)	<ul style="list-style-type: none"> <li>Improved connectivity both within the Shire &amp; to key attractions/markets outside the Shire.</li> <li>Increased efficiency &amp; reduced cost of freight &amp; transport to markets.</li> <li>Volume of freight increases / use of public transport increases.</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure projects completed.</li> <li>Reduced accidents &amp; injuries related to poor quality infrastructure.</li> <li>Improved environmental compliance &amp; performance from infrastructure.</li> <li>Increased leverage from existing &amp; proposed infrastructure ('bang for buck').</li> </ul>		
Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
<b>1. TRANSPORT</b> Create efficient transport networks & improve integrated transport planning, connectivity & safety/amenity to sustain economic & population growth.	1. Continue to work with TfNSW & other stakeholders to: <ol style="list-style-type: none"> <li>Identify &amp; upgrade state &amp; regional road networks focussing on key shire freight routes, connections to nearby major centres, connections between settlement, &amp; heavy vehicle rest areas (supporting the TfNSW 'hub &amp; spoke' transport model).</li> <li>Upgrade the Newell Highway &amp; Mid Western Highway to minimise the impacts of flooding &amp; use of local &amp; regional roads as alternative routes.</li> <li>Extend HML/Road Train routes (without permit) along the Mid-Western Highway to Henry Lawson Way (Bogolong) to connect to Forbes.</li> <li>Improve town centre &amp; main street access, safety, accessibility, integrated transport &amp; parking, &amp; gateways &amp; entrances in key settlements (e.g. Grenfell – Main Street connections to Mid-Western Highway) in accordance with the <i>Movement &amp; Place Framework</i>.</li> <li>Avoid and/or minimise the encroachment of incompatible land uses on major transport corridors in the Shire. See ECONOMY – Land Use Compatibility.</li> </ol>	Council/ NSW Government /TfNSW	Ongoing	CSP1.3 - Essential infrastructure & services to support business activity are available. CSP2.3 - Community & local transport options are encouraged & available. CSP6.2-Council’s transport infrastructure (roads, bridges, footpaths) are maintained & improved consistent with the Assets Management Plan. CSP6.6-Classified roads are managed on behalf of Roads & Maritime Services. CSP6.10-WSC investigates freight hub opportunities. Local Economic Development Strategy (LEDS).	18. Improve freight connections to markets & global gateways (Actions 18.1-18.7). 19. Enhance road & rail freight links (Actions 19.1-19.5). 20. Enhance access to air travel & public transport (Actions 20.1-20.4).
	2. Continue to identify major agricultural & industrial producers, key freight routes (conduct traffic counts), & limitations to efficient freight transport throughout the Shire & address through local & regional infrastructure strategies.	Council/TfNSW/ DPI Agriculture/ Producers/ DPIE	Ongoing		
	3. Facilitate local road freight & logistics facilities on or near the Mid Western Highway (particularly in & around Grenfell or possibly Caragabal – see ECONOMY below).	Council/ Comm./ businesses	Ongoing		
	4. Tourism: <ol style="list-style-type: none"> <li>Align future tourism planning &amp; infrastructure with the <i>NSW Tourism &amp; Transport Plan</i>.</li> <li>Leverage road assets to grow drive touring &amp; cycle tourism &amp; improve connections to key attractions (e.g. Weddin Mountains National Park). See ECONOMY – Tourist &amp; Visitor Services.</li> </ol>	Council/TfNSW/ Tourism stakeholders	Ongoing		
	5. Improved walking & cycle paths & safety/amenity of key connections within settlements in line with Council's <i>Active Travel Plans</i> & potential improvements in future <i>Village (Enhancement) Plans</i> . See COMMUNITY – Amenity for details.	Council/TfNSW/ Community	Ongoing		
	6. Work with relevant adjacent Councils to prepare a brief analysis of the potential benefits & challenges that future Inland Rail & Parkes <i>Special Activation Precinct</i> (SAP)/Logistics Hub could have on Weddin Shire & surrounding Local Government Areas (LGAs).	Council/ JO/ surr. Councils	Short to Medium Term		
	7. Engage with TfNSW to discuss opportunities/barriers to adaptive re-use of the Grenfell to Greenethorpe rail corridor as a possible rail trail/public connection with supporting uses that leverage & reactivate these historic assets.	Council/TfNSW/ Tourism & Arts stakeholders	Medium Term		


<p><b>2. UTILITIES</b></p> <p>Capitalise on &amp; improve existing utilities &amp; align future expansions with planned growth areas.</p>	8. Upgrade the Grenfell Sewage Treatment Plan to current standards with some additional growth capacity.	Council/NSW Gov.	Short Term	<p>CSP1.1 - A strong &amp; progressive agricultural sector is maintained.</p> <p>CSP1.3 - Essential infrastructure &amp; services to support business activity are available.</p> <p>CSP1.4 - Existing businesses &amp; new industries are supported &amp; encouraged so as to increase job opportunities.</p> <p>CSP6.3-Structural assets are maintained &amp; improved consistent with the Assets Management Plan.</p> <p>CSP6.9-Water needs of Caragabal are assessed during the life of the Plan.</p> <p>CSP3.8-Internet access advocacy in the villages &amp; rural sector is proactive &amp; collaborative with community expectation.</p> <p>Local Economic Development Strategy (LEDS).</p>	<p>21. Coordinate utility infrastructure investment (Actions 21.1-21.3).</p>
	9. Review funding & design to expand water & sewer reticulation (as required) to Caragabal, Quandialla & Greenethorpe.	Council/CTW/ NSW Gov./Comm.	Long Term		
	10. Prepare a preliminary investigation of sewer (& water) extension to east of Grenfell to open up residential & industrial growth areas along with indicative costings & methods to fund works.	Council/CTW/Land Owners	Short to Medium Term		
	11. Improve drainage in flood affected settlements including Grenfell (e.g. O'Brien's Tributary), Quandialla & Greenethorpe.	Council/ Community	Ongoing		
	12. Work with CTW to improve water security for Weddin's settlements & allow for some growth & industrial use.	Council/CTW	Ongoing		
	13. Manage growth to focus development in locations that maximise efficient use of existing (& proposed) infrastructure.	Council/ Suppliers/ Developers	Ongoing		
	14. Review & continue to negotiate opportunities for improved communications, especially mobile phone reception & internet connections.	Council/NBN/ Telstra/Comm.	Ongoing		
	15. Upgrade Grenfell Telecommunications Exchange to Fibre to enable improved connectivity for new premises.	Council/NBN/ Telstra/Comm.	Short to Medium Term		
	16. Continue to manage waste depots whilst reviewing ways to minimise waste disposal & maximise re-use/recycling.	Council/NSW Government	Ongoing		
17. Leverage energy infrastructure for renewable generation & review electricity infrastructure opportunities & constraints.	Council/ Essential Energy/Generators	Ongoing			
<p><b>OTHERS/ REFERENCES</b></p>	<ul style="list-style-type: none"> <li>• 'Essential Services' like health, education, &amp; recreation are also a type of infrastructure – see the ECONOMY Section below for more details.</li> <li>• Character &amp; community health are facilitated by improved pedestrian/cycle connections &amp; urban design &amp; amenity/safety improvements to a settlement – see the COMMUNITY Section below for more details.</li> <li>• Planning Control updates are addressed in more detail in the Section on <i>Review of Planning Controls</i>.</li> </ul>				

6.4 ECONOMY					
	Reg. Plan Goal	Measurables/Key Performance Indicators (KPIs)			
	A diverse, resilient & productive economy (similar to Regional Plan Goal 1)	<ul style="list-style-type: none"> <li>Increasing gross regional product (GRP)</li> <li>Increased diversity of industry employment &amp; gross regional product</li> <li>Improving levels of employment &amp; incomes</li> <li>Providing sufficient suitably zoned employment land to meet demand</li> </ul>		<ul style="list-style-type: none"> <li>Reducing main street/retail vacancy rates</li> <li>Increasing visitor numbers &amp;/or local expenditure</li> <li>Grenfell Health Hub operating successfully</li> <li>Health statistics improvements for the Shire</li> </ul>	
Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
<b>3. AGRICULTURE &amp; AGRI-BUSINESS</b> <b>Protect &amp; facilitate the agriculture, agri-business &amp; agri-tourism sector(s) &amp; encourage resilience &amp; diversification for a robust economy</b>	<ol style="list-style-type: none"> <li>Update Council's <i>Primary Production Strategy</i> (2012) &amp; address/align with relevant State Government Policy &amp; regional agricultural strategy relating to agriculture (see list at end of LSPS). Seek NSW Government endorsement to enable implementation of the Strategy.</li> <li>Ensure there is sufficient flexibility in land use &amp; planning controls to enable agriculture to adapt to changing market demands &amp; pressures without compromising existing or future agricultural potential or significantly increasing land use conflict.</li> </ol>	Council/NSW Government including DPI Agriculture /DPI Water/ DPIE/ Community	Medium Term	CSP1.1 - A strong & progressive agricultural sector is maintained. CSP1.4 - Existing businesses & new industries are supported & encouraged so as to increase job opportunities. <i>Primary Production Strategy</i> (2012) recommendations. Local Economic Development Strategy (LEDS).	<ol style="list-style-type: none"> <li>Protect the region's diverse &amp; productive agricultural land (Actions 1.1-1.4).</li> <li>Grow the agribusiness sector &amp; supply chains (Actions 2.1-2.3).</li> </ol> <b>Weddin Priority</b> Support agriculture, including broadacre cropping & grazing, & agribusiness diversification.
<b>4. INDUSTRY &amp; LOGISTICS</b> <b>Leverage the Shire's location, natural resources &amp; infrastructure to facilitate a diverse range of industries &amp; logistics that value-add to raw resources.</b>	<ol style="list-style-type: none"> <li>Reinforce Grenfell as the primary serviced (sewer/water) industrial centre for Weddin Shire though a range of industry is permissible throughout the rural zone &amp; lower impact industry can occur in Village Zones.</li> <li>Consistent with the <i>Grenfell Settlement Strategy</i> (2019) – seek to identify new lands for industrial expansion in &amp; around Grenfell that promotes economic growth &amp; minimises land use conflict.</li> <li>Identify industrial opportunities that may arise from changing agricultural production, value-adding, regional infrastructure upgrades, food &amp; fibre strategies, &amp; NSW Government investigations &amp; policies.</li> <li>Identify logistics opportunities that may arise from Inland Rail, Parkes <i>Special Activation Precinct/Logistics Hub</i>, &amp; regional transport infrastructure &amp; connections. See INFRASTRUCTURE - Transport.</li> <li>Continue to facilitate appropriate mineral resource exploration &amp; development in the Shire in suitable locations.</li> <li>Continue to develop local economic development strategies that retain &amp; attract new industrial &amp; logistics operators &amp; identify &amp; leverage Weddin Shire's competitive advantages.</li> </ol>	Council/ NSW Government including DPI Agriculture / DPIE / Community	Short Term	CSP1.4 - Existing businesses & new industries are supported & encouraged so as to increase job opportunities. CSP1.5 - Availability of land zoned for development & vacant premises is provided & promoted. CSP1.8 – A proactive environment exists to support responsible mining. CSP 1.9 - There is a policy position on renewable energy development. <i>Primary Production Strategy</i> (2012) recommendations. Local Economic Development Strategy (LEDS). <i>Grenfell Settlement Strategy</i> 2019 recommendations.	<ol style="list-style-type: none"> <li>Develop advanced manufacturing &amp; food processing sectors (Actions 3.1-3.4)</li> <li>Promote business &amp; industrial activities in employment lands (Actions 10.1-10.5).</li> <li>Sustainably manage mineral resources (Actions 8.1-8.5).</li> <li>Increase renewable energy generation (Actions 9.1-9.3).</li> </ol> <b>Weddin Priority</b> Leverage opportunities to support freight & logistics industries.
<b>5. ESSENTIAL SERVICES</b> <b>Maintain &amp; enhance essential services to address Shire needs &amp; support population growth.</b>	<p><b>This Section is closely linked to INFRASTRUCTURE, COMMUNITY &amp; ENVIRONMENT outcomes.</b></p> <ol style="list-style-type: none"> <li>Continue to implement &amp; update Council's <i>Wellness Plan</i> to address the Shire's health &amp; aged-care needs &amp; respond to changing risks &amp; demand.</li> <li>Continue to invest in the Grenfell Medical Centre/Health Hub, digital communications, &amp; attract doctors/ specialists /health professionals to Grenfell to service the Shire's medical/health needs &amp; minimise the need to travel to larger centres.</li> <li>Continue to work with NSW Health to maintain &amp; enhance the Grenfell Multi-Purpose Health Service.</li> <li>Facilitate the provision of, &amp; support for, independent &amp; seniors living in a range of dwelling sizes to allow the community to age-in-place including home-modification services.</li> <li>Continue to maintain/upgrade recreational facilities in line with local needs.</li> </ol>	Council/NSW Health/ aged-care providers/ practitioners/ Community	Ongoing	CSP1.3 - Essential infrastructure & services to support business activity are available. CSP1.4 – Existing businesses & new industries are supported & encouraged so as to increase job opportunities. CSP1.7 - LEDS provides an integrated path to expanded aged care facilities & services. CSP2.1 - Quality medical facilities are encouraged & appropriate digital & physical facilities are available. CSP2.2 - Health education is promoted & developed; services are accessible & people are encouraged to take personal resp. for their health.	<ol style="list-style-type: none"> <li>Improve access to health &amp; aged care services (Actions 5.1-5.4).</li> </ol> See also Direction 23 (resilience of towns & villages); Direction 25 (Increasing housing diversity & choice); & Directive 26 (Increasing housing choice for seniors). <b>Weddin Priority</b> Continue to deliver a high standard of health & community services, facilities & infrastructure to residents & visitors.




Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
	<p>14. Continue to work with NSW Education to identify issues &amp; opportunities with all of the primary &amp; secondary schools in the Shire - maintain &amp; enhance existing services, facilities, teachers, &amp; resources to support local communities &amp; achieve high-standards of education &amp; training.</p> <p>15. Continue to work with TAFE NSW to leverage the new Connected Learning Centre (CLC) &amp; ensure that it is addressing sub-regional &amp; local training needs (e.g. health &amp; aged care) &amp; working closely with businesses/industry for synergies to identify skill shortages &amp; integrate employment opportunities.</p>	Council/ Dept. Education / TAFE NSW /	Ongoing	<p>CSP2.4 Adequate aged care services are provided to meet the current &amp; future needs of the community.</p> <p>CSP2.5 - Public health &amp; safety opportunities are maximised in appropriate facilities &amp; through effective integrated programs.</p> <p>CSP2.6-Local educational institutions are effectively supported with a primary focus on targeted programme delivery &amp; fit for purpose facilities.</p> <p>CSP2.7-Lifelong learning opportunities are provided with a focus on digital learning supported in fit for purpose facilities.</p> <p>CSP 4.1 – Sporting facilities &amp; events are maintained &amp; developed.</p> <p>CSP4.2 – Recreational facilities &amp; events are maintained &amp; developed</p> <p><i>Wellness Plan</i> recommendations.</p>	6. <i>Exp&amp; education &amp; training opportunities (Actions 6.1-6.3).</i>
<p><b>6. TOWN CENTRE &amp; RETAIL SERVICES</b></p> <p><b>Protect &amp; enhance town centres &amp; the character &amp; retail strength of main streets whilst allowing them to adapt to changing market demands.</b></p>	<p>16. Implement the recommendations of the <i>Grenfell Settlement Strategy (2019)</i> relating to growth areas for commercial &amp; light industrial uses (see Figure.26 below) in close proximity to Grenfell's town centre.</p> <p>17. Protect the commercial activity of Grenfell's town centre, particularly along the ground level of Main Street.</p> <p>18. Continue to monitor &amp; respond to the need for additional flexibility in uses in the town centre with a particular focus on mixed-use buildings (particularly mixed light industry &amp; retail/business). Only allow for additional residential uses if main street activity is protected.</p> <p>19. Preserve the character &amp; amenity of historic main streets. See ENVIRONMENT – Heritage &amp; Culture.</p> <p>20. Continue with street upgrade programs that build on the desired future character of areas &amp; create unique &amp; interesting places for people to live, work, shop &amp; meet.</p>	Council/ DPIE/ RDA / Businesses / Community	Ongoing	<p>CSP1.4 - Existing businesses &amp; new industries are supported &amp; encouraged so as to increase job opportunities.</p> <p>CSP1.5 - Availability of land zoned for development &amp; vacant premises is provided &amp; promoted.</p> <p><i>Grenfell Settlement Strategy 2019</i> recommendations.</p> <p>Grenfell Main Street Upgrade (as updated).</p> <p>Local Economic Development Strategy (LEDS).</p>	<p>10. <i>Promote business &amp; industrial activities in employment lands (Action 10.6-10.7).</i></p> <p><b>Weddin Priority</b></p> <p><b>Support the primacy of the Grenfell main street &amp; central business district.</b></p>
<p><b>7. TOURIST &amp; VISITOR SERVICES</b></p> <p><b>Enhance existing visitor attractions, facilities &amp; services &amp; leverage assets to deliver new tourism products (attractions, activities, experiences, events), facilities &amp; services &amp; effectively market &amp; promote the Shire</b></p>	<p>21. Implement the new <i>Weddin Destination Management Plan</i>.</p> <p>22. Ensure that zoning, planning controls &amp; tourism definitions are sufficiently flexible to support the growth of the visitor economy, respond to changes occurring in the marketplace &amp; leverage the Shire's assets whilst not undermining other core economic uses such as agriculture, industrial or business uses on or near those uses.</p> <p>23. Leverage natural &amp; infrastructure assets (e.g. National Parks, State Forests, Crown Reserves; Dams) to grow outdoor, nature-based &amp; adventure-based tourism; continue to improve heritage, arts &amp; cultural attractions; develop the villages as tourist attractions; &amp; build the events sector.</p> <p>24. Develop &amp; implement master plans for key visitor &amp; recreation precincts including: O'Briens Hill; Grenfell Railway &amp; Silo Precinct; Company/Vaughans/Bogolong Dams &amp; surrounds; &amp; each of the villages (see also village, main street &amp; recreation master plans in several Sections of this LSPS).</p>	<p>Council/ Tourism NSW/ Tourism providers/ DPIE Heritage/ Community</p> <p>As above + TfNSW / John Holland</p>	<p>Short Term</p> <p>Short-Medium Term</p>	<p>CSP1.2 - Weddin Shire's tourism potential maximised (through marketing, accommodation &amp; activities).</p> <p>CSP4.3 – Cultural &amp; arts facilities &amp; events are maintained &amp; developed.</p> <p>CSP6.7-The 'Destination 2036' initiative is supported &amp; WSC engages &amp; influences as Member Council of the Central West region.</p> <p><i>Tourism Strategy 2016-2017 Table.3 Projects that will achieve the strategic objectives.</i></p> <p><i>Local Economic Dev. Strategy (LEDS).</i></p> <p><i>Grenfell Settlement Strategy (2019)</i> recommendations.</p>	<p>4. <i>Promote &amp; diversify regional tourism markets (Actions 4.1-4.6).</i></p> <p><b>Weddin Priority</b></p> <p><b>Enhance tourism by developing Weddin's built &amp; social heritage environment.</b></p>

Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
<b>8. LAND USE COMPATIBILITY</b> <b>Minimise land use conflict through long-term strategic planning &amp; consistent development assessment.</b>	25. Continue to support the <i>Right to Farm Policy</i> of the NSW Government whilst enabling flexibility for farmers to diversify uses on rural land. 26. Implement the recommendations of the <i>Grenfell Settlement Strategy</i> (see Settlement Statements Section 4.2 – Town of Grenfell below for details) including: <ol style="list-style-type: none"> <li>Identification &amp; prioritisation of new serviced industrial land where it can grow with the minimum constraints &amp; will minimise land use conflicts with existing sensitive land uses;</li> <li>Identification of new larger-floor-plate business &amp; light industrial growth outside Grenfell's main street(s) on the edge of the town centre that does not undermine the retail/commercial importance of the town centre or impact on the presentation of key gateways.</li> </ol>	See Above	See Above	See Council's relevant land use strategies.	12. <i>Plan for greater land use compatibility (Actions 12.1-12.5). Weddin Priority</i> <b>Protect important agricultural land from encroachment from inappropriate development.</b>
	27. Implement (where relevant & feasible) the former OEH (now BCD) LSPS guidelines relating to air quality & land use conflicts; noise; waste; & waterways in planning & land use decisions.	NSW Gov./ BCD / EPA / JO / Community / Stakeholders	Ongoing		
<b>OTHERS/ REFERENCES</b>	<ul style="list-style-type: none"> <li>'Essential Services' like health, education, &amp; recreation are also a type of infrastructure – see the ECONOMY Section for more details.</li> <li>Character &amp; community health are facilitated by improved pedestrian/cycle connections &amp; urban design/amenity/safety improvements to a settlement – see COMMUNITY Section for more details.</li> <li>Planning Control updates are addressed in more detail in the Section on <i>Review of Planning Controls</i>.</li> </ul>				

6.5 COMMUNITY							
	Reg. Plan Goal	Measurables/Key Performance Indicators (KPIs)					
	Dynamic, vibrant & healthy communities (Reg. Plan Goal 4)	<ul style="list-style-type: none"> <li>Population retention or growth in settlements &amp; Shire.</li> <li>Retention of key services &amp; employment opportunities with good connections to higher-level services in nearby centres.</li> <li>Good community mental &amp; physical health &amp; well-being.</li> </ul>		<ul style="list-style-type: none"> <li>Range of accommodation/housing types suited to changing needs.</li> <li>Housing &amp; services to allow people to remain in their communities.</li> <li>A community that embraces diversity &amp; supports all people.</li> <li>An equitable, accessible &amp; healthy built environment.</li> </ul>			
Planning Priority	Local Actions			Who?	When?	Relevant Local Plan(s)	Regional Plan
<b>9.</b> <b>GROWTH, RESILIENCE &amp; SUSTAINABILITY</b> <b>Manage change &amp; risk to promote resilient &amp; sustainable rural &amp; urban communities.</b>	<p>Whilst Grenfell (&amp; other villages) are not regional cities or noted as 'strategic centres' in the Regional Plan – Grenfell is the primary service centre for Weddin Shire &amp; increasingly offers services for the broader sub-region.</p> <p>There is a clear hierarchy of services provided by Grenfell, followed by the other villages. Bimbi is more of a large lot / rural residential area than a village &amp; is unlikely to offer significant services.</p> <p>The INFRASTRUCTURE &amp; ECONOMY Sections above seeks to co-ordinate delivery &amp; provision of infrastructure &amp; essential services &amp; recommends improved transport both to/from regional centres/ strategic centres as well as within the Shire to/from towns &amp; villages to more sustainably provide access to appropriate services.</p>			See INFRA-STRUCTURE Section	Ongoing	<p>CSP4.3-Cultural &amp; arts facilities &amp; events are maintained &amp; developed.</p> <p>CSP4.4-People from diverse cultures find Weddin a welcoming &amp; accepting place.</p> <p>CSP4.5-Weddin is seen as encouraging a strong sense of community &amp; connectedness.</p> <p>CSP4.6-The community has ownership of an inclusive social activities planning program.</p> <p>All Council land use &amp; strategic plans that relate to infrastructure, population, servicing &amp; health.</p>	<p>22. <i>Manage growth &amp; change in regional cities &amp; strategic &amp; local centres (Actions 22.1-22.3).</i></p> <p>23. <i>Build the resilience of towns &amp; villages (Actions 23.1-23.4).</i></p>
	<ol style="list-style-type: none"> <li>Continue to have population retention &amp;/or growth as a key goal of the CSP &amp; target /plan for population growth across the Shire in appropriate locations.</li> <li>Prepare a <i>Local Adaptation</i> Plan to respond to climate change &amp; natural hazards. See ENVIRONMENT – Hazards &amp; Climate Change.</li> <li>Ensure appropriate levels of services/facilities for villages in line with population &amp; community needs. See ECONOMY - Essential Services &amp; Town Centre/Retail Services.</li> <li>Improve transport connections between villages/towns for integrated service delivery. See INFRASTRUCTURE – Transport.</li> <li>Manage an ageing population &amp; provide health services that minimise loss of older citizens to other larger centres. See ECONOMY – Essential Services.</li> </ol>			Council/ NSW Gov./ Comm.	Ongoing		
<b>10. HOUSING CHOICE &amp; DIVERSITY</b> <b>Facilitate improved housing choice to meet the needs of all members of the community.</b>	<ol style="list-style-type: none"> <li>Continue to investigate ways to remove barriers in the market / planning system to delivery of housing choice including smaller lots &amp; dwellings suited to smaller households.</li> <li>Test the recommendations of the <i>Grenfell Settlement Strategy</i> (2019) to reduce (or possibly remove) minimum lot size for Torrens Title subdivision in Zone R1 General Residential in Grenfell.</li> <li>Investigate level/needs of vulnerable groups &amp; rental accommodation provision &amp; barriers/opportunities to address shortfalls.</li> </ol>			Council / NSW Gov. / Comm.	Short Term	<p><i>Grenfell Settlement Strategy</i> (2019) recommendation(s).</p> <p><i>Rural Settlement Project</i> (2012) (Villages).</p> <p><i>Wellness Plan</i> (2018) recommendations.</p>	<p>25. <i>Increase housing diversity &amp; choice (Actions 25.1-25.7).</i></p> <p>27. <i>Deliver a range of accommodation options for season, itinerant &amp; mining workforces (Actions 27.1-27.2).</i></p>
	<ol style="list-style-type: none"> <li>Support older citizens to remain in their existing communities/homes for as long as possible and/or have options for aged care housing with access to services, health &amp; recreation &amp; upgrades to accessibility/safety (in accordance with the NSW Government Movement &amp; Place Framework).</li> <li>Facilitate key organisations to provide more independent &amp; seniors living dwellings in appropriate locations of key settlements, primarily Grenfell (Council may investigate the business case for involving itself in housing provision).</li> </ol>			Council / NSW Gov. / Comm.	Short-Med. Term (some Ongoing)		<p>26. <i>Increase housing choice for seniors (Actions 26.1-26.7).</i></p>
	<ol style="list-style-type: none"> <li>Maintain priority for large lot residential to be located in &amp; around Grenfell (unless it is a conversion of an existing village zone or surrounding a village with existing large lot residential pattern).</li> <li>Prioritise employment lands &amp; urban residential land supply over large lot residential supply (where it does not significantly impact existing Zone R5 land owners) to minimise impacts on agricultural lands, &amp; leverage existing/proposed infrastructure.</li> </ol>			Council/ NSW Gov./ Comm.	Ongoing	<p><i>Addendum to Rural Settlement Project</i> (2016) as amended by <i>Grenfell Settlement Strategy</i> (2019) recommendation(s).</p>	<p>28. <i>Manage rural residential development (Actions 28.1-28.3).</i></p>



Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
<p><b>11. AMENITY</b></p> <p>Improve accessibility, inclusivity, connectivity &amp; public recreation facilities for a healthy &amp; equitable community.</p>	<p>13. Investigate &amp; source data about specific issues &amp; needs for sub-groups &amp; vulnerable communities within the Shire's population including, but not limited to, indigenous communities.</p> <p>14. Prioritise &amp; implement (&amp; update) the recommendations of the <i>Active Travel Plan</i> (2018) as funding becomes available for each of the settlements.</p> <p>15. Continue to develop &amp; implement recommendations for Grenfell's Main Street including the <i>Main Street Upgrade Plan</i> (2019).</p> <p>16. Work with the village communities to extend the <i>Active Travel Plan(s)</i> to create Village (Enhancement) Plans for each of the settlements to maintain &amp; improve their presentation, safety &amp; amenity &amp; source funding. Prioritise upgrades (within budgets) to gateways, connections, signage, landscape, public art, visitor facilities, street trees &amp; lighting, &amp; recreation areas.</p> <p>17. Create master plans for key recreation &amp; visitor areas to manage &amp; enable upgrades that responds to community demand, promote connectivity, accessibility, safety &amp; use e.g. O'Briens Lookout; Grenfell Railway Precinct.</p> <p>18. Maintain &amp; enhance the useability &amp; amenity/safety of open spaces &amp; recreation areas for all communities (where there is demand).</p> <p>19. Promote shade, ecological linkages, &amp; improved water management along key corridors in each settlement, focussing initially on Grenfell.</p> <p>20. Carry out a programme of street tree planting &amp; maintenance (in accordance with agreed planting strategies).</p> <p>21. Provide ecologically sustainable landfills with minimal adverse environmental impacts.</p>	<p>Council/ NSW Gov./ Main Street Owners/ Rec. Groups/ Community</p>	<p>Ongoing</p>	<p>CSP4.1-Sporting facilities &amp; events are maintained &amp; developed.</p> <p>CSP4.2-Recreational facilities &amp; events are maintained &amp; developed.</p> <p>CSP4.4-People from diverse cultures find Weddin a welcoming &amp; accepting place.</p> <p>CSP4.5-Weddin is seen as encouraging a strong sense of community &amp; connectedness.</p> <p>CSP4.6-The community has ownership of an inclusive social activities planning programme.</p> <p>CSP5.4-Council operations see an improvement in environmental outcomes.</p> <p>CSP5.8-Levels of Parks Service in villages are reviewed as part of MLA service review</p> <p><i>Wellness Plan</i> (2018) recommendations.</p> <p><i>Grenfell Settlement Strategy</i> (2019) recommendation(s).</p> <p><i>Active Travel Plan</i> (2018).</p> <p><i>Grenfell Main Street Upgrade</i> (Updated Plan 2019).</p>	<p>24. Collaborate &amp; partner with Aboriginal communities (Actions 24.1-24.2). See also <i>RP Direction No.7 (Economic self-determination of Aboriginal communities) &amp; No.16 (Heritage assets)</i>.</p> <p>29. Deliver healthy built environments &amp; better urban design (Actions 29.1-29.4).</p>
<p><b>OTHERS/ REFERENCES</b></p>	<ul style="list-style-type: none"> <li>'Essential Services' like health, education, &amp; recreation are also important to Community – see the ECONOMY Section for more details.</li> <li>Infrastructure such as transport, connections, utilities etc. are important to Community – see the INFRASTRUCTURE Section for more details.</li> <li>Planning Control updates are addressed in more detail in the Section on <i>Review of Planning Controls</i>.</li> </ul>				

6.6 ENVIRONMENT, CULTURE & HERITAGE			
	Reg. Plan Goal	Measurables/Key Performance Indicators (KPIs)	
	A stronger, healthier environment & diverse heritage (Reg. Plan Goal 2)	<ul style="list-style-type: none"> <li>Water - Improved water quality/quantity &amp; reduced siltation of watercourses.</li> <li>Biodiversity – No significant loss of sensitive/vulnerable native vegetation.</li> <li>Biodiversity – Improvements in threatened species &amp; ecological communities.</li> <li>Biodiversity – Improved ecological corridors/connections, especially along riparian watercourses.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage – Maintenance &amp; additional protections for key heritage items.</li> <li>Aboriginal Heritage – Additional protection &amp; recognition of Aboriginal culture.</li> <li>Waste – Increased recycling &amp; reduced landfill.</li> <li>Climate Change – A clear plan to minimise &amp; adapt to changing climate.</li> </ul>

Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
<b>12. NATURAL ENVIRONMENT</b> Value, protect & enhance the natural environment & ecological processes to achieve sustainable development.	<ol style="list-style-type: none"> <li>Make adequate provision for urban stormwater &amp; implement Integrated Water Catchment Management (IWCM) Strategic Study outcomes.</li> <li>Focus land use intensification in areas of lease biodiversity value.</li> <li>Update Development Control Plan(s) consistent with the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 to regulate high conservation vegetation in the LGA.</li> <li>Work with communities &amp; Local Land Services to restore &amp; enhance native vegetation corridors (whilst managing bushfire risk), particularly along Travelling Stock Routes, road corridors, watercourses, &amp; on Crown lands.</li> </ol>	Council/ NSW Gov. / Crown lands/ Land Owners/ Community	Ongoing	CSP5.1-Environmental regulations & control in Council’s sphere of operations are implemented. CSP5.2-Waste reduction & recycling is encouraged, with a focus on the villages. CSP5.3-The community is made aware of sustainable practices. CSP5.4-Council operations see an improvement in environmental outcomes. CSP5.5-There is support for local agricultural industry in adopting sustainable & environmentally friendly farming practices in the context of climate change. CSP5.7-There is an enhancement of broader landscape connectivity for native fauna. <i>Primary Production Strategy (2012).</i> <i>Rural Settlement Project (2012).</i> <i>Grenfell Settlement Strategy (2019).</i> <i>Tourism Strategy.</i>	11. <i>Sustainably manage water resources for economic opportunities (Action 11.1-11.5).</i> (Note: This is also an agricultural issue as a key user). 13. <i>Protect &amp; manage environmental assets (Actions 13.1-13.5).</i> 14. <i>Manage &amp; conserve water resources for the environment (Actions 14.1-14.5).</i>
<b>13. HAZARDS &amp; CLIMATE CHANGE</b> Adopt land use strategies that avoid, minimise and/or mitigate against natural hazards & climate change.	<ol style="list-style-type: none"> <li>Identify, plan &amp; respond to issues surrounding climate change &amp; natural disasters in accordance with the <i>Central West Orana Regional Adaptation Report</i>. Prepare a <i>Local Adaptation Plan</i> to respond to climate change &amp; natural hazards</li> <li>Update all Land Use Strategies to address climate variability &amp; natural hazards &amp; improve the resilience of the economy &amp; community. See COMMUNITY – Growth, Resilience &amp; Sustainability.</li> <li>Avoid, &amp; if not possible to avoid, minimise &amp;/or mitigate any impacts from natural hazards on land uses &amp; future development through long-term strategic planning &amp; consistent development assessment policies/practices.</li> <li>Improve drainage in flood affected settlements including Grenfell (e.g. O'Briens Tributary), Quandialla &amp; Greenethorpe.</li> <li>Prepare a Flood Study for Bimbi (short term) &amp; Greenethorpe.</li> <li>Continue with Emu Creek environmental works to improve flood conveyance in Grenfell.</li> <li>Update the <i>Emu Creek Floodplain Risk Management Plan &amp; Study</i> &amp; extend to new urban development areas (where required).</li> </ol>	Council/ NSW Gov. / JO/ Community	Ongoing	<i>Primary Production Strategy (2012).</i> <i>Rural Settlement Project (2012).</i> <i>Grenfell Settlement Strategy (2019).</i> <i>Local Economic Development Strategy (LEDS).</i> Local Flood Studies (as updated). Bushfire Prone Land Mapping (as updated).	15. <i>Increase resilience to natural hazards &amp; climate change (Actions 15.1-15.5).</i> See also ECONOMY & COMMUNITIES in relation to resilience, natural hazards & climate change/variability.

Planning Priority	Local Actions	Who?	When?	Relevant Local Plan(s)	Regional Plan
<b>14. HERITAGE &amp; CULTURE</b> <b>Protect, enhance &amp; build upon Indigenous &amp; Non-Indigenous culture, heritage &amp; local character.</b>	12. Update Aboriginal Heritage Information Management System (AHIMS) mapping & confirm accuracy with NSW Government & Local Aboriginal Land Councils.	Council/ NSW Gov. / LALC/ Aboriginal Comm.	Medium Term	CSP5.6-The heritage of built areas is preserved. <i>Heritage Studies.</i>	<i>16. Respect &amp; protect Aboriginal heritage assets (Actions 16.1-16.3).</i>  <i>17. Conserve &amp; adaptively re-use heritage assets (Actions 17.1-17.3).</i>
	13. Continue to implement the WSC <i>Strategic Heritage Plan 2018-2021</i> & heritage planning controls. 14. Update existing Heritage Studies to include appropriate buildings & places, especially in town centres & main streets. Further articulate heritage as it relates to the character of an area, potentially identifying clusters of places & items that contribution to the significant character of places. 15. Recognise the contribution of heritage listed & historic buildings, places, & landscape to the character & amenity of key public places, integrating this into placed-based strategies (e.g. Village Enhancement Plans). See COMMUNITY – Amenity Section. 16. Educate the community on benefits of heritage listing (e.g. grant funding/free heritage service) whilst ensuring listing balances economic & community goals for development. 17. Review buildings the community would like to adaptively re-use to protect heritage fabric & integrate alternative uses (e.g. former bank buildings- Main St, Grenfell). 18. Integrate heritage advice in the preparation of land use strategies, master plans, & reviews of land uses for improved heritage & cultural outcomes. Ensure consistency with the NSW Government <i>Cultural Infrastructure Plan 2025</i> . 19. Improve links between heritage, culture, tourism, & the arts & build on the culture/character that makes Weddin Shire unique (see ECONOMY – Tourist & Visitor Services for details).	Council/ Heritage advisor / NSW Gov. / Land owners / Community	Ongoing	<i>Grenfell Settlement Strategy (2019).</i> <i>Rural Settlement Project (2012).</i> <i>Tourism Strategy.</i> <i>Local Economic Development Strategy (LEDS).</i> <i>WSC Strategic Heritage Plan 2018-2021.</i>	



# 7. REVIEW OF PLANNING CONTROLS



# 7 REVIEW OF PLANNING CONTROLS

## 7.1 Implementation

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

### a) Local Environmental Plan (LEP)

*Weddin Local Environmental Plan 2011* (LEP or WLEP2011) is the principal statutory document that establishes the planning controls for Weddin Shire. Through zoning, development standards & other local provisions the LEP provides the legal framework to ensure development is appropriate & reflects the communities vision for land use in the LGA.

### b) Development Control Plan (DCP)

*Weddin Development Control Plan 2014* (DCP or DCP2014) is a non-statutory plan that provides detailed planning & design guidelines & development controls to support the LEP.

### c) Contributions Plan(s)

Division 6 of Part 4 of the EP&A Act 1979 gives Council the power to collect contributions from developers towards public infrastructure required as a consequence of their development. Currently, this currently only includes the *Grenfell Sewer Contribution Plan (Policy No.7.2.4)* Adopted 18/05/17. Council does not have a Plan under Section 7.11 or 7.12 of the EP&A ACT.

## 7.2 Local Environmental Plan (LEP) Amendment(s)

### 7.2.1 Overview

Proposed developments that align to the strategic planning direction in the LSPS may require changes to development controls or land use zoning to occur before a development application can be submitted. If so, the preparation of a Planning Proposal to support an LEP amendment would be required. It is noted that under Section 3.33(2)(c) of the EP&A Act any Planning Proposal (to support an LEP amendment) **must address** whether the amendment will give effect to the LSPS.

### 7.2.2 Recent Reviews / Amendments

The following are the key Council driven LEP amendments. Note that the NSW Government has also made other state-wide amendments in accordance with state policy.

DATE	AMENDMENT	REVIEW/BROAD OUTCOME
5/10/2012	WLEP2011 commenced	Previous LEPs replaced with new comprehensive Standard Instrument LEP in accordance with NSW Government requirements.
27/06/14	Amendment No.1	Amendment to Clause 4.2B dwellings in Zone RU1 & Zone E3 – minor wording change
15/09/17	Amendment No.2	Amendments to Zone R5 Large Lot Residential as a result of <b>iPLAN PROJECTS</b> (May 2016) <i>Addendum to Rural Settlement Project</i> relating to Zone R5 Large Lot Residential lands around Grenfell
15/06/18	Amendment No.3	Inclusion of a range of new Standard Instrument LEP clauses including: <ul style="list-style-type: none"> <li>• Boundary adjustments;</li> </ul>

DATE	AMENDMENT	REVIEW/BROAD OUTCOME
		<ul style="list-style-type: none"> <li>• Subdivision for intensive agriculture;</li> <li>• Development near zone boundaries;</li> </ul> as a result of <b>iPLAN PROJECTS</b> (Jan 2017) <i>Draft Addendum to the Primary Production Strategy</i> relating to Minimum Lot Size & Standard Instrument LEP Clauses
14./09/18	Amendment No.4	Amendments to 1D North St, Grenfell to rezone from Zone IN1 Industrial to Zone R1 General Residential & amendments to lot size.

### 7.2.3 'Health Check'

The outcomes of Councils relevant land use strategies may result in future LEP amendments as follows:

- a) **Business/Industrial Zones (Grenfell):** The *Grenfell Settlement Strategy* (2019) recommends the need to identify new lands for future industrial growth (& possibly some commercial/business growth outside the main street). This may also include a review of the need for additional business or industrial zones that sit between the existing Zone IN1 General Industrial & Zone B2 Local Centre to differentiate specific outcomes that do not necessarily fit within either of those existing zones (in & around Grenfell only at this time). Opportunities for visitor accommodation options on key gateways to Grenfell may also require a zoning/land use permissibility review.
- b) **Housing Choice:** Continue to investigate how to reduce planning control barriers to provision of a wider variety of, & smaller, dwelling types/lots. Test the recommendations of the *Grenfell Settlement Strategy* (2019) to reduce minimum lot size for Torrens Title subdivision in Zone R1 General Residential in Grenfell.
- c) **Environmentally Sensitive Area (ESA) Mapping:** WLEP2011 has adopted ESA mapping & standard LEP controls for biodiversity; wetlands; groundwater vulnerability; & riparian land & waterways. This mapping was originally provided by former OEH (now BCD)/DPIE but has never been ground-truthed & there is evidence of some inaccuracies (see Quandialla/Biodiversity below). Council's often struggle with the interpretation & assessment of these controls/data & it sometimes imposes a constraint on development that is not matched to the risk. It may be worth re-considering the usefulness of these controls in the LEP, seeking additional guidance on how to apply those controls, seeking assistance to ground-truth the mapping/data, &/or relocating these controls to the DCP where Council can better align controls with assessment processes.
- a) **Quandialla/Biodiversity:** As stated in the Village Statement above for Quandialla – there is a need to review the 'High Biodiversity Sensitivity' over the urban area & have this validated. This is likely to support its removal from the WLEP2011 mapping as a constraint over the village.
- b) **Definitions:** Council should continue to work with the NSW Government to update standard definitions (& provide local definitions if required) to adapt to changing land use(s) & technology that may change how these uses are assessed & permitted in different zones.
- c) **Spatial Alignment/Infrastructure Zones:** Associated with resurveying of villages & roads – there may need to be updated to existing Zone SP2 Infrastructure zoning alignments with actual road boundaries (e.g. Mary Gilmore Way near Bimbi Bridge). As decisions are made about the future of the Grenfell Branch Railway Line – the infrastructure zoning could potentially be removed from this land if the line will not be reactivated.
- d) **Heritage:** Ongoing review of heritage listing of properties to facilitate protection & enhancement of key items whilst balancing the need for flexibility in adaptive re-use of existing buildings.

LEP 'health checks' should occur on a reasonable regular basis of around five (5) years to align with strategic outcomes.



## 7.3 Development Control Plan (DCP) Amendment(s)

Council has prepared the *Weddin Development Control Plan 2014* (DCP or DCP2014) & this is a relatively recent DCP that is broadly working well for Council.

### 7.3.1 Standard Template

It is important to note that the NSW Government is seeking to implement a new DCP template that will include a common structure across the state as well as model clauses. This process is only just commencing & it is not known when this will be available and/or required to be addressed.

Therefore, the next few years may be an opportune time to review the DCP & decide whether to commence preparing a new DCP that meets the template. However, adoption of the new DCP should only occur once the template & model clauses are sufficiently well resolved & tested against existing controls to ensure there is minimal error or inconsistency with the desired outcomes.

### 7.3.2 Intensive Agriculture

As part of the previous introduction of *Clause 4.2D Rural subdivision for intensive livestock or plant agriculture* (100ha permitted with a dwelling) it was agreed that additional guidelines would be introduced into the DCP. These have been drafted by **iPLAN PROJECTS** in 2018 but not yet exhibited or adopted. There may need to be further work to identify appropriate intensive agricultural outcomes & guidelines in accordance with this LEP clause.

### 7.3.3 Natural Environment

As stated above, the Environmentally Sensitive Area (ESA) mapping is currently located in the LEP. However, it may be better placed in the DCP where controls can be drafted that are easier to interpret and apply at a local scale. This would not be seeking to reduce the importance of these controls but to ensure they don't restrict appropriate development. The alternative is to provide supporting controls in the DCP for the LEP clauses. These supporting controls could also enhance awareness and understanding of the process of applying state government legislation and policies relating to vegetation protection and biodiversity. The DCP needs to be updated to reflect these changes in policy (e.g. *SEPP (Vegetation in Non-Rural Areas) 2017*).

### 7.3.4 Master Plan(s) for Growth Area(s)

The Grenfell Settlement Strategy recommends that there are opportunities for further growth in both industrial & urban residential areas. These areas may be assisted by the preparation of broad 'structure' or 'master' plans that identify preferred access opportunities, internal road networks, & indicative lot arrangements/yields. Council may be also able to narrow the list of constraints & identify required further studies for the subdivision of this land so best facilitate the desired outcomes.

For example, along Henry Lawson Way to the south of town is suggested for urban residential growth. This area is currently in Zone R5 Large Lot Residential with a minimum lot size (MLS) of 1 hectare. In order to minimise the risk that this land is developed at a lower than optimal density under the current controls awaiting the rezoning, it is suggested that a site-specific master-plan is prepared.

This approach could also be taken for industrial growth areas. This would de-risk these rezoning projects, provide master plans for improved costings & infrastructure reviews, & start to raise awareness of future investment opportunities that can build the business case.

## **7.4 Contribution Plan(s)**

Currently, this currently only includes the Grenfell Sewer Contribution Plan (Policy No.7.2.4) Adopted 18/05/17. Council may need to review this plan to enable Council or developers to install sewer infrastructure & then subsequently recoup some of that expenditure as later developments seek to connect to that infrastructure. At a future time, Council may wish to consider the implementation of a Contributions Plan under Section 7.11 or 7.12 of the EP&A Act (but there is no plan at this time to do so).

## **7.5 Monitoring & Review**

The intention is to review development controls in line with the review of this LSPS (or more regularly as issues arise).

8.

# REFERENCES





## 8 REFERENCES

The following is a brief summary of some relevant policy documents & references for the LSPS:

### 1) Some relevant guidelines for this LSPS include:

- a) DPE (2018) LSPS - Guidelines for Councils
- b) DPE (February 2019) Example Local Strategic Planning Statement
- c) The Role of Local Strategic Planning Statements factsheet
- d) Local Strategic Planning Statements – Frequently Asked Questions
- e) Local Strategic Planning Statements – Planned precincts
- f) TfNSW *Local Strategic Planning in Regional NSW & Future Transport 2056*
- g) Former OEH Guidelines for LSPS (2019) relating to air quality & land use conflicts; noise; waste; & waterways.

### 2) State

- a) *Environmental Planning & Assessment Act 1979 & Local Government Act 1993*
- b) State Environmental Planning Policies ('SEPPs')
- c) Ministerial Directions Section 9.1 of EP&A Act
- d) NSW State Plan
- e) TfNSW (March 2018) *Future Transport Strategy 2056*
- f) TfNSW (2018) *NSW Freight & Ports Plan 2018-2023*
- g) NSW (2018) *Local Housing Strategy Guideline*
- h) *The NSW State Infrastructure Strategy 2018-2038*
- i) TfNSW (2015) *Newell Highway Corridor Strategy*
- j) TfNSW *NSW Tourism & Transport Plan*
- k) TfNSW *Road Safety Plan 2021*
- l) TfNSW/NSW Government Architect *Movement & Place Framework*

### 3) Regional

- a) Central West & Orana Regional Plan 2036
- b) NSW Trade & Investment (2015) *Economic Profile Central West & Orana*
- c) PWC/TfNSW (2015) *Containerised cargo demand assessment: Central West NSW*
- d) *Economic Development Strategy for Regional NSW* (Jan 2015)
- e) *20-Year Economic Vision for Regional NSW* (July 2018)
- f) *South West Slopes Regional Economic Development Strategy 2018-2022 ('REDS')*
- g) Destination NSW - *Destination Management Plan* (Country & Outback NSW) 2018-2020
- h) Central Tablelands Water Upgrade Program (CTW Annual Plans)
- i) TfNSW *Regional NSW Services & Infrastructure Plan*
- j) *Currently being prepared – TfNSW Central West & Orana Regional Transport Plan*

### 4) State/Regional - Agriculture & Economy

- a) Former OEH (now BCD) (2012) *The land & soil capability assessment scheme*
- b) NSW (2014) *Agriculture Industry Action Plan*
- c) RDA (Central West) (Sept 2016) *Value Adding to Agriculture in Central West NSW*

- d) *Agribusiness Diversification & Value-Added Manufacturing Options Paper* (June 2018)
- e) *Central West Food & Fibre Strategy* (CENTROC)
- f) *Regional Agricultural Development Strategy* (in progress)
- g) Central NSW Councils – 2016-2017 *Destination Management Annual Update & Action Plan* (2016)

## 5) Weddin Planning Controls

- a) *Weddin Local Environmental Plan 2011*
- b) *Weddin Development Control Plan 2014*
- c) *Policy 7.2.4 – Grenfell Sewer Contributions Plan*

## 6) Weddin Shire Council - Integrated Planning & Reporting ('IPR')

- a) Community Strategic Plan 2017-2026 ('CSP')
- b) Delivery Program
- c) Operational Plan
- d) Annual Report (including State of the Environment Report)

## 7) Weddin Land Use Strategies

- a) Weddin Shire Council – *Strategic Heritage Plan 2018-2020*;
- b) **iPLAN PROJECTS** (May 2016) *Addendum to Rural Settlement Project* relating to Zone R5 Large Lot Residential lands around Grenfell – supported amendments to these areas around Grenfell
- c) **iPLAN PROJECTS** (Jan 2017) *Draft Addendum to the Primary Production Strategy* relating to Minimum Lot Size & Standard Instrument LEP Clauses (not endorsed by DPE) – supported introduction of standard LEP clauses for boundary adjustment, intensive agriculture, & development near zone boundaries
- d) Booth Associates (Oct 2012) *Primary Production Strategy – Rural lands*
- e) Booth Associates (Oct 2012) *Rural Settlement Project – Supply & Demand Analysis* (Zone R5 & RU5 only)
- f) Booth Associates (Oct 2012) *Rural Settlement Project – Constraints & Opportunities* (Zone R5 & RU5 only)
- g) Lyall & Associates (April 2012) *Emu Creek Floodplain Risk Management Study & Plan* ('FRMS&P')
- h) Giovanelli (2006) *Grenfell Heritage Study*
- i) Tropman & Tropman Architects (1993) *Heritage Study of Grenfell's Town Centre*

## 8) Other Weddin Strategies, Management Plans & Fact Sheets

- a) RDA Fact Sheet (Weddin Profile) 2014
- b) Weddin (Local) *Economic Development Strategy* (2016) 2017-2021 ('LEDS')
- c) Weddin Shire Council - *Tourism Strategic Plan 2016-2017* (July 2016)
- d) Asset Management Plans for Open Space & Recreation 2018/2019
- e) Asset Management Plans for Transport
- f) Sykes (2018) *Weddin Wellness Plan – Embracing Community Health 2018-2022*
- g) GHD (2018) *Weddin Active Transport Plan*
- h) Clouston Associates (2018) *Grenfell Main Street Renewal DRAFT Design Concept*