



Walgett Shire Council

Walgett Shire Rural Residential Strategy

May 2019

Table of contents

1.	Introduction.....	1
1.1	Purpose of this strategy.....	1
1.2	What is rural residential development?.....	2
1.3	Background.....	2
1.4	2018 review.....	3
1.5	2019 public exhibition	3
1.6	Planning period	4
2.	Understanding the Walgett Shire	5
2.1	Acknowledging external drivers	5
3.	Criteria for rural residential land.....	9
3.1	Sustainability and liveability	9
3.2	Far West Regional Plan 2036.....	10
4.	Planning context.....	14
4.1	Role of Government and private sector in rural residential land development.....	14
4.2	Planning framework	14
5.	People and housing	16
5.1	Walgett Shire snapshot.....	16
5.2	Population	16
5.3	Occupancy rate.....	18
5.4	Age distribution	18
5.5	Family composition	20
5.6	Housing.....	21
5.7	Employment	24
5.8	Adjoining LGA comparisons	27
6.	Supply and demand	28
6.1	Supply analysis.....	28
6.2	Demand analysis	29
7.	Population projections.....	30
7.1	DPE population projections	30
7.2	Rural residential growth opportunities	32
7.3	Rural residential demand forecast.....	36
8.	Constraints analysis.....	37
8.1	Objectives of a constraints analysis.....	37
8.2	Methodology	37
8.3	Multi-criteria analysis	38
8.4	Constraints mapping.....	44
9.	Consultation	45

9.1	Community and stakeholder consultation activities	46
9.2	Outcomes of 2013 community and stakeholder consultation	47
9.3	Post 2015 Strategy consultation	47
9.4	2019 Strategy consultation	47
9.5	Summary of submissions received	49
9.6	Consultation outcomes	50
9.7	Post 2019 Strategy consultation	50
10.	Proposed rural residential areas	52
10.1	Understanding the market	52
10.2	Agricultural economy	52
10.3	Selection criteria	52
10.4	Consideration of additional investigation areas	52
10.5	Review of 2015 candidate areas	53
10.6	Candidate area recommendations.....	54
11.	Implementation and recommendations.....	56
11.1	Implementation	56
11.2	Release program	57
11.3	Further environmental investigations.....	57
11.4	Monitoring and review recommendations	59

Table index

Table 3-1	Direction 29 - Manage rural residential development	11
Table 5-1	Snapshot of Walgett Shire Census Statistics for 2011 and 2016	16
Table 5-2	Population of Walgett Lightning Ridge and Collarenebri	17
Table 5-3	Dwelling Characteristics in the Walgett Shire, 1996 to 2016.....	22
Table 5-4	Increase in Dwelling Numbers from 1976 to 2016 in the Walgett Shire	23
Table 5-5	Dwelling Characteristics in Walgett, Lightning Ridge and Collarenebri, 2016.....	24
Table 5-6	Industry of Employment Walgett Shire 2016	25
Table 5-7	Residential Property Trends	27
Table 7-1	DPE – Walgett Shire Population Projections - Main Series 2011-2036	31
Table 7-2	DPE Projected change population and households 2011 -2036.....	31
Table 7-3	DPE Projected household types 2011 -2036.....	31
Table 7-4	DPE Projected age groups 2011 - 2036	31
Table 7-5	Estimated rural residential land demand	36
Table 8-1	Constraints ranking system	37
Table 8-2	Constraints	39
Table 10-1	Opportunities/ constraints considered	55

Table 10-2	Ranking of candidate areas	55
Table 11-1	Release program	57

Figure index

Figure 2-1	Location of Walgett in NSW	5
Figure 2-2	Settlement Hierarchy	6
Figure 2-3	Walgett.....	7
Figure 2-4	Lightning Ridge	7
Figure 2-5	Collarenebri.....	8
Figure 3-1	Far West Region - Structure and vision.....	10
Figure 3-2	Settlement hierarchy	12
Figure 4-1	State Interests, Regional Coordination & Local Delivery	15
Figure 5-1	Walgett Shire - Population and Average Annual Growth Rate	17
Figure 5-2	Occupancy rate 1991- 2016	18
Figure 5-3	Age (% of total population - 2016) Walgett Shire	19
Figure 5-4	Age (% of total population) (2016), Walgett, Lightning Ridge and Collarenebri	19
Figure 5-5	Family Composition, Walgett Shire 2016.....	20
Figure 5-6	Family Composition, Walgett, Lightning Ridge, and Collarenebri, 2016	21
Figure 5-7	Housing mix 2006 -2011	21
Figure 5-8	Total Number of Private Dwellings (occupied and unoccupied) from 2006 to 2016	22
Figure 6-1	Carinda land zoning	28
Figure 7-1	NSW Combined drought indicator September 2018	33
Figure 7-2	Sites, Titles and Mineral Application in the Walgett Shire and Surrounds	34
Figure 7-3	Petroleum Applications	35
Figure 7-4	Mineral Resources and Renewable Energy for Walgett LGA	35
Figure 9-1	Stages of the Rural Residential Land Use Strategy	45

Appendices

Appendix A – Planning framework
Appendix B – Constraints mapping
Appendix C – Consultation
Appendix D – Candidate areas
Appendix E – Candidate area analysis

Appendix F – Consistency with State Environmental Planning Policies and Section 9.1
Ministerial Directions

1. Introduction

This *Walgett Shire Rural Residential Strategy* (Strategy) has been prepared to guide decisions on the future use and development of rural residential land in the shire. This Strategy is the result of collaboration between GHD Pty Ltd and Walgett Shire Council and follows the preparation of the *Walgett Shire Rural Residential Strategy Discussion Paper* (GHD, November 2013).

Walgett Shire Council identified the need for an integrated long term plan to manage rural residential land use within the shire. The need for the Strategy arose from the following issues:

Strategic requirements

The Department of Planning and Environment (The Department) require Council to consider various criteria for rural residential development. The criteria can be best addressed by incorporating these into a rural residential strategy prior to permitting significant rural residential development.

Landowner demand for Rural Residential Development

Over the past few years Council has received a number of inquiries for rural residential development. To ensure development is ecologically sustainable, Council needs to consider constraints to and demand for rural residential land in a holistic manner, through a Rural Residential Land Use Strategy.

Lack of supply

Rural residential land use is a popular form of residential living in many regional centres. It meets the needs of many people such as those wishing to live in a rural area without the need to operate a farm or farmers retiring and wishing to downsize. The provisions of additional rural residential land across the main population centres of the Shire will assist in meeting the locational choices of Walgett Shire residents.

Well Managed Growth

Well managed growth provides the opportunity for communities to meet the aspirations of its citizens as a community and as individuals. Walgett has become more attractive, vibrant and successful as it has grown. The Strategy provides and opportunity to create sustainable land use planning for the Shire.

1.1 Purpose of this strategy

The Walgett Shire Rural Residential Strategy aims to establish clear priorities and criteria based upon settlement patterns, access to services, the suitability and capability of land, and the protection of significant environmental areas.

The purpose of the Walgett Shire Rural Residential Strategy is to provide a land use framework to guide the development of rural residential opportunities as well as recommend an appropriate planning policy to the year 2036. Planning for growth and change requires understanding the capabilities of the land as well as understanding the factors which shape the characteristics, attitudes and values of communities, as well as the systems which drive land use development.

In terms of land use planning, a land use strategy is a framework for what Council wishes to achieve in relation to key planning issues. The Strategy is a plan for a desired future for rural residential land use. This Strategy also aims to identify drivers for growth. The legitimate and sustainable demand for rural residential development will be identified. This needs to be balanced against the existing supply and the possible future supply of rural residential land. The NSW Department of Planning and Environment (DPE) requires Council to consider various criteria when selecting land for rural residential development. The criteria can best be addressed by a strategy undertaken prior to permitting rural residential development through a Local Environmental Plan.

As experienced by many Councils, the community may prefer locations for rural residential development that are remote from settlements and difficult to service; more suitable for productive agricultural purposes, or endowed with environmental assets that could be compromised by subdivision and development. These conflicts with sustainable living, agricultural activity, and environmental values need to be minimised. Indeed this Strategy is intended to provide certainty in rural residential land use planning and provides leadership to integrate and manage rural residential issues in a collaborative way between Council, State Government and the community.



To provide a land use framework that will guide the development of rural residential opportunities.



Planning for growth and change through understanding the capabilities of the land.



Understanding the factors which shape the characteristics, attitudes and values of the Walgett community, and the systems which drive land use development.

1.2 What is rural residential development?

Rural residential areas are unique from other types of living environments in towns or villages as they allow residential development in a rural setting. These areas commonly involve larger sized lots that are not typically associated with agriculture. Some agriculture may take place on the land; however it is likely to be used primarily for 'lifestyle' reasons, and is unlikely to provide a significant source of household income. Rural residential development usually does not have Council services such as stormwater, reticulated water, or sewerage infrastructure. Due to its primarily residential function, rural residential development still requires reasonable access to most of the normal services and infrastructure provided in urban settlements such as roads, electricity, telecommunications, schools, healthcare, employment, and shops.

1.3 Background

This Rural Residential Land Use Strategy was originally drafted and placed on public exhibition from 22 June 2015 to 28 August 2015. The Strategy was then adopted by Council in late 2015.

The Strategy was prepared following the preparation of a Discussion Paper (GHD, 2013) designed to open a conversation with the community and stakeholders on the possibilities for rural residential development in the Walgett Shire. The discussion paper was placed on public exhibition from 4 December 2013 to 10 February 2014. Consultation was supported by public information sessions and a Council meeting. The views of government agencies were also

sought. The Discussion Paper established a framework to identify land for rural residential development based on projected growth scenarios to ensure future sustainable management of growth within Walgett. The Discussion Paper sought the feedback from the community on preferred areas for rural residential development.

Following the Discussion Paper, the 2015 Strategy identified two candidate areas in Walgett, three in Lightning Ridge and two in Collarenebri as suitable for rural residential development.

At its meeting of 26 April 2016, Council considered the recommendations of the 2015 Strategy. For land in Walgett, Council resolved at the time to pursue the rezoning of part of Candidate Area 2 given the land is held in freehold title, and the landowner has expressed interest in rezoning for rural residential. The remaining lot comprising this candidate area to the east was not pursued given no owner interest for rezoning was identified. Council did not proceed with rezoning Candidate Area 1 as it is Crown land and the leaseholder has expressed no interest in pursuing future development.

For sites in Lightning Ridge, Council resolved to consider an alternative site located on the corner of Bill O'Brien Way and the Castlereagh Highway Lightning Ridge. This area was originally excluded from the Strategy as it was partially situated on opal bearing ridge country, however further analysis established the land is not constrained by former opal mining.

A Gateway determination for the rezoning of the above sites was issued by the DPE on 19 December 2017. The planning proposal is yet to proceed to public exhibition given further advice on appropriate lot sizes to determine adequate water supply is required from the Department of Primary Industries (DPI) - Water.

Council did not proceed with rezoning two identified land parcels in Collarenebri given there are sufficient vacant lots with dwelling entitlements within 5km of the urban area and no submissions of support were received with regards to future rezoning. Council also acknowledges that the existing land supply is sufficient for the medium and long term population needs.

1.4 2018 review

Given the subsequent resolutions of Council in identifying new candidate areas for rural residential purposes, it is necessary for the Strategy to be updated to analyse the suitability and capability of these areas. A review of the existing candidate areas was also undertaken to accord with NSW Department of Planning and Environment policy and directions relating to rural residential development contained within the Far West Regional Plan 2036.

The Strategy has also been amended to reflect the latest Australian Bureau of Statistics (ABS) demographic data, population projections prepared by the DPE, current and expected demand for rural residential living.

The Strategy was adopted for public exhibition at the 24 July 2018 Council meeting. Following adoption at the meeting minor administrative changes and updates were made following comments received from the Department of Planning and Environment.

1.5 2019 public exhibition

The Draft Walgett Shire Rural Residential Strategy (the Draft Strategy) was placed on public exhibition by Council from 30 January to 1 March 2019.

During this time, the Draft Strategy was circulated to the following Government Agencies for comment:

- Rural Fire Services
- Department of Planning and Environment (DPE)

- DPE, Resource and Geoscience
- Roads and Maritime Services
- Civil Aviation Safety Authority
- Office of Environment and Heritage
- NSW Water
- Department of Primary Industry, Lands and Water

During this period a number of public consultation activities were organised to ensure residents of the Walgett Shire were made aware of the Draft Strategy, these included:

- Public notification advertisement on Council's Facebook page
- Public notification advertisement and exhibition material on Council's webpage
- Public notification advertisement in local newspaper
- Radio announcements
- Mailbox drop to all PO boxes in Lightning Ridge and Walgett
- Physical copies of exhibition material at Council's officer and libraries
- Notification on Council's Weekly bulletin
- Notification to Lightning Ridge Miners Association

Concurrently, the development potential of the Bill O'Brien Way planning proposal site in relation to water supply issues and potential alternate use options was considered by Council in early 2019. Given the potential lot yield has been identified as below that originally expected within the planning proposal, at its Ordinary Meeting of 26 March 2019 Council resolved not to pursue the rural residential subdivision of the land within the short term and adjust this to a long term horizon within the strategy, keeping the land 'on hold' pending other opportunities. Further detail on this change is set out in Section 9.

1.6 Planning period

The *Walgett Shire Rural Residential Strategy* provides the vital framework for managing growth, change and development for rural residential land use in Walgett to 2036. This Strategy also considers the region's potential growth beyond 2036 and in particular, the need to ensure planning decisions made today do not compromise options to meet longer term needs for the community of Walgett Shire.

2. Understanding the Walgett Shire

Walgett Shire is located in north western NSW along the Queensland Border, about three hours north of Dubbo. The Shire covers an area of approximately 22,336 square kilometres and borders the Brewarrina Shire to the west, Warren and Coonamble Shires to the south and Narrabri and Moree Plains Shires to the east. The Shire is known for the production of agricultural commodities such as wheat, cotton, cattle, fat lambs, corn, barley, oats, sorghum, and lucerne, as well as opal mining.

The Gamilaraay Aboriginal people are the original inhabitants, and Walgett is said to take its name from the Aboriginal word meaning 'where two rivers meet'. The Barwon and Namoi Rivers meet near the town of Walgett.



Figure 2-1 Location of Walgett in NSW

2.1 Acknowledging external drivers

The *Walgett Growth Management Strategy* (2008) established a settlement hierarchy in which Walgett and Lightning Ridge are recognised as the district centres and Collarenebri as a town, while other locations within the Shire were seen as villages or rural centres.

Establishing a settlement hierarchy assists in developing the roles and characteristics of Walgett Shire's settlement areas. This includes the way that centres relate to each other and how they relate to settlements in the wider region and beyond. A settlement hierarchy helps existing and prospective residents understand the likely levels of community services, facilities and infrastructure and each settlements role in a regional context. Defining a settlement hierarchy will also encourage development that recognises and complements the different roles and

functions of each settlement. This will also ensure that towns maintain important elements of urban form and township character. A hierarchy of settlements is based on the facilities and role they play in the Walgett Shire rather than purely on population or dwelling numbers. Wherever possible, the existing settlement hierarchy should be strengthened future growth opportunities with urban centres with adequate infrastructure capacity. For this reason, the *Walgett Rural Residential Strategy* will only concentrate on investigation potential for rural residential development around the three main urban areas of Walgett, Lightning Ridge and Collarenebri as shown in Figure 2-2. Aerial photographs of the areas are shown in Figure 2-3, Figure 2-4 and Figure 2-5.



Figure 2-2 Settlement Hierarchy



Figure 2-3 Walgett

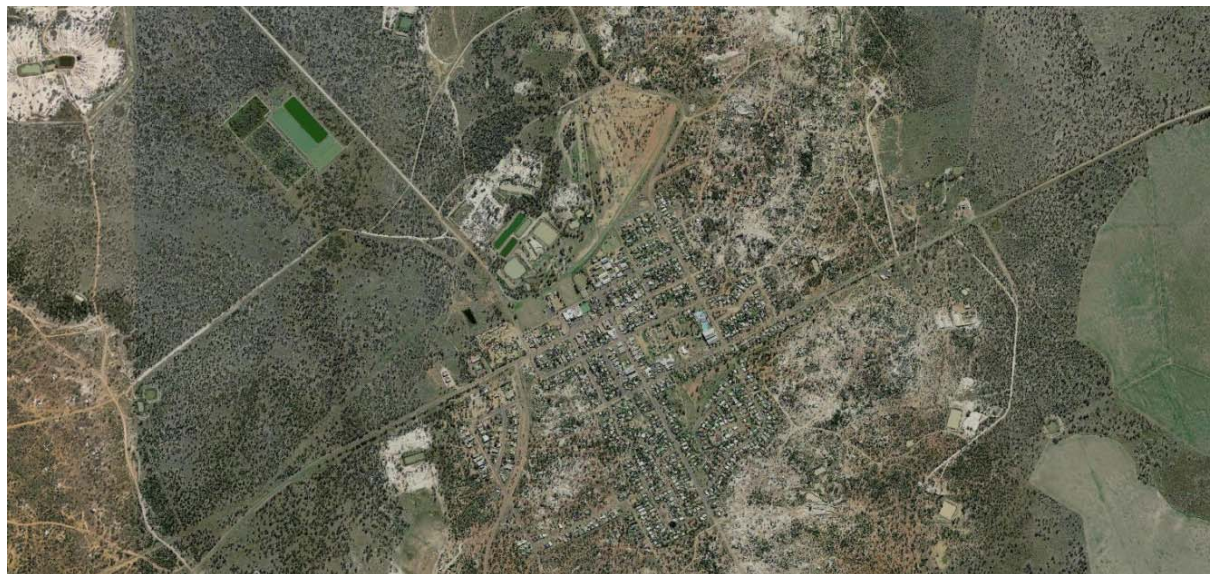


Figure 2-4 Lightning Ridge



Figure 2-5 Collarenebri

3. Criteria for rural residential land

The main objective of this Strategy is to identify **sustainable and liveable** rural residential development areas within the Walgett Shire. The criteria for rural residential land are explained in further detail below.

3.1 Sustainability and liveability

Sustainable

The Brundtland Report identified sustainable development as:

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”
(World Commission on Environment and Development 1987).

Sustainable development in terms of this Strategy is the shared responsibility for the orderly use and development of rural residential land. This Strategy aims to incorporate the goal of sustainability to direct positive changes in the environmental, economic, and social development of Walgett.

Since rural residential land is an economic environmental, and social resource, there is a need to balance all three components in planning for and managing rural residential lands in a sustainable manner. This must be done in order to ensure that primary production, the natural environment, and land as a place to live are given equal weight in decision making.

Liveable

The concept of “liveability” is increasingly used to describe a place which supports the attraction of a place through its ability to support the health, social well-being, and economic prosperity of communities. Liveability is a key factor in location decision making (State of Australian Cities, 2011).

In terms of rural residential development, liveable elements may include access to employment, transport links, health services, schools, and shops, as well as affordability and diversity of choice for housing and lot size. It would also include a healthy natural environment, access to views and a pleasant outlook. At a broader level it includes management of population growth and demographic change, social health, and the level of equity, leadership and community participation in decision making. It also includes addressing changes and deterioration in the natural environment.

3.2 Far West Regional Plan 2036

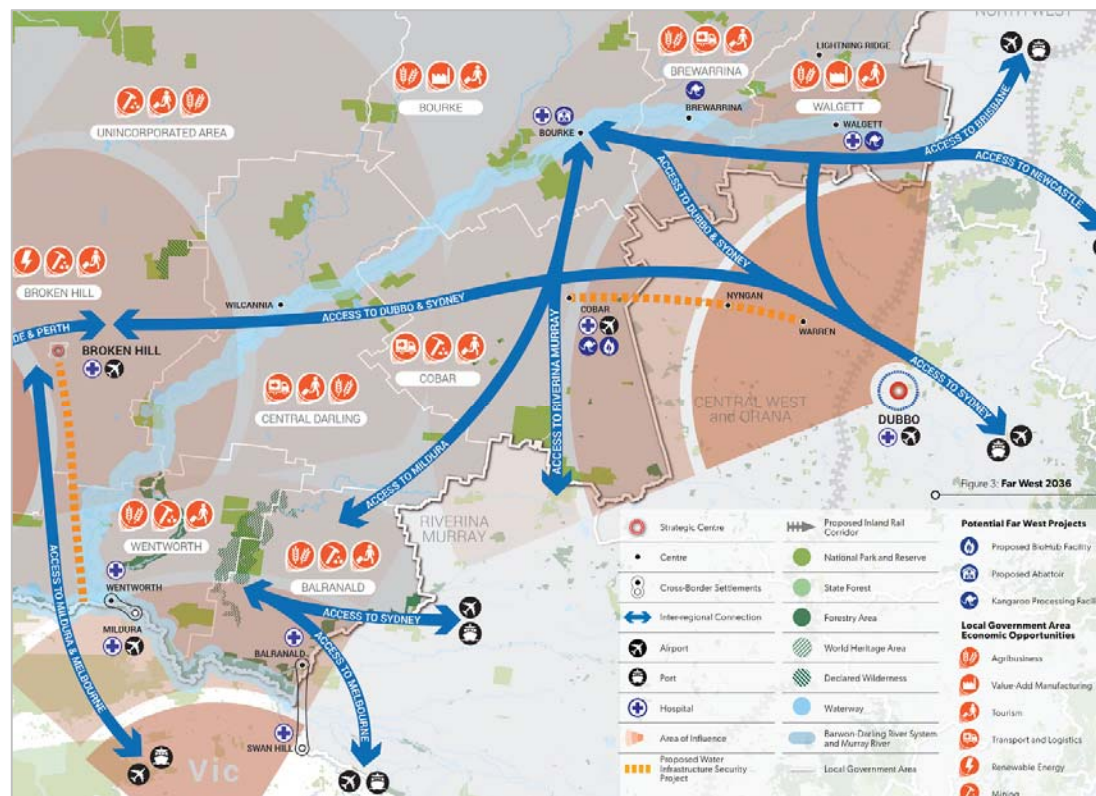
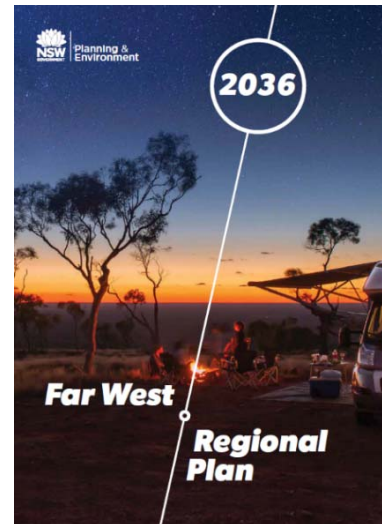
The Far West Regional Plan 2036 was finalised by the NSW DPE on 22 August 2017 and identifies the government's strategy for the growth and development of the Far West region to 2036. The Far West region includes the local government areas of Walgett, Balranald, Bourke, Brewarrina, Broken Hill, Central Darling, Cobar, Wentworth and the NSW Unincorporated Area.

The Far West region is a diverse, self-reliant and forward looking region with emerging opportunities in unique food processing, tourism, arts and cultural opportunities setting this outback region apart from other regional areas within Australia.

The Plan sets three key goals for the region being:

- A diverse economy with efficient transport and infrastructure networks
- Exceptional semi-arid rangelands traversed by the Barwon-Darling River
- Strong and connected communities

Section 3.8(2) of the Environmental Planning and Assessment Act 1979 (NSW) requires that any proposal for the rezoning of land must be consistent with the vision, land use strategy, goals, directions and actions contained within in the regional plan.



3.2.1 Direction 29 Manage rural residential development

Principles and criteria relating to rural residential development are addressed in Direction 29 - Manage Rural Residential Development.

The plan highlights rural residential development as meeting the lifestyle needs for people seeking a semi-rural life and a larger block of land than is generally available in urban areas. The plan also recognises that rural residential development can conflict with agricultural and resource lands and may increase pressure for new services outside existing settlements. Given these issues, the plan sets out that management of this development type and understanding the cumulative impacts is an important consideration in addressing pressures for rural residential development.

Direction 29 identifies the need for a consistent planning approach to identify suitable locations for new rural residential development to avoid fragmentation of productive agricultural land, protect high environmental value assets, cultural and heritage assets, or areas with important rural landscape values.

The plan also sets out rural residential development should not increase pressure on infrastructure and services and should be located on land free from natural hazards.

The following actions under Direction 29 as set out in Table 3-1.

Table 3-1 Direction 29 - Manage rural residential development

Action	Detail
29.1	Provide opportunities for rural residential development only where it has been identified in a local strategy prepared by council and approved by the Department of Planning and Environment.
29.2	Ensure the design of rural residential areas respects the semi-rural character of the area.
29.3	Locate rural residential areas: <ul style="list-style-type: none"> • Close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure; • To avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and • To avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.
29.4	Manage land use conflict that can result from cumulative impacts of successive rural residential development decisions

This Strategy has a significant role in making rural residential development liveable and sustainable for the Walgett, Lightning Ridge, and Collarenebri communities. The following criteria, shown in Figure 3-2 have been developed for the Walgett Shire to guide future rural residential land use having regard to Direction 29 of the Far West Regional Plan 2036.

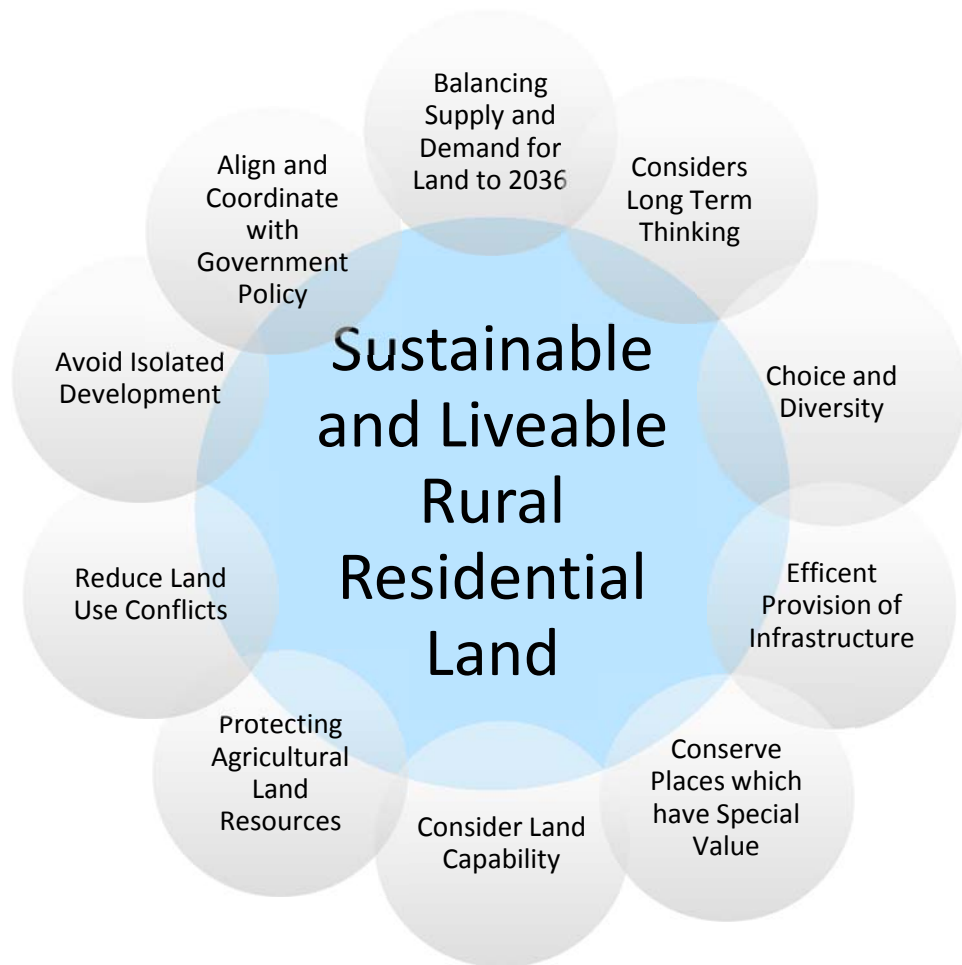


Figure 3-2 Settlement hierarchy

The criteria will be used for identifying land suitable for sustainable and liveable rural residential development including the following:

Considers long term thinking:

Identify the ability to accommodate forecast housing demand for a minimum future period of 18 years within the Walgett Shire.

Choice and diversity:

Facilitate choice and diversity in location, lot size, form and type of housing to meet the economic social, health and well-being requirements and preferences of all people.

Efficient provision of infrastructure:

Rationalise rural residential development to avoid locations where access, servicing, safety or impact are unacceptable or too costly.

Conserve places which have special value and consider land capability:

There should be no adverse effect on key natural resource values, including areas of biodiversity significance and other areas that have special value. This requires considering the capability for the land to accommodate rural residential development.

Protecting agricultural land resources:

There should be no adverse effect on high agricultural quality land.

Reduce land use conflicts:

Provide land for rural housing development needs and requirements, which does not produce land use conflicts.

Avoid isolated development:

Provide land that is in close proximity to town centres.

Align and coordinate with government policy:

Consider State legislation and align with State policy and practice.

4. Planning context

4.1 Role of Government and private sector in rural residential land development

4.1.1 State and Local Government

State and Local Governments have a significant role in determining appropriate land uses within the Walgett Shire as they can build on existing strengths of a region through planning policy. This can provide opportunities for appropriate growth and recognise the need for local employment in order to sustain settlement populations and ensure their wellbeing (GHD, 2013). In performing this role, government has the ability to:

- Identify future rural residential land through ongoing supply and demand monitoring and analysis.
- Zone land through environmental planning instruments to ensure it is protected and available for use and is market ready.
- Facilitate the required infrastructure to ensure land is ready for use.
- Respond to locational requirements such as lot size, etc.

Council's capacity to promote development opportunities and diversification of activities can be inhibited by a lack of available and appropriately located land. A scarcity of land available for development could deter investment in local areas, which may stifle economic growth and employment opportunities. Walgett Shire's planning controls should ensure that land is available for development, adequately served by infrastructure, responsive to trends, as well as able to provide for different land uses to cater for different needs.

4.1.2 Private sector

The private sector is involved in the rural residential land market by:

- Purchasing, developing and selling land
- Developing or upgrading infrastructure
- Providing advice to land owners, developers, governments and industries
- Property and tenant management.

Industry input includes the sharing of information and providing a business perspective to policy proposals. It also includes public / private partnership approaches to land and infrastructure development, as well as strategic planning activities (Property Oz, 2007).

4.2 Planning framework

There is a hierarchy of legislation (described in more detail in Appendix A), statutory planning instruments and policies affecting rural residential development in Walgett including the following:

- *Environmental Planning and Assessment Act, 1979 (EP&A Act)*
- *Mining Act 1992*
- *Rural Fires Act 1997*
- *Native Vegetation Act 2003*

- *Water Management Act 2000*
- *National Parks and Wildlife Act 1974*
- *Biodiversity Conservation Act 2016*
- *State Environmental Planning Policies (SEPPs) including*
 - *State Environmental Planning Policy (Infrastructure) 2007*
 - *State Environmental Planning Policy (Primary Production and Rural Development) 2019*
 - *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*
- *Walgett Local Environmental Plan 2013*
- *Walgett Development Control Plan 2016*
- *Section 9.1 Directions from the Minister for Planning*

The strategic planning framework affecting rural residential development in Walgett includes:

- Far West Regional Plan 2036 (DPE)
- Growth Management Strategy (Walgett Shire Council (2008).
- Policy for Sustainable Agriculture in New South Wales (1998).

As shown in the figure below, this strategy will be consistent with state policy and will provide an understanding and perspective from a local level. It will guide consistency and coordination at the regional level and between local planning within the region.

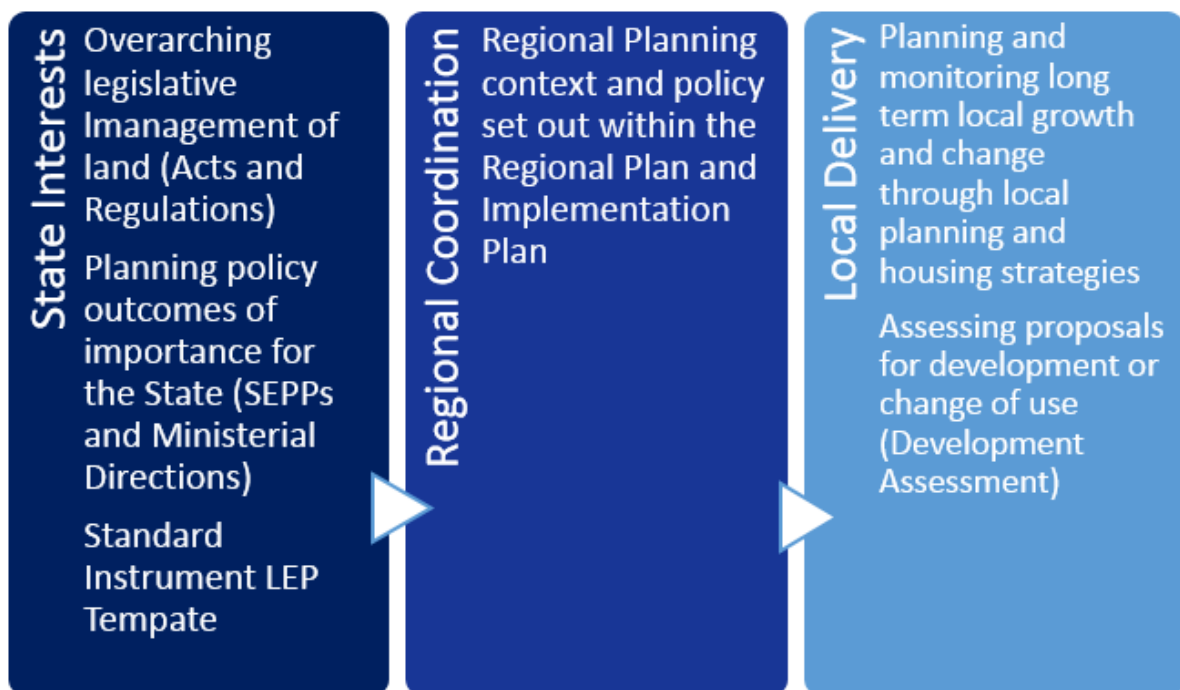


Figure 4-1 State Interests, Regional Coordination & Local Delivery

5. People and housing

The following demographic and housing profile of Walgett Shire provides an analysis of the area's population, housing and employment trends. Demographic and housing trends are a consideration in determining demand and land suitability for rural residential development. The following statistics reflect the findings of the 2016 Census carried out by the (Australian Bureau of Statistics (ABS).

5.1 Walgett Shire snapshot

Population trends and changes in Walgett Shire share the characteristics of many other regional and rural areas outside of metropolitan Australia. These characteristics include an ageing population, lifestyle-driven growth coupled with decline in the proportion and number of young adults, changing household structures which mirror changes in the broader Australian population, and growth beyond the fringes of established urban areas and into rural landscapes. Table 5-1 summarises the demographics associated with Walgett Shire.

Table 5-1 Snapshot of Walgett Shire Census Statistics for 2011 and 2016

Walgett Shire Census Data	2011	2016
Total Area (km ²)	22,308.5	22,336
Population	6,454	6,107
Median Age	41	43
Indigenous Person (%)	28	29.4
Indigenous median age	25	27
Occupied private dwellings	3,846	3,091
Occupancy Rate persons per dwelling	2.3	2.3
Median individual income \$/weekly	386	464
Household income \$/weekly	707	806
Indigenous Persons household income \$/weekly	723	777
Median rent (\$/weekly)	100	145
Country of Birth – Australia (%)	79.3	77.4

Source: ABS Census 2011 and 2016 Data

5.2 Population

5.2.1 Walgett Shire

Historic ABS records show a fluctuating population over the forty year period between 1976 and 2016 and this is evident in Figure 5-1. During this period, the population peaked at 8,550 in 1996, increasing by 14.9% from 1976. This growth can be attributed to favourable agricultural conditions and increased migration to the opal mining fields of Lightning Ridge during the 1970s and 1980s. Between 1996 and 2001 the population faced a small decline of 2.8%, decreasing by 240 persons. Over the 10 year period between 2001 and 2011, the Shire faced a significant decline of 1,856 persons, or 22%. This decline is attributable to the drought that was occurring at the time and subsequent decrease in the agricultural sector. This issue is acknowledged and addressed in the Walgett Shire Growth Management Strategy (June 2011) which states:

“The loss of population is directly attributable to the drought that was occurring during this

period. Walgett Shire was not the only Shire to lose population with all of the surrounding Shires losing similar or larger numbers of people.”

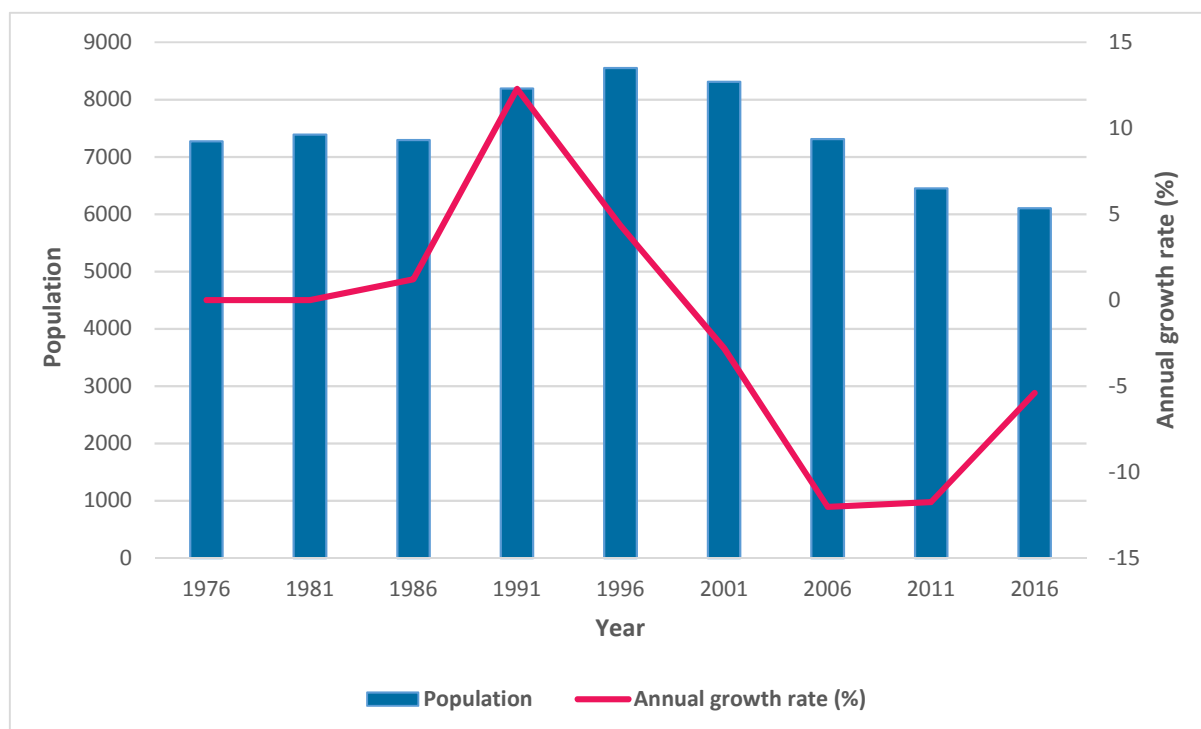


Figure 5-1 Walgett Shire - Population and Average Annual Growth Rate

Source ABS Census 1976 - 2016

Between 2011 and 2016 the ABS data illustrates that the sharp decline that occurred between 2001 and 2011 has slowed appreciably. Between 2001 and 2011 the Walgett Shire lost an annual average of 185 residents. During 2011 and 2016 this has reduced to by 65 % to an average of 64. This can be attributed to moderately improving agricultural conditions but is an indication of increasing confidence in the region.

5.2.2 Walgett, Lightning Ridge and Collarenebri

As shown in Table 5-2, the 2016 Census indicates that Walgett has the largest population in the Shire closely followed by Lightning Ridge, followed by Collarenebri. Anecdotal evidence suggests that in fact the resident population of Lightning Ridge is far greater than Walgett, given the transient and seasonal population and difficulties in locating residents and dwellings within the opal mining fields. Whilst the data shows an increase of 49 persons in Collarenebri from 2011, but this is due to an adjustment of the ABS Urban locality statistical boundaries rather than an increase in population.

Table 5-2 Population of Walgett Lightning Ridge and Collarenebri

Town	Population (2011)	Population (2016)	Change
Walgett	1,625	1,546	-79
Lightning Ridge	1,496	1,437	-59
Collarenebri	386	435	+49
Total	3,507	3,418	

Source ABS Census 2011 and 2016 - Urban locality.

Note: Urban locality data set used for Collarenebri study area to enable representative data collection of this small area.

5.3 Occupancy rate

The occupancy rate within Walgett Shire has changed considerably since 1991 (refer Figure 5-2). This is line with state and national trends as stated by the Australian Bureau of Statistics (2008).

“Average household size has declined from 3.6 people per household in 1954 to 2.5 people per household in 2006; this decline is projected to continue gradually. Much of this decline can be attributed to reductions in family size and the increase in numbers of one and two-person households (which together made up 59% of households in 2007–08). Between 1986 and 2006, the proportion of the population living alone grew from 9% to 12%. This increase has been attributed to delayed partnering, divorce and separation, a decrease in fertility rates and a decline in extended families”

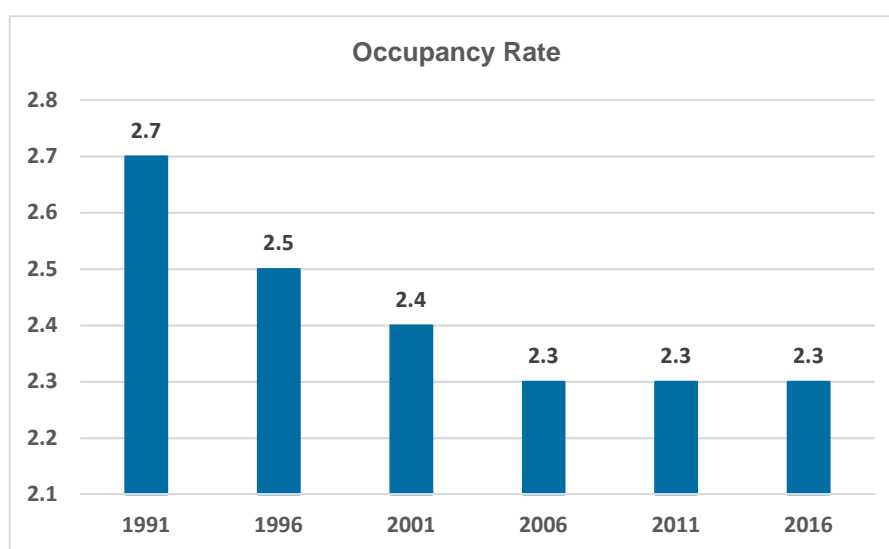


Figure 5-2 Occupancy rate 1991- 2016

Source: ABS Census 1991- 2016

For the Walgett Shire, despite significant population decline, the average occupancy rate has remained relatively stable at 2.3 persons over the 10 year period between 2006 and 2016. Whilst lone person households are increasing in line with national trends, the lack of decline is representative of the high number of family households with young children within the Shire.

5.4 Age distribution

5.4.1 Walgett Shire

Consistent with trends across Australia, Walgett Shire has an ageing population. The median age has risen significantly from 39 in 2006 to 43 in 2016.

The most notable feature in the Walgett Shire in 2016 is the higher proportion of males than females over the age of 60. The Shire also has a large portion of 0 to 14 year olds, comprising 20.2% of the total population, and a lower proportion of persons aged 15 to 19 and 20 to 24 indicating that young people are leaving the area to seek out further education or work opportunities (refer Figure 5-3).

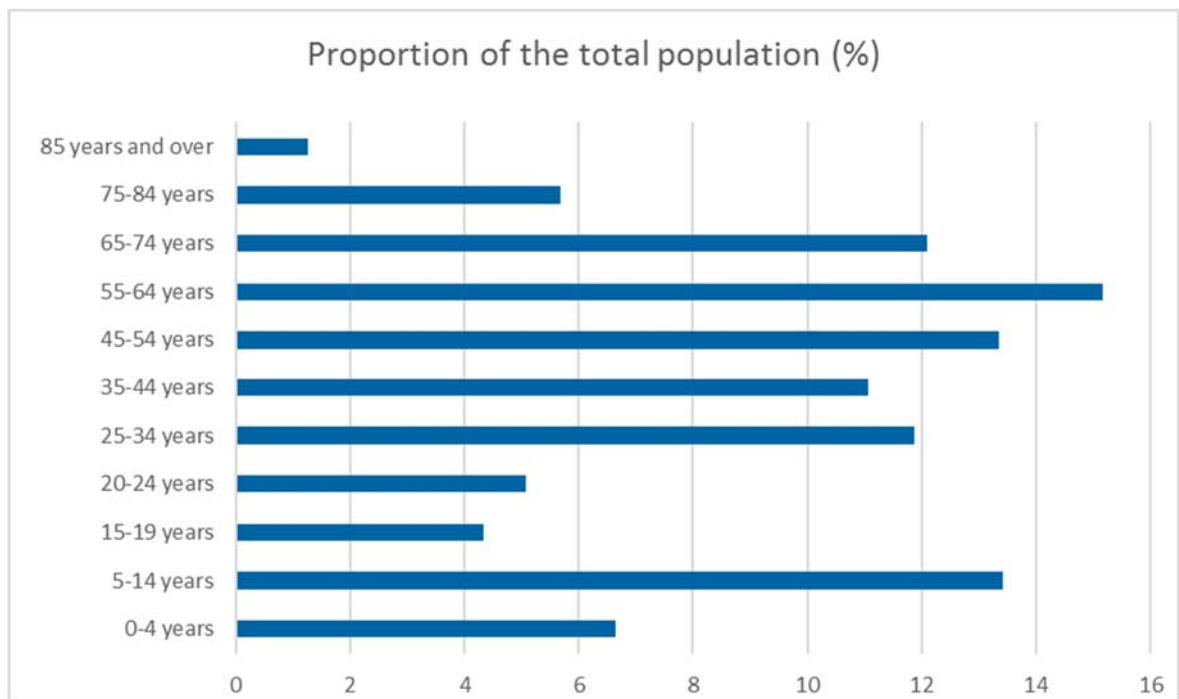


Figure 5-3 Age (% of total population - 2016) Walgett Shire

Source ABS Census 2016

5.4.2 Walgett, Lightning Ridge, and Collarenebri

Figure 5-4 sets out the age as a proportion of the total population in Walgett, Lightning Ridge and Collarenebri. A notable difference between the localities is the high number of primary school aged children and persons aged 25-34 in Walgett, and the significant proportion of people aged over 65 years old in Lightning Ridge.

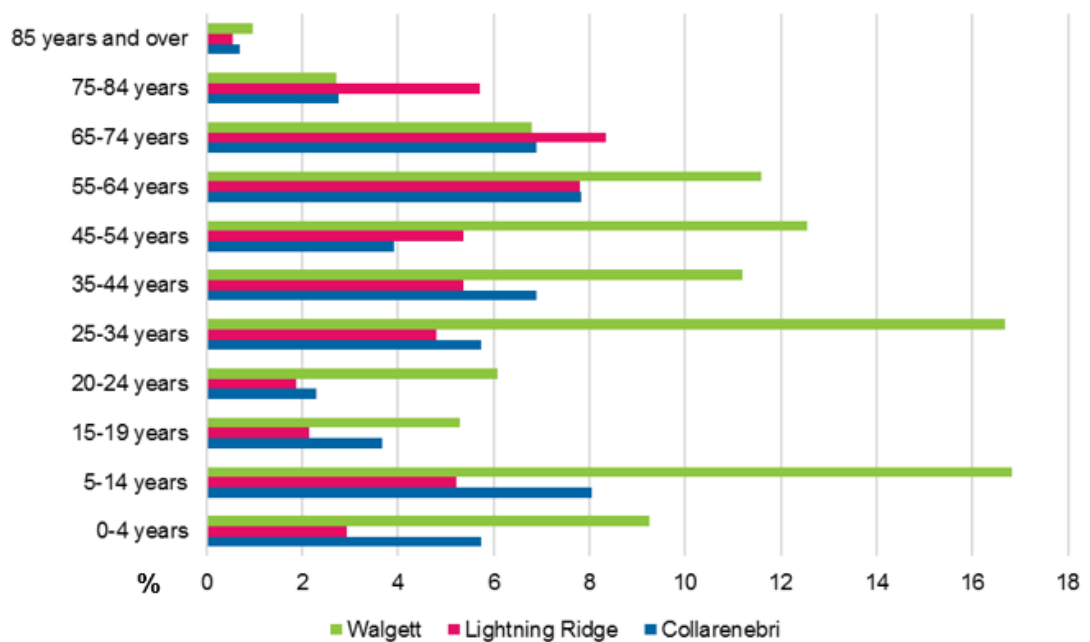


Figure 5-4 Age (% of total population) (2016), Walgett, Lightning Ridge and Collarenebri

Source ABS 2016 and Urban locality (Collarenebri)

5.5 Family composition

5.5.1 Walgett Shire

In 2016 the most common type of family within Walgett Shire was couples without children, representing 41% of all families. This is reflective of the ageing population as baby boomers move into the 'empty nester phase of their lives'. The second highest was couples with children at 30% of families followed by one parent families at 26%. It is noted the figures have changed significantly since 2011 when the dominant family type was couples with children, representing 48% of the population and a drop of 18% to 2016.

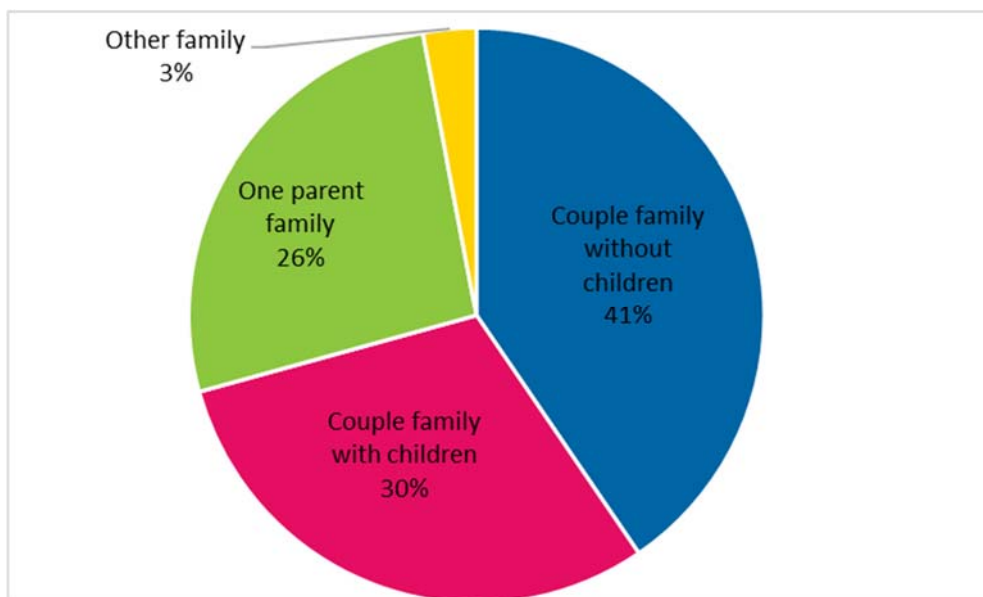


Figure 5-5 Family Composition, Walgett Shire 2016

Source: ABS 2016

5.5.1 Walgett, Lightning Ridge, and Collarenebri

The differences in family composition between Walgett, Lightning Ridge and Collarenebri is evident in Figure 5-6. Family composition data in 2016 between Walgett, Lightning Ridge and Collarenebri indicates that within each locality, the most common form of family composition is 'couple family without children.' Collarenebri has a comparable proportion of 'couple family without children' and 'couple family with children' whilst Lightning Ridge, has the highest proportion of 'couple families without children' and the lowest proportion of 'couple families with children'. Walgett has the lowest proportion of 'one parent families', while Lightning Ridge has the highest proportion of 'one parent families.'

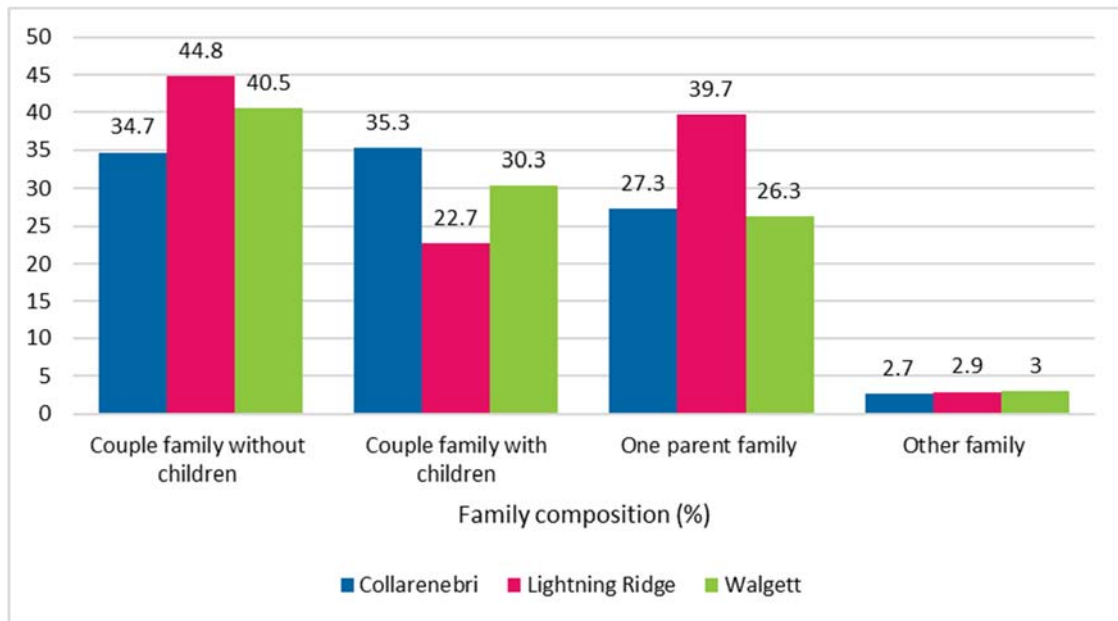


Figure 5-6 Family Composition, Walgett, Lightning Ridge, and Collarenebri, 2016

Source: ABS 2016

5.6 Housing

5.6.1 Walgett Shire

Separate houses remain the most popular type of housing in the Walgett Shire and at the 2016 census the ABS reported 3,089 private dwellings in the Walgett Shire.

The number of 'semi-detached, row or terrace houses, townhouse etc' and 'other dwellings' both declined from 2006 to 2016. The changes in housing mix between 2006 and 2016 is shown in Figure 5-7.

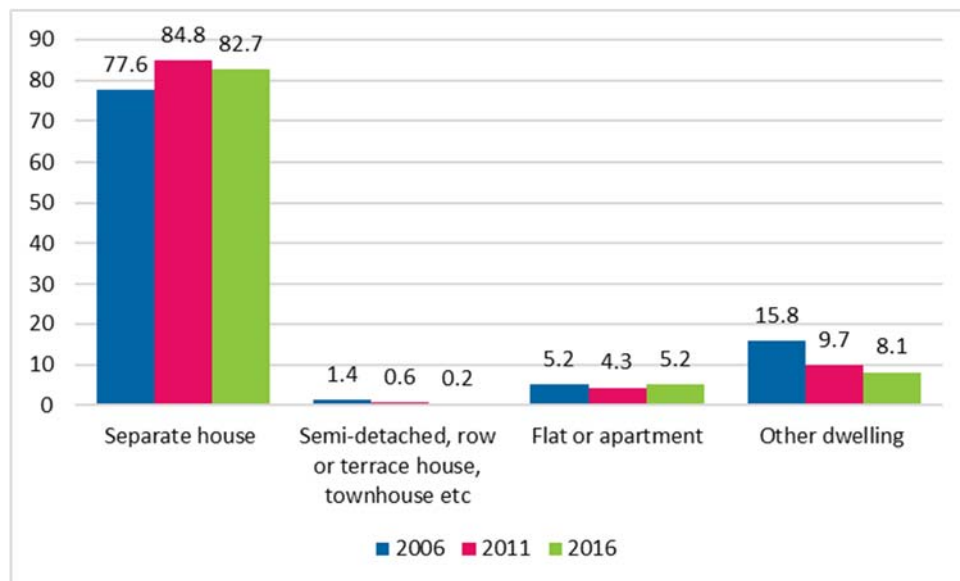


Figure 5-7 Housing Mix 2006 -2011

Source: ABS 2006 - 2016

Table 5-3 below demonstrates that the number of separate houses between 1996 and 2016 in the Walgett Shire has been slowly increasing over time with a 9% increase in separate houses.

Table 5-3 Dwelling Characteristics in the Walgett Shire, 1996 to 2016

Dwelling types	1996	2001	2006	2011	2016	% of total Private dwellings	Change 1996 to 2016 (No.)	% Change - 1996 to 2016
	No.	No.	No.	No.	No.	2016	No.	%
Separate house	2,057	2,592	2,386	2,111	1,892	61.2	-165	-8.02
Semi-detached, row or terrace house, townhouse	8	55	44	17	5	3.7	-3	-37.5
Flat, unit or apartment	154	133	159	106	116	6.1	-38	-24.68
Other dwellings	1,131	623	482	242	190	2.9	-941	-83.2
Dwelling Structure not stated	61	41	3	17	91	25.9	30	49.81
Total Occupied Private Dwellings	3,411	3,444	3,074	2,492	3,089			

Source: ABS 1996 - 2016

During 2011 to 2016 there was a significant decline in the number of separate houses available representing a 10.3% decrease over 5 years. Both the number of occupied and unoccupied dwellings have also declined since 2006 which is evident in Figure 5-8 below.

ABS figures suggest that between 2011 and 2016, the number of 'other dwellings' reported decreased over half from 482 to 190, with a corresponding increase in other dwelling types apart from 'flat or apartment' dwelling types in 2016. Other possible discrepancies in the ABS data suggests that this may relate to the counting of mining camps as dwellings and reflect the transient nature of residents given opal mining in the area, and move to online Census data collection methods.

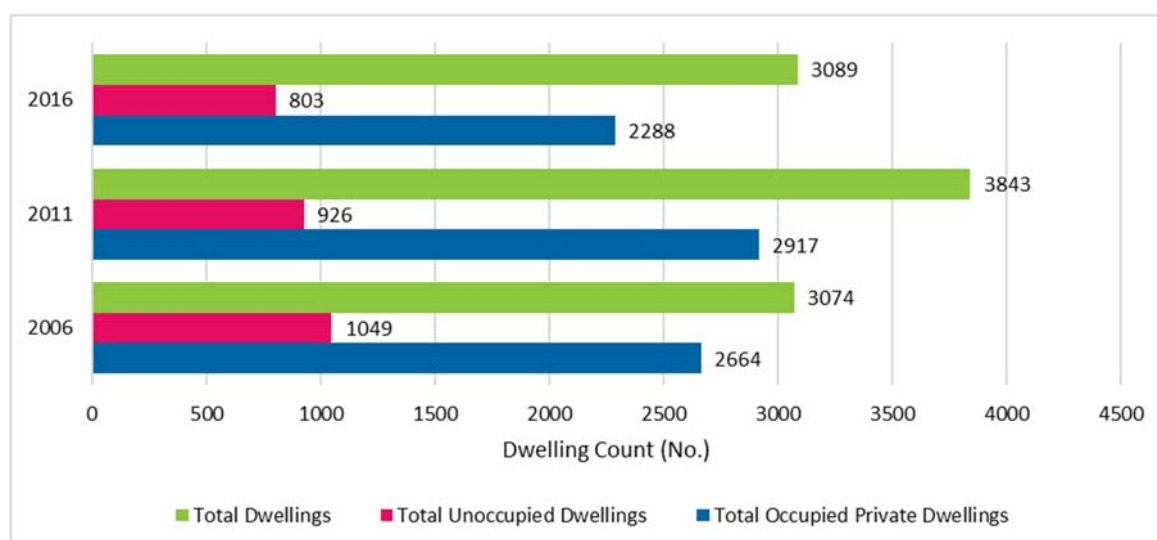


Figure 5-8 Total Number of Private Dwellings (occupied and unoccupied) from 2006 to 2016

Source: ABS Census 2006, 2011 and 2016

Table 5-4 Increase in Dwelling Numbers from 1976 to 2016 in the Walgett Shire

Year	Number of Dwellings (occupied and unoccupied)	Average Annual Increase (per census period) (%)	Increase in Number of Dwellings Per Year (per census period)
1976	2,402		
1981	2,845	3.69	88.6
1986	3,350	3.55	101
1991	3,800	2.69	90
1996	4,102	1.59	60.4
2001	4,137	0.17	7
2006	4,123	-0.07	-2.8
2011	3,843	-1.36	-56
2016	3,091	-19.57	-752

Source: ABS 1976 - 2016

Table 5-4 demonstrates that the Walgett Shire has had a steady increase in the number of dwellings between 1976 and 2001. According to the ABS data since 2006 there has been a decline in the number of dwellings available. However, research by Regional Development Australia indicates a significant underreporting in the ABS statistics within the Walgett Shire. A review of development statistics and aerial photography has confirmed that there has not been a decline of 300 dwellings between 2006 and 2011.

5.6.2 Walgett, Lightning Ridge and Collarenebri

While Walgett has the highest population, Lightning Ridge has more occupied dwellings, indicating that there are less people living in each house than in Walgett. This is reflected in the occupancy rates with Walgett having an average household size of 2.3, while Lightning Ridge has an average household size of 2.0. Collarenebri has the highest average household size recording an average of 2.5.

In all towns separate houses are the most popular form of housing, as seen in Table 5-5, however Lightning Ridge has a significant number of caravan type accommodation, which is reflective of the opal mining opportunities and associated camps in the town.

Table 5-5 Dwelling Characteristics in Walgett, Lightning Ridge and Collarenebri, 2016

Dwelling Type	Walgett	Lightning Ridge	Collarenebri
Separate house	1,892	788	210
Semi-detached, row or terrace house, townhouse etc. with:	5	3	0
Flat, unit or apartment:	101	70	13
Caravan, cabin, houseboat	33	18	0
Improvised home, tent, sleepers out	147	57	0
House or flat attached to a shop, office, etc.	6	6	0
Total occupied private dwellings	2,286	994	223
Unoccupied private dwellings	803	268	96
Total private dwellings	3,089	1,262	318

Source ABS Census 2016 – Urban Locality

5.7 Employment

In 2016, there were 2,306 persons employed in Walgett Shire of these persons 56.4% of people were employed full-time, 26.6% were employed part-time and 10.6% were unemployed. The full-time and part-time employment figures for Walgett Shire are slightly less than the NSW average of 59.2% and 29.7% and the unemployment figure was significantly higher than the NSW average figure of 6.3% during the same year. As shown in Table 5-6 the agriculture, forestry and fishing sector remained the largest employer in Walgett Shire in 2016, employing approximately 27.3% of the Walgett Shire population. Between 2011 and 2016 there has been a decline of 108 persons employed within the agriculture, however there has been an increase in the number of people employed within the mining sector, which improved by 22%.

Table 5-6 Industry of Employment Walgett Shire 2016

	1996	2001	2006	2011	2016	% of Employed Persons (2016)	Change 1996 to 2016 (No.)	Change 1996 to 2016 (%)
Primary (resource based)	1,085	969	790	718	624	24.7%	-461	
Agriculture, forestry & fishing	850	837	714	671	564	22%	-286	
Mining	235	132	76	47	60	2%	-175	
Secondary (goods based)	187	248	216	215	68	6%	-64	
Manufacturing	77	108	76	74	18	1.5%	-40	
Electricity, gas, water & waste services	23	19	20	22	11	1%	-5	
Construction	87	121	120	119	39	3.5%	-19	
Tertiary (commerce based)	464	474	359	305	130	11.5%	-391	-82.2%
Wholesale trade	105	128	63	51	11	1%	-94	-89.5%
Retail trade	264	254	200	162	46	4%	-218	-82.5%
Transport, postal & warehousing	95	92	96	92	73	1.5%	-79	-83%
Quaternary (information based)	586	664	627	583	383	34%	-203	-34%
Information media & telecommunications	18	29	15	9	5	0%	-13	-72%
Financial & insurance services	49	20	22	15	6	0.5%	-43	-88%
Rental, hiring & real estate services	21	15	22	10	5	0%	-16	-76%
Professional, scientific & technical services	29	40	49	46	27	2%	-2	-7%
Administrative & support services	43	73	56	47	19	2%	-24	-56%
Public administration & safety	193	225	213	194	130	12%	-63	-33%
Education & training	233	262	250	247	191	17%	-42	18%
Quinary (household based)	575	514	510	542	326	29%	-249	-43%
Accommodation & food services	232	200	142	156	73	6.5%	-159	-69%
Health care & social assistance	261	231	272	263	168	15%	7	-36%
Arts & recreation services	14	12	36	38	16	1%	2	14.3%

	1996	2001	2006	2011	2016	% of Employed Persons (2016)	Change 1996 to 2016 (No.)	Change 1996 to 2016 (%)
Other services	68	71	60	62	30	3%	-38	-56%
Inadequately described/Not stated	151	169	116	72	39	3.5%	-112	-74%
Total	3,048	3,038	2,618	2,445	1,129	100%	-1,919	-63%

Source ABS Census 1996 -2016

5.8 Adjoining LGA comparisons

5.8.1 Dwelling approvals

A comparison of available historic dwelling approvals from Gilgandra, Narromine and Warrumbungle Shires is provided in Table 5-7. The table highlights that the average number of dwelling approvals across the three adjoining LGAs was 4.4 approvals per year, whilst average lot approvals was 6.8 approvals per year.

Table 5-7 Residential Property Trends

Demand Method	Gilgandra Shire ^{*1}	Narromine Shire ^{*2}	Warrumbungle Shire ^{*3}	Average
Average Dwelling Approvals Per Year(No.)	2	4.24	7	4.4
Average Lot Approvals Per Year (No.)	2.8	4.8	13	6.8

1. Sourced from Western Council Subregional Strategy, (GHD, 2010)

2. Sourced from Narromine Rural Residential Strategy (GHD, 2012).

3. Sourced from Warrumbungle's Land Use Strategy (GHD, 2011)

5.8.2 Minimum lot size

Narromine Shire prescribes a minimum lot size (MLS) for rural residential development between 3.5 ha and 5 ha in the R5 Large Lot Residential Zone, while Warrumbungle Shire has a 0.4 and 1 ha MLS, and Gilgandra has a 2 ha MLS. Additionally, Moree Plains, which is located to east of Walgett Shire has MLSs ranging from 800m² to 2,000ha for rural residential development.

6. Supply and demand

An important role for the Strategy is to provide for and manage growth and development, coordinate the provision of land and infrastructure services that will match present and predictable future needs for rural residential housing.

A supply and demand analysis aims to provide an understanding of development trends within the Walgett Shire over an established period. The following analysis will:

- Establish existing land supply by area.
- Provide quantified supply data.
- Determine future demand using development scenarios and established demand.

6.1 Supply analysis

To determine the current rural residential land supply within the Shire, the first step is to assess the level of undeveloped land within existing zoned areas. This has been completed through reviewing aerial photographs and local knowledge and may be subject to some error, and a review of any recent approvals data.

However, there is limited rural residential zoned land within the Walgett Shire. The existing rural residential area is currently zoned R5 (Large Lot Residential) under the Walgett LEP 2013 2013 and is located in the village of Carinda. Carinda is a small village located to the south-west of Walgett. The area of zoned rural residential land is 21.7 ha and is located to the south of the existing village. It is currently surrounded by RU1 Primary Production zoned land to the east, west and south with RE1 Public Recreation zoned land also to the west.



Figure 6-1 Carinda land zoning

The presence of this rural residential area in the land supply analysis for Walgett Shire gives the impression that there is a small proportion of rural residential lots readily available. However, Carinda is a small rural town with very few services. The area is located away from the main area of town and anecdotal evidence suggests it is not desirable compared to other areas. It is unlikely these lots will ever be developed as there is no potential demand in this area. The lack of demand in this area is reflected by the amount of vacant lots available, and there are no recent dwelling application approvals. For these reasons the land will be discounted from the existing supply. It is recommended Council closely monitor future land uptake in this area over the next five years and consider the application of a more appropriate zoning that is reflective of existing development.

6.2 Demand analysis

Population growth is the principal driver of rural residential land demand. However, demand can also be driven by housing market factors such as price and lifestyle preference.

To project demand for rural residential land up to 2036, several methods can be used including:

1. Dwellings and lot approvals; this will be sourced from similar locations, given the Walgett Shire has limited existing zoned rural residential land; there is minimal historical data.
2. Land demand per capita.

These methods are examined in Chapter 7.

7. Population projections

7.1 DPE population projections

The NSW Department of Planning and Environment (DPE), provides population and household projections to help plan for service and infrastructure delivery for the community. The projections also provide a framework for assessing future needs for residential and commercial land, housing and public utilities. Projections are prepared for each NSW LGA and consist of three projection series the main projection, a high and a low growth projection series. The main series is used for official projections and the high and low show the impact on the NSW population when the assumed levels of births, deaths and migration are changed.

The DPE note that the data has limitations and the projections are not precise predictions of the demographic future given they are based on assumptions around future trends in births, deaths and migration. Whilst the assumptions represent reflect the current outlook regarding these trends, it is quite possible they will not eventuate. Births and migration are influenced by a wide variety of social, economic and political factors, many of which cannot be foreseen with any degree of precision (DPE 2016).

In addition, trends in births, deaths and migration are characterised by year-to-year fluctuations. Because the fluctuations are impossible to predict, projection assumptions for births, deaths and migration have to be formulated as long-term averages. Actual trends in births, deaths and migration will fluctuate either side of the smooth path of the long-run assumptions (DPE 2016).

It is also important to note that the population, household and dwelling numbers are rounded to the nearest 50 and they should not be taken to be accurate to that level of detail. This is an important consideration in interpreting the projections in smaller rural localities such as Walgett.

Table 7-1 shows the incremental population projections from 2011 to 2036 categorised by total persons within the Walgett Shire as prepared by the DPE. Table 7-2 illustrates the projected population, household change.

Table 7-1 DPE – Walgett Shire Population Projections - Main Series 2011-2036

	2011	2016	2021	2026	2031	2036	Total Change	Total % Change
Total population	6,800	6,650	6,450	6,200	5,850	5,500	-1,300	-19.1
Total households	3,000	3,000	2,950	2,850	2,750	2,600	-400	-13.3
Average household size	2.23	2.20	2.16	2.13	2.09	2.07	.016	-7.1
Implied dwellings	3,950	3,950	3,850	3,750	3,600	3,400	-550	-13.9

Table 7-2 DPE Projected change population and households 2011 -2036

	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
Total population change	-150	-200	-300	-300	-350
Average annual population growth	-0.4%	-0.6%	-0.9%	-1.1%	-1.3%
Total household change	-50	-50	-100	-100	-150
Average annual household growth	-0.2%	-0.3%	-0.6%	-0.8%	-1.1%

Table 7-3 DPE Projected household types 2011 -2036

Household type	2011	2016	2021	2026	2031	2036	Change 2011-2036
Couple only	650	650	650	600	600	550	-100
Couple with children	600	550	500	500	450	400	-200
Single parent	400	400	350	350	350	300	-100
Other family h/h	50	50	50	50	50	50	0
Multiple family h/h	50	50	50	50	50	0	-50
Total family h/h	1,700	1,700	1,600	1,550	1,450	1,350	-350
Lone person	1,150	1,200	1,200	1,200	1,150	1,100	-50
Group	100	100	100	100	100	100	0
Total non-family h/h	1,300	1,300	1,300	1,300	1,250	1,200	-100
Total	3,000	3,000	2,950	2,850	2,750	2,600	-400

Table 7-4 DPE Projected age groups 2011 - 2036

Age groups	2011	2016	2021	2026	2031	2036	Change 2011-2036
0-4	550	550	500	500	450	400	-150
5-9	500	500	500	450	450	400	-100
10-14	400	400	350	350	300	300	-100
15-19	350	300	300	250	250	250	-100
20-24	350	350	300	300	250	250	-100
25-29	400	350	350	300	250	250	-150
30-34	400	350	350	300	300	250	-150
35-39	400	350	350	300	300	250	-150
40-44	400	350	300	300	250	250	-150
45-49	450	400	350	300	300	250	-200
50-54	500	450	400	350	300	300	-200
55-59	500	550	450	400	350	300	-200
60-64	500	500	550	450	400	400	-100
65-69	400	450	450	500	450	400	0
70-74	300	350	400	400	400	400	100
75-79	150	250	300	300	350	350	200
80-84	150	100	200	200	250	250	100
85+	100	100	150	200	250	300	200

7.2 Rural residential growth opportunities

In order to holistically consider rural residential demand, there are a number of unique growth opportunities occurring in Walgett that not captured by ABS or DPE projections. These opportunities provide additional evidence of future growth potential and assist in establishing future demand for rural residential housing development.

Lifestyle

While large numbers of people in regional centres are associated with continuing agriculture either on a full time or part time basis, it is evident that large numbers, particularly those relocating from cities and seeking a 'tree change' to a rural location due to the lifestyle attributes and relative affordability of the area.

Walgett reflects this widespread and strong trend for rural living, where lifestyle and residential amenity is a key driver of housing choice. Given this broad demand, there is likely to be a continued strong pressure for rural lifestyle living in the Walgett Shire.

Demographics

Linked to lifestyle trends, Australia's ageing population is resulting in an increasing number of persons entering the pre-retirement and retirement phases. For this sector of the population, rural residential living is an increasing popular housing choice and has been identified as a factor in limiting population decline within regional and rural areas in Australia (Elliot 2007).

There is currently very limited supply for rural residential living opportunities within the Walgett Shire, particularly the desired population centres of Walgett and Lightning Ridge. Given the lack of opportunity for rural residential living opportunities, there is a risk that existing local residents downsizing from large agricultural holdings may leave following retirement, and potential new residents will discount the area due to lack of housing choice.

Professional postings

Anecdotal evidence suggests there is an emerging demand for rural residential property from government professions such as teachers, police and healthcare workers particularly within Walgett and Lightning Ridge. Persons employed within these professions are incentivised by state government to work in rural and remote areas, and are offered financial benefits such as additional leave entitlements, retention benefits and generous rental subsidies. The incentive packages are designed to support ongoing employment in a rural or remote location.

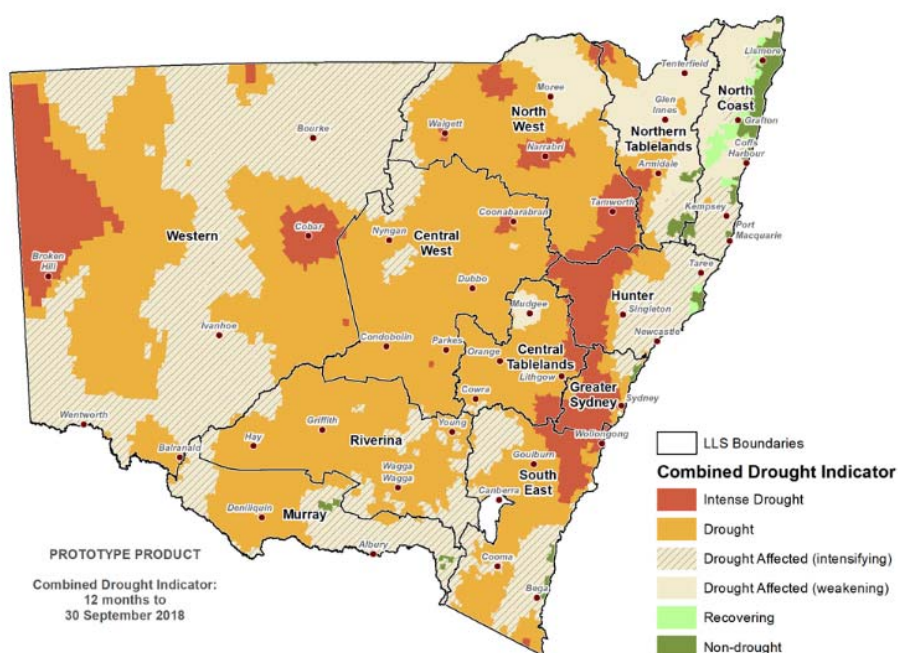
For example, the Teach NSW program offers up to 90% rental subsidies for teachers relocating to Walgett and Lightning Ridge. In addition the Teacher Housing Authority (THA), which provides limited government owned accommodation to teachers is actively acquiring and renovating properties within Walgett and Lightning Ridge for subsidised rental. Over the past five years the Teachers Housing Authority and the Police housing providers have been responsible for over 40% of residential developments within the Walgett Shire. The provision of rural residential housing options will meet the identified lifestyle needs of this market and would be an important factor in enhancing the attractiveness of the Walgett Shire as a rural deployment destination.

Agricultural Activity

Agriculture continues to be a strong sector within the Walgett Shire economy and declines in some parts of the sector from 2006 to to date reflect the overall state wide trends in the gradual decline of agricultural production in many rural areas and in rural based employment. The current drought indicator mapping provided by the NSW DPI is shown in Figure 7-1. The effect of the drought on many rural areas is well documented:

'The 2006 drought was one of the most severe on record, with large parts of southern and eastern Australia experiencing dry conditions since 1996. Moreover, as identified by the Bureau of Meteorology: "for the agriculturally important Murray-Darling Basin, October 2007 marked the sixth anniversary of lower than average rainfall totals, with the November 2001 to October 2007 period being its equal driest such six-year period on record" (BOM, 2007, p. 1). Households adjust to adverse circumstances in drought-affected areas, with some members of households moving (temporarily or otherwise) towards areas with greater economic opportunity.' (Australian Institute of Family Studies, September 2011).

For the North West Region, NSW DPI have recently reported that drought conditions remain however there has been an improvement in meteorological conditions and the amount of the State in Intense Drought has reduced, including areas around Walgett. (DPI NSW State Seasonal Update September 2018)



Source: NSW DPI State Seasonal Update September 2018

Figure 7-1 NSW Combined drought indicator September 2018

The NSW Government's *NSW Drought Strategy* (2015) assists rural communities that are vulnerable to climate-related economic downturns by improving their business, reducing risks and building resilience to future droughts. The Strategy delivers a more transparent and targeted system of drought support and will assist in increasing community resilience to drought. In addition a NSW Emergency Drought Relief Package was announced in July 2018 providing farmers significant subsidies and waiver of fees, licences and charges, loans and household allowances.

The report for Australian Institute of Family Studies in 2011, *Migration, labour demand, housing markets and the drought in regional Australia*, researched drought and the migration of population in rural areas. The paper supports the idea that the population impacts are only short term and people will generally move back due to family orientation etc. It is therefore likely that the Walgett Shire will grow in population as agricultural conditions improve over the long term. The NSW Government is also funding six projects under Water Security for Regions across the Walgett, Brewarrina, Bourke and Central Darling local government areas to improve water security and help communities prepare for drought conditions.

Given the above measures and small climatic improvements, current agricultural conditions are not considered to be an adverse impediment to future growth. Resources

In regards to resources, Figure 7-2 shows the mineral occurrences, existing mineral tenements as well as title applications and current titles for the Walgett Shire and surrounds. Additionally, Figure 7-3 shows the petroleum title applications in the region in which there are a significant amount of exploration applications and occurrences within the surrounding Shires. If a significant mine goes ahead the population will likely increase depending on the size of the mine. This includes coal seam gas exploration. As outlined in Section 5.7, there has been a minor increase in mining jobs between 2011 and 2016 suggesting some minor growth is occurring in the sector.

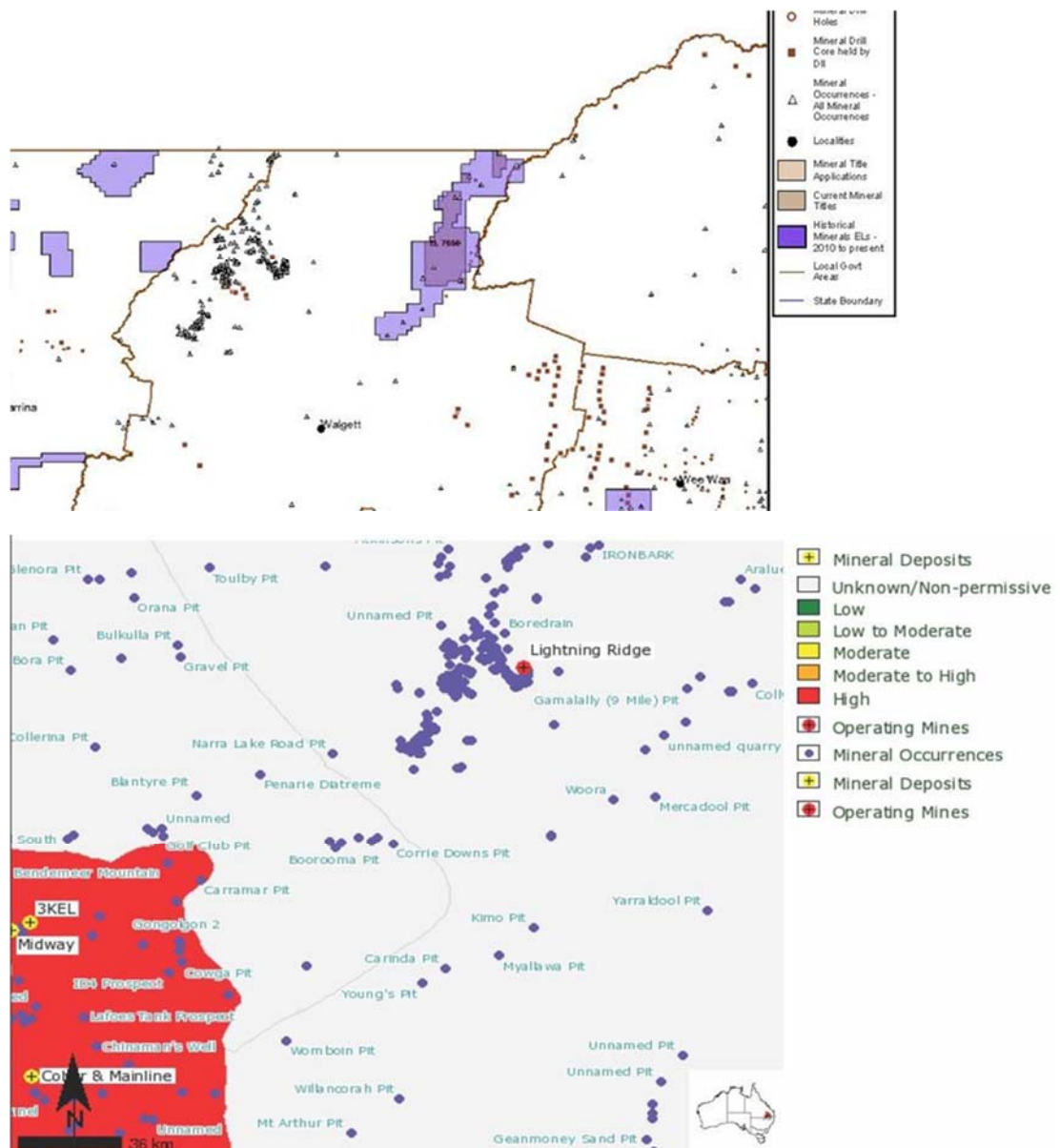


Figure 7-2 Sites, Titles and Mineral Application in the Walgett Shire and Surrounds

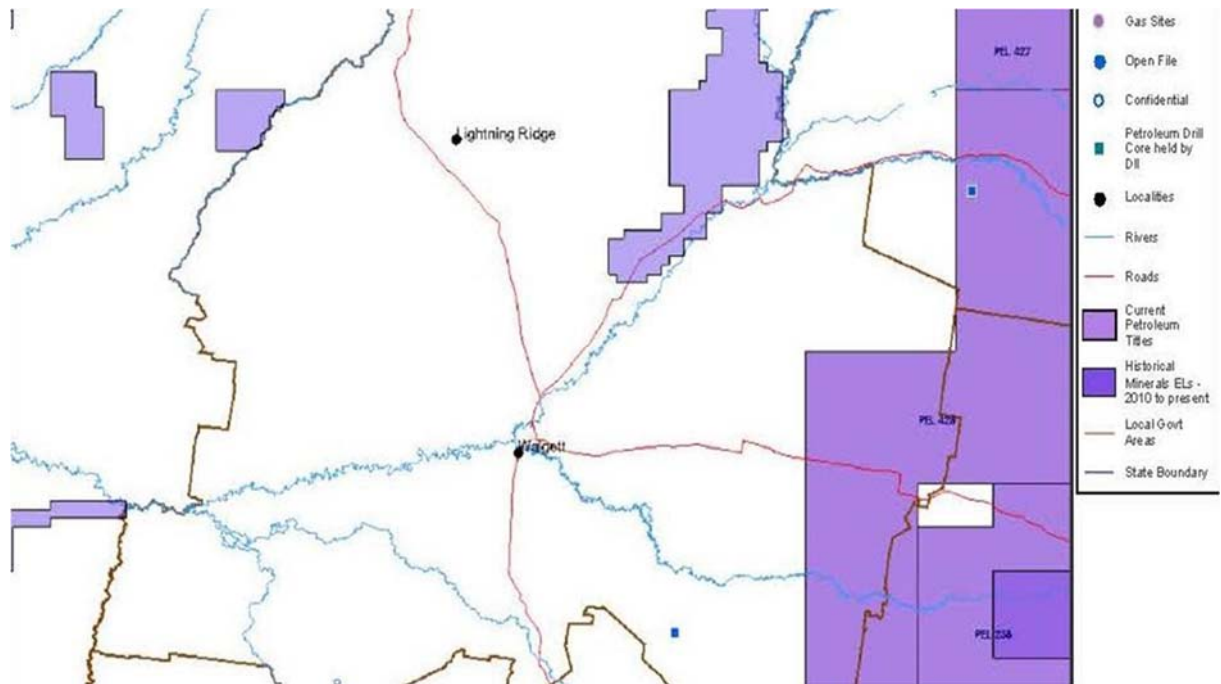


Figure 7-3 Petroleum Applications

In addition to mineral resources, significant investment in renewable energy resources is commencing in the region given the high quality solar irradiation in the area. A large scale solar farm has recently been approved north of Walgett as referred to in Figure 7-4. Development of the proposed Epuron solar farm is expected to commence in late 2018 and will provide employment opportunities during the construction and operation phases (limited) and provide local business opportunities for associated industries.

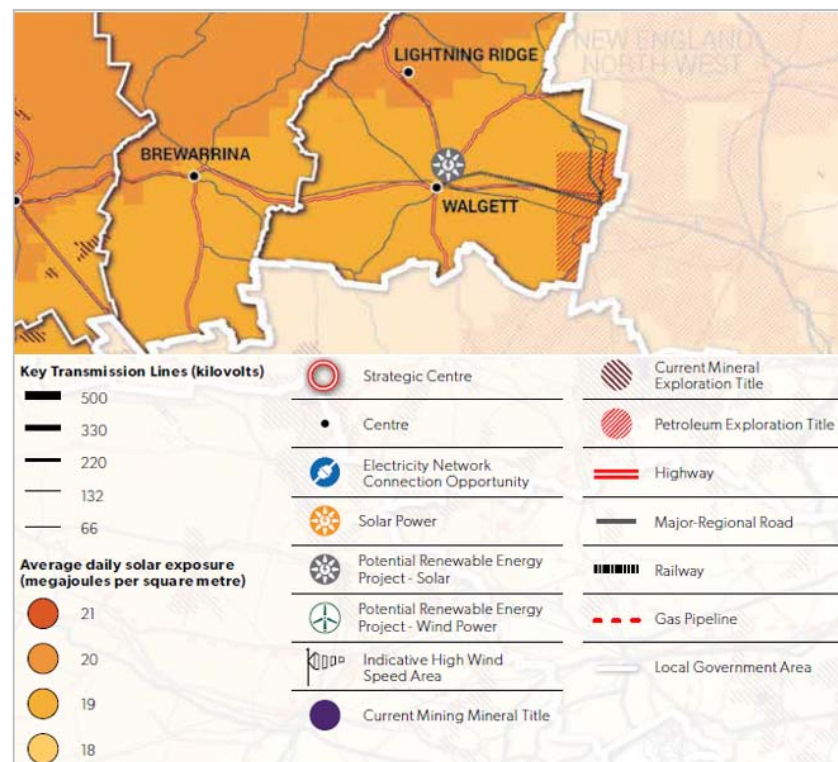


Figure 7-4 Mineral Resources and Renewable Energy for Walgett LGA

Source: Far West Regional Plan 2036

7.3 Rural residential demand forecast

An analysis of the demand for rural residential development has been undertaken for the purposes of this Strategy. The demand assumptions have been based on the main series population projections to 2036 prepared by DPE, and the estimated demand within the projected population for rural residential living. The demand forecast therefore acknowledges the Walgett Shire will experience an overall decline in population, however given the existing limited supply of rural residential housing in the Walgett market, the need for additional housing choice and diversity, and the growth opportunities identified in Section 7.2, the forecast considers there will be demand for this housing type on a small per capita basis. The estimated demand for rural residential land is set out in Table 7-5.

Key Assumptions

- *Demand for rural residential living:* Due to the attractive rural quality of the Walgett Shire there is an existing latent demand for rural residential property to cater for lifestyle purchases near main population centres particularly for skilled workers such as teachers, health and governance professionals. There is market demand for this type of living demonstrated by sales of existing well located, smaller rural lots at prices significantly exceeding the local Walgett average house price. Rural residential living opportunities will provide for increased housing choice and diversity and assist in attracting and retaining new residents to the region.
- *Population projection to 2036:* The demand has been established based on a projected 2036 population of 5,500.
- *Occupancy rate to 2036 at 2.3.* The rural residential occupancy rate will also be 2.3 for the rural residential population.
- *Demand percentage* has been established at 4% of households to live in rural residential dwellings. This is lower than 10% generally applied to similar locations with existing rural residential development and growing populations. Given Walgett Shire is experiencing overall population decline, 4% of households is a more reasonable assumption.
- *Economic conditions:* It is assumed that in recognition of long term climate cycles, agricultural conditions in the Walgett Shire will improve and will continue a trend providing employment opportunities, in migration as well as the family multiplier effect. The ageing population will affect the agricultural sector and provide a new downsizing opportunity for farmers during pre-retirement and retirement and potentially reduce overall population decline.
- *Future minimum lot sizes:* 10 hectare minimum subdivision lot size for future rural residential development.

Table 7-5 Estimated rural residential land demand

2036 population (NSW DPE projection)	No. of households (average 2.3 persons)	Rural residential demand (households)	Land area required to 2036	Average annual land requirement 2018 - 2036	Average annual lot demand
5,500	2,391	95	950 hectares	53 hectares	6 lots

8. Constraints analysis

8.1 Objectives of a constraints analysis

A development constraints analysis provides a general picture of the suitability of land for rural residential development at a broad scale. The resulting mapped and numeric data can be used to guide land use planning and decision-making.

8.2 Methodology

The methodology aims to identify and evaluate a range of constraints, which will impact upon the ability of the Walgett Shire to accommodate further rural residential development. Identifying a sound methodology will also enable the community and landowners to better understand the process of planning, site selection, and development. Ultimately, the application of a sound methodology will help the development industry to invest in and develop appropriate sites within the Walgett Shire that best serve the needs of the local community and economy.

The methodology for determining appropriate land use focuses on those features of Walgett's landscape that pose limitations to development. These constraints will strongly influence the preparation of a 'land constraints map'. Natural features primarily define the environmental limitations. The land constraints map is a composite map containing a number of overlays. These overlays include existing land uses, environmental protection areas, bushfire hazard areas, flood prone land, steep land, and prime agricultural land. The integration of the overlays enables the user to recognise areas of varying suitability for different land uses.

Some of the constraints listed below are a prohibition to future development. Other constraints merely require further investigation or mitigation measures that may influence the location, type, and density of development. Some constraints such as economic and social limitations don't always lend themselves to being mapped in the same way as natural features. Once Council has determined areas of low environmental limitations at a broad scale, this information can subsequently be used by investors to target areas for further investigation as part of their due diligence and decision making process. Rural residential lands have a range of economic and social requirements which include the location of the site, its size, price, commercial attractiveness, accessibility, and the availability of infrastructure and services.

Table 8-1 identifies which constraints are limiting and highlights the constraints that may be overcome through mitigation measures and management.

Table 8-1 Constraints ranking system

Rank	Key	Explanation
1.	Most suitable	Most suitable for development (relatively unconstrained).
2.	Suitable	Suitable for development with some controls and only minor constraints present.
3.	Highly Constrained	Constrained area may only be partly suitable for development – may require further site specific investigation and / or specific engineering solution or exclusion of certain areas.
4.	Very Highly Constrained	Limited or no development – will require further site specific assessment.
5.	Highly Unsuitable	Not suitable for development.

8.3 Multi-criteria analysis

Multi-Criteria Analysis requires consideration of the relative importance of each criterion compared to other criteria. A paired comparison method was selected for weighting of criteria. This approach required each criterion to be compared to each of the other criteria to determine which of the two (paired) criteria is considered more important, and by how much. By considering the number of times any particular criteria is rated as more important than any other, and the levels of importance, the criteria can then be ranked as a set in terms of importance. For this project, only environmental criteria were compared to each other. Weightings were normalised so that they are between 1 and 100 for each criteria.

8.3.1 GIS analysis

Once evaluation criteria and weightings were undertaken, a GIS modelling and analysis technique was used to overlay geographic data for each of the evaluation criteria.

The steps involved in a computer mapping analysis to identify areas that are overall more or less suitable for the rural residential development are described below:

- Datasets were sourced from Council and were imported into a MapInfo geodatabase.
- The data applied for each evaluation criterion were compiled and analysed according to the performance ratings on a series of grids across the study area.
- The weightings were applied to each criterion and the overall score for each evaluation criterion in each grid calculated. The GIS model then compiled scores across all the evaluation criteria for each grid and identified areas that are more or less suitable for rural residential development. The weighted overlays were added together and multiplied by a specified weighting. As a result, an overall sensitivity map was produced. The lower the score, the more attractive the site for development.
- The Multi-Criteria Analysis was performed using Mapinfo and Engage 3D software.

8.3.2 Limitations

While the constraints analysis technique is a powerful tool for screening broad study areas, it must be noted that there are a number of limitations including:

- Inability to represent all of the critical aspects that determine suitability for development in a geographic format.
- Accuracy and currency of some data.
- Absence of data for some locations (e.g. threatened species data not available).
- Each of the following constraints have been mapped and are illustrated in Appendix B.

Table 8-2 Constraints

Constraint	Reason for Unsuitability	Ranking
Settlement		
Close to Settlement	New rural residential development should be located a short travelling time from an urban centre and close to services, infrastructure and facilities. In particular schools, health care, shops and employment. Therefore land located beyond a 5km radius of Walgett, Collarenebri and Lightning Ridge was discounted from potential rural residential land identification.	Area outside the radius – not ranked
Existing or Proposed Residential and Urban Areas	Land that is zoned or proposed to be zoned for residential or urban purposes. This land is serviced (or capable of being serviced) and is required for development at higher densities than rural residential. This includes all urban land in Walgett, Collarenebri and Lightning Ridge.	5
Environment		
Riparian Areas and Buffer	The sustainability and maintenance of minor waterways (rivers, creeks and drainage lines) within the Walgett Shire is paramount in ensuring the ongoing environmental functioning of the Barwon and Namoi Rivers and in protecting water quality. Riparian controls are needed to provide channel stability to creeks, drainage lines and waterways essential in maintaining the basic health of the catchment. Riparian habitat in the Walgett Shire is important to the maintenance of fish populations and communities (including aquatic invertebrate) and has the highest priority for being conserved and protected from potential adverse impacts associated with development. Walgett LEP 2013 2013, under clause 6.3 requires a 100 metre buffer from the top of the bank of Barwon or Namoi Rivers. The clause aim is protect and conserve the riverine corridors of the Barwon and Namoi Rivers. Therefore this Strategy has adopted the 100m buffer.	5
State Forests	Land that is located adjacent to or within 400 m of an existing forestry operation or land owned by Forests NSW. It would not be in the public interest to jeopardize the current or future operation of the local forest industry by creating land use conflicts with rural residents.	5
E1 National Parks	National Parks (Zone E1) areas are not available for development regardless of physical characteristics.	5
E4 Environmental Living zones	The Walgett LEP 2013 2013 includes E4 Environmental Living Zone. The objectives of the E4 Environmental Living Zone are to: <ul style="list-style-type: none"> To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values. To ensure that residential development does not have an adverse effect on those values. To acknowledge the settlements of Gingie, Namoi and Walli and to enable compatible development. Even though within this zone development such as dwellings and neighbourhood shops are permissible, new rural residential development is unlikely to be appropriate.	4

Constraint	Reason for Unsuitability	Ranking
Flood	<p>Walgett has not completed a flood study, however the Growth Management Strategy (June 2008) determined the following:</p> <p>There are 2 distinct flooding regimes in the Shire as follows: widespread river related flooding which may last for several days or weeks at a time and local or widespread storm water related flooding associated with heavy rainfall events that tend to have impacts ranging from several hours to several days. The town of Walgett has a flood levee around its main urban area and since its establishment in the 1960's it has not suffered a major failure. Previous records indicate the majority of the Shire is flood prone.</p> <p>While it is acknowledged that the Shire is flood prone, development within known flood affected areas needs to be subject to appropriate floor levels to minimise or avoid flood impacts on property. Additionally, no other reasonable alternative exists for the development of rural residential land as approximately 85% of the shire consists of flood plain land form.</p> <p>In areas that are known to have high velocity floods these are ranked five due to the cost implications applying to hydraulic infrastructure, roads and services installed within floodplains. The medium velocity flood area has been ranked 3 and given there can be mitigation measures undertaken at the property level low velocity flood liable land is not seen a major constraint and will be ranked 2.</p>	<p>High Velocity – 5</p> <p>Medium Velocity - 3</p> <p>Low Velocity- 2</p>
Endangered Ecological Community (EEC)	<p>Land that is located within an area identified by the state government as an Endangered Ecological Community (EEC). Protection of habitat and the preservation of biodiversity is consistent with the principles of ecologically sustainable development. EEC's have high conservation value for fauna and flora, and include large areas of vegetated lands and important vegetation remnants. It is for this reason ECCs are ranked as 5.</p>	5

Constraint	Reason for Unsuitability	Ranking
Bushfire	<p>Land that is affected by high bushfire hazard and cannot meet the requirements of 'Planning for Bushfire Protection 2006' (PBP). The Rural Fires Act 1997 requires the identification of bushfire-prone land areas based on bushfire hazard mapping and the provision of Asset Protection Zones (APZ's) (NSW Rural Fire Service 2006).</p> <p>It is noted this document is being updated and the NSW RFS have released a pre-release version of Planning for Bushfire Protection 2018 which is expected to be legislated in mid 2019. It is therefore likely that any future rezoning and development as proposed within a bushfire prone area will be required to comply with the changes, and compliance with PBP will need to be demonstrated at the strategic planning (rezoning) stage for each candidate area through a Bushfire Strategic Study.</p> <p>Walgett Council currently categorises bushfire prone land into bushfire prone and buffer. It is to be noted that the NSW Rural Fire Service are implementing changes to bush fire vegetation categorisation in NSW including the introduction of mapping Category 3 vegetation which generally applies to grasslands and would affect most of the agricultural grazing land within the Walgett Shire should the revised mapping be adopted by Council.</p> <p>Bushfire hazard can be a major development constraint. The slope of the land, aspect and the vegetation types present, determines the level of bushfire hazard. Opportunities exist to manage the interface between new development and surrounding vegetation, including perimeter roads, fuel reduction and building design. More detailed site based assessment of bushfire hazard needs to be undertaken in conjunction with future development to ensure that development is located and designed having regard to the degree of bushfire hazard. Where adequate fire protection measures cannot be established, development should be prohibited.</p> <p>For this reason, land currently identified as bushfire prone is ranked as 3 and the buffer will be ranked as 2.</p>	Bushfire Prone - 3 Buffer- 2
Contaminated land	<p>Some areas in the Walgett Shire have potentially contaminated land due to the former use or current use of the land (for example a former sheep dip site). The EP&A Act and State Environmental Protection Policy 55 (SEPP 55) require Walgett Council to consider the suitability of land for a proposed development.</p> <p>The risk to health and the environment from contamination must be included in a preliminary assessment, which includes a preliminary site inspection of the contaminated lands. SEPP 55 requires that Council be satisfied that a site is suitable for its proposed use or can and will be made suitable. The use of a buffer and / or site remediation can be an appropriate response to this constraint.</p>	2

Constraint	Reason for Unsuitability	Ranking
Infrastructure Constraints		
Opal Mining	<p>Opal mining occurs in and around Lightning Ridge and it is the only location in the world for quality black opal. The Lightning Ridge opal fields lie within the Lightning Ridge Mineral Claims District, as constituted by the Governor under s.173 of the Mining Act 1992 and is covered by the Narran Warrambool Mining Reserve within which opal prospecting and mining is regulated and administered by the Department of Trade and Investment – Resources and Energy.</p> <p>Opal mining is an important resource for not only the town of Lightning Ridge but the whole Shire. It would not be in the public interest to jeopardise the current or future operation of opal mining by allowing rural residential development. In addition, the Mining Act and Section 9.1 Directions state mining should be protected from encroachment by incompatible land uses until the resource has been exhausted.</p> <p>It is for the above reasons, the current opal claims areas identified in Lightning Ridge will be ranked as 5.</p>	5
Other Extractive industries and Buffer	<p>It would not be in the public interest to jeopardise the current or future operation of local extractive industries that supply important resources to support local infrastructure projects. The Walgett Shire has extractive industry sites that should be protected from encroachment by incompatible urban land uses until the resource has been exhausted. As identified in a Section 9.1 Direction, a suitable buffer for each site should be regarded as unsuitable for urban development. A buffer area around the extractive industry identifies an area which will be affected by quarrying activities such as noise, dust and visual intrusion. It can also prevent the sterilisation of a future resource from the pressures of land use conflicts.</p> <p>Land adjacent to or within 1km of an existing extractive industry operation will be ranked as a 5. There is currently only one mine located just outside the 5 km radius of Walgett. There are no other extractive industries that affect potential rural residential land.</p>	5
Sewage Treatment Plants	<p>Sewage treatment plants and land within 400m of a sewage treatment plant will be ranked as a 5. STPs provide sewage treatment for Walgett communities. Land in proximity to an STP is often affected by odour problems. Living and Working in Rural Areas (NSW DPI 2007) recommends a 400m buffer around STPs from urban or rural residential development.</p>	STP- 5 Buffer area-4
Waste facility	<p>Waste facilities and land within 300m of a waste facility will be ranked as a 5. This land is often affected by odour problems. Living and Working in Rural Areas (NSW DPI 2007) recommends a 300m buffer around waste facilities to separate them from urban or rural residential development.</p>	Waste facility and buffer area-5

Constraint	Reason for Unsuitability	Ranking
Aerodrome	<p>Land in the vicinity of a local aerodrome where it may:</p> <ul style="list-style-type: none"> • Impede the operations and potential growth of the airport; and / or • Exceed the obstacle height limitation; and/or Land affected by noise that exceeds an ANEF of 25dB(A) will be ranked as a 5. <p>An airport is considered critical infrastructure that will support future employment growth. It would not be in the public interest to jeopardise the current operation and future growth potential of local aerodromes. These areas are to be considered a hard constraint which creates prohibitions to development.</p>	5
Intensive livestock industry	<p>Land that is located in or within 500 m of an intensive livestock industry will be ranked as a 5. Intensive industries traditionally have noise, odour and traffic issues that cause land use conflict with rural residential development. It is for this reason it would not be appropriate to place rural residential dwellings in proximity to intensive livestock uses.</p>	5
Rural industry	<p>Land that is located in or within 500 m of an existing or approved rural industry (feed mill, seed cleaners, cotton gin, etc.) will be ranked as a 5. It would not be appropriate to place rural residential dwellings in areas that will be affected by rural industrial uses now or in the long term.</p>	5
Physical Constraints		
Slope	<p>Slope is a significant factor influencing soil erosion, drainage and bushfire hazard. Protected lands are listed under the Native Vegetation Conservation Act 1997 and represent land that generally has a slope greater than 18 degrees from the horizontal; and land situated in, or within 20 metres of the bed or bank of any specified river or lake or land that is in the opinion of the Minister, environmentally sensitive or effected or liable to be effected by soil erosion. Slopes greater than 15 degrees are likely to have geological constraints and are susceptible to mass movement and high to very high erosion hazard. Within rural residential precincts slopes greater than 15 degrees present a high bush fire danger for dwellings, footings require a great deal of cut and fill, and it can cause installation and management problems for sewerage and water systems. Access is also difficult and they present a greater erosion hazard. In areas with these grades development is more difficult (NSW Rural Fire Service: 2006). Therefore, lands with a slope over 15 degrees have a low probability of being suitable for further development. Slope between 10 degrees and 15 degrees present a high bush fire danger for dwellings, footings require a great deal of cut and fill, access is difficult and they present a greater erosion hazard. In areas with these grades development is more difficult. Despite this, with specific engineering solutions, rural residential development is possible. Relatively flat grades (less than 10 degrees) significantly reduce costs associated with the installation of infrastructure to service proposed development.</p> <p>Currently, there is negligible steep land within Walgett Shire.</p>	<p>Over 15° - 5</p> <p>10° to 15° - 3</p> <p>Less than 10° - 1</p>

Constraint	Reason for Unsuitability	Ranking
Social		
Non Indigenous heritage	<p>In 1977, the NSW Heritage Act legislated that Councils must identify, protect and manage heritage through local planning regulations. The two levels of statutory listing are:</p> <ul style="list-style-type: none"> the State Heritage Register the heritage schedule in Walgett Local Environmental Plan 2013 <p>Under Clause 5.10 of the Walgett LEP 2013 the objectives of Heritage Conservation are:</p> <ul style="list-style-type: none"> to conserve the environmental heritage of Walgett to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views to conserve archaeological sites to conserve places of Aboriginal heritage significance. <p>The majority of Walgett Shire heritage items and heritage conservation areas were identified in previous heritage studies. These are items of significant value and therefore will be ranked 5. No buffer has been allowed. Should a site be located in what would otherwise be a proposed rural residential area, then a site specific buffer will have to be considered.</p>	5
Aboriginal archaeological areas	<p>Aboriginal heritage is an important consideration for land use planning. Evidence of the occupation of Australia by Aboriginal and Torres Strait Islander people dates back more than 60,000 years. As well as being historically important, Indigenous heritage is of continuing significance, creating and maintaining continuous links with the people and the land. Australian governments have a range of laws to protect Indigenous heritage, including the EPBC Act, the Aboriginal and Torres Strait Islander Heritage Protection Act 1984 and the Protection of Movable Cultural Heritage Act 1986. Under the EPBC Act, there are penalties for anyone who takes an action that has or will have a significant impact on the national heritage values of a place. It is for this reason that new rural residential development should not be located in areas known or reasonably suspected of being of significance to local Aboriginal cultural heritage.</p>	5

8.4 Constraints mapping

The above rankings have been used to compile constraints mapping for each of the three main centres in the Walgett Shire including Walgett, Lightning Ridge and Collarenebri. This mapping is contained in Appendix B.

9. Consultation

The Strategy is the outcome of a detail planning process which commenced in 2013. The following flow chart provides a graphical understanding of the process for developing the Strategy to date and the future steps required to finalise the Strategy.

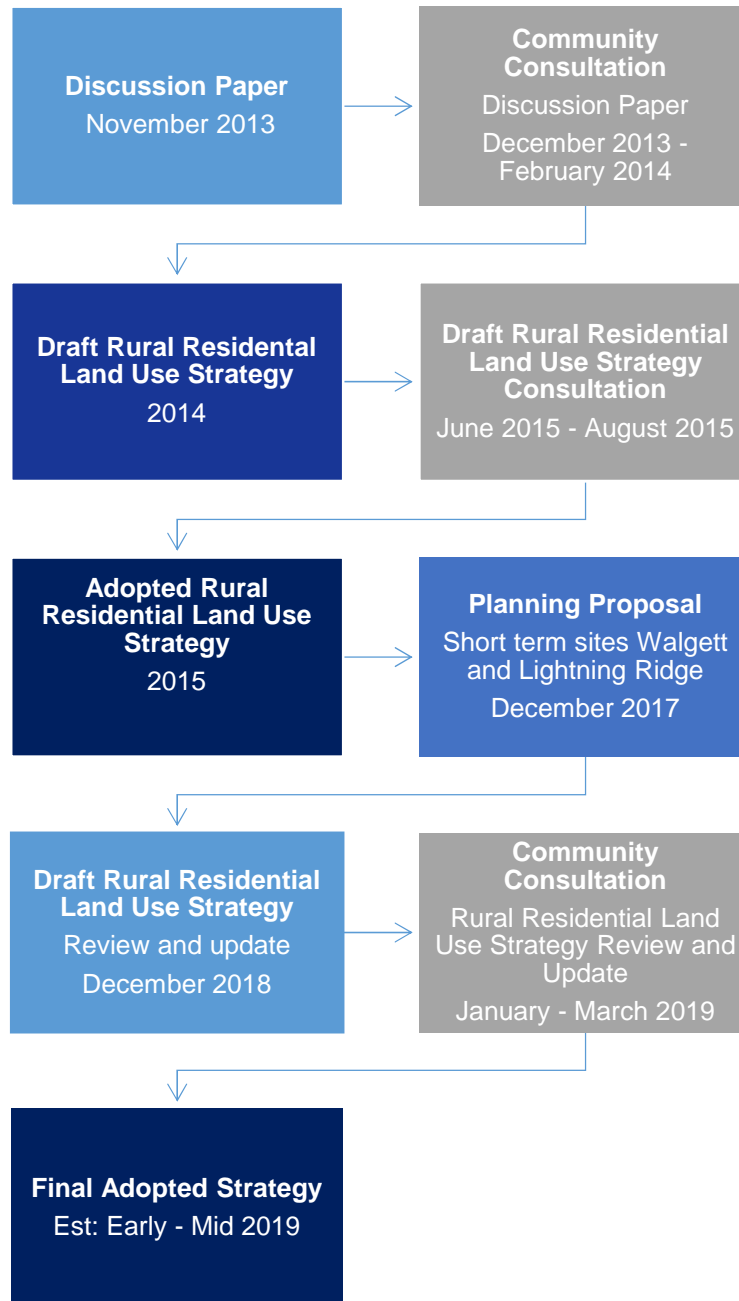


Figure 9-1 Stages of the Rural Residential Land Use Strategy

The first step in the process was a Discussion Paper (GHD November 2013) which sought to open the conversation with the community and stakeholders on the possibilities for rural residential development in the Walgett Shire. The discussion paper provided the community with the background and context for the need for Rural Residential Strategy for the Walgett Shire.

Research that Shapes the Outcome

The Discussion Paper (GHD, November 2013) contained information that shaped the direction of where rural residential land use could proceed. This included the following:

- **Identify the existing situation in Walgett Shire** – this included where and if any rural residential development has already occurred in Walgett as well as looking at the demographic and housing profile, population trends, housing trends, and drivers and influences as well as future growth scenarios.
- **Identify Walgett Shire's needs for rural residential land.** –a supply and demand analysis was undertaken to investigate how much rural residential land is required in Walgett.
- **Identify which land within Walgett Shire is more suitable for development:** this involved a constraints analysis to determine the suitability of land for rural residential development at a broad scale.

9.1 Community and stakeholder consultation activities

9.1.1 Public exhibition of discussion paper

Following the preparation of the Discussion Paper, it was placed on public exhibition from 4 December 2013 to 10 February 2014 and members of the public were encouraged to make submissions regarding the Discussion Paper during the exhibition period.

Hard copies of the Discussion Paper were made available for public inspection at:

- Walgett – Council Office at 77 Fox Street.
- Lightning Ridge – Library at 51 Pandora St.
- Collarenebri – Council office at Wilson St.

Integral to the exhibition of the Discussion Paper was the request for expressions of interest from landowners that may have wished to have their land rezoned to allow for rural residential development.

9.1.2 Public information session

A public information session regarding the Strategy was held at the Walgett Shire Council chambers on 17 December 2013 at 5:30pm. Members of the public were encouraged to attend the session to gather information regarding the Strategy.

9.1.3 Council meeting

A Council meeting regarding the Strategy was held at the Walgett Shire Council chambers on 17 December 2013 at 10.00am. Members of the public were encouraged to attend the meeting to gather information regarding the Strategy.

9.1.4 Letters to government agencies

In addition to the community consultation undertaken as part of the Discussion Paper, letters were also forwarded to relevant government agencies with an interest in rural residential land development, including:

- NSW Department of Planning and Infrastructure (now Department of Planning and Environment)
- NSW Rural Fire Service
- NSW Department of Trade and Investment, Crown Lands
- NSW Department of Trade and Investment, Resources and Energy
- NSW Heritage Council
- NSW Roads and Maritime Services

9.2 Outcomes of 2013 community and stakeholder consultation

A total of four landowners submitted expressions of interest in relation to having their land assessed against the criteria outlined in Chapter 8. Each property was given due consideration in the following chapter.

Correspondence from relevant government agencies is contained in Appendix C and has been considered throughout this document.

9.3 Post 2015 Strategy consultation

The Strategy was placed on public exhibition from 22 June 2015 to 28 August 2015. The Strategy was then adopted by Council in late 2015.

Council considered the recommendations of the Strategy at its meeting of 26 April 2016.

For land in Walgett, Council resolved at the time to pursue the rezoning of Candidate Area 2 (Lot 42 DP 750291 and Lot 80 DP 750291) given the land is held in freehold title and the landowner has expressed interest in developing the land. Council did not proceed with rezoning Candidate Area 1 as it is Crown land and the leaseholder has expressed no interest in pursuing future development.

For sites in Lightning Ridge, Council resolved to consider an alternative site for rezoning being Lots 1-73 DP 838673 located on the corner of Bill O'Brien Way and the Castlereagh Highway Lightning Ridge. This area was originally excluded from the Strategy as it was partially situated on opal bearing ridge country, however further analysis has established the land is not constrained by opal mining.

A Gateway determination for the rezoning of the above sites was issued by the DPE on 19 December 2017.

Council did not proceed with rezoning two identified land parcels in Collarenebri given there are sufficient vacant lots with dwelling entitlements within 5km of the urban area and no submissions of support were received with regards to future rezoning. Council acknowledged that the existing land supply is sufficient for the medium and long term to meet population needs.

9.4 2019 Strategy consultation

A Council meeting regarding the Strategy was held at the Walgett Shire Council chambers of 24 July 2018 at 10:00am. Community members and stakeholder were encouraged to attend the

meeting to gather information and to understand the intended outcome of the Strategy. At this meeting Council resolved to place the Strategy on public exhibition.

9.4.1 Public exhibition

Following consultation with and the completion of minor amendments required by the Department of Planning and Environment, the draft Strategy was placed on public exhibition from 30 January 2019 to 1 March 2019. Council encouraged all individuals and groups within the community to consider the Strategy and made written submissions regarding any matters that they would like to raise with Council. Council also advised community members that all submissions received prior to close of business on Friday 1 March 2019 will be considered by Council.

The Strategy was exhibited between 30 January 2019 and 1 March 2019 to allow the community to have further input into the revisions made since the 2015 Strategy was prepared.

The community consultation activities included:

- Public notification advertisement on Council's Facebook page
- Public notification advertisement and exhibition material on Council's webpage
- Public notification advertisement in local newspaper
- Radio announcements
- Mailbox drop to all PO boxes in Lightning Ridge and Walgett
- Physical copies of exhibition material at Council's offices and libraries
- Notification on Council's Weekly bulletin
- Notification to Lightning Ridge Miners Association

In addition to public notification, letters were sent to relevant government agencies with a vested interest in rural residential land development, advising them of the Strategy these government agencies included:

- NSW Rural Fire Services
- NSW Department of Planning and Environment
- DPE – Resource and Geoscience
- NSW Roads and Maritime Service
- Civil Aviation Safety Authority
- NSW Office of Environment and Heritage
- NSW Water
- Department of Primary Industry – Lands and Water

The strategy was viewed 90 times on Council's website with several community members attending offices to read the hardcopy. Various phone calls were also received by Council's Environmental Services Department. The enquiries generally asked questions and to gain a brief overview of the strategy. The phone calls were generally supportive of the strategy.

During the exhibition period a total of four (4) submissions were received, three from the community and one government agency being the Civil Aviation Safety Authority which advised it had no comment on the Strategy. A summary of the key issues raised by the community is set out below in Section 9.5.1.

One late submission from NSW Rural Fire Service was received on 27 March 2019. The submission provided procedural advice that any future Planning Proposals that apply on bush fire prone land shall address the requirements of s 9.1 Direction 4.4. Planning on Bushfire Prone Land. The submission does not impact on any strategy outcomes.

9.4.2 Letters to government agencies

In addition to public information sessions, letters were sent to relevant government agencies with a vested interest in rural residential land development, these government agencies include:

- Rural Fire Services
- Department of Planning and Environment (DPE)
- DPE, Resources and Geoscience
- Roads and Maritime Service
- Civil Aviation Safety Authority
- Office of Environment and Heritage
- NSW Water
- Department of Primary Industry, Lands and Water

9.5 Summary of submissions received

Provided below is a summary of the four (4) submissions received from community members and government agencies during the exhibition period of the Strategy. A majority of the submissions received were generally in support of the Strategy with any providing feedback and suggestions surrounding the information currently presented in the Strategy, particularly in relation to the suitability and capability of the proposed Candidate Areas.

9.5.1 Community feedback

Three (3) of the five (5) submissions received were from individuals and groups within the community. The feedback received is generally supportive of the Strategy and provides feedback on the candidate areas. Provided below is a summary of the main points extracted from the submissions received:

- Community members are generally supportive of Lightning Ridge Candidate Areas A, B and C but a number of conflicting comments regarding the lands potential have been received during the consultation process.
- Candidate Area A may be subject to seasonal flooding and Candidate Area B may contain pockets of mining heritage classified land.
- Portions of Lightning Ridge Candidate Areas A and B contain a substantial portion of potential opal bearing ground.
- Community members are generally supportive of Lightning Ridge Candidate Area C. However a number of community members advised that Candidate Area C should be removed entirely from the Strategy.
- One community member highlighted that the small portion of leasehold land adjacent to the Lightning Ridge Candidate Area C should be conserved to prevent future development of the land.
- All of Lightning Ridge Candidate Area C contains opal bearing ground and is considered to be highly suitable for opal prospecting. Many submissions have advised that Area C should

be released so that it can be prospected and mined as the areas has been sterilised for several decades.

- As per the requirements of the *Mining Act 1992* and the Lightning Ridge Mineral District conditions advise opal mining and prospecting is not permitted within 200m of a principal place of residence. Community members are concerned that the subdivision and development of candidate areas A and B would lead to the sterilisation of opal bearing ground

9.5.2 Government agencies feedback

The Civil Aviation Safety Authority (CASA) and the Rural Fires Service (RFS) provided responses in relation to the Strategy. The government agencies advised of no concerns in relation to the information provided in the report. The RFS did advise that all future planning proposals that occur on bush fire prone land shall address the requirements of s 9.1 Directions, direction 4.4 Planning for Bushfire Protection

9.6 Consultation outcomes

Council considered the submissions made at its Ordinary Meeting of 26 March 2019.

9.7 Post 2019 Strategy consultation

Bill O'Brien Way, Lightning Ridge Planning Proposal

On 26 March 2019, Council considered the Bill O'Brien Way, Lightning Ridge Planning Proposal previously lodged with the Department of Planning and Environment (DPE) for consideration in 2017 at a Council meeting.

The planning proposal sought to rezone land in Lightning Ridge and Walgett from zone RU1 Primary Production and SP1 Mining to zone R5 Large Lot Residential to facilitate higher density rural residential living opportunities within the Walgett LGA.

In December 2017, the DPE issued Council with a Gateway Determination advising that an amendment to the Walgett Local Environmental Plan (LEP) 2013 should proceed provided that the conditions on the Gateway Determination are satisfied. Conditions 1 and 2 on the Gateway Determination, as shown below, are required to be carried out prior to the undertaking of community consultation.

1. *Prior to community consultation the planning proposal is to be amended to address section 9.1 Direction 5.10 – Implementation of Regional Plans. This work is to address the Far West Regional Plan 2036 that was released on 22 August 2017.*
2. *Prior to undertaking community consultation Council is to consult with Department of Primary Industries Water to determine a suitable lot size to facilitate adequate water supply.*

The planning proposal is not to be placed on exhibition until the Department of Planning and Environment is satisfied and approved that the water supply matter have been adequately addressed.

Council consulted with the Department of Primary Industries (DPI) Water and was advised that a minimum lot size of 5 hectares is required to ensure a 250 m buffer distance between on-site sewage systems and bores. This results in a lower lot yield than that originally intended however ensures that on-site water is provided and and continually available.

Given the DPI Water minimum lot size requirements for lots being serviced by an on-site sewage system and a bore resulting in a less than desirable lot yield, Council has determined to review the development potential of the land.

As the land is currently being considered as a development option in the Rural Residential Strategy, Council has considered placing the planning proposal on hold to reconsider the lands development potential.

Recent synergies have suggested that given the lands strategic positions at the entrance to Lightning Ridge on the corner of the Castlereagh Highway and Bill O'Brien Way, and the lands inability to achieve Councils desired lot yield, the land would be best suited for other development purposes.

As such, Council has considered the lands potential to be developed for Tourism purposes given its location and the recent local development in the tourism Council are of the opinion that the land would be best suited for Tourism development and would be an ideal location for the Opal Centre.

Council has therefore resolved to amend the priority areas previously presented within the Strategy to reflect Council's intended outcome for the land currently subject to rezoning. This would ultimately result in the parcel of land still having the ability to be considered for residential subdivision should tourism development on the land not be pursued. However, this does not mean Council will withdraw its application to subdivide the land but rather to consider all development options first prior to progressing.

The Walgett Rural Residential Strategy

At Council's 26 March 2019 meeting, Council considered community and government agencies feedback received during the community consultation and public exhibition period of the Strategy.

At Council's meeting, Council resolved to determine the following:

- *The Lightning Ridge Miners Association (LRMA) will potentially object to any candidate area near Lightning Ridge based on the land being potentially opal bearing country (Note: The 500 m buffer zone stated in the LRMA submission is misleading with only the 200 m restriction under the Mining Act 1992 applicable).*
- *As Walgett Shire Council is the owner of 'Lightning Ridge Candidate Area C', any further development or rezoning of the land can be controlled by Council. Other candidate areas in Lightning Ridge can be pursued in the meantime while Council decides how it wishes to proceed with Area C. The strategy is also an evolving document that can be amended to accommodate future requirements.*
- *Any significant amendments to the strategy at this time may lead to a new candidate area needing to be identified, assitional assessments and further delays.*

Council also considered the progression made with regards to the Bill O'Brien Way planning proposal at its meeting. Council resolved to:

- *Not proceed with this subdivision, based on the above report (as summarised in Section 9.6 of this report) and amend the Rural Strategy so as not to include this category 1 area.*

10. Proposed rural residential areas

Land is a limited resource. Any land development should take place in a sustainable, integrated and co-ordinated way. It has been determined in the preceding sections that the existing residential supply is not sufficient to accommodate demand. To meet the outcomes for this Strategy, Council needs to provide a land release that delivers an equilibrium between land supply and demand.

10.1 Understanding the market

Key lifestyle attractors provided for rural residential development are based around amenity values especially in close proximity to areas with access to services and population. The demand for lifestyle opportunities provided with rural residential development is also high when there is the ability to live within a reasonable commute to the town centre. Other key attractors for these areas are the lower land values in Walgett Shire while still being proximate to towns which may offer employment. Additionally, understanding the rural residential market and the attractors for residential demand is critical in proposing further rural residential development areas.

10.2 Agricultural economy

Preventing ad-hoc rural residential development is critical when considering the long term opportunities for ongoing agricultural expansion across Walgett Shire. This Strategy recognises the strength of demand for rural residential development and the legitimacy of this land use as a part of the residential opportunities of the Shire. This land use should occur where the benefits to potential residents can be maximised, and where the risks to farming minimised.

Rural residential development may or may not include some agricultural activity, however the primary land use is residential. As such, residents of these areas expect residential amenity and services. The objective is to manage the provision of sustainable rural residential development so that it supports sustainable housing and settlements, and does not compromise agricultural land uses. Therefore, areas that are no longer suited to agricultural use will take priority over areas that are currently being used or are suitable for agricultural land use.

10.3 Selection criteria

The sustainability and liveability criteria presented in Chapter 8 and the principles developed throughout the document will guide consideration of all future rural residential development in terms of the selection of areas for such development.

10.4 Consideration of additional investigation areas

As part of the review additional investigation areas were considered to address requests from landowners arising since the preparation of the 2015 Strategy. These areas included 835 hectares of land to the west of Walgett, north of the Kamilaroi Highway and 694 hectares east of Walgett Showground directly to the north of Come By Chance Road.

Each area was considered against the constraints ranking methodology presented in Chapter 8 and the requirements of Direction 29 of the Far West Regional Plan.

Land north of Come By Chance Road is suitable for inclusion due to limited constraints, however the land west of Walgett is unsuitable for the following reasons:

- OEH mapping (2012) indicates significant presence of Endangered Ecological Communities (EEC's) on the land;

- Medium/high velocity flooding occurs on the site with, approximately 50% of the site subject to total inundation during flood events and;
- Development in the vicinity of the existing Kangaroo meat processing facility on the proposed land would be in direct conflict with strategic economic policy directions and actions contained within the Far West Regional Plan 2036, which seek to limit land use conflict, urban encroachment and competing land use demands affecting the agricultural produce industry (referred to in Goal 1 and Directions 1 and 2 and Actions 1.6 and 2.6).

10.5 Review of 2015 candidate areas

The investigation of additional candidate areas, Far West Regional Plan 2036 and updated population projections and a revised rural residential demand methodology warranted consideration of existing candidate areas within the 2015 Strategy in terms of suitability and policy compliance. The review of the candidate areas resulted in the following changes:

Collarenebri

Further consideration of candidate areas within Collarenebri has not been pursued and the areas are removed from the Strategy. The strategy will focus on locating rural residential development in limited, appropriate areas close to the identified district centres of the Shire, being Walgett and Lightning Ridge.

This will ensure consistency with the Action 29.3 of the Far West Regional Plan 2036, particularly to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;

In addition, pursuant to Council's resolution of 26 April 2016, there is an adequate existing land supply and dwelling entitlements within a 5km radius of the town centre and limited development interest.

Walgett

The Cumberland Way candidate area has been removed given it is Crown Land and the leaseholder has no interest in pursuing future development.

Notwithstanding the existing planning proposal the review process has established that the former Walgett Area 2, south of Come By Chance Road is not the most appropriate or efficient location for rural residential development, particularly when considered against the Far West Regional Plan 2036 criteria and policy objectives.

Development of the site for rural residential purposes will result in fragmentation of agricultural and result in future land use conflict which can inhibit farming practices over time and affect productivity and economies of scale.

In addition development of the land will require significant extension of services and infrastructure including new road access over adjoining land which is different ownership. This will add further complexities, uncertainties and costs to any development. The site is also affected by biodiversity (EEC's) and a Property Vegetation Plan applies to most of the area which will constrain any future development given there may be potential obligations to maintain offset areas on the site.

The site therefore inconsistent with Direction 29 - Action 29.3 of the Far West Regional Plan 2036, to:

Locate rural residential areas:

- close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;
- to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and
- to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.

It is therefore recommended that Council no longer seek to pursue the rezoning of this land and seek to remove this land from the current planning proposal.

Lightning Ridge

To limit potential future rural residential development to the most suitable and appropriate areas the Lone Pine Road candidate area has been removed. This site is located outside the 5km radius and does not meet accessibility criteria. Future rural residential development would also result in fragmentation of agricultural and adverse land use conflicts.

10.6 Candidate area recommendations

The investigations have revealed there are a number of areas, subject to further environmental investigation and consultation that may be suitable for rezoning to accommodate future rural residential development within Walgett and Lightning Ridge. These candidate areas are shown in Appendix D.

In identifying candidate areas, consideration has been given to:

- The Far West Regional Plan 2036
- The land suitability analysis provided in Chapter 8
- The sustainability and liveability criteria presented in Chapter 3
- Views and considerations of key stakeholders including the community, development industry, government agencies and Council
- Expressions of interest from land holders
- Existing patterns of rural development
- History of subdivision and development of all forms of rural land
- Assessment of suitable land which meets minimum requirements

It is noted the identification of candidate areas has been adjusted to allow for changes occurring as part of the 2018 review and update.

In order to compare and evaluate the merits of each candidate area, they were assessed against a range of opportunity and constraint criteria, as listed in Table 10-1 below. This process was separate and subsequent to the process highlighted in Chapter 8 when broad constraints mapping was undertaken. The listed criteria were identified as the most relevant, and for the sake of simplicity no weighting has been assigned to each issue.

Table 10-1 Opportunities/ constraints considered

Issue	Opportunity/ Constraint
Infrastructure	Urban proximity
	Mains electricity
	Phone landline
	Access
Environment	Riparian areas
	State Forests
	National Parks
	Flood
	Vegetation
	Bushfire
	Contamination
	Slope
Land use & resources	Agricultural resource sterilisation
	Extractive resource sterilisation
	Nuisance, offensive or hazardous uses
Heritage	Non Indigenous
	Indigenous

Each constraint was scored on a scale of 1 (high constraint) to 5 (minimal constraint). A higher total score indicates that a particular site is expected to be less constrained and therefore more suitable for rural residential development compared to another site with a lower score.

The locational context and aerial photos for each candidate area are provided in Appendix D whilst the assessed constraints are contained in Appendix E. The results of the assessment indicate the following ranking for the candidate areas, as shown in Table 10-2 below.

Table 10-2 Ranking of candidate areas

Locality	Candidate Area (ha)	Constraint Score	Locality Ranking
Lightning Ridge	Lightning Ridge Area A (69.2)	74	2
	Lightning Ridge Area B (148.5ha)	73	3
	Lightning Ridge Area C (44ha)	78	1
Walgett	Walgett Area A (694ha)	75	1

10.6.1 Assessment against relevant State Environmental Planning Policies and Section 9.1 Ministerial Directions

An assessment of the candidate areas against relevant State Environmental Planning Policies and Section 9.1 Ministerial Directions has also been undertaken and is contained in Appendix F.

11. Implementation and recommendations

This Strategy will help guide rural residential development in the Walgett Shire into the future up to at least 2036 with capacity for action beyond 2036.

This Strategy does not itself rezone land for development; it identifies broad areas for consideration and sets clear principles and outcomes to guide future development.

The rural residential demand projections presented in this Strategy suggest approximately 95 rural residential dwellings/ lots would be required for the life of the Strategy. Most of the demand is likely to come from existing resident populations in each respective town and as such it is reasonable to offer an opportunity for rural residential living at each population centre.

The most appropriate candidate area for future residential development in the short term is **Walgett Area A**, with an area of 694 hectares and **Lightning Ridge Area C**, with an area of 44 hectares. Noting a Gateway Determination was received from the DPE for the rezoning of the above land to the R5 Large Lot Residential zone on 19 December 2017 and:

Investigation of the remaining candidate areas should commence in the short to medium term to assess the viability of other candidate areas in satisfying the medium to longer term demand of rural residential land and to provide further locational choice for residents seeking rural residential lifestyle opportunities.

The most appropriate candidate area for future rural residential development in the short term are Walgett Area A: with an area of 694 hectares and Lightning Ridge Area C with an area of 44 hectares. (Noting a Gateway Determination was received from DPE for the rezoning of the above land to the R5 Large Lot Residential zone on 19 December 2017 and:

Investigation of the remaining candidate areas should commence in the short to medium term to assess the viability of other candidate areas in satisfying the medium to longer term demand of rural residential land and to provide further locational choice for residents seeking rural residential lifestyle opportunities.

Each candidate area needs to be considered in conjunction with the State and local policies and the guiding principles presented in this document.

11.1 Implementation

This Strategy is a framework used in order to achieve good planning, management and development for the Walgett Shire rural residential lands. Effective implementation requires cooperation by community stakeholders and coordination of State and local government activities and plans. Implementing the Strategy involves coordinating and reviewing a range of plans, infrastructure and services.

The following actions have been developed in order to guide Council in making decisions in relation to:

- Non-statutory support for initiatives undertaken by other organisations and individuals
- The establishment of formal arrangements, agreements and intergovernmental responsibilities for future decision making
- Liaising with external parties to improve land use planning, development and management
- Council's ongoing programs relating to infrastructure and service provision, and the delivery of economic and social services
- Councils' ongoing program of internal strategic planning

- Council's ongoing program of introducing or improving specific policies and guidelines
- Existing statutory responsibilities, including applications for development and subdivision approval

11.2 Release program

The Strategy will provide for a balancing of supply of rural residential land across the Shire adding to locational housing choice.

The identified Candidate Areas could conservatively yield around 93 rural residential lots depending on detailed analysis of land based constraints, internal road layouts and subdivision design. It is considered the identified need for 95 lots can be adequately managed within this supply, acknowledging actual lot numbers on each site may vary depending on the outcome of detailed environmental assessments, and the Strategy will be subject to periodic review and the Strategy will be updated should output, development demand or other conditions change.

The Strategy therefore seeks to avoid the fragmented release of rural residential land by sequencing the release of consolidated candidate areas. This will avoid opening up a number of unmanageable development fronts and enable resources required for more detailed studies to be directed to one area at a time. It is anticipated that Planning Proposals and associated investigations will be required for the remaining candidate areas before they can be appropriately rezoned.

The release program should be viewed as a flexible program that allows land to be brought forward if the genuine demand for rural residential development exceeds the projections outlined and land to be delayed if the genuine demand is not being realised.

Table 11-1 Release program

Candidate Area	Potential average lots	Release Program
Lightning Ridge Area A	6	Medium term (5 to 10 years)
Lightning Ridge Area B	13	Long term (10 to 20 years)
Lightning Ridge Area C	4	Short term (1-5 years)
Walgett Area A	70	Medium term (5 - 10 years)
Potential total lots	93	

11.3 Further environmental investigations

Prior to any rezoning of the candidate areas, the following environmental investigations should be undertaken:

- Ecological assessments to determine impacts on endangered ecological communities, threatened species and their habitat
- Bushfire hazard assessments to ensure adequate asset protection zones, water supply, access by emergency vehicles
- Land contamination assessments to ensure the land has not been subjected to land uses which have resulted in the contamination of soils
- Detailed consideration of riverfront and riparian management issues in relation to Walgett Area A. This should include matters such as appropriate setbacks, biodiversity and flooding.

Any candidate area which contains EEC, threatened species or other identified constraints would need to be developed in such a way as to minimise the impact on and as a result of these constraints. Measures might include avoidance, separation or offsetting in the event of

vegetation clearing, provision of asset protection zones for bushfire hazard protection and remediation in the event of any identified contamination.

11.3.1 Walgett Local Environmental Plan 2013

As previously indicated, Walgett LEP 2013 was gazetted prior to the development of this Strategy. Rural residential lands identified in the LEP have been zoned R5 Large Lot Residential and, as such, any future land should have the same zoning. Any lands with significant constraints should be protected by an environmental protection zone (eg. E4 Environmental Living) or other suitable means under the LEP or Development Control Plan.

Any amending LEP would need to adopt a minimum lot size for the rezoning. Whilst it is noted that the current R5 Large Lot Residential zone in Walgett LEP 2013 has a minimum lot size of 1ha, a new minimum lot size of 10ha is considered to be more appropriate for the Shire taking into account the following:

- Capacity of the soil to accept effluent disposal
- The need to ensure that future dwellings can be built with appropriate flood immunity
- The need to ensure that environmental constraints can be managed without undue impacts
- The need to ensure that development in the area does not unreasonably increase the demand for public services or public facilities
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- Riparian zone issues.

11.3.2 Walgett Shire Development Control Plan 2016

The DCP should be amended to include additional provisions/ controls for rural residential development. In this regard, and in consultation with the community, the following general controls should be implemented through a 'place based' DCP for the short-medium term rural residential release areas:

- Effluent disposal reports to accompany any development application demonstrating how water quality objectives are to be met.
- Vegetation management plans to accompany proposals adjacent to bushland or within identified wildlife corridors; revegetation is to be imposed by means of a restriction on the title.
- A minimum landscape buffer of 10 m to be provided along drainage lines.
- Contaminated land assessment to accompany any application for lands identified as potentially contaminated.
- Dwellings are to be separated by a minimum of 20m.
- Local access roads to be provided or extended in accordance with Council and RMS standards; access via access handles/battleaxe arrangements are not to be permissible.
- A minimum landscape buffer of 10 m to be provided to screen adjoining dwelling houses.
- A bushfire assessment in accordance with the Rural Fire Service Guidelines to accompany applications on land mapped as bush fire prone.
- Appropriate controls to address riparian zone and riverfront management issues.

11.4 Monitoring and review recommendations

The Strategy should be initially reviewed by 2023 to ensure that if demand meets supply, action can be taken to progress those candidate areas identified as medium term priority before supply is exhausted.

Should further environmental investigations reveal that the medium term priority candidate areas are not suitable or capable for rural residential development, Council should progress the environmental investigations of the long term priority candidate areas.

The rate of rural residential development, the underlying population growth, and demographic change will however determine how frequently the Strategy needs to be reviewed and revised to

ensure an adequate supply of rural residential land. This Strategy recommends an initial maximum revision period of 5 to 10 years.

Appendices

Appendix A – Planning framework

NSW Legislation

Environmental Planning and Assessment Act, 1979

The Environmental Planning and Assessment Act (EP&A Act) governs development in NSW. One of the objectives of the EP&A Act, among others, is to promote the sharing of the responsibility for environmental planning between the different levels of government in the State. The Rural Residential Lands Strategy (The Strategy) will inform the preparation of the LEP. In preparing new LEPs, Council is required to consider the statutory obligations of the EP&A Act. Section 9.1 of the EP&A Act allows the Minister for Planning to give directions to councils in regards to the preparation of draft LEP's and is therefore considered in preparation of this Strategy.

Rural Fires Act 1997

The *Rural Fires Act 1997* (RF Act) aims to, among other things, prevent, mitigate and suppress bush fires in local government areas and the State. To achieve bushfire protection in local government areas, it is necessary to consider at the preparation stage of LEPs and DCPs. This would include provisions to consider bushfire management in land use zoning, setbacks, access and subdivision.

Section 63 of the RF Act provides that it is the duty of public authorities, owners or occupiers of land to prevent the occurrence of bush fires on, and to minimise the danger of the spread of a bush fire on any land vested on or under its control or management. Bushfire constraints would be considered for the supply of additional rural residential land.

Native Vegetation Act 2003

The Native Vegetation Act 2003 was repealed on 25 August 2017, however property vegetation plans (PVPs) approved before the repeal of the Act remain valid and in force and obligations to manage and maintain offset areas continue.

Water Management Act 2000

The objects of the *Water Management Act 2000* (WM Act) are to provide for the sustainable and integrated management of the water sources of the State for the benefit of both present and future generations. In particular the WM Act aims to:

- *Apply the principles of ecologically sustainable development*
- *Protect, enhance and restore water sources, their associated ecosystems, ecological processes and biological diversity and their water quality*
- *recognise and foster the significant social and economic benefits to the State that result from the sustainable and efficient use of water*
- *recognise the role of the community*
- *provide for the orderly, efficient and equitable sharing of water from water sources*
- *integrate the management of water sources with the management of other aspects of the environment*
- *encourage the sharing of responsibility for the sustainable and efficient use of water between the Government and water users*

- encourage best practice in the management and use of water

Any new rural residential land would need to consider the protection of water sources; the need to obtain water management licences and approvals and the aims of the WM Act as listed above.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NPW Act) provides the basis for legal protection and management of National Parks estate and Aboriginal sites and objects in NSW. In developing the Strategy it is important to locate rural residential land so that it does not adversely impact on places, objects or sites listed under the NPW Act. Additionally, rural residential development would not be located within or near a national park.

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) came into effect on 25 August 2017 and replaces the *Threatened Species Conservation Act 1995*, *Native Vegetation Act 2003* and *NP&W Act* (animal and plant provisions only); and makes amendments to the *Local Land Services Act 2013* (LLS Act).

Section 7.9(2) of the BC Act requires that certain applications for development consent is to be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

State Environmental Planning Policy (Primary Production and Rural Development) 2019

The *State Environmental Planning Policy (Primary Production and Rural Development) 2019* (Primary Production and Rural Development SEPP) commenced on 28 February 2019. The Primary Production and Rural Development SEPP replaces, updates and consolidates into one integrated policy SEPP 30 (Intensive Agriculture), SEPP 52 (Farm Dams and Other Works in Land and Water Management Plan Areas), SEPP 62 (Sustainable Aquaculture), SEPP (Rural Land) 2008, including clause 2 and 5 of the Standard Instrument – Principal Local Environmental Plan. The review has identified duplications across the five (5) SEPPs and a need to modernise these provisions to reflect today's agricultural practices and support commitments.

The new framework includes Planning Guidelines for Intensive Livestock Agriculture Development to support councils and intensive livestock agriculture industry in better understanding the planning process, assessment requirements and best practice procedures for intensive livestock agriculture, such as feedlots, poultry farms and pig farms.

The framework also gives farmer flexibility to undertake necessary farm management operations to intensively hold, feed and water livestock temporarily during or immediately following drought, flood, fire or other emergency events without the need for development consent from their local council.

More importantly, the proposed changes addresses and reduces fragmentation of rural land by preventing additional dwellings being developed on newly subdivided properties that do not meet the minimum lot size has been identified as one of the key benefits of the reform.

Lastly, the framework introduces updated rural planning and subdivision principle into Ministerial Direction 1.5 – Rural Lands. These principles aim to achieve a balance between rural needs, including farming, and development, and to reduce the risk of land use conflict and rural land fragmentation.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (SEPP {Infrastructure}) came into effect in 2007 and aims to facilitate the delivery of infrastructure across the State by improving regulatory certainty and efficiency.

The SEPP outlines, among other things, land use zones where particular types of infrastructure are permissible. In Walgett LEP 2013, and in accordance with the Standard Instrument, this zone is the Special Purpose Zone, SP2 Infrastructure.

Walgett LEP 2013 2013

Walgett Local Environmental Plan 2013 is based on the standard LEP instrument order 2006.

Council has adopted the Zone R5 (Large Lot Residential) for its rural residential areas and is relevant to the Strategy. The other zones within the LEP 2011 are based on the standard LEP instrument order 2006.

R5 (Large Lot Residential)

The objectives of Zone R5 are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- The following developments are permitted without consent this zone:
- Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads

The following developments are permitted with consent in this zone (but are not limited to refer to land use matrix for more information):

- Bed and breakfast accommodation; Building identification signs; Business identification signs; Dwelling houses; Food and drink premises; Group homes; Home industries; Kiosks; Landscaping material supplies; Neighbourhood shops; Secondary dwellings;.

There are additional clauses in the LEP that need to be considered when identifying areas for potential rural residential development. These include the following local and miscellaneous provisions:

- Clause 5.10 Heritage conservation
- Clause 6.2 Flood planning
- Clause 6.3 Development on river front areas

Minimum Lot Sizes for Subdivision

The Walgett Local Environmental Plan (LEP) sets the minimum sizes for subdivision for allotments in the Shire. The LEP contains a series of 'zones' which outline objectives for preferred development and set minimum lot sizes

Minimum lot sizes for relevant zones

Zone	Minimum Lot Size (subdivision)
RU1 - Primary Production	400 hectares
RU5 - Village	700 or 2000 square metres
R5 - Large Lot Residential	1 hectare

Walgett Development Control Plan 2016

The Walgett DCP 2016 guides development for zoned under the Walgett LEP 2013, however there are no specific controls for rural residential land under the DCP.

Section 9.1(2) Directions

Section 9.1(2) Directions of the EP&A Act provides that any direction of the Minister is to be taken into account in the preparation of a planning proposal. There are a number of Ministerial Directions that would be relevant to rezoning of land for rural residential purposes and are therefore addressed in this Strategy. These include:

Employment and Resources

Rural Zones

The objective of the direction is to protect the agricultural production value of rural land. It applies when a planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone.

The direction requires the planning authority to:

- *not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*
- *not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).*

Mining, Petroleum Production and Extractive Industries

The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.

This direction applies to all relevant planning authorities.

This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of:

- *prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials.*
- *restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.*

Rural Lands

The Rural Lands direction under the local planning directions has been updated to reflect the information provided in *State Environmental Planning Policy (Primary Production and Rural Development) 2019* which supersedes the *State Environmental Planning Policy (Rural Lands) 2008* and a host of other SEPPs relating to rural land.

The objectives of this direction are to protect the agricultural production value of rural land, facilitate the orderly and economic use and development of rural lands for rural and related purposes, assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, minimise the potential for land fragmentation and land use conflict in rural areas particularly between residential and other rural land uses, encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land and to support the delivery of the actions outlined in the NSW Right to Farm Policy.

The direction applies when a planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or changes to the existing minimum lot size on land within a rural or environment protection zone.

This direction requires the planning proposal to be consistent with the Rural Planning Principles and the Rural Subdivision Principles listed in *State Environmental Planning Policy (Primary Production and Rural Development)* 2019.

Environment and Heritage

Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

It applies when a planning authority prepares a planning proposal which must contain provisions that facilitate the conservation of:

- *items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area*
- *Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974*
- *Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.*

Housing, Infrastructure and Urban Development

Residential Zones

The objectives of this direction are:

- *to encourage a variety and choice of housing types to provide for existing and future housing needs*
- *to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services*
- *to minimise the impact of residential development on the environment and resource lands*

It applies when a planning authority prepares a planning proposal that will affect land within an existing or proposed residential zone or any other zone in which significant residential development is permitted or proposed to be permitted.

This direction requires the planning proposal to:

- *include provisions that encourage the provision of housing that will:*
 - *broaden the choice of building types and locations available in the housing market*
 - *make more efficient use of existing infrastructure and services*
 - *reduce the consumption of land for housing and associated urban development on the urban fringe*
 - *be of good design.*
- *in relation to land to which this direction applies:*
 - *contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it)*
 - *not contain provisions which will reduce the permissible residential density of land.*

Hazard and Risk

Flood Prone Land

The objectives of this direction are:

- *to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.*
- *to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

This direction applies to all relevant planning authorities that are responsible for flood prone land within their Shire. This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.

Planning for Bushfire Protection

The objectives of this direction are:

- *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas*
- *to encourage sound management of bush fire prone areas*

This direction applies to all Shires in which the responsible Council is required to prepare a bush fire prone land map under section 146 of the EP&A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

Strategic Framework

The Far West Regional Plan 2036

The Far West Regional Plan 2036 provides the NSW Government's strategy for the growth and development of the Far West Region of NSW for the next 20 years. The far west region has been identified as a diverse, self-reliant and forward looking region with emerging opportunities

in unique food processing, tourism, arts and cultural opportunities setting this outback region apart from other regional areas within Australia.

The eastern area of the far west region is home to approximately 34 per cent of the far west population. The local centres of Cobar, Bourke, Brewarrina, Walgett and Lightning Ridge provides business, office, retail, health, education, arts, culture, recreation and entertainment uses and supports smaller settlements across the region. The regions east also has a strong cross-regional relationship with the Orana, and residents access higher-order health, education, retail, commercial and transport services in Dubbo. The area's economy is underpinned by mining and agriculture, with opal mining in Lightning Ridge, and diverse irrigated and broad acre cropping and grazing. Local centres provide ancillary service industries to support agriculture and mining.

The plan describes the key objectives for the eastern area of the far west region as follows:

- Grow and diversify agribusiness
- Establish value-added manufacturing industries
- Capture economic benefits from mining
- Promote unique tourism opportunities to enhance the Far West as a quality tourism destination

The plan recognises that as the economy and population profile changes, so too will demand for skilled workers, particularly in the health, education, manufacturing, mining and renewable energy sectors. Emerging industries such as cultural tourism, provide more diverse employment opportunities for social participation.

Within the plan, Walgett is identified as a strategic centre for continued growth in the agribusiness sector by improving and developing established and new rail and air connections. There are also opportunities to harness transferrable skills across different industries by providing greater incentives to attract and retain skilled workers, including housing, travel and holiday leave. Lightning Ridge is a local centre underpinned by opal mining and tourism.

For rural residential development the Plan highlights the importance of a consistent planning approach to identify suitable locations for new rural residential development to avoid fragmentation of productive agricultural land and protect high environmental value assets, cultural and heritage assets, or areas with important rural landscape values. Rural residential development should not increase pressure on infrastructure and services and should be located on land free from natural hazards. In this regard the plan identifies the following actions under Direction 29:

Direction 29: Manage rural residential development

29.1 Provide opportunities for rural residential development only where it has been identified in a local strategy prepared by council and approved by the Department of Planning and Environment.

29.2 Ensure the design of rural residential areas respects the semi-rural character of the area.

29.3 Locate rural residential areas:

- close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;
- to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and

- to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.

29.4 Manage land use conflict that can result from cumulative impacts of successive rural residential development decisions

Walgett Shire Growth Management Study and Strategy

Walgett Shire Growth Management Study and Strategy was prepared in 2008 by Edge Planning for Walgett Council with the support of the then Department of Planning and Infrastructure.

This strategy focuses on residential, rural, industrial and commercial land uses and is aimed towards the preparation of a new Local Environmental Plan for the Shire's.

Following this strategy, Walgett Shire has released their new LEP in 2013 in accordance with the then Department of Planning and Infrastructure's standard instrument.

However, rural residential development was not part of the brief for this strategy and therefore no candidate areas or a supply and demand analysis was developed.

Policy for Sustainable Agriculture in New South Wales (1998)

The purpose of this Policy is to facilitate a coordinated approach to achieving an ecologically and economically sustainable agricultural sector in New South Wales.

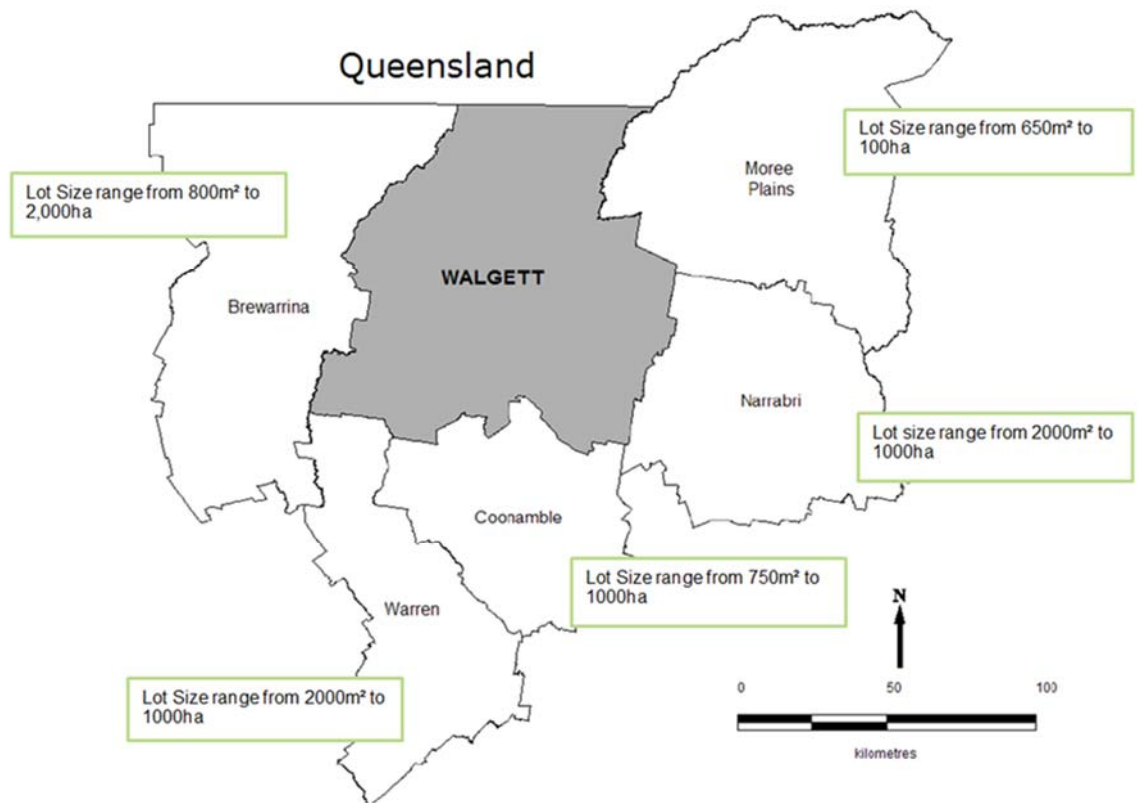
One of the key issues that this Policy identifies is in relation to the integrated management and the need to facilitate consultation and cooperative action between industry, government, local authorities and community groups to enable agriculture to operate in an ecologically sustainable manner while meeting economic and social goals.

The objective of integrated management according to the DPI Policy for Sustainable Agriculture in NSW is:

Agricultural industries, communities and governments working together to achieve positive economic, environmental and social outcomes.

Specific strategies identified in relation to integrated management include:

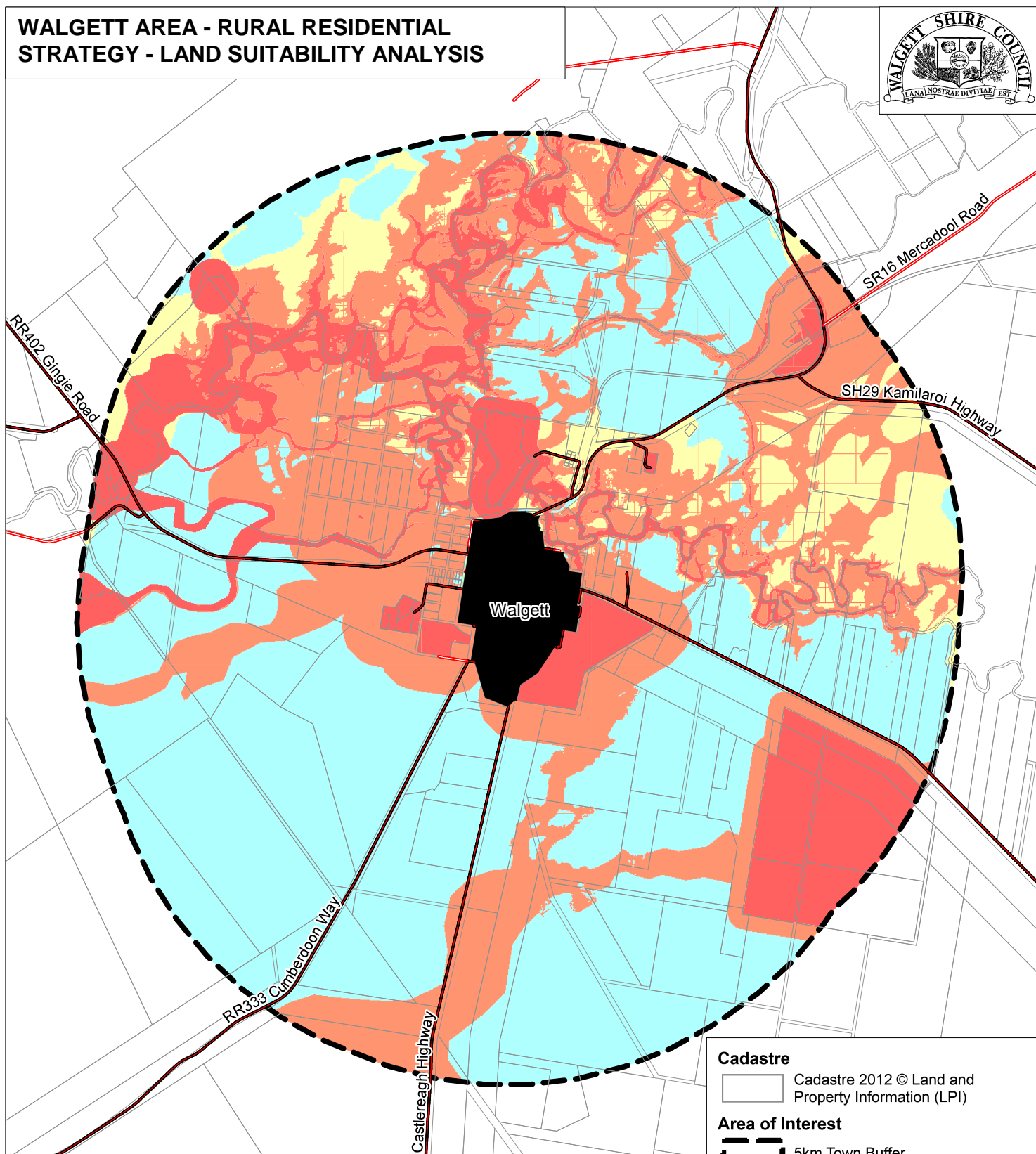
- *Ensure collaboration in the development, implementation and review of plans, policies and legislation relating to agriculture;*
- *Ensure the equitable and efficient allocation of land and other natural resources between agriculture and other sectors of the community;*
- *Ensure land use planning is undertaken, where appropriate, in association with agriculture to avoid conflict that may jeopardise agriculture's sustainability;*
- *Identify land and farming methods best suited to specific agricultural industries and retain production options for those lands in the future; and*
- *Adopt appropriate planning mechanisms to avoid future conflict over land use (e.g. competing demands for land for agricultural, residential and recreational uses).*



Surrounding LGA's

Appendix B – Constraints mapping

WALGETT AREA - RURAL RESIDENTIAL STRATEGY - LAND SUITABILITY ANALYSIS



0 1 2 3 4 5

Kilometres

Scale: 1:70,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2012, © Walgett Shire Council 2013, © GHD.

Walgett Area - Rural Residential Strategy - Land Suitability Analysis Map produced using "INDEGO" Multiple Criteria Analysis (MCA) methodology provided to Walgett Shire Council by GHD - October 2013.

Cadastre

Cadastre 2012 © Land and Property Information (LPI)

Area of Interest

5km Town Buffer

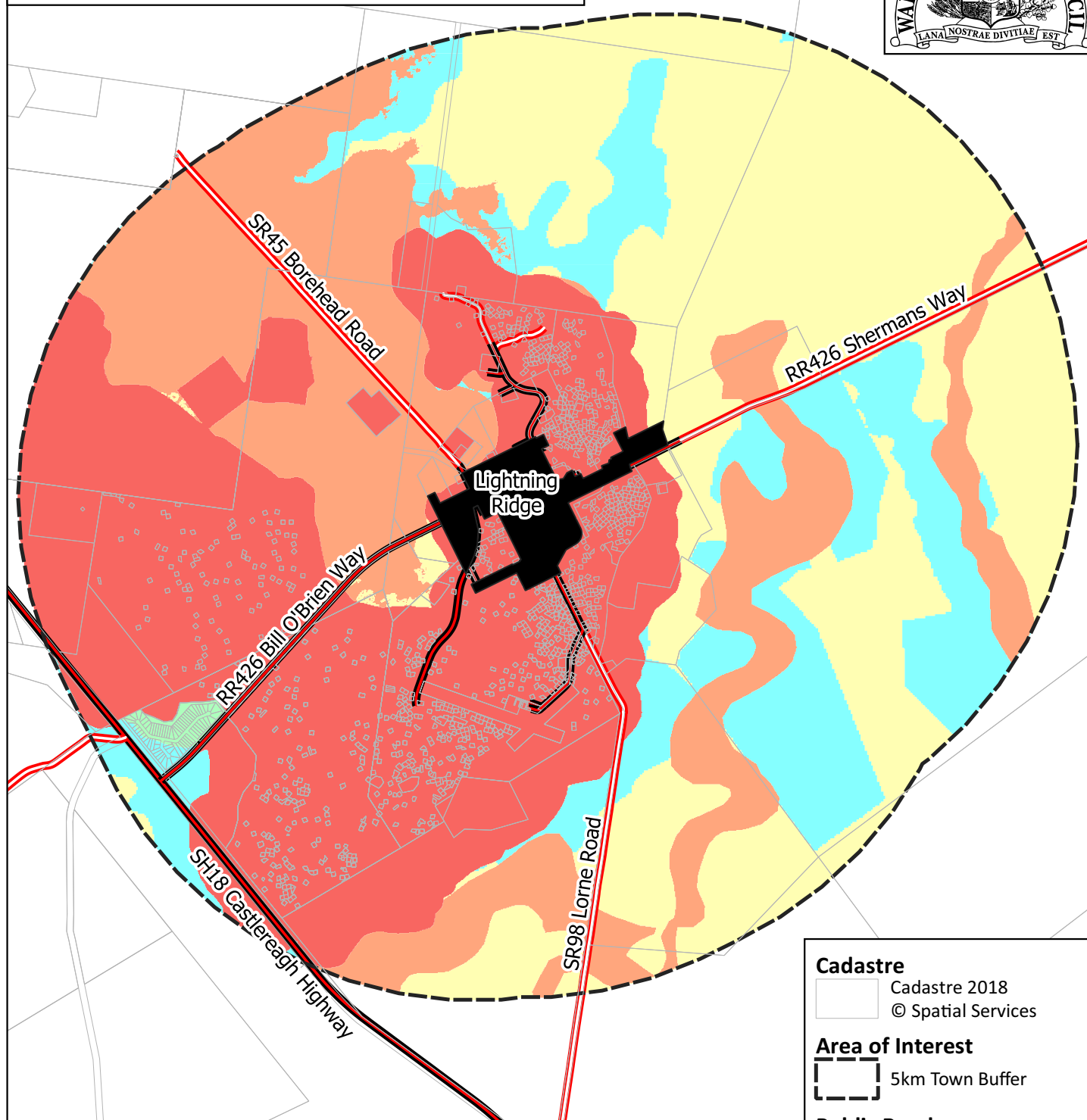
Public Roads

Sealed
 Unsealed

Land Suitability

Highly suitable
 Suitable
 Highly constrained
 Very highly constrained
 Highly unsuitable

LIGHTNING RIDGE AREA - RURAL RESIDENTIAL STRATEGY - LAND SUITABILITY ANALYSIS



Cadastre

Cadastre 2018
© Spatial Services

Area of Interest

5km Town Buffer

Public Roads

SEALED

UNSEALED

Land Suitability

Highly Suitable

Suitable

Highly Constrained

Very Highly Constrained

Highly Unsuitable

0 1 2 3 4 5



Kilometers

Scale: 1:70,000 @ A4

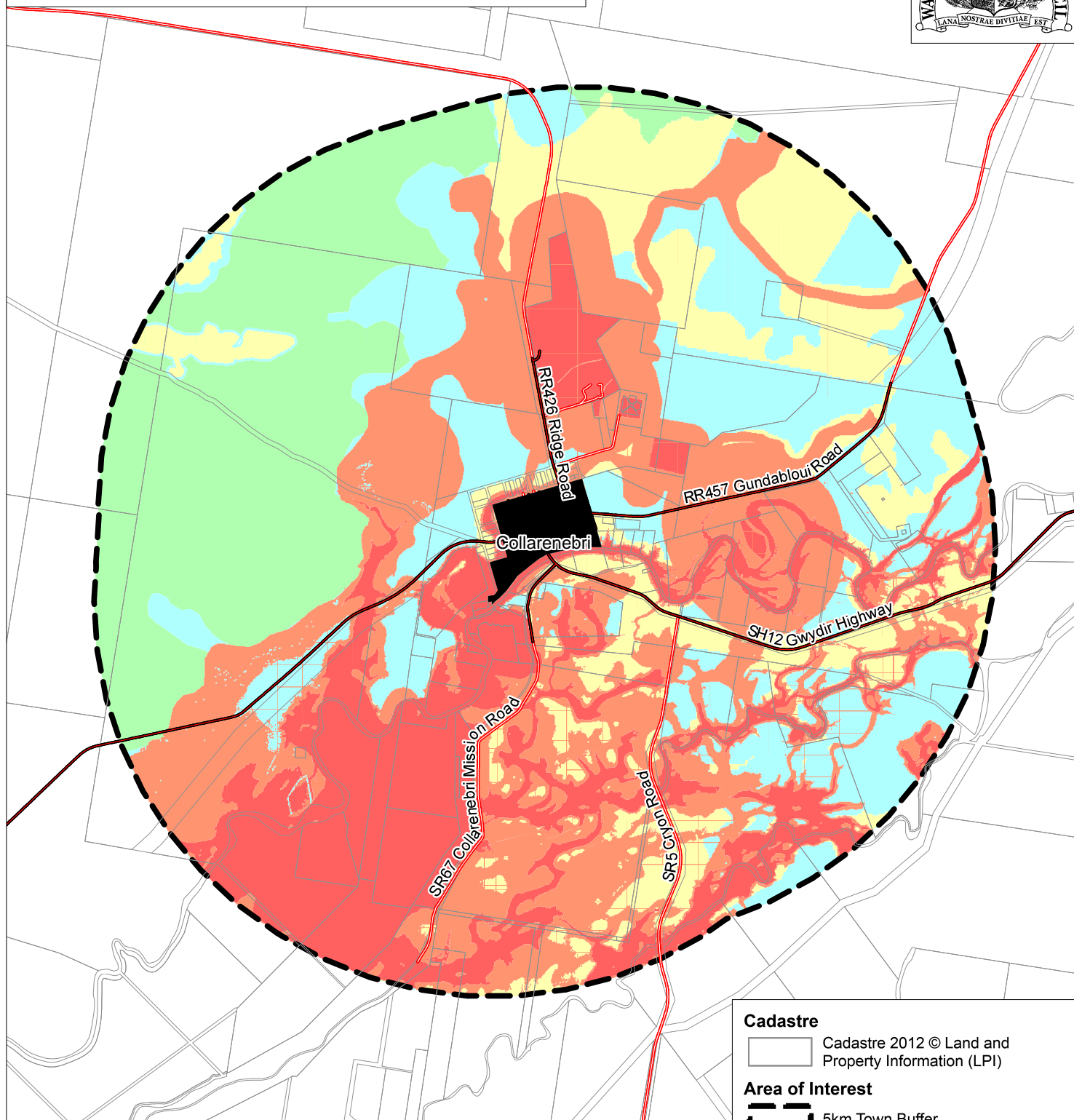
Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2012, © Walgett Shire Council 2013, © GHD.

Lightning Ridge Area - Rural Residential Strategy - Land Suitability Analysis Map produced using "INDEGO" Multiple Criteria Analysis (MCA) methodology provided to Walgett Shire Council by GHD - October 2013, amended June 2018.

COLLARENEBRI AREA - RURAL RESIDENTIAL STRATEGY - LAND SUITABILITY ANALYSIS



Scale: 1:70,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2012, © Walgett Shire Council 2013, © GHD.

Collarenebri Area - Rural Residential Strategy - Land Suitability Analysis Map produced using "INDEGO" Multiple Criteria Analysis (MCA) methodology provided to Walgett Shire Council by GHD - October 2013.

Cadastre

Cadastre 2012 © Land and Property Information (LPI)

Area of Interest

5km Town Buffer

Public Roads

Sealed
 Unsealed

Land Suitability

Highly suitable
 Suitable
 Highly constrained
 Very highly constrained
 Highly unsuitable

Appendix C – Consultation

From: GCR CASA
To: ldouglas@walgett.nsw.gov.au
Cc: [GCR CASA](#)
Subject: CASA Response G119/77 Public Exhibition of the Draft Walgett Shire Rural Residential Strategy for comment [SEC=UNCLASSIFIED]
Date: Tuesday, 26 February 2019 2:42:24 PM

UNCLASSIFIED

Dear Ms Douglas

I refer to your email below requesting comment on the Draft Walgett Shire Rural Residential Strategy.

CASA has reviewed the strategy document and I am advised that CASA has no comment to make on the proposal.

I trust this information is of assistance.

Yours sincerely

Steve Neal

Section Manager

Government and Corporate Relations

Phone 131 757

From: Lyn Douglas <ldouglas@walgett.nsw.gov.au>

Sent: Tuesday, 29 January 2019 3:13 PM

To: Aerodromes <Aerodromes@casa.gov.au>

Subject: FW: Public Exhibition of the Draft Walgett Shire Rural Residential Strategy for comment

HAVE YOUR SAY

PUBLIC EXHIBITION

Draft Walgett Shire Rural Residential Strategy

The Draft Walgett Shire Rural Residential Strategy (DWSRRS) was adopted for public exhibition at the 24 July 2018 Council Meeting. Council now invites the community to view and comment on the draft strategy.

The purpose of the DWSRRS is to provide a land use framework to guide future residential development opportunities to the year 2036. The draft strategy is an update to the adopted 2015 Rural Residential Strategy which required amendments in order to be endorsed by the NSW Department of Planning and Environment.

The DWSRRS proposes one candidate area within Walgett and three candidate areas in Lightning Ridge for potential rezoning for rural residential development. The proposed candidate areas have the potential to provide around 95 new rural residential lots over the next 18 years.

The DWSRRS is on public exhibition from Wednesday 30 January 2019 until Friday 1 March 2019 to allow for community input into the revisions made since the 2015 strategy was prepared. The draft strategy can be viewed on Council's website www.walgett.nsw.gov.au and hard copies are also available for public inspection at:

- Walgett – Council Office at 77 Fox Street
- Lightning Ridge – Council Office at Shop 4, 12 Opal Street
- Collarenebri – Council Agency at 37-39 Wilson Street
- Carinda – Service station in Colin Street
- Grawin, Glengarry Sheepyard – GGSMA office, Glengarry Opal Field

Burren Junction – Post office

- Rowena – Post office

Council encourages all individuals and groups within the community to consider the DWSRRS and make written submissions regarding any matters that they would like to raise with Council. All submissions received prior to close of business on Friday 1 March 2019 will be considered by Council. Submissions can be mailed, e-mailed, or faxed to Council.

Further information can be made by contacting Jessica Mc Donald, Director Environmental Services on (02) 6821 6120.

Cheers,

Lyn Douglas

Walgett Shire Council

Administrative Services Officer

Environmental Services

Ph: 02 6828 6144

Fax: 02 6828 1608

Email: ldouglas@walgett.nsw.gov.au



This e-mail, together with any attachments, is for the exclusive and confidential use of the addressee(s). Any other distribution, use of, or reproduction without prior written consent is strictly prohibited. Views expressed in this e-mail are those of the individual, except where specifically stated otherwise. Walgett Shire Council does not warrant or guarantee this message to be free of errors, interference or viruses. Please consider the environment before printing this email.

IMPORTANT:

This email remains the property of the Civil Aviation Safety Authority. If you are not the intended recipient, any use or dissemination of this email is prohibited.

If you have received this email in error, you are requested to contact the sender and delete the email.

From: Lyn Douglas
To: [Clr Manuel Martinez](#)
Cc: [Jess McDonald](#)
Subject: FW: Submission re Draft Walgett Shire Rural Residential Strategy
Importance: High

Hi Manuel,

A submission for the Draft Walgett Shire Rural Residential Strategy was received at Council today from Mr Warwick Schofield, who has asked that his email is passed on to you.

Cheers,

Lyn Douglas

Walgett Shire Council
Administrative Services Officer
Environmental Services
Ph: 02 6828 6144
Fax: 02 6828 1608
Email: ldouglas@walgett.nsw.gov.au



This e-mail, together with any attachments, is for the exclusive and confidential use of the addressee(s). Any other distribution, use of, or reproduction without prior written consent is strictly prohibited. Views expressed in this e-mail are those of the individual, except where specifically stated otherwise. Walgett Shire Council does not warrant or guarantee this message to be free of errors, interference or viruses. Please consider the environment before printing this email.

From: Alana Douglas
Sent: 31 January, 2019 3:04 PM
To: Lyn Douglas
Subject: FW: Rural residential strategy.
Not sure if this was forwarded on to you.

From: WHAM Schofield [<mailto:schowham@hotmail.com>]
Sent: Wednesday, 30 January 2019 9:53 PM
To: Tourism <Tourism@walgett.nsw.gov.au>
Cc: kwothers@optusnet.com.au; dlane@lightningridge.net.au; Clr Ian Woodcock <woody@wj.com.au>
Subject: Rural residential strategy.

The general Manager,

Dear Sir,

Thankyou for the work council has done in preparing the rural residential strategy for the Shire.

As a current ratepayer for over 20 years and former motel owner and Mining inspector in Lightning ridge and throughout the Shire , , I have always held a community interest in the Shire. I support the areas a,b,c for Lightning Ridge area. Area a may have some flooding issues and area b some mining heritage issues but area c looks ok on Shire freehold land , previously cleared for subdivision.

My main reason for writing is to highlight my many previous submissions to council (in writing, email and personal communication with staff and directors and councillors, is) to suggest the preservation of the freehold council owned land on the corner of the castle reach highway and Bill,O'Brien way on the south eastern side.

It is the mirror opposite of proposed area c.

The land I suggested is relatively undisturbed natural vegetation, displays a full succession of vegetation from ironbark, gidgee, bumblebox, mulga forest, budda, Northern sandalwood, native lemon, Capparis sp. grading down to native grasslands. It has several dams and water holes and is a natural habitat for local native animals and plants. I have documentation of koala residents in that area. Also representatives of local reptiles and other animal species.

It would be a great loss if the Shire ever decided to destroy that area with its natural Gidgee forest and much more.

Whilst the area was once part of Lorne Station, and whilst some gidgee trees were cut down, it has

remained relatively untouched by the destructive activities of grazing and remains excellent natural habitat so close to town ...this is a unique asset for the Shire and lightning Ridge.
ps could you please hand a copy of my letter to the current Mayor(Manuel) , as I do not have his address ?

Sincerely,
Warwick SCHOFIELD
PO Box 152,
Lightning Ridge, nsw
Bellbird camp,
4 mile opal field,
Lightning ridge, nsw
Grawin opal field, nsw.
Ph 0437834944
from my iPad

On 30 Jan 2019, at 6:00 pm, Walgett Shire Council <tourism@walgett.nsw.gov.au> wrote:

[View this email in your browser](#)

Image removed by sender.



From: Alan Bawden
To: [Lyn Douglas](#)
Subject: RE: Public Exhibition of the Draft Walgett Shire Rural Residential Strategy for comment
Date: Wednesday, 27 March 2019 4:25:02 PM
Attachments: [image002.png](#)

Good afternoon Lyn

The NSW RFS apologises for the delay in responding to the below request. We got rather busy with operational matters in February.

Please accept this email as the NSW RFS formal response to this request.

The NSW RFS has reviewed the amended Rural Residential Strategy and provides the following comment:

All future Planning Proposals that apply on bush fire prone land shall address the requirements of S117 Direction 4.4. Planning on Bushfire Prone Land.

Regards



Alan Bawden

**Team Leader - Development Assessment and Planning
Planning and Environment Services (North)**

NSW RURAL FIRE SERVICE

1/129 West High Street Coffs Harbour

Locked Bag 17 GRANVILLE NSW 2142

p 02 66910400 e pes@rfs.nsw.gov.au

www.rfs.nsw.gov.au www.facebook.com/nswrfs www.twitter.com/nswrfs

PREPARE.ACT.SURVIVE

From: Lyn Douglas
Sent: Tuesday, 29 January 2019 4:15 PM
To: Records
Subject: Public Exhibition of the Draft Walgett Shire Rural Residential Strategy for comment

HAVE YOUR SAY

PUBLIC EXHIBITION

Draft Walgett Shire Rural Residential Strategy

The Draft Walgett Shire Rural Residential Strategy (DWSRRS) was adopted for public exhibition at the 24 July 2018 Council Meeting. Council now invites the community to view and comment on the draft strategy.

The purpose of the DWSRRS is to provide a land use framework to guide future residential development opportunities to the year 2036. The draft strategy is an update to the adopted 2015 Rural Residential Strategy which required amendments in order to be endorsed by the NSW Department of Planning and Environment.

The DWSRRS proposes one candidate area within Walgett and three candidate areas in Lightning Ridge for potential rezoning for rural residential development. The proposed candidate areas have the potential to provide around 95 new rural residential lots over the next 18 years.

The DWSRRS is on public exhibition from Wednesday 30 January 2019 until Friday 1 March 2019 to allow for community input into the revisions made since the 2015 strategy was prepared. The draft strategy can be viewed on Council's website www.walgett.nsw.gov.au and hard copies are also available for public inspection at:

- Walgett – Council Office at 77 Fox Street
- Lightning Ridge – Council Office at Shop 4, 12 Opal Street

- Collarenebri – Council Agency at 37-39 Wilson Street
- Carinda – Service station in Colin Street
- Grawin, Glengarry Sheeppyard – GGSMA office, Glengarry Opal Field
- Burren Junction – Post office
- Rowena – Post office

Council encourages all individuals and groups within the community to consider the DWSRRS and make written submissions regarding any matters that they would like to raise with Council. All submissions received prior to close of business on Friday 1 March 2019 will be considered by Council. Submissions can be mailed, e-mailed, or faxed to Council.

Further information can be made by contacting Jessica Mc Donald, Director Environmental Services on (02) 6821 6120.

Cheers,

Lyn Douglas

Walgett Shire Council

Administrative Services Officer

Environmental Services

Ph: 02 6828 6144

Fax: 02 6828 1608

Email: ldouglas@walgett.nsw.gov.au



This e-mail, together with any attachments, is for the exclusive and confidential use of the addressee(s). Any other distribution, use of, or reproduction without prior written consent is strictly prohibited. Views expressed in this e-mail are those of the individual, except where specifically stated otherwise. Walgett Shire Council does not warrant or guarantee this message to be free of errors, interference or viruses. Please consider the environment before printing this email.

Paul & Kelly Tishler

“Baroona Homestead” Lightning Ridge NSW 2834

ABN: 44062288153/ ACN: 06 228 8153

February 28, 2019

General Manager & Walgett Shire Town Planner,

I wish to address the current Walgett Shire Residential Strategy over the Lightning Ridge area.

The area known as Candidate 3 should be removed from this strategy as it sterilizes opal prospecting, originally gazetted for opal mining purposes under the current Mining Act. The current “Urban planning” zoning must be abolished to allow this highly prospective ridge to be re-opened for mining purposes.

I have personally made several applications over the area (Candidate C) to the Department of NSW Planning & Environment stating the case that this area should never have been removed from the OPB (Opal Prospecting Block) allocations of Lightning Ridge. I have had a meeting only last week with the heads of the Department stating this very case & I will continue to pursue this matter.

We are rather concerned notably with the absence of the “Extractive resource sterilisation” in the “Suitability & Capability Criteria” stated in the strategy. This is vital component to the criteria. This is an acknowledgement of the extinguishment of this ground for mining purposes which previously stood prior to survey in the 1990’s.

The paragraph below is quoted from the collaboration between GHD Pty Ltd & the Walgett Shire is totally inaccurate;

“For sites in Lightning Ridge, Council resolved to consider an alternative site located on the corner of Bill O’Brien Way and the Castlereagh Highway Lightning Ridge. This area was originally excluded from the Strategy as it was partially situated on opal bearing ridge country, however further analysis established the land is not constrained by former opal mining.”

The reason there is NO opal mining is because there is a policy reserve over the area, enforced by Walgett Shire, which DOES NOT allow mining or prospecting.

I can assure you, if the reserve was NOT there restricting access we would be actively be prospecting the area. This analysis of the area was not done in collaboration with those with knowledge of the opal bearing deposits & sedimentary formations i.e. The Department of Planning & Environment & the Lightning Ridge Miners Association.

I understand the Shire may not be aware of the importance of opal ground to the mining industry & ask this be taken into consideration & the importance of the situation is recognized & the area be opened up to the mining industry.

Lastly as the owners of “Baroona Homestead” Lightning Ridge, Candidate “B”, we accidentally stumbled upon this strategy in the past few days. I would ask, that as future ideas & strategies from the Walgett Shire arise, the Shire would kindly contact those landholders on submission as a common courtesy, allowing generous time for our considerations, summaries & response.

The lack of consultation I hope this time has been an oversight & will not continue in the future.

The report highlighted below states;

4. Planning context

4.1 Role of Government and private sector in rural residential land development

4.1.2 Private sector

The private sector is involved in the rural residential land market by: ☐ Purchasing, developing and selling land ☐ Developing or upgrading infrastructure ☐ **Providing advice to land owners, developers, governments and industries** ☐ **Property and tenant management.** Industry input includes the

sharing of information and providing a business perspective to policy proposals. It also includes public / private partnership approaches to land and infrastructure development, as well as strategic planning activities (Property Oz, 2007).

If you seek further information or wish to discuss this matter please email kelhob7@hotmail.com or call 0458666118 to arrange an appointment.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'P. Tishler' with a stylized flourish at the end.

Paul & Kelly Tishler

**Planning &
Infrastructure**

RECEIVED 19 DEC 2013

Mr Don Ramsland
General Manager
Walgett Shire Council
PO Box 31
Walgett NSW 2832

13/20061

Attention: Mr Matt Clarkson

Dear Mr Ramsland

I thank you for the opportunity to comment on the Walgett Shire Council Rural Residential Land Use Strategy Discussion Paper dated November 2013. The Department supports the provision of a variety of living opportunities and the process Council is undertaking to identify land suitable for rural residential living opportunities.

The Department has reviewed the documentation and offers the following comments:

- Ensure that consultation is being undertaken with the Office of Environment and Heritage, NSW Office of Water, NSW Department of Primary Industries – Agriculture, Catchment and Lands and NSW Trade and Investment - Resources and Energy – Minerals and Resources.
- Provide further detail in Planning Principle 2 (page 10) as to what land capability criteria and constraints (as identified in Section 8) are being included or excluded in the identification of land suitable for rural residential living.
- Identify a rural residential land release and monitoring mechanism that will be implemented to facilitate the orderly and coordinated release of land.
- Ensure that tables and figures are correctly referenced.

I look forward to seeing the results of the consultations and should you have any further enquiries about this matter, I have arranged for Wayne Garnsey of the Western Region Team to assist you. Mr Garnsey can be contacted on telephone number 02 68412180.

Yours sincerely

13.12.13

Ashley Albury
Regional Director
Western Region
Planning Operations & Regional Delivery

RECEIVED 21 JAN 2014

**Transport**
Roads & Maritime
Services

WST12/00104/02

General Manager
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

Dear Sir

Walgett Shire Council
Rural Residential Land Use Strategy Discussion Paper 2013

Thank you for your letter dated 2 December 2013 forwarding the above-mentioned paper to Roads and Maritime Services for comment.

The discussion paper has been reviewed and Roads and Maritime has identified the following key issues which will need to be addressed in the Planning Proposal:

- A Traffic Study:
 - assessing the impacts of future rural residential zoned land
 - the cumulative traffic impacts of future rural residential development, and
 - existing background trafficwith particular reference to safety, efficiency and ongoing operation of the classified road network.
- The Traffic Study should also identify the need for upgrades to the existing local and classified road network. Proposed access treatments should be identified and in accordance with Austroads Guide to Road Design 2010 and Roads and Maritime Supplements including safe intersection sight distance.
- Adequate provision for school bus services to access and pick up/drop off children in rural residential areas.
- Access to rural residential lots provided from the local road network.

Please keep Roads and Maritime informed of the progress of this proposal.

Should you require further information please contact Andrew McIntyre on (02) 6861 1453.

Yours faithfully

Susie Mackay
Network & Safety Manager
Western

16 JAN 2014

Roads and Maritime Services



Heritage Council

of New South Wales

3 Marist Place
Parramatta NSW 2150

Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599

heritage@heritage.nsw.gov.au
www.heritage.nsw.gov.au

RECEIVED 30 JAN 2014

The General Manager
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

Contact: Michael Edwards
Phone: (02) 9873 8588
Fax: (02) 9873 8550
Email: michael.edwards@heritage.nsw.gov.au
File: 14/01580

Dear Sir / Madam,

Consultation on Walgett Shire Council Rural Residential Land Use Strategy Discussion Paper 2013.

Thank you for referring the Walgett Shire Council Rural Residential Land Use Strategy Discussion Paper ('the Discussion Paper') to the Heritage Division for comment.

Upon review of the Discussion Paper, the Heritage Division, on behalf of the NSW Heritage Council, provides the following comments.

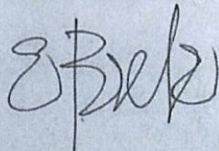
It is understood that the Discussion Paper is the first step in identifying potential land for rural residential development in the vicinity of Walgett, Lightning Ridge and Collarenebri and to guide the future growth, development and land use directions in the wider Walgett LGA.

The Discussion Paper is essentially the prelude to the preparation of the Rural Residential Land Use Strategy which will in turn inform the preparation of a future Planning Proposal, at which time, the Heritage Division will provide further detailed comment.

In order that an appropriate heritage focus in the strategic planning for the future growth and development of the city is achieved, the Heritage Division recommends that the Rural Residential Land Use Strategy incorporates key principles and objectives that identify, promote and encourage the protection and enhancement of cultural heritage, including buildings, places, landscapes and Aboriginal heritage.

Please contact Michael Edwards on (02) 9873 8588 if you have any further enquiries in this matter.

Yours sincerely



25/01/2014

Ed Beebe

Acting Conservation Manager – Heritage Division
Office of Environment & Heritage
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Telephone: (02) 8741 5555
e-mail: csc@rfs.nsw.gov.au

Headquarters
NSW Rural Fire Service
15 Carter Street
HOMEBUSH BAY NSW 2127

Facsimile: (02) 8741 5550



The General Manager
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

Attention: Andrew Wilson

Your Ref: 12/256-03/0007

Our Ref: L12/0033
DA13121090163 B

RECEIVED 10 FEB 2014

5 February 2014

Dear Mr Wilson

**Re: Agency Consultation: Walgett Rural Residential Land Use Strategy
Discussion Paper 2013**

I refer to your correspondence dated 2 December 2014 seeking the NSW Rural Fire Service (RFS) comments for the above discussion paper. The RFS notes that the discussion paper is design to facilitate government and community comments on the identification and suitability of land for rural residential purposes.

The RFS has no objection to the process of identifying suitable land for rural residential purposes, however any site identified will need to be able to satisfy the 'specifications and requirements' of Bush Fire Planning legislation. The best process for achieving this result is the early identification of bush fire prone land.

Finally the RFS advises that AS3959-2009 'Construction of Buildings in Bush Fire Prone Areas' also identifies grasslands as a bush fire hazard. It is acknowledge that large lot residential land use zones can generally accommodate grassland construction and asset protection zone requirements.

For any enquiries regarding this correspondence please contact Alan Bawden on 6655 7002.

Yours faithfully,

John Ball
Manager – Customer Service Centre

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at www.rfs.nsw.gov.au and search under *Planning for Bush Fire Protection 2006*.



Trade &
Investment
Resources & Energy

12th February 2013

Andrew Wilson
Acting Director Planning & Regulatory Services
PO Box 31
Walgett NSW 2832

ATTN: Matt Clarkson – Town Planner

Your Reference: ID: AW: 12/256-03/0007
Our Reference (TRIM):OUT14/4631

Emailed: admin@walgett.NSW.gov.au

Dear Mr Wilson,

**Re: Walgett Shire Council Rural Residential Land Use Strategy
Discussion Paper 2013**

Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Department of Trade & Investment (DTIRIS) – Mineral Resources Branch (MRB).

MRB notes the detailed constraints mapping that has been completed around the Walgett, Collarenebri and Lightning Ridge areas with the aim of identifying areas suitable for rural residential land use. The mapping attributes significant weight to the importance of mineral resources to the regional economy.

Mineral Resources

MRB recently completed a state-wide Mineral Resource Audit (MRA) and data for the Walgett LGA was forwarded to council in February 2012. The MRA was conducted in accordance with Section 117(2) Direction 1.3 – Mining, Petroleum and Extractive Industries under the Environmental Planning and Assessment Act 1979. The MRA mapping (illustrated in Figure 1) shows identified and potential (non-energy) resource areas within the LGA (energy resources will be supplied as a supplement when they become available).

The MRA data also shows transition areas (formerly referred to as 'buffer' zones). Transition areas are an indicative area surrounding an identified resource (or operating mine or quarry). They indicate an area that may possibly be impacted by potential activities associated with mining or quarrying operations such as noise, vibration, dust, traffic etc. Transition areas were designed for use as a tool for planners to assist them when considering potential impacts and to minimise (avoid if possible) potential land use incompatibility and/or conflict. Transition areas were intended to 'flag' the possibility of not only potential impacts from active operations but conversely potential impacts from

NSW Department of Trade and Investment, Regional Infrastructure and Services
RESOURCES & ENERGY DIVISION
PO Box 344 Hunter Region Mail Centre NSW 2310
Tel: 02 4931 6666 Fax: 02 4931 6726
ABN 51 734 124 190
www.dtiris.nsw.gov.au

proposed development close to (and possibly encroaching on) identified resource areas. Apart from their association with identified resource areas, transition areas have no legislative context or direct statutory authority.

As the discussion paper notes the opal mining industry is a major contributor to the regional and state economy. Opal resources are abundant within the LGA particularly around the Lightning Ridge area and will continue to be of major significance into the future. The prospectivity for discovery of new opal deposits within, and adjacent to, the existing opal fields is very high and consequently it is important that access to these resources is maintained.

The Walgett Shire also contains regionally significant deposits of sand and gravel with operating quarries spread throughout the LGA supplying material for a variety of construction applications.

Mining & Petroleum Titles

The location of current mining and petroleum titles within the Walgett LGA is also shown on Figure 1. Petroleum Exploration Licence (PEL) 428 held by Commet Ridge Limited is located approximately 61km west of Walgett and approximately 36 km from Collarenebri.

The opal mining areas around Lightning Ridge are covered by numerous small mining purpose leases (MPLs).

Exploration Licence (EL) 7650 held by Opalco Management Pty Ltd who are exploring for opals is located approximately 4 km north of Collarenebri township.

Recommendations

In general NSW Trade & Investment recommends that councils adopt the following strategies regarding mineral resources in its planning:

1. Operating mines and quarries should be protected from sterilisation or hindrance by encroachment of incompatible adjacent development.
2. Known resources and areas of identified high mineral potential should not be unnecessarily sterilised by inappropriate zoning or development.
3. Access to land for mineral exploration and possible development should be maintained over as much of the planning area as possible.

Geoscience Information Services

MRB has a range of online data available on line through the following website address:
<http://www.resources.nsw.gov.au/geological/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

1. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at:
<http://www.resources.nsw.gov.au/geological/online-services/minview>

2. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at:
<http://nswtitles.minerals.nsw.gov.au/nswtitles/>

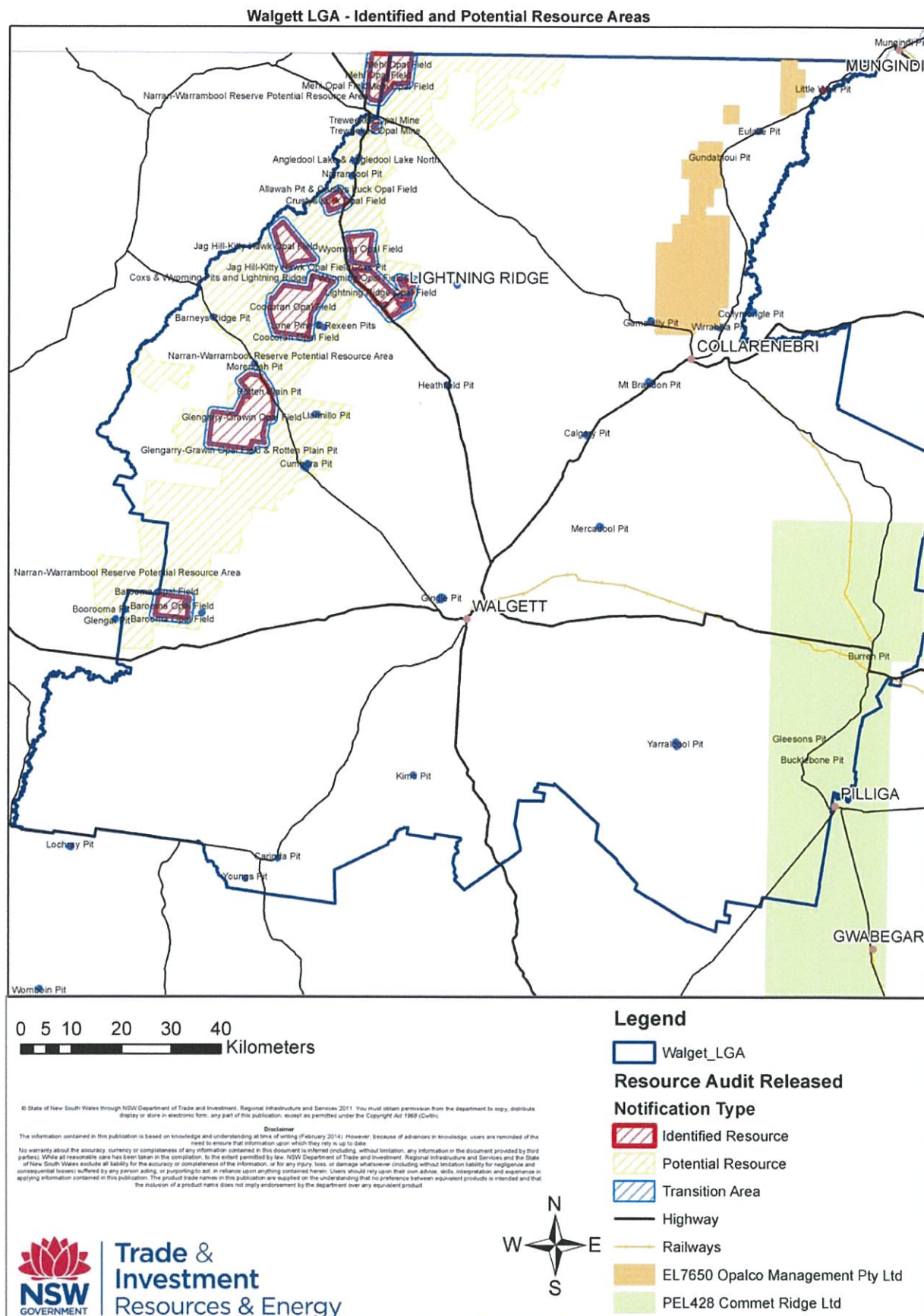
Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the MRB Land Use team at landuse.minerals@industry.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'S Francis', written in a cursive style.

Simon Francis
Acting Team Leader Land Use

Figure 1-



RECEIVED 17 FEB 2014



Trade &
Investment
Crown Lands

Reference: TRIM DOC14/024134

Mr Don Ramsland
General Manager
Walgett Shire Council
PO Box 31
WALGETT NSW 2832

Submission on Walgett Rural Residential Land Use Strategy Discussion Paper (November 2013)

Dear Mr Ramsland,

Thank you providing the opportunity for NSW Trade and Investment, Crown Lands to provide a submission on the Submission on Walgett Rural Residential Land Use Strategy Discussion Paper (November 2013).

The department has reviewed the Discussion Paper and provide the following comment:

- Section 6.8- Population Projections (Page 21 and 27): It is noted that the population projections used by Walgett Shire Council differ from those provided by the Department of Planning and Infrastructure, as a result of the improved agricultural conditions and recovery from drought. As a result of the current, rapid onset of drought conditions in the Walgett Shire, what are the implications on Walgett's population projections? How does this affect the amount of land required for rural residential development?

Given the land tenure surrounding Lightning Ridge and Collarenebri comprises a significant proportion of Crown land (including Western Lands Leases), it is requested that Council continues to consult with the department in regards to any proposed rural residential development and related changes to the Walgett LEP 2013.

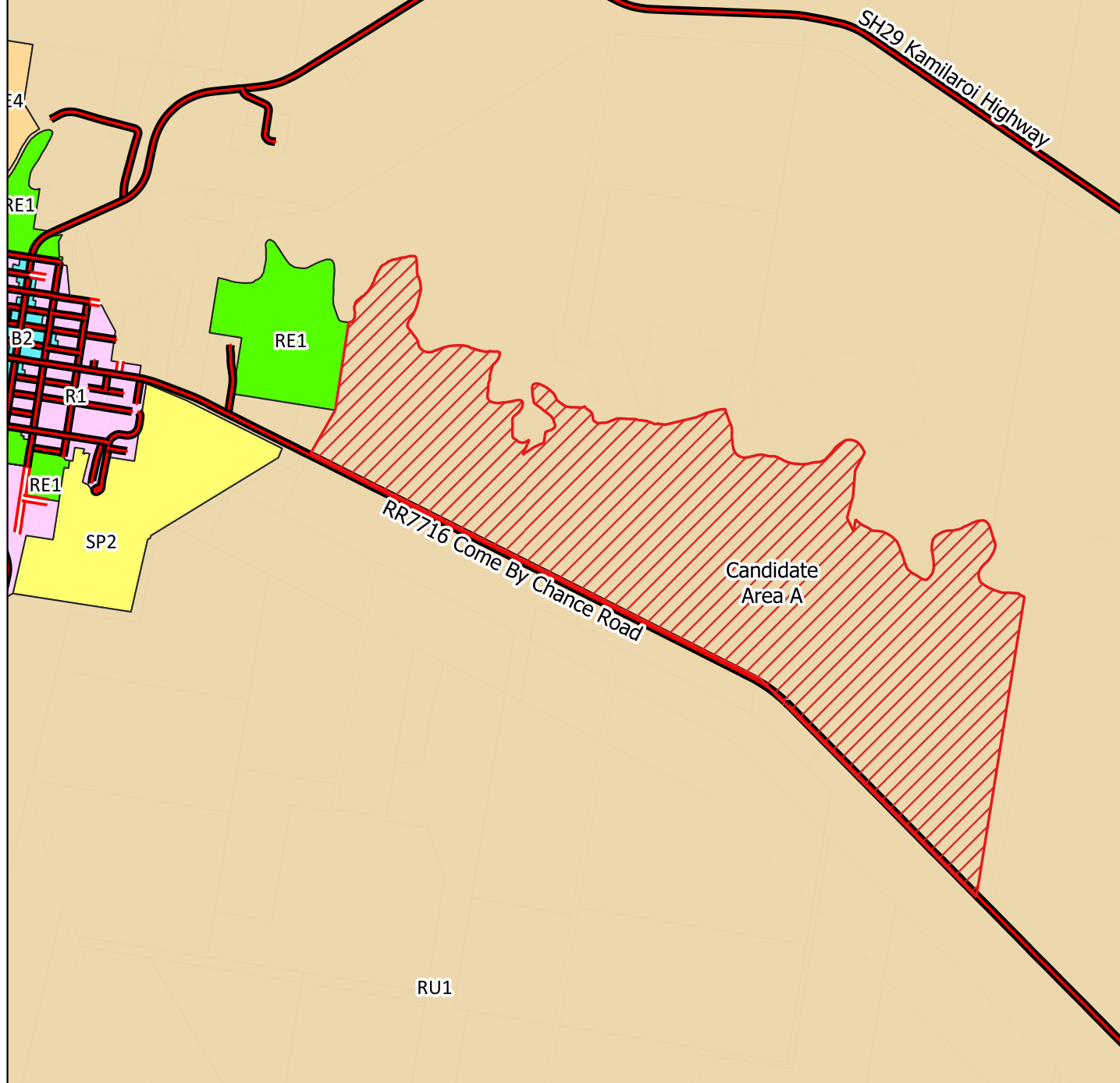
Yours sincerely,

Shaun Barker
Group Leader- Natural Resources and Property Management
Far West Area, West Region

13 February 2014

Appendix D – Candidate areas

WALGETT AREA - RURAL RESIDENTIAL STRATEGY - CANDIDATE AREAS



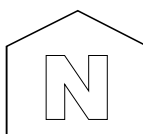
0 1 2 3 4 5



Kilometers

Scale: 1:40,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2018, © Walgett Shire Council 2018, © GHD.

Cadastre

Cadastre 2018


© Spatial Services

Public Roads

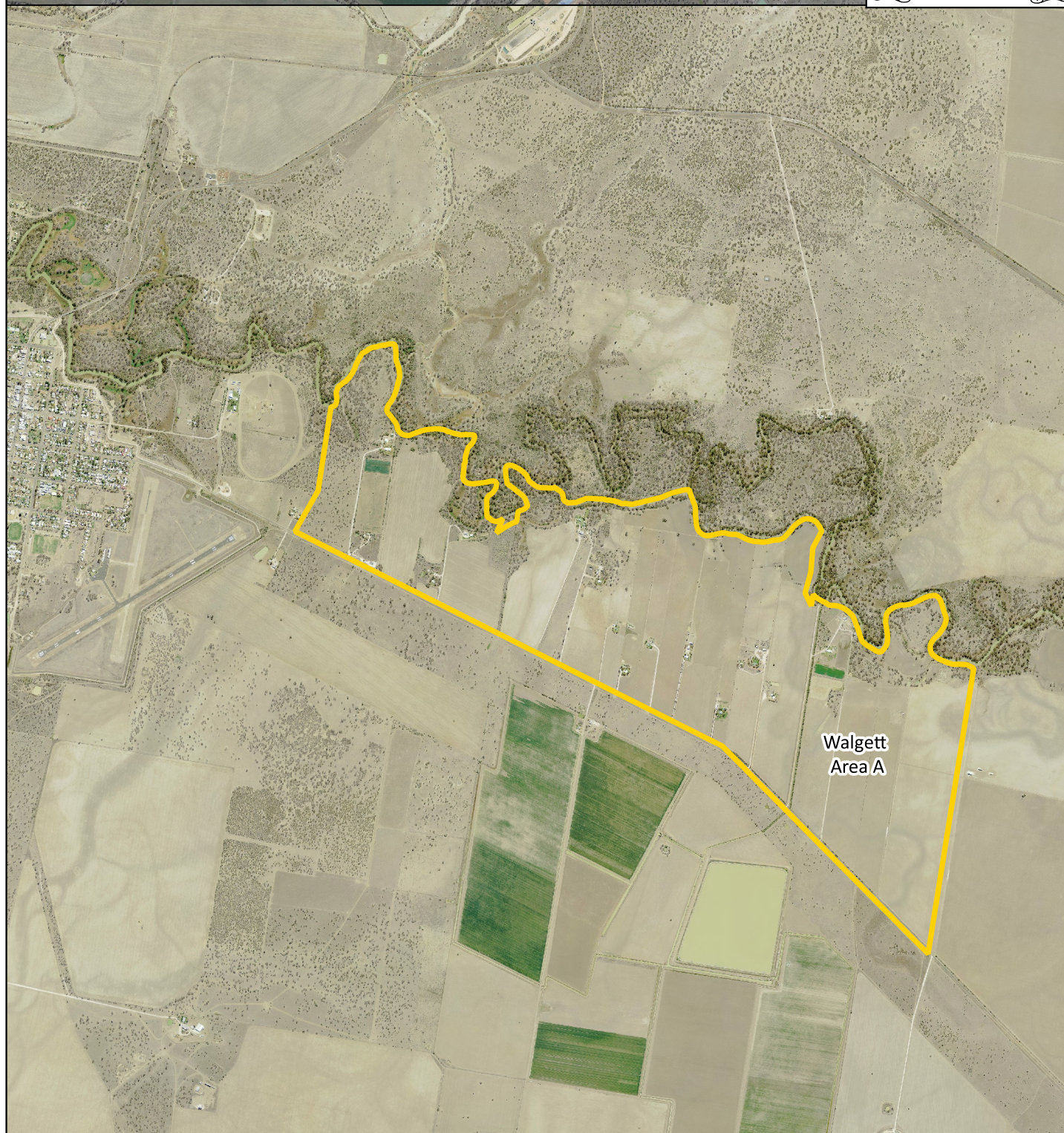
 SEALED

 UNSEALED

Area Under Consideration

 Candidate Areas

WALGETT AREA - RURAL RESIDENTIAL STRATEGY - CANDIDATE AREAS



Walgett
Area A

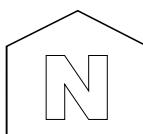
0 1 2 3 4 5



Kilometers

Scale: 1:40,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2018, © Walgett Shire Council 2018, © GHD.

Cadastre

Cadastre 2018


© Spatial Services

Public Roads

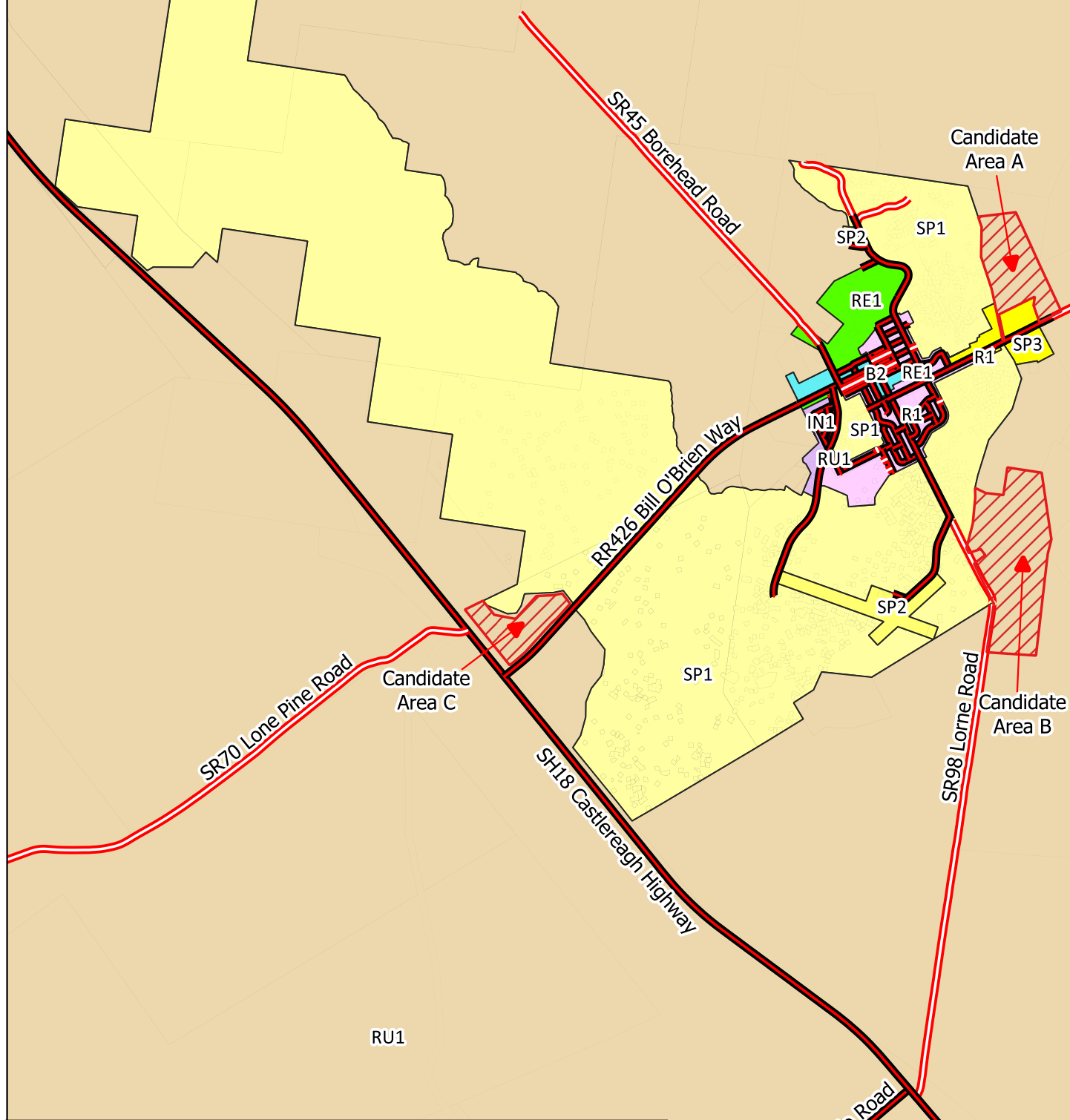
 SEALED

 UNSEALED

Area Under Consideration

 Candidate Areas

LIGHTNING RIDGE AREA - RURAL RESIDENTIAL STRATEGY - CANDIDATE AREAS



0 1 2 3 4 5



Kilometers

Scale: 1:65,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2018, © Walgett Shire Council 2018, © GHD.

Cadastre

Cadastre 2018

© Spatial Services

Public Roads

SEALED

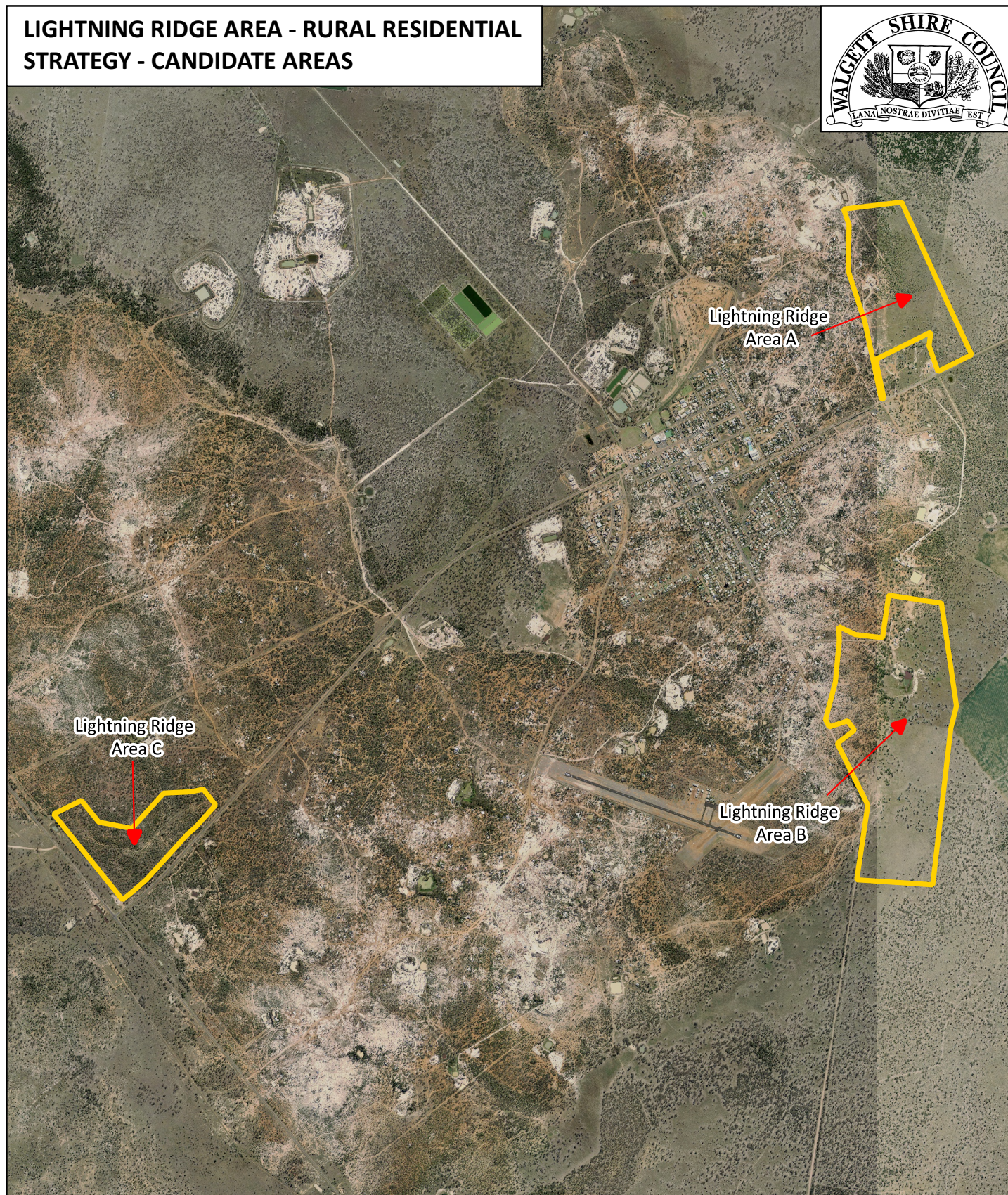
UNSEALED

Area Under Consideration



Candidate Areas

LIGHTNING RIDGE AREA - RURAL RESIDENTIAL STRATEGY - CANDIDATE AREAS



0 1 2 3 4 5



Kilometers

Scale: 1:40,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



DISCLAIMER - No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Walgett Council, GHD nor Land and Property Information (LPI) makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of New South Wales (LPI) 2018, © Walgett Shire Council 2018, © GHD.

Cadastre

Cadastre 2018

© Spatial Services

Public Roads

SEALED

UNSEALED

Area Under Consideration

Candidate Areas

Appendix E – Candidate area analysis

Walgett Area A – Come By Chance Road (North)

WALGETT AREA A			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Near Walgett urban area (about 1.3km by road). Western boundary adjacent to Walgett Showground.	5
	Mains electricity	22kv main located immediately south.	5
	Phone landline	Existing line immediately south of Come By Chance Road. Spare capacity unknown.	5
	Access	Southern boundary has frontage to sealed RR7716 Come By Chance Road. Current access to the site is via Come By Chance Road.	5
Environment	Riparian areas	Within the Namoi River riparian area Within the Darling Riverine Plains Bioregion	2
	State Forests	Not within or adjoining a State Forest.	5
	National Parks	Not within or adjoining a National Park.	5
	Flood	The digital elevation model (DEM) shows a small proportion of the Western portion (about 10% of the area) is subject to some medium velocity flooding. The DEM showed complete inundation during the 2012 flood event.	3
	Vegetation	The majority of the land is used for cropping with limited and native grasslands with no mature trees or shrubs. Riparian and flood prone areas are vegetated, NSW Office of Environment and Heritage mapping (2012) indicates that the vegetation is "Coolibah - Poplar Box - Belah woodlands". Coolibah woodlands are listed as an endangered ecological community by both the NSW and Federal governments.	3
	Bushfire	Currently not mapped as bush fire prone.	5
	Contamination	No previous land use known which is likely to have caused contamination.	5
	Slope	Relatively flat (<10% slope) and suitable for building.	5
Land use & resources	Agricultural resource sterilisation	Land currently used for agricultural and residential purposes, hence rezoning would effectively sterilise this use in medium term. There are significant amounts of similar land available.	4
	Extractive resource sterilisation	None evident in aerial photographs. Site consists of Quaternary alluvial mud, silt, sand and gravel deposits. Gravel and weathered rock are preferred extractive material, but unlikely to be near surface to enable extraction.	5
	Nuisance, offensive or hazardous uses	Agricultural cropping occurs on land to the east of the identified site and south of Come by chance Road. Minor dust or spray drift might arise in adverse circumstances. However this is highly unlikely.	4
Heritage	Non Indigenous	None known to Council.	5
	Indigenous	None recorded within 0.5km radius in NSW Department of Planning & Environment Aboriginal Heritage Information Management System.	4
Total	Each constraint has been scored on scale of 1 (high constraint) to 5 (minimal constraint). A higher total score indicates that a particular site is expected to be		75

WALGETT AREA A

	<i>less constrained for rural residential use compared to another site with a lower score.</i>	
General comments	Walgett Area 3: <ol style="list-style-type: none">1. Zoned as RU1 Primary Production under Walgett Local Environmental Plan 20132. The proposed site has a total land area of approximately 694 ha and a perimeter of 17.6 kilometres	

Lightning Ridge Area A – Shermans Way

LIGHTNING RIDGE AREA A				
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE	
Infrastructure	Urban proximity	Close to Lightning Ridge urban area (about 0.06km by road).	5	
	Mains electricity	22kV main passes through area.	5	
	Phone landline	Existing line visible near south west corner of area (<100m). Spare capacity unknown.	2	
	Access	Southern boundary adjoins sealed RR426 Shermans Way for 280m.	4	
Environment	Riparian areas	Not within or adjoining a riparian corridor.	5	
	State Forests	Not within or adjoining a State Forest.	5	
	National Parks	Not within or adjoining a National Park.	5	
	Flood	Contour data (0.2m interval) and a digital elevation model (DEM) show a relatively significant slope from the west (147.2m AHD) to the east (143.0m AHD), a relief of about 4.2m. An aerial photograph from a record flood in Feb 2012 shows relatively shallow floodwater across a small proportion of the eastern edge of the area. Such floodwater has a very low velocity, given the low relief of the terrain in this area.	4	
	Vegetation	2012 NSW Department Planning & Environment mapping indicates that the vegetation is “Coolibah - Belah woodland”. Coolibah woodlands are listed as an endangered ecological community by both the NSW and Federal governments.	2	
	Bushfire	Open woodland, mapped as not bush fire prone.	5	
	Contamination	No previous land use known which is likely to have caused contamination.	5	
	Slope	Relatively flat (<10% slope) and suitable for building.	5	
Land use & resources	Agricultural resource sterilisation	Land currently possibly used for grazing, hence rezoning would effectively sterilise this use in medium term. There are significant amounts of similar land available.	4	
	Extractive resource sterilisation	None evident in aerial photographs. Western portion (about 30%) composed of foot slopes of Cretaceous ridges which host opal and gravel resources nearby, so that land is a prospective source of these resources. Eastern edge of the site (about 70%) consists of Quaternary alluvial clays, which tend to be of limited value for extractive industries.	3	
	Nuisance, offensive or hazardous uses	None identified on, or near, area.	5	
Heritage	Non Indigenous	None known to Council.	5	
	Indigenous	None recorded within 1.0km radius in NSW Department of Planning & Environment Aboriginal Heritage Information Management System.	5	
Total	Each constraint has been scored on scale of 1 (high constraint) to 5 (minimal constraint). A higher total score indicates that a particular site is expected to be			74

LIGHTNING RIDGE AREA A

less constrained for rural residential use compared to another site with a lower score.

General comments

Lightning Ridge Area 1:

1. Zoned as RU1 Primary Production under Walgett Local Environmental Plan 2013
2. The proposed site has a total area of 69.27 hectares and a perimeter of 4.56 kilometres.

Lightning Ridge Area B – Lorne Road

LIGHTNING RIDGE - AREA B			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Near the Lightning Ridge urban area (about 1.4km by road).	4
	Mains electricity	Two 22kV mains to the area.	4
	Phone landline	Existing telephone line along about 30% of western boundary, on opposite side of SR98 Lorne Road. Spare capacity unknown.	4
	Access	Part of western boundary adjoins gravel SR98 Lorne Road for 1.0km.	3
Environment	Riparian areas	Not within or adjoining a riparian corridor.	5
	State Forests	Not within or adjoining a State Forest.	5
	National Parks	Not within or adjoining a National Park.	5
	Flood	Contour data (0.2m interval) and a digital elevation model (DEM) show a relatively significant slope from the north-west (151.6m AHD) to the south-east (141.6m AHD), a relief of about 10.0m. An aerial photograph from a record flood in Feb 2012 shows relatively shallow floodwater across about 30% of the eastern edge of the area. Such floodwater has a very low velocity, given the low relief of the terrain in this area.	4
	Vegetation	2012 NSW Department Planning & Environment mapping indicates that about 25% of the vegetation on the area is a "Coolibah - Belah woodland". Coolibah woodlands are listed as an endangered ecological community by both the NSW and Federal governments.	3
	Bushfire	Open woodland, mapped as not bush fire prone.	5
	Contamination	No previous land use known which is likely to have caused contamination.	5
	Slope	Relatively flat (<10% slope) and suitable for building.	5
Land use & resources	Agricultural resource sterilisation	Land currently used for grazing, hence rezoning would sterilise this use in medium term. There are significant amounts of similar land available.	4
	Extractive resource sterilisation	None evident in aerial photographs. North-western edge (about 30%) composed of foot slopes of Cretaceous ridges which host opal and gravel resources nearby, so that land is a prospective source of these resources. Remainder of the site (about 70%) consists of Quaternary alluvial clays, which tend to be of limited value for extractive industries.	3
	Nuisance, offensive or hazardous uses	Cropping occurs on a site adjoining the eastern edge of the land (170m of adjoining frontage). Minor dust or spray drift might arise in adverse circumstances	4
Heritage	Non Indigenous	None known to Council.	5
	Indigenous	None recorded within 1.0km radius in NSW Department of Planning & Environment Aboriginal Heritage Information Management System.	5

LIGHTNING RIDGE - AREA B		
Total	<i>Each constraint has been scored on scale of 1 (high constraint) to 5 (minimal constraint). A higher total score indicates that a particular site is expected to be less constrained for rural residential use compared to another site with a lower score.</i>	73
General comments	Lightning Ridge Area 2: <ol style="list-style-type: none"> 1. Zoned as RU1 Primary Production under Walgett Local Environmental Plan 2013 2. The proposed site has a total area of 148.5 hectares and a perimeter of 6.05 kilometres. 	

Lightning Ridge Area C – Bill O'Brien Way

LIGHTNING RIDGE - AREA C			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Distant from Lightning Ridge urban area (about 6.0km by road).	3
	Mains electricity	Existing 22kV main to the area from Castlereagh Highway.	5
	Phone landline	Existing connection adjoining Castlereagh Highway	5
	Access	Eastern boundary adjoins Bill O'Brien Way. The site has X amount of frontage with numerous entry and exit points located along Bill O'Brien Way.	5
Environment	Riparian areas	Not within or adjoining a riparian corridor.	5
	State Forests	Not within or adjoining a State Forest.	5
	National Parks	Not within or adjoining a National Park.	5
	Flood	No significant flooding constraints	5
	Vegetation	Scattered vegetation, no mapped EEC's.	4
	Bushfire	Northern portions of the site approximately 1km to 2km north of Bill O'Brien Way are affected by bushfire.	5
	Contamination	No previous land use known which is likely to have caused contamination.	5
	Slope	Relatively flat (<10% slope) and suitable for building.	5
Land use & resources	Agricultural resource sterilisation	Land currently possibly used for	5
	Extractive resource sterilisation	Aerial imagery indicates that the site has been and continues to be heavily resourced.	5
	Nuisance, offensive or hazardous uses	None identified on, or near, area.	5
Heritage	Non Indigenous	None known to Council.	5
	Indigenous	Non recorded within a 5km radius in NSW Government Office of Environment and Heritage Aboriginal Heritage Aboriginal Places and State Heritage Register.	5
Total	<i>Each constraint has been scored on scale of 1 (high constraint) to 5 (minimal constraint). A higher total score indicates that a particular site is expected to be less constrained for rural residential use compared to another site with a lower score.</i>		78
General comments	Lightning Ridge Area 3: 1. Zoned as RU1 Primary Production under Walgett Local Environmental Plan 2013 2. The proposed site has a total area of 44 hectares and a perimeter of 3.35 kilometres.		

Appendix F – Consistency with State Environmental Planning Policies and Section 9.1 Ministerial Directions

Assessment against State Environmental Planning Policies

State Environmental Planning Policy (SEPP)	Statement of Consistency
SEPP No 1 – Development Standards	Replaced by clause 4.6 of Walgett LEP 2013.
SEPP No. 15 – Rural Land-Sharing Communities	Not applicable.
SEPP No. 19 – Bushland in Urban Areas	Not applicable.
SEPP No 21 – Caravan parks	Caravan parks are a permissible use in the R5 Large Lot Residential zone.
SEPP (Coastal Management) 2018	Not applicable.
SEPP No 30 – Intensive agriculture	Agriculture is prohibited in the R5 Large Lot Residential zone.
SEPP No 33 – Hazardous and offensive development	Any hazardous and offensive development in each of the candidate areas would need to be assessed on its planning merits.
SEPP No 36 – Manufactured home estates	Caravan parks are permitted with consent in the R5 zone in the Walgett LEP 2013.
SEPP No 44 – Koala habitat protection	There are no provisions in the Walgett LEP 2013 that contravene this SEPP. An assessment of each candidate area's potential impact on the koala would be required as part of any future planning proposal.
SEPP No 52 – Farm dams and other works in land water management plan areas	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP No 55 – Remediation of land	Assessments would be required as part of any planning proposal submitted for the rezoning of any candidate area.
SEPP No 60 – Exempt and complying development	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP No 64 – Advertising and signage	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP No 65 – Design quality of residential flat development	Not applicable.
SEPP No 70 – Affordable housing (Revised Scheme)	Not applicable.
SEPP Building Sustainability Index: BASIX 2004	The Walgett LEP 2013 supports sustainable development and is consistent with this SEPP. Future building in each of the candidate areas could comply with this SEPP.
SEPP Exempt and Complying Development 2008	The exempt and complying tables in the Walgett LEP 2013 have been carefully developed to be consistent with this SEPP.
SEPP Housing for Seniors and People with a Disability 2004	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP Infrastructure 2007	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.

State Environmental Planning Policy (SEPP)	Statement of Consistency
SEPP Major Development 2005	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP Mining, Petroleum Production and Extractive Industries 2007	Whilst prohibited in the R5 zone, any proposals for open cut mines or extractive industries would need to be assessed against the provisions of this SEPP.
SEPP Temporary Structures and Places of Public Entertainment 2007	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP Primary Production and Rural Development 2019	The Strategy has been prepared in accordance with principles outlined in SEPP Primary Production and Rural Development 2019.
SEPP Affordable Rental Housing 2009	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP (Educational Establishments and Childcare Facilities) 2017	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017)	There are no provisions in the Walgett LEP 2013 or recommendations from this Strategy that contravene this SEPP.
SEPP (Coastal Management) 2018	Not applicable

Assessment against Ministerial Directions

Section 9.1(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
1. Employment and Resources			
1.1 Business and Industrial Zones	Not Applicable		
1.2 Rural Zones	Yes	No – minor significance	Direction 1.2 allows a draft LEP to be inconsistent where inconsistency is of minor significance. This Strategy supports the rezoning of rural land around Walgett and Lightning Ridge for large lot residential purposes.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Yes	Direction 1.3 applies as there are mineral resources within the Shire. The candidate areas would not impact upon any mineral resources in the Shire.
1.4 Oyster Aquaculture	Not applicable		
1.5 Rural Lands	Yes	Yes	<p>This Strategy supports the rezoning of rural land around Walgett and Lightning Ridge for large lot residential purposes. The candidate areas have been assessed against the Rural Planning Principles from SEPP Primary Production and Rural Development 2019.</p> <p><i>Rural Planning Principles</i></p> <p>(a) Promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas</p> <p>Walgett LEP 2013 allows a range of actions to protect sustainable activities in the rural zones of the Shire. This includes planning controls for intensive agriculture and small holding development in appropriate locations.</p> <p>(b) Recognition of the importance of agriculture and the changing nature of agriculture in the region</p> <p>The value of agriculture to the Shire and local economies has been recognised in adopting the minimum lot size for the RU1 zone. Walgett LEP 2013 promotes flexibility in permitting a wide range of rural land uses that can</p>

Section 9.1(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
			<p>cater for change and emerging opportunities. This Strategy facilitates large lot residential opportunities on land not considered to be prime crop and pasture land.</p> <p>(c) Recognition of the significance of rural land uses to the state and rural communities including social and economic benefits</p> <p>The Walgett LEP 2013 identifies objectives that make the Shire distinctive and contribute to its competitive advantage. Rural land has been protected through the application of the RU1 zone and by limiting the encroachment of urban land into adjoining rural lands.</p> <p>(d) Balance the social, economic and environmental interests of the community</p> <p>The candidate areas would allow for the development of rural residential housing at Walgett and Lightning Ridge. These areas have been selected based on the detailed suitability and capability criteria contained in Appendix E. The provision of this form of housing provides for alternative lifestyle preferences to traditional residential or rural housing options.</p> <p>(e) Identification and protection of natural resources, maintaining biodiversity, protecting native vegetation and water resources and avoiding constrained land</p> <p>The Strategy has considered potential impacts on natural resources, biodiversity, surface and ground water, on site waste water disposal in the identification of each candidate area.</p> <p>(f) The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities</p> <p>Consideration has been given to the supply and demand for large lot residential land to ensure that realistic stocks are or can be made available to respond to legitimate demand for this land use.</p> <p>(g) Consideration of the impacts on services and infrastructure and appropriate location when providing for rural housing</p> <p>Consideration has been given to services and infrastructure in the identification of additional land for large lot residential purposes.</p>
2.	Environment and Heritage		

Section 9.1(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
2.1 Environment Protection Zones	Yes	Yes	The candidate areas have been located outside of environmental protection zones. Sensitive ecologically land identified during the environmental investigations for each candidate area may require the imposition of an environment protection zone as part of any rezoning.
2.2 Coastal Protection	Not Applicable.		
2.3 Heritage Conservation	Yes	Yes	The candidate areas have been located outside of known heritage areas and artefacts.
2.4 Recreation Vehicle Areas	Yes	Yes	Recreational vehicle areas are permitted with consent in the R5 zone in the Walgett LEP 2013.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Yes	The candidate areas would allow for the development of rural residential housing at Walgett and Lightning Ridge. These areas have been selected based on the detailed suitability and capability criteria contained in Appendix E. Walgett LEP 2013 contains provisions compliant with this direction.
3.2 Caravan Parks and Manufactured Housing Estates	Yes	Yes	Caravan parks are permitted with consent in the R5 zone in the Walgett LEP 2013.
3.3 Home Occupations	Yes	Yes	Home occupations are permitted without consent in the R5 zone in the Walgett LEP 2013.
3.4 Integrated Land Use and Transport	Not applicable.		
3.5 Development near Licensed Aerodromes	Yes	Yes	Each candidate area is adequately separated from licensed aerodromes.

Section 9.1(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
3.6 Shooting Ranges	Not applicable.		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Not applicable.		
4.2 Mine Subsidence and Unstable Land	Yes	Yes	The candidate areas have been located outside of known mine developments and mine subsidence can be developed in such a way to comply with this direction.
4.3 Flood Prone Land	Yes	No	The candidate areas can be developed in such a way to comply with this direction.
4.4 Planning for Bushfire Protection	Yes	Yes	The candidate areas can be developed in such a way to comply with this direction.
5. Regional Planning			
5.1 Implementation of Regional Strategies	Revoked 17 October 2017.		
5.2 Sydney Drinking Water Catchments	Not applicable.		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.		

Section 9.1(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.		
5.8 Second Sydney Airport: Badgery's Creek	Not applicable.		
5.9 North West Rail Link Corridor Strategy	Not applicable		
5.10 Implementation of Regional Plans	Yes	Yes	<p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. The Far West Regional Plan applies to the Walgett LGA and the Strategy is consistent with the vision to improve liveability and increase housing choice. The strategy is consistent with Direction 5.10 - Manage rural residential development, particularly, Action 2.23 - to locate rural residential areas:</p> <ul style="list-style-type: none"> close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure; to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and

Section 9.1(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
			<ul style="list-style-type: none"> to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards. <p>As the Strategy proposes an evidence based, planned and methodological approach to future rural residential development it is additionally consistent with Action 2.24. - To Manage land use conflict that can result from cumulative impacts of successive rural residential development decisions</p>
6. Local Plan Making			
6.1 Approval and Referral Requirements	Not applicable.		
6.2 Reserving Land for Public Purposes	Not applicable.		
6.3 Site Specific Provisions	Yes	Yes	The Strategy is consistent with this clause as it does not 'amend' a draft Planning instrument but rather identifies land for site-specific LEP amendmentsto be prepared in the future.
7. Local Plan Making	None applicable		

GHD

230 Harbour Drive

Coffs Harbour NSW 2450

T: 61 2 6650 5600 F: 61 2 6650 5601 E: cfsmail@ghd.com

© GHD 2019

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

[https://projects.ghd.com/oc/newcastle1/walgettruralresident/Delivery/Documents/2219565_REP_Walgett Shire Rural Residential Strategy.docx](https://projects.ghd.com/oc/newcastle1/walgettruralresident/Delivery/Documents/2219565_REP_Walgett%20Shire%20Rural%20Residential%20Strategy.docx)

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
1	A West	S Lawer	<i>S Lawer</i>	S Lawer	<i>S Lawer</i>	Jul 18
2	A West	S Lawer	<i>S Lawer</i>	S Lawer	<i>S Lawer</i>	Dec 18
3	A West	S Lawer		S Lawer		May 19

www.ghd.com

