



Walgett Shire Council

Rural Residential Land Use Strategy

April 2015

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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 (DoP&E) require Council to consider various criteria for rural residential development. The criteria can best be 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 provision of additional rural residential land across the three 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 an opportunity to create sustainable land use planning for the Shire.

1.1 What is a strategy?

The Oxford Dictionary (2012) defines a Strategy as:

‘A plan of action designed to achieve a long-term or overall aim’.

In terms of land use planning, it is a framework for what Council wishes to achieve and how these might be achieved in relation to key planning issues. This Strategy is a plan for a desired future for rural residential land use.

1.2 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 Department of Planning and Environment (DoP&E) 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.

1.3 What is rural residential development?

Rural residential areas are unique from other types of living environments in towns or villages as they are residential development in a rural setting. These areas commonly have larger sized properties and are not associated with agriculture. Some agriculture may take place on the land; however it is likely to be carried on 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.

1.4 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 the year 2036 (22 year plan). Most of the base data was sourced from the 2011 Census (first release data).

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.

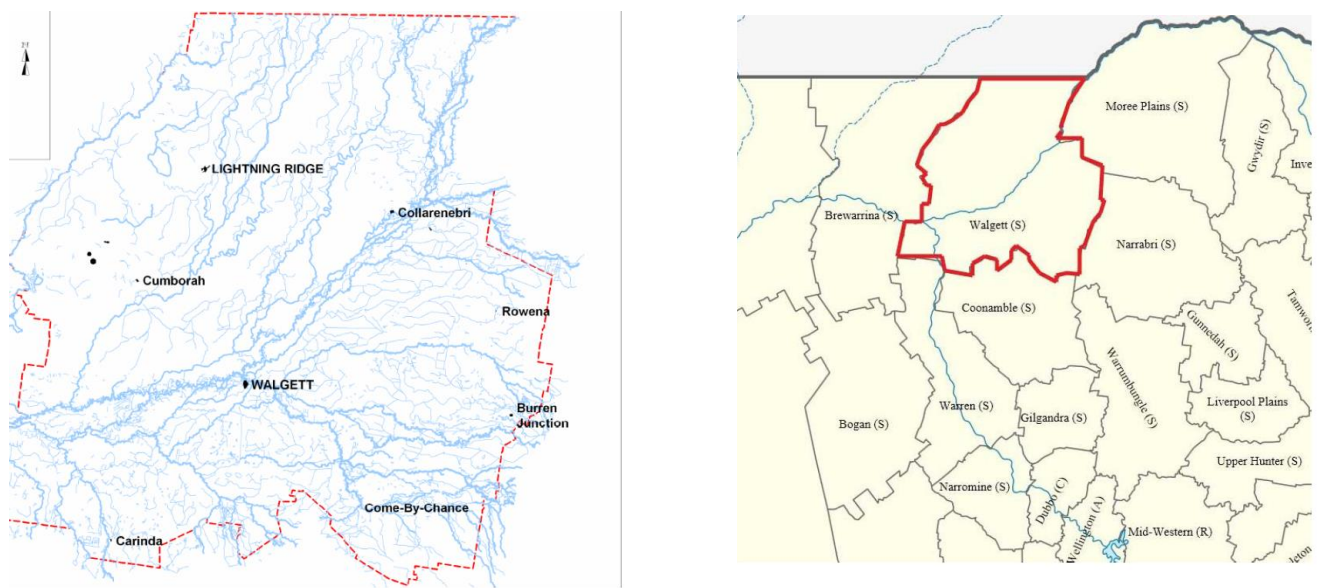


Figure 1 Location of Walgett in NSW

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.

Thorough acknowledgment of external drivers and 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 also helps existing and prospective residents to understand the likely levels of community services, facilities and infrastructure and each settlement's role in a regional context. Defining a settlement hierarchy will also encourage development that recognises and complements the different roles and functions of the settlement. This will also ensure that towns maintain important elements of urban form and township character.

A hierarchy of settlements is made 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, and it needs to align future growth opportunities with urban centres of adequate infrastructure capacity. Due to this reason, the *Walgett Rural Residential Strategy* will only concentrate on rural residential development around the three main urban areas of Walgett, Lightning Ridge and Collarenebri as shown in Figure 2.

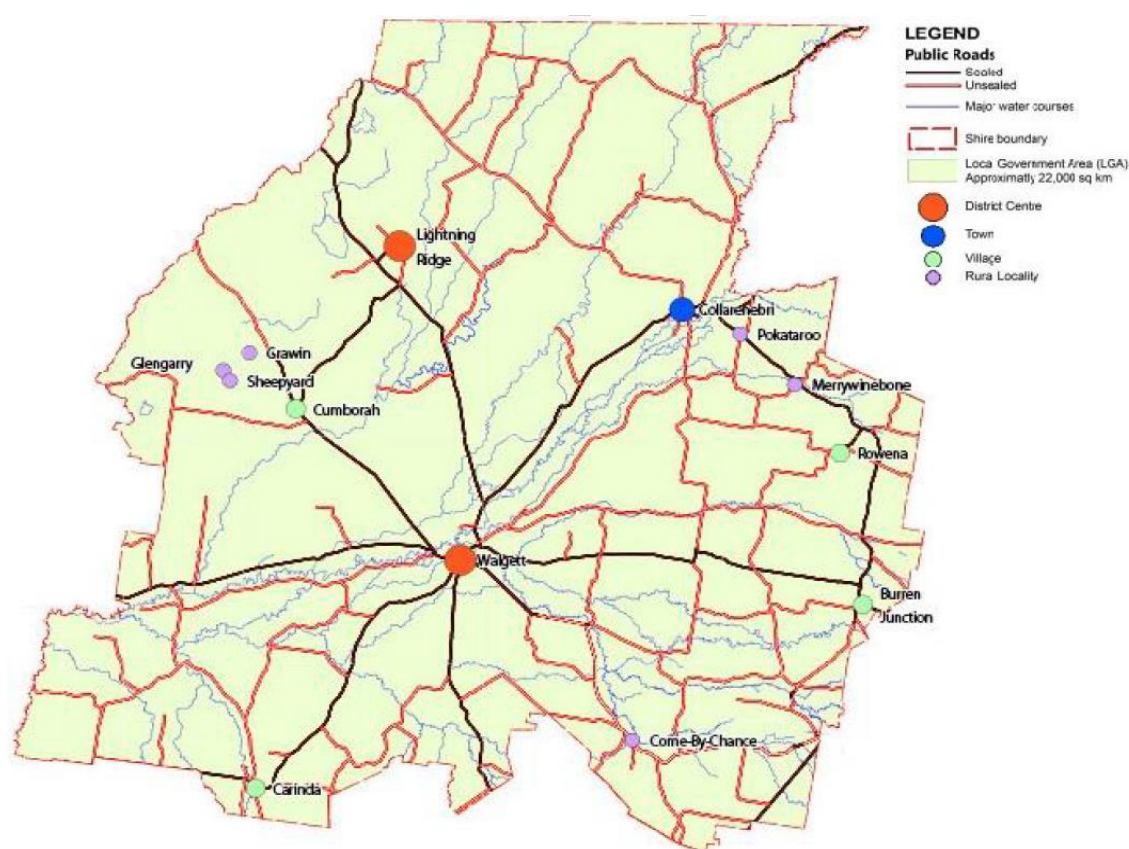


Figure 2 Settlement Hierarchy



Figure 3 Walgett

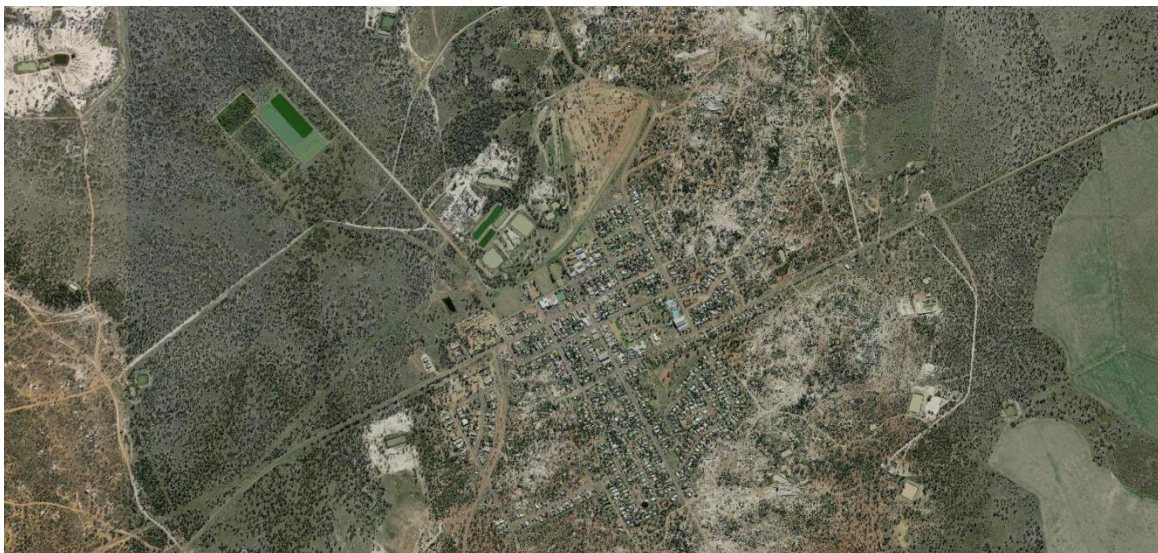


Figure 4 Lightning Ridge

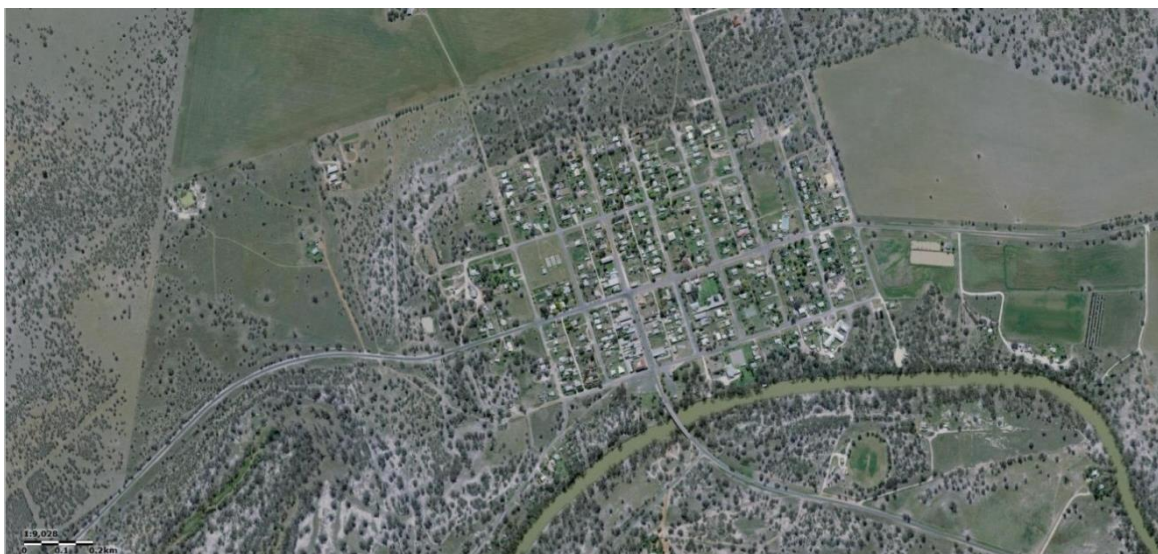


Figure 5 Collarenebri

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.

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.”

(WCED; *Our common future*. Oxford: Oxford University Press, 1987 p. 43)

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 resource, an environmental resource, and a social resource, there is a need to balance all three of these 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, and 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.

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 graphically in Figure 6 have been developed for Walgett to guide future rural residential land use.

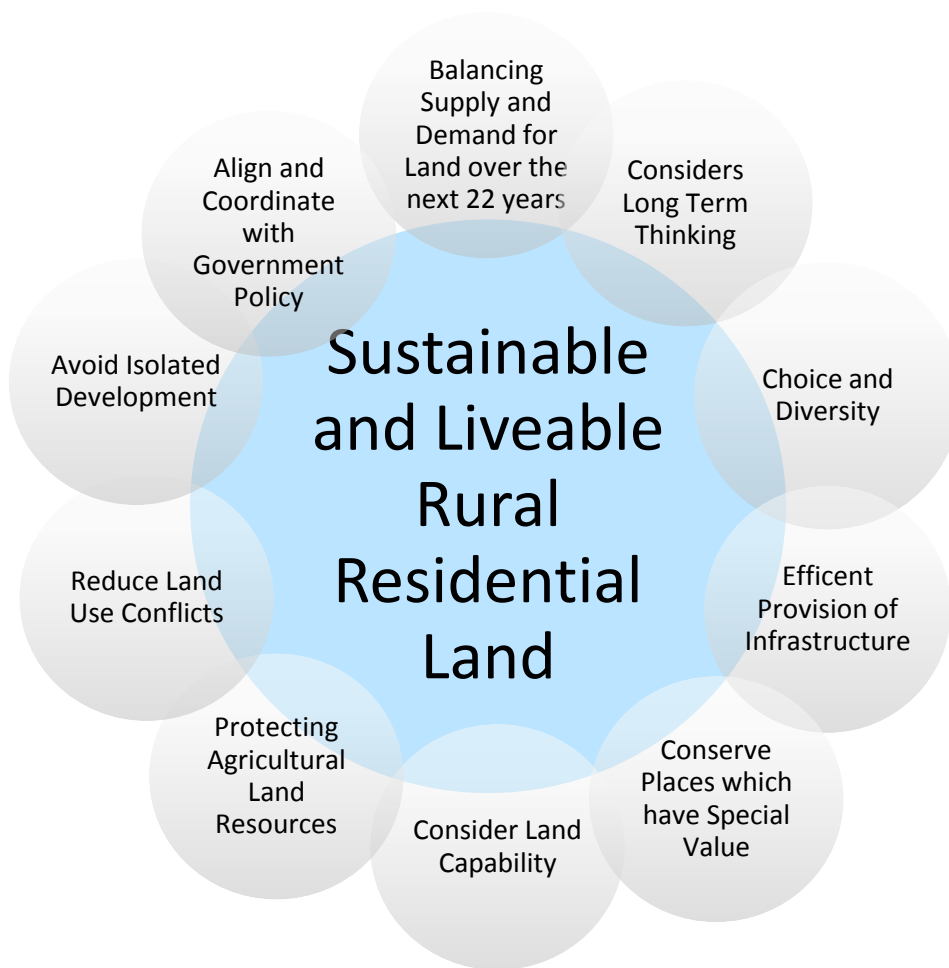


Figure 6 Settlement hierarchy

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 22 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 proximity to town centres.

Align and coordinate with government policy:

- Consider State legislation and align with State policy and practice.

4. Planning policy

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

4.1.1 State and Local Government

State and Local Government have a significant role in rural residential lands such as 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 Local Environmental Plans 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, is adequately served by infrastructure, be responsive to trends, as well as 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 industrialists
- 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 documents

There is a hierarchy of legislation (described in more detail in Appendix A), statutory planning instruments and policies affecting rural residential development in Walgett. These include 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*
- *Threatened Species Conservation Act 1995*
- *State Environmental Planning Policies (SEPPs) including*
- *State Environmental Planning Policy (Rural Lands) 2008*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*
- *Walgett Local Environmental Plan 2013*
- *Walgett Development Control Plan 2014*
- *Section 117 directions from the Minister for Planning.*

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

- 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.

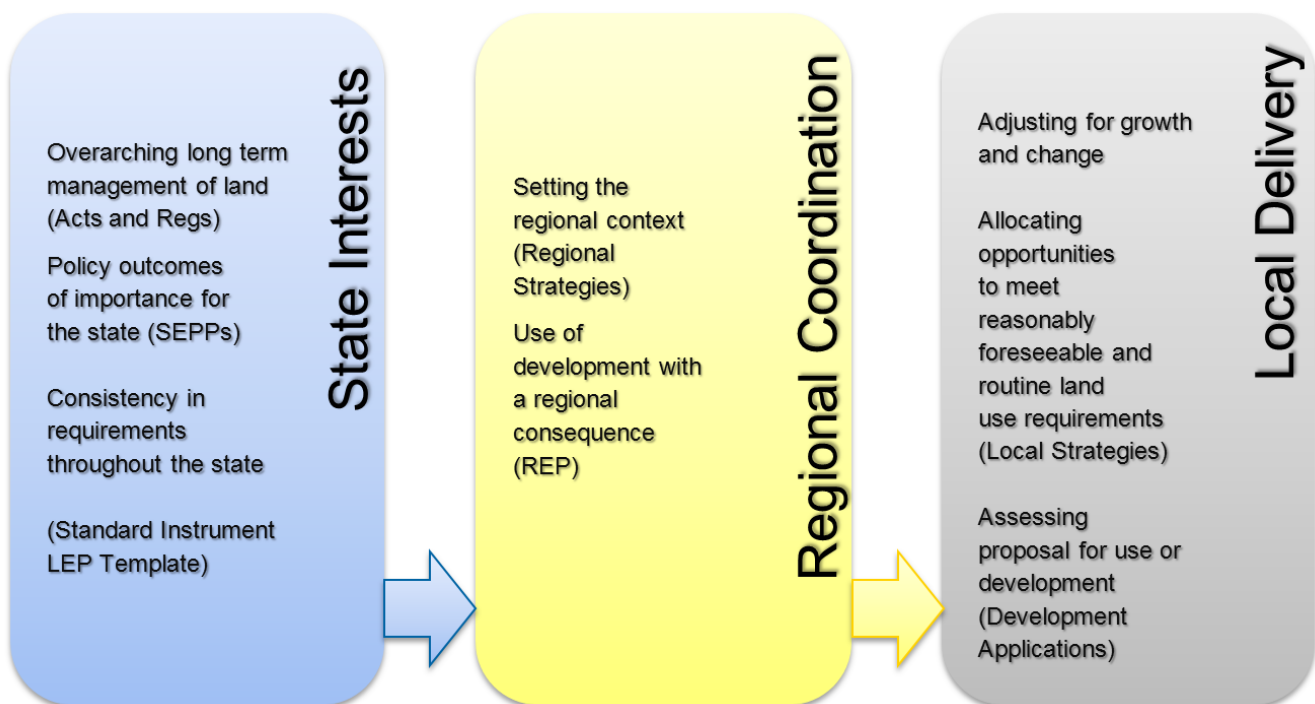


Figure 7 State Interests, Regional Coordination & Local Delivery

5. People and housing

The following demographic and housing profile of Walgett Shire provides an analysis of the area's population trends, housing trends, and future growth scenarios. Demographic and housing trends need to be taken into account in determining demand and land suitability for rural residential development.

5.1 Walgett 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

Walgett Shire Census Data	Statistics
Total Area (km2)	22308.5
Population in 2011	6,454
Median Age	41
Indigenous Person (%)	28
Indigenous Medium Age	25
Dwellings in 2011	3,846
Occupancy Rate persons per dwelling (2011)	2.3
Median individual income \$/weekly (2011)	386
Indigenous Persons Medium individual income \$/weekly (2011)	341
Median rent (\$/weekly) (2011)	100
Country of Birth – Australia (%)	79.3

Source: ABS Census 2011, First Release Data

5.2 Population

5.2.1 Walgett Shire

ABS records show a fluctuating population over time, and this is evident in Figure 8. The population of Walgett Shire increased by 14% from 1976 to 1991, however the population decreased by 13% from 1991 to 2011. The Growth Management Strategy (Walgett Shire Council (2008) 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 8 Walgett Shire - Population and Average Annual Growth Rate

Source ABS Census 2011 – 1976

5.2.2 Walgett, Lightning Ridge and Collarenebri

As shown in the table below, the 2011 Census indicates that Walgett has the largest population in the Shire followed by Lightning Ridge, followed by Collarenebri. Anecdotal evidence suggests that in fact the resident population of Lightning Ridge is far greater than Walgett.

Table 5-2 Population of Walgett Lightning Ridge and Collarenebri

Town	Population (2011)
Walgett	1,625
Lightning Ridge	1,496
Collarenebri	386

Source ABS Census 2011 – Urban Locality

5.3 Occupancy rate

The occupancy rate has changed considerably since 1991 (refer Figure 9). 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”

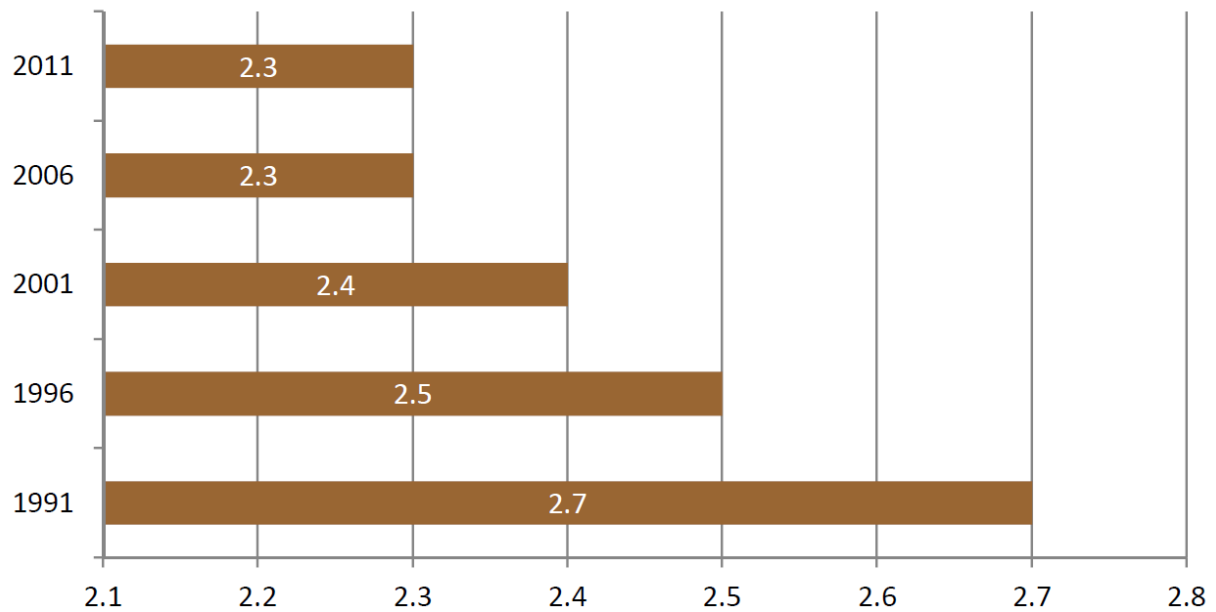


Figure 9 Occupancy rate

Source: ABS Census 1986- 2011

5.4 Age distribution

5.4.1 Walgett Shire

The median age in the Walgett Shire in 2006 was 39 and in 2011 it had increased to 41 years old. Over the last four periods, the trend of an increasing aging population in the Walgett Shire has been evident.

The most notable feature in the Walgett Shire is the higher proportion of males than females over 44 years old. Other notable features of Walgett's age structure include the large portion of 5 to 14 year olds (13% of the total population).

Within the Walgett Shire there are significantly low proportions of persons aged 15 to 24 years old. In NSW in 2011, 6.5% of the population was aged between 20 and 24, however in Walgett only 5% of the population was aged between 20 and 24 years old (refer Figure 10). A trend in which the growth of the more elderly residents outstripping the growth of its younger residents is consistent with New South Wales and Australian trends.

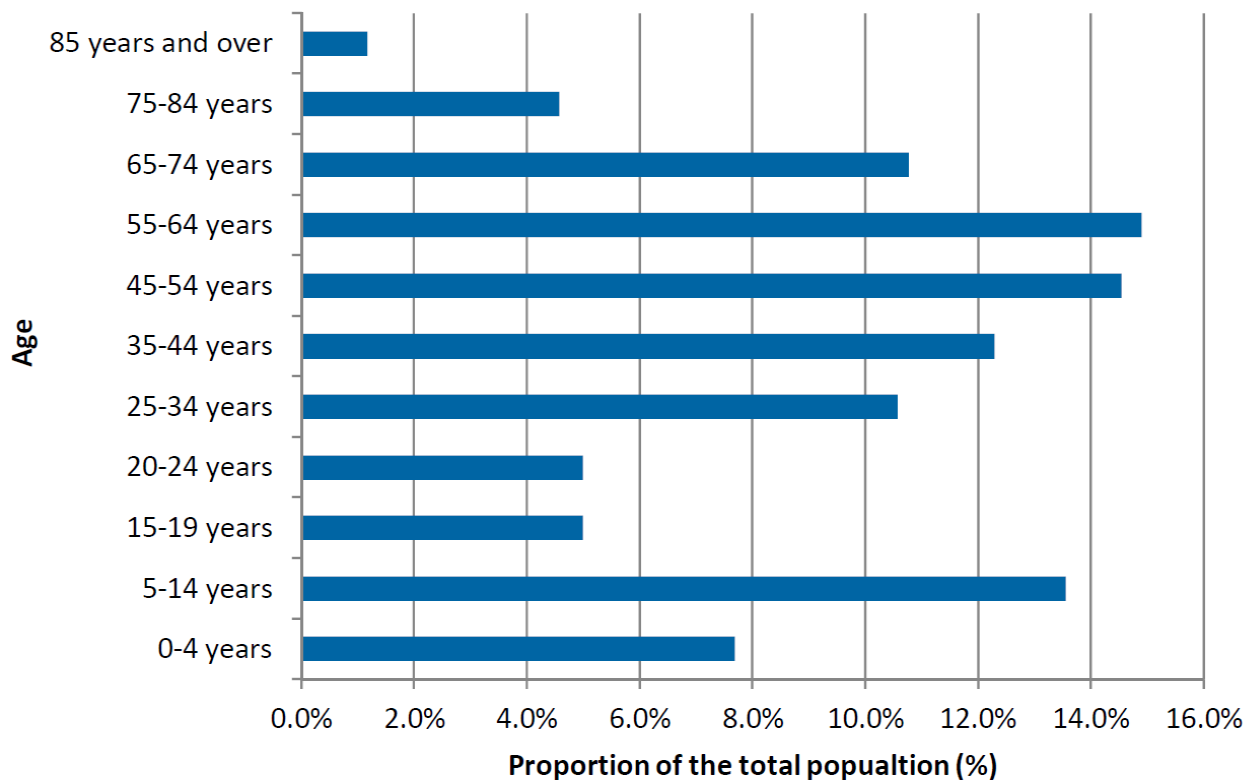


Figure 10 Age (% of total population - 2011), Walgett Shire

5.4.2 Walgett, Lightning Ridge, and Collarenebri

Figure 11 below demonstrates the age as a proportion of the total population in Walgett, Lightning Ridge and Collarenebri. In each location there are significant differences in some age categories. For instance in Walgett there are more primary school children in the town than the other towns. While in Lightning Ridge there are a significant proportion of 65- 74 year olds compared to the other towns. While in Collarenebri there are a significant proportion of people aged over 85 years old.

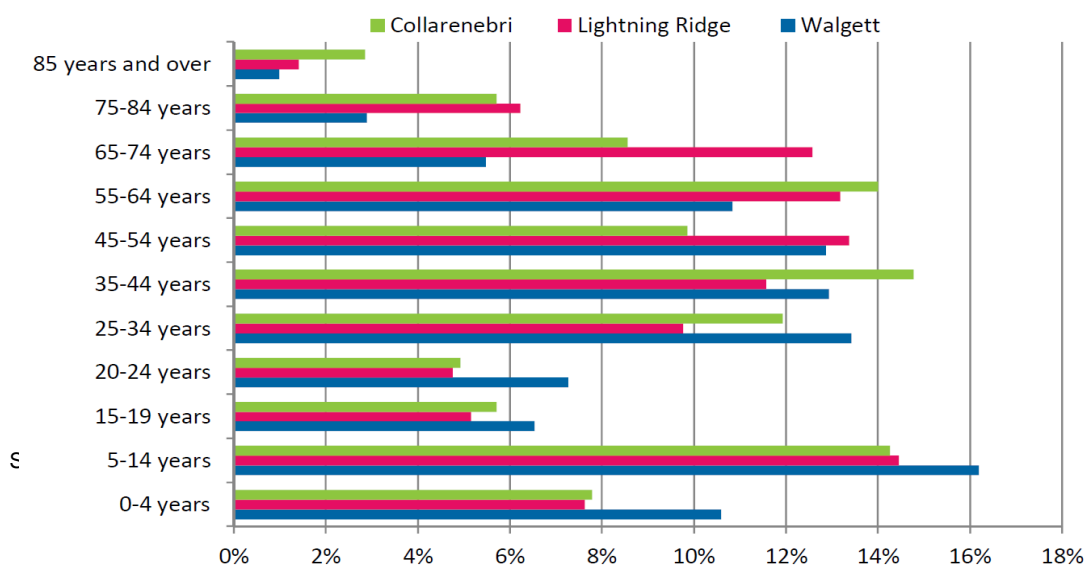


Figure 11 Age (% of total population) (2011), Walgett, Lightning Ridge and Collarenebri

5.5 Family composition

5.5.1 Walgett Shire

As seen in Figure 12, couple families with children in 2011 were the most common type of family in the Walgett Shire (48%) of which 78% of the children were aged under 15 years old. In 2006, the proportion of couple families with children was 53%, while couple families without children were 26%. The increase in the proportion of couples living without children partly reflects the ageing of the population as baby boomers move into the 'empty nester' phase of their lives (ABS, 2011).

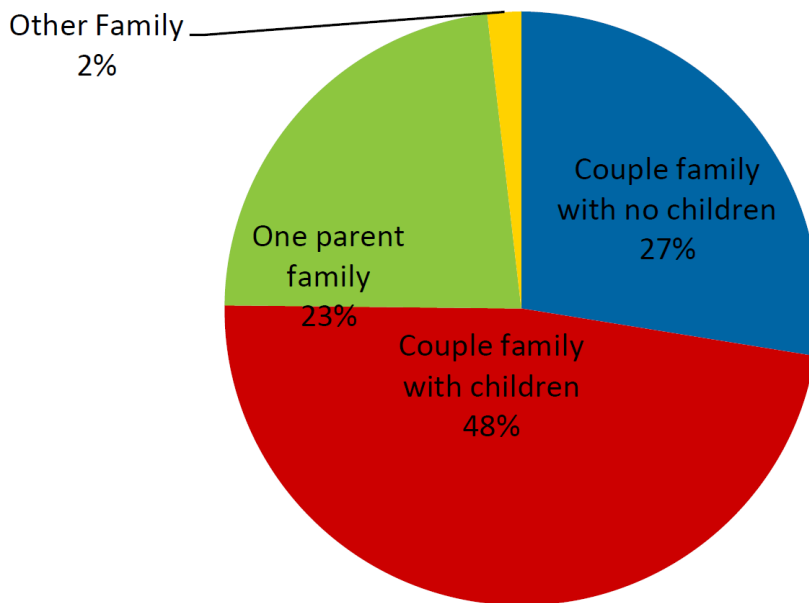


Figure 12 Family Composition, Walgett Shire 2011

5.5.2 Walgett, Lightning Ridge, and Collarenebri

The family comparison between Walgett, Lightning Ridge and Collarenebri is evident in Figure 13. Within each town, the most common form of family composition is the 'Couple family with children', however Collarenebri has a slightly higher proportion of couple families with children. Walgett has a significantly high proportion of one parent families while Lightning Ridge has a high proportion of couple families with no children.

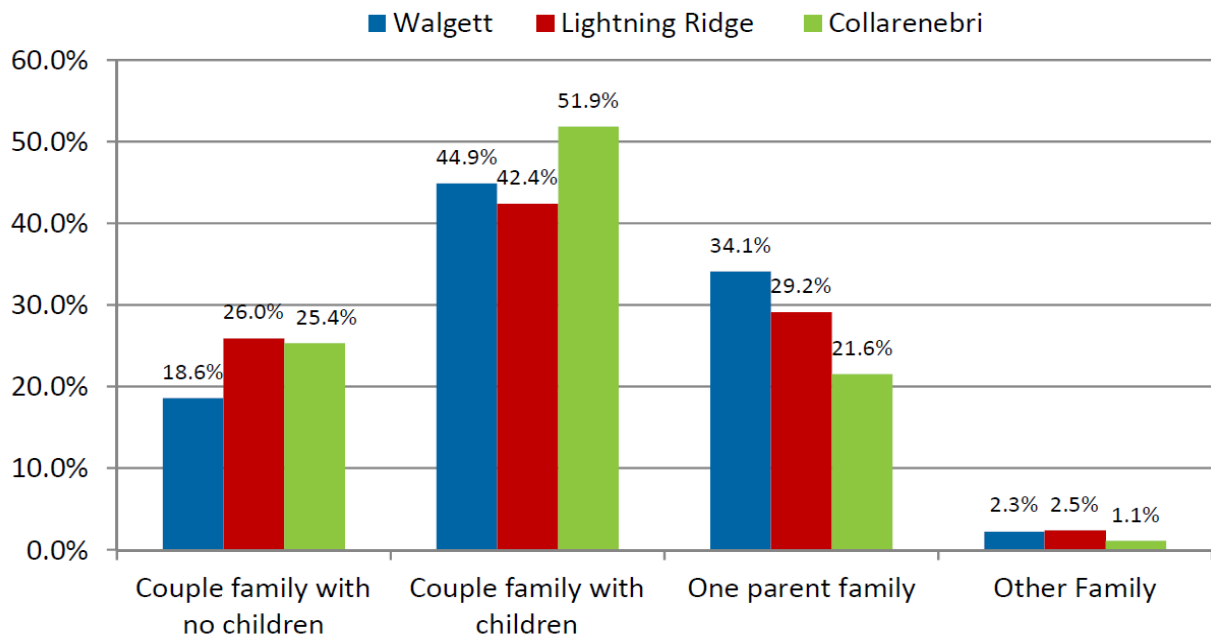


Figure 13 Family Composition, Walgett, Lightning Ridge, and Collarenebri, 2011

5.6 Housing

5.6.1 Walgett Shire

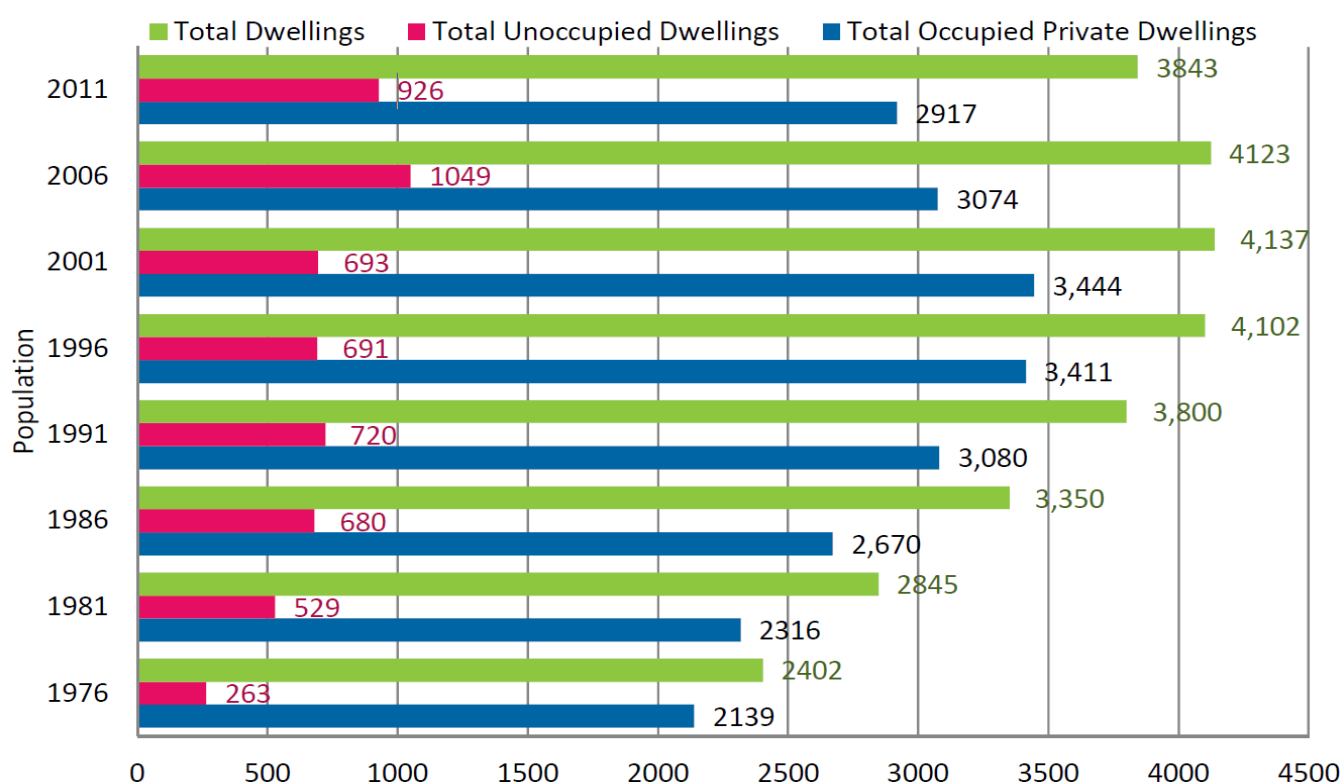
Separate houses remain the most popular type of housing in the Walgett Shire. The number of flats and other dwellings (which includes caravans, improvised homes, etc.) both declined from 1996 to 2011.

At the 2011 census, there were 2,917 occupied private dwellings in the Walgett Shire. Table 5-3 below demonstrates that the number of separate houses in the Walgett Shire has been slowly increasing over time with a 9% increase in separate houses since 1996 **or 0.9% increase per annum**. However from 2006 to 2011 there was a decline in the total number of dwellings. Both the number of occupied and unoccupied dwellings declined during this same period, which is evident in Figure 14.

ABS figures report that between 1996 and 2001, the number of “other dwellings” reported almost halved, from 1,131 to 623, with no corresponding increase in other dwelling types. Other possible discrepancies in the ABS data suggest that this may relate to the counting of mining camps as dwellings or may reflect the transient nature of residents given opal mining in the area.

Table 5-3 Dwelling Characteristics in the Walgett Shire, 1996 to 2011

Dwelling types	1996	2001	2006	2011	% of total Private dwellings	Change 1996 to 2011 (No.)	% Change -1996 to 2011
	No.	No.	No.	No.	2011	No.	%
Separate house	2,057	2,592	2,386	2,111	79.5%	263	9.0%
Semi-detached, row or terrace house, townhouse	8	55	44	17	0.8%	16	0.5%
Flat, unit or apartment	154	133	159	106	4.4%	-26	-0.9%
Other dwellings	1,131	623	482	242	14.8%	-699	-24.0%
Dwelling Structure not stated	61	41	3	17	0.6%	-44	-1.5%
Total Occupied Private Dwellings	3,411	3,444	3,074	2,492			



Source: ABS Census 1996, 2001, 2006 and 2011 (First Release)

Figure 14 Walgett Shire Total Number of Private Dwellings (occupied and unoccupied) from 1976 to 2011

Table 5-4 Increase in Dwelling Numbers from 1976 to 2011 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

Both Figure 14 and Table 5-4 demonstrate 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. However, anecdotal evidence indicates significant underreporting in ABS statistics within the Walgett LGA. A review of development statistics and aerial photography has confirmed that there has not been a decline of 300 dwellings between 2006 & 2011.

The number of unoccupied dwellings in the 2006 and 2011 census data is very high. This could be due to a count of the mining camps within the LGA. Roughly 50% of the 1,800 mining camps in the area are occupied on an ongoing basis. This accounts for the 900 unoccupied dwellings in the data.

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 the average household size in Walgett at 2.8, while in Lightning Ridge the average household size was 2.1.

In all towns separate houses are the most popular form, 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 in the town.

Table 5-5 Dwelling Characteristics in Walgett, Lightning Ridge and Collarenebri, 2011

Dwelling Type	Walgett	Lightning Ridge	Collarenebri
Separate house	459	485	133
Semi-detached, row or terrace house, townhouse etc. with:	6	12	3
Flat, unit or apartment:	51	51	5
Caravan, cabin, houseboat	0	36	0
Improvised home, tent, sleepers out	0	0	0
House or flat attached to a shop, office, etc.	5	18	0
Total occupied private dwellings	521	602	146
Unoccupied private dwellings	114	159	27
Total private dwellings	635	761	173

Source ABS Census 2011 – Urban Locality

The occupancy data provided by ABS does not correlate with Council's own rate records, which indicate residential rates are levied in:

- Walgett on 658 premises.
- Lightning Ridge on 651 premises.
- Collarenebri on 202 premises.

These rates provide a significantly different number of occupied dwellings within the LGA. The unoccupied private dwelling figures are also questionable, as unoccupied dwellings are uncommon, but there are no reliable alternative source of figures.

5.7 Employment

In 2011, there were 2,317 persons employed in Walgett Shire which is 46% of the population aged over 15 years. This is slightly less than the NSW average which was 56.1% during the same year. As shown in Table 5-6 the agriculture, forestry and fishing sector was the largest employer in Walgett Shire in 2011, followed by the health care and education sectors. However, between 1996 and 2011 it is noticeable that there was a large decline of 27% in persons employed in the agriculture, forestry and fishing sector. In saying this it was still the largest contributor to the Walgett Shire economy. The mining sector has had the largest decline over the ten year period with 188 less persons employed. The tertiary and primary sector had large declines during this period also, with both sectors declining by over 50%. The decline in the tertiary and quaternary sectors may have been the result of the drought and general downturn in the agricultural sector which has a flow on effect to other sectors.

Table 5-6 Industry of Employment Walgett Shire 2011

	1996	2001	2006	2011	% of Employed Persons (2011)	Change 1996 to 2011 (No.)	Change 1996 to 2011 (%)
Primary (Resource Based)	1,085	969	790	718	29%	-367	-51%
Agriculture, forestry & fishing	850	837	714	671	27%	-179	-27%
Mining	235	132	76	47	2%	-188	-400%
Secondary (Goods Based)	187	248	216	215	9%	28	13%
Manufacturing	77	108	76	74	3%	-3	-4%
Electricity, gas, water & waste services	23	19	20	22	1%	-1	-5%
Construction	87	121	120	119	5%	32	27%
Tertiary (commerce Based)	464	474	359	305	12%	-159	-52%
Wholesale trade	105	128	63	51	2%	-54	-106%
Retail trade	264	254	200	162	7%	-102	-63%
Transport, postal & warehousing	95	92	96	92	4%	-3	-3%
Quaternary (information Based)	586	664	627	583	24%	-3	-1%
Information media & telecommunications	18	29	15	9	0%	-9	-100%
Financial & insurance services	49	20	22	15	1%	-34	-227%

	1996	2001	2006	2011	% of Employed Persons (2011)	Change 1996 to 2011 (No.)	Change 1996 to 2011 (%)
Rental, hiring & real estate services	21	15	22	10	0%	-11	-110%
Professional, scientific & technical services	29	40	49	46	2%	17	37%
Administrative & support services	43	73	56	47	2%	4	9%
Public administration & safety	193	225	213	194	8%	1	1%
Education & training	233	262	250	262	11%	29	11%
Quinary (household Based)	575	514	510	542	22%	-33	-6%
Accommodation & food services	232	200	142	165	7%	-67	-41%
Health care & social assistance	261	231	272	268	11%	7	3%
Arts & recreation services	14	12	36	50	2%	36	72%
Other services	68	71	60	59	2%	-9	-15%
Inadequately described/Not stated	151	169	116	82	3%	-69	-84%
Total	3,048	3,038	2,618	2,445	100%	-603	-25%

5.8 Residential property trends

A comparison of minimum lot sizes between Gilgandra, Narromine and Warrumbungle shires is provided in Table 5-7. Narromine LEP 2011 prescribes a minimum lot size for rural residential development between 3.5 ha and 5 ha in the R5 Large Lot Residential Zone. While the Warrumbungle Shire has a 0.4 and 1 ha minimum lot size, and Gilgandra has a 2 ha minimum lot size. Additionally, Moree Plains, which is to the east of the Walgett shire, has a range of lot sizes from 650m² to 100ha whilst Brewarrina to the west of Walgett shire has minimum lot sizes ranging from 800 m² to 2,000ha.

Given the differing lot size in each shire, for the purposes of the Strategy a 10 ha dwelling density minimum lot size will be applied for the demand model. A 10 ha minimum lot size provides a guide to the likely density of rural residential dwellings in the future. Based on these densities, the area of land required would be between 440 and 680 ha.

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)

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.

However, there is limited rural residential zoned land within the Walgett Shire. The existing rural residential areas is currently zoned Zone R5 (Large Lot Residential) under the Walgett LEP 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.

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 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.

For these reasons the land will be discounted from the existing supply.

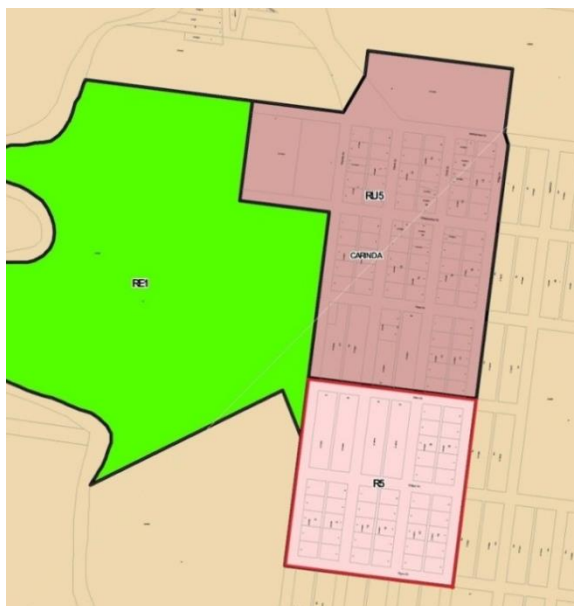


Figure 15 Existing Rural Residential Supply - Carinda

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 Department of Planning and Environment Population Forecasts

The former Department of Planning and Environment (DoP&E), has produced population projections for the Walgett Shire. These projections are based on the 2011 census period and were released in 2013. Based on this data, the Walgett Shire had a projected population of 6,900 persons in 2011 where as the population for 2011 at the census was 6,451 persons.

Table 7-1 shows the incremental population projections from 2011 to 2031 categorised by total persons within the Walgett Shire. The population in Walgett Shire is projected to decline by 1,000 persons by 2031. This is a 14.5% decline from 2011 to 2031. In addition Table 7-2 illustrates the percentage breakdown of age cohorts for projections to 2031.

Table 7-1 DoP&E – Walgett Shire Population Projections

	2011	2016	2021	2026	2031	Total Change	Total % Change	Annual % Change
Persons	6,800	6,650	6,400	6,100	5,750	-1,050	-15.5%	-0.8%

Table 7-2 DoP&E – Walgett Shire Population Age Projections

	Number of people			Age distribution (% of total population)			Growth 2011-31	
Age	2011	2021	2031	2011	2021	2031	No.	%
<15	1,450	1,350	1,200	21.3%	20.8%	21.1%	-250	-17.2%
15-64	4,250	3,650	2,800	62.5%	56.2%	49.1%	-1,450	-34.0%
65+	1,100	1,500	1,700	16.2%	23.0%	29.8%	600	54.5%

The above population projections from the DoP&E were undertaken during a period of severe drought, followed by the global financial crisis. This had significant effects on the population of Walgett Shire which is economically reliant on the agricultural sector. This is further evident from Figure 8 where prior to 2001 the population was slowly increasing.

In addition, while DoP&E predictions are based on the best available data and must therefore be considered valid, the predictions do not take into account non-demographic factors such as the intent of past land use planning policy that might alter population distribution, infrastructure constraints on growth, and economic confidence, all of which may influence trends over time. Anecdotal evidence indicates rising business confidence, generated from factors such as rising visitor numbers, and the buoyant property market, suggests an optimistic outlook for population growth in the Walgett Shire. For this reason these population projections have not been adopted for the purposes of this strategy.

7.2 Growth opportunities

Lifestyle

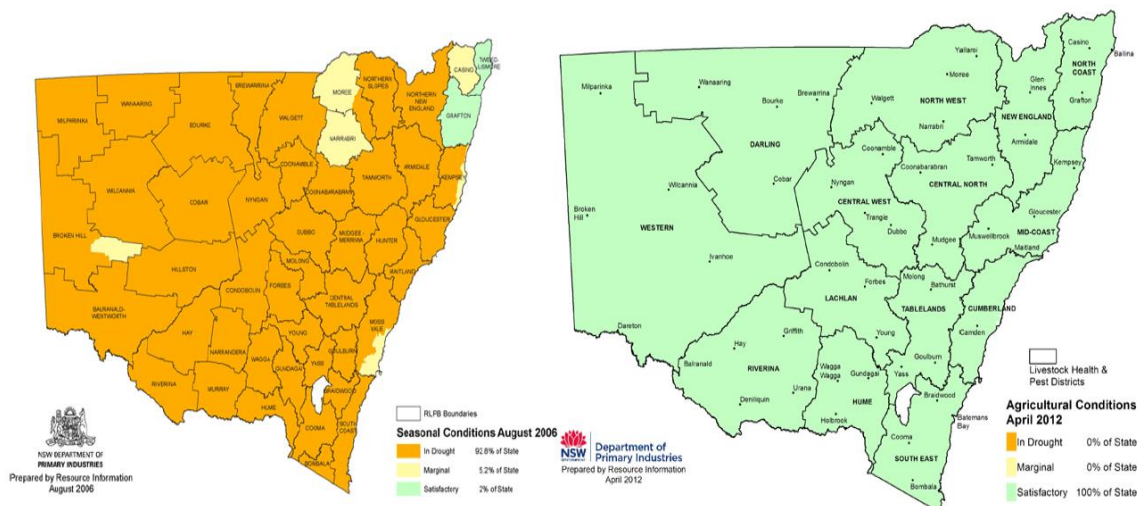
While large numbers of people in regional centres are associated with continuing agriculture either on a full time or part time basis, it is evident that large numbers seek a rural location due to the lifestyle attributes of the area.

Walgett reflects widespread and strong trends in rural living in areas of high amenity, where lifestyle and residential amenity is a key driver of housing choice. This means that there is likely to be continued strong pressure for rural lifestyle living in the Walgett Shire.

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 2011 reflect the overall state wide trends in the gradual decline of agricultural production in many rural areas and in rural based employment. The effect of the drought on many rural areas is well documented:

'The most recent drought has been one of the most severe on record, with large parts of southern and eastern Australia experiencing dry conditions since 1996. Moreover, "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" (Bureau of Meteorology [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). Figure 15 below demonstrates the agricultural conditions during the 2006 (census year) and in 2012. The dramatic difference of the agricultural conditions throughout the state in 2012 is significant.



Source: Department of Primary Industries, May 2012

Figure 16 Agricultural Conditions 2006 and 2012, NSW

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 given the agricultural conditions are now favourable.

Resources

In regards to resources, Figure 16 shows the mineral occurrences, existing mineral tenements as well as title applications and current titles for the Walgett Shire and surrounds. Additionally, Figure 17 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.

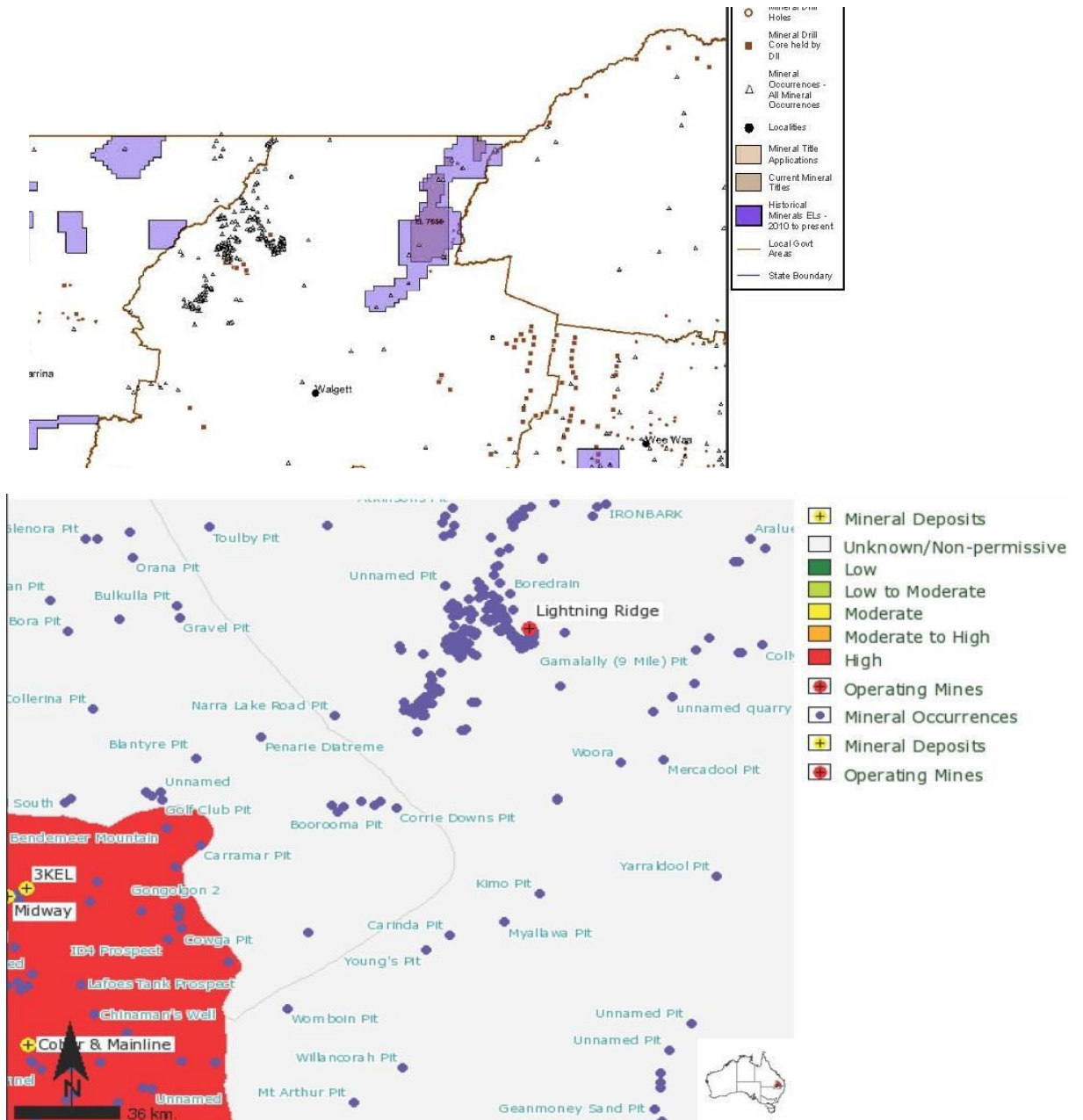


Figure 17 Sites, Titles and Mineral Application in the Walgett Shire and Surrounds

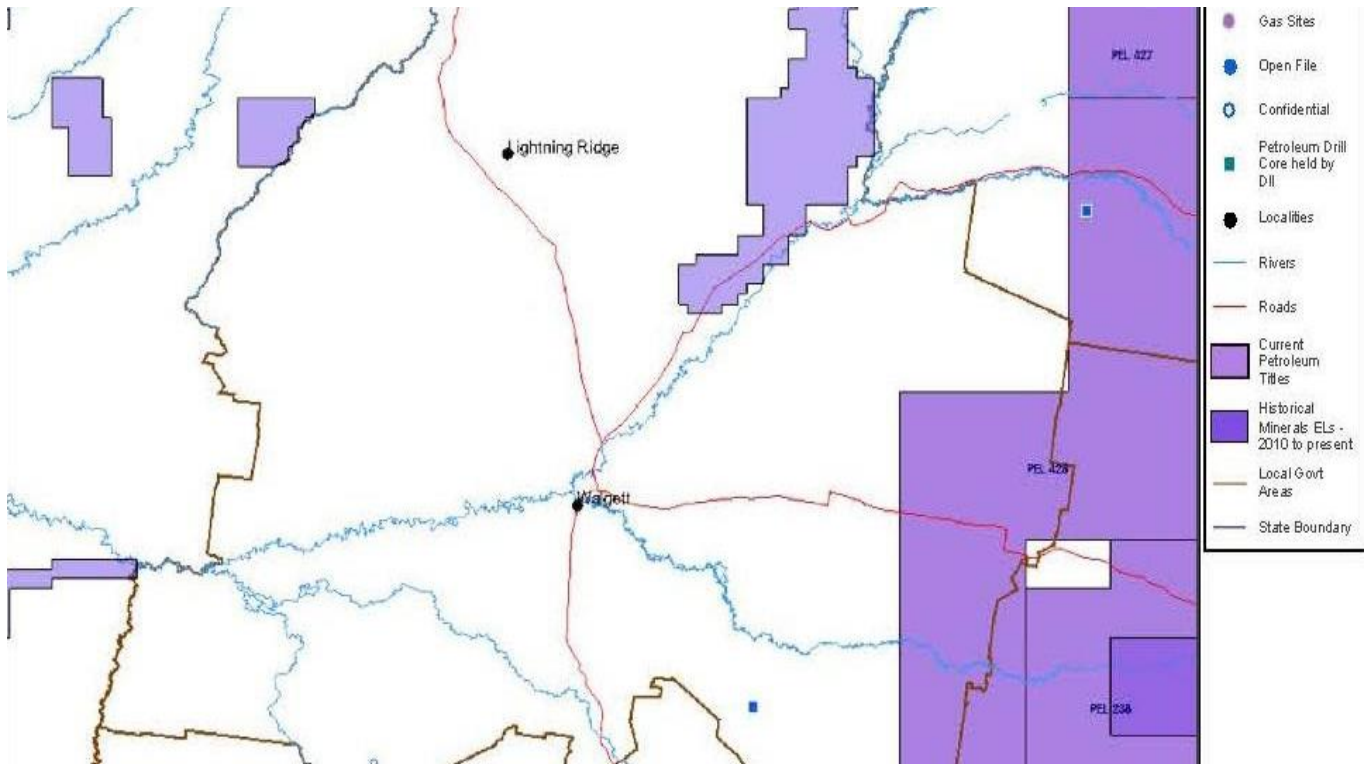


Figure 18 Petroleum Applications

7.3 Council population forecasts

An analysis of population projections has been undertaken for Council for the purposes of this Strategy. The Strategy provides a forecast at a broad scale for whether the Walgett Shire has high, medium, low or nil growth scenarios. The following growth scenarios are typical for population forecasting.

Nil: Demand is negative, with likely emergence of surplus land and redundant building stock and infrastructure. The Department of Planning and Environment predict this scenario for the Walgett Shire in its population projections shown in Section 7.1.

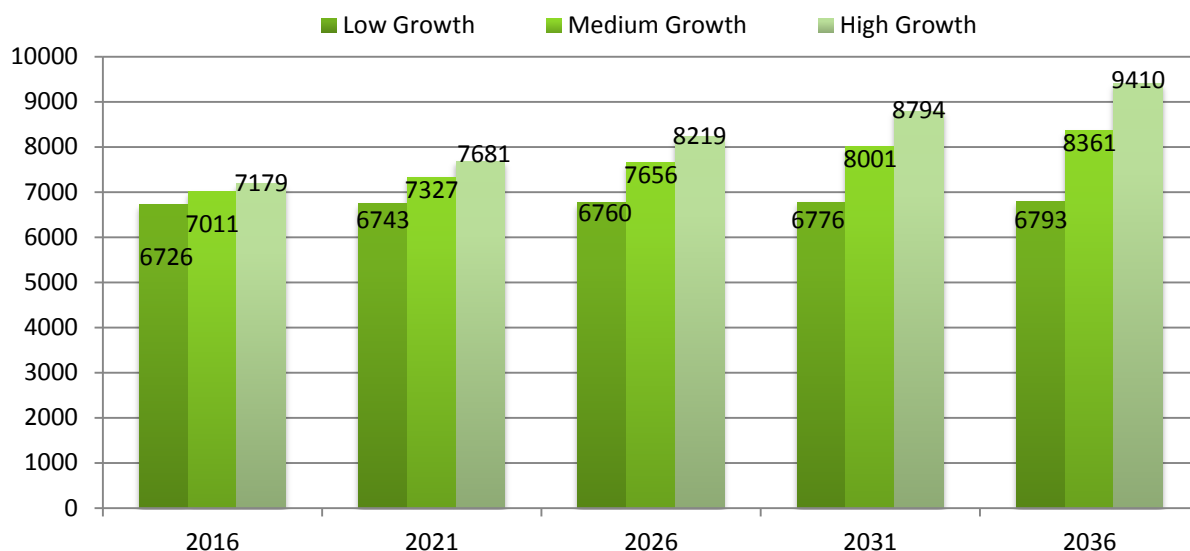
Low: Demand is driven largely by internal population change and slight changes in the agricultural and manufacturing conditions affecting the region. This will be based on historical dwelling development trends.

Medium: Demand is driven by internal population change and growth and/or moderate positive inward migration. The demand is also driven by inward migration from surrounding Shires. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion of rural residential areas. This will be based on historical dwelling development trends.

High: Demand is driven by internal population change and/or significant inward migration. Relies on intensification of existing land supply within designated urban boundaries and/or expansion, and may require new settlement. This scenario predicts that high growth will be due to a resource boom in the region.

The difference in growth scenarios from Low Growth to High Growth from the year 2016 to 2036 can be seen in Figure 18. The growth scenarios are based on historical dwelling and population growth over the last 35 years. In each scenario, the following assumptions have been made:

- *Occupancy rate:* Constant occupancy rate to 2036 at 2.3. The rural residential occupancy rate will also be 2.3 for the rural residential population.
- *Rural Residential Population:* Assumes 30% of population will live in rural residential dwellings.
- *Agricultural conditions:* This scenario is based on the assumption that agricultural conditions in the Walgett Shire are now favourable and will continue on this trend providing employment opportunities, in migration as well as the family multiplier effect.



**Figure 19 Comparison between Low, Medium & High Growth Scenarios
Population Projections, Walgett Shire**

Beginning with the 1976 to 2011 census dwelling stock, estimates of dwellings and population to the year 2036 were made for rural residential development based on the current trends in the development industry. Tables 7.3, 7.4, and 7.5 below illustrate the low, medium and high growth scenarios respectively. It is reasonable to assume that Walgett's population will steadily increase over time, due to its attractive rural quality, its close proximity to mineral resources and other regional centres, and the Council's commitment to accommodate housing in the future. Further methodology used for each scenario (discussed in Section 6.2) considered the following:

Column 4: Total population number (was calculated by multiplying the occupied private dwellings and the occupancy rate (2.3).

Column 5: With the number of rural residential dwellings (column 5) it is assumed that the number of persons who wish to live in rural residential dwellings is 10%. This is consistent with similar shires with a substantial number of rural residential dwellings. Therefore 10% of the estimated occupied private dwellings provide an estimate of the rural residential population.

Column 6: As the census data does not distinguish between land use there is an assumption that the occupancy rate for rural residential population is the same as the general population at 2.3 in 2011. This is assumed to be constant until 2036.

Column 7: The estimated population living in rural residential dwellings was calculated by dividing the rural residential population and the occupancy rate.

Low Growth Scenario

The low growth scenario assumes an annual dwelling growth rate of 0.05% from 2016 to 2036.

This is based on dwelling growth rates between 1996 and 2006 which was 0.05% per annum.

Therefore the increase in the rural residential population between 2011 and 2036, under the low growth scenario, would be **8 persons**.

Table 7-3 Low Growth Scenario – Population Projections, Walgett Shire

	1	2	3	4	5	6	7
Year	Occupied Private Dwelling	Annual Average Dwelling Increase	Occupancy Rate	Total Population	Rural Residential Dwellings	Occupancy Rate - Rural Residential	Rural Residential Population
1976	2139			7272			
1981	2316	1.7%		7387			
1986	2,670	3.1%		7297			
1991	3,080	3.1%		8194			
1996	3,411	2.1%		8550			
2001	3,444	0.2%		8310			
2006	3074	-2.1%		7312			
2011	2917	-1.0%	2.3	6454	292	2.3	671
2016	2924	0.05%	2.3	6726	292	2.3	673
2021	2932	0.05%	2.3	6743	293	2.3	674
2026	2939	0.05%	2.3	6760	294	2.3	676
2031	2946	0.05%	2.3	6776	295	2.3	678
2036	2954	0.05%	2.3	6793	295	2.3	679
Increase from 2011 to 2036				339	3		8

Medium Growth Scenario

The medium growth scenario assumes an annual dwelling growth rate of 0.09% from 2016 to 2036. This is based on dwelling growth rate between 1981 and 2011 which was 0.09% per annum. This scenario is based on the same assumptions as the low scenario presented, in that agricultural conditions in the Walgett Shire are now more favourable and will continue on this trend providing employment opportunities, in migration as well as the family multiplier effect. Therefore the increase in the rural residential population between 2011 and 2036, under the medium growth scenario, would be **165 persons**.

Table 7-4 Medium Growth Scenario – Population Projections, Walgett Shire

	1	2	3	4	5	6	7
Year	Occupied Private Dwelling	Annual Average Dwelling Increase	Occupancy Rate	Total Population	Rural Residential Dwellings	Occupancy Rate - Rural Residential	Rural Residential Population
1976	2139			7272			
1981	2316	1.7%		7387			
1986	2,670	3.1%		7297			
1991	3,080	3.1%		8194			
1996	3,411	2.1%		8550			
2001	3,444	0.2%		8310			
2006	3074	-2.1%		7312			
2011	2917	-1.0%	2.3	6454	292	2.3	671
2016	3048	0.9%	2.3	7011	305	2.3	701
2021	3185	0.9%	2.3	7327	319	2.3	733
2026	3329	0.9%	2.3	7656	333	2.3	766
2031	3479	0.9%	2.3	8001	348	2.3	800
2036	3635	0.9%	2.3	8361	364	2.3	836
Increase from 2011 to 2036		1,907	72		72		165

High Growth Scenario

The third scenario is a high growth scenario based on residential changes where resource related development is expected to have an impact. They reflect potential changes in permanent full time workforce numbers if a mine was to open in the region as well as additional persons likely to migrate to the region due to better agricultural employment conditions. Furthermore, the additional workers may draw on town services and the projections consider family multipliers to derive population changes.

The high growth scenario assumes an annual dwelling growth rate of 1.4% from 2016 to 2036.

This is based on dwelling growth rate between 1976 and 2006 which was 1.4% per annum.

Increases in populations within towns as a result of mining have been well documented. For example, in 2010 when planning for resources in the Pilbara, the estimate of population increases of between 20% to 40% over 10 years were considered (Heuris Partners Ltd, April 2010). However, The Walgett Shire does not, however, have the same amount of mineral deposits as the Pilbara and Walgett has established services centres based on its agricultural industry. Similar research from the Bowen Region, Queensland, estimated population projections for the population areas in the region (Office of Economic and Statistical Research, April 2012). This report estimates the population for each service level area (SLA) in the Bowen region. The Banana SLA, which has a similar existing population and agricultural based economy as the Walgett Shire, estimated a 1.5% to 3.1% increase in residential population per year. Similarly, the Central Highlands SLA, projected population increases of 1.6% to 3.4% per year. As the Walgett Shire is likely to have a lower level resource boom when compared to these regions, it has been estimated that the predicted 1.4% increase in dwellings is the most likely scenario. Therefore the increase in the rural residential population between 2011 and 2036, under the high growth scenario, would be **270 persons**.

Table 7-5 High Growth Scenario – Population Projections, Walgett Shire

	1	2	3	4	5	6	7
Year	Occupied Private Dwelling	Annual Average Dwelling Increase	Occupancy Rate	Total Population	Rural Residential Dwellings	Occupancy Rate - Rural Residential	Rural Residential Population
1976	2139			7272			
1981	2316	1.7%		7387			
1986	2,670	3.1%		7297			
1991	3,080	3.1%		8194			
1996	3,411	2.1%		8550			
2001	3,444	0.2%		8310			
2006	3074	-2.1%		7312			
2011	2917	-1.0%	2.3	6454	292	2.3	671
2016	3121	1.4%	2.3	7179	312	2.3	718
2021	3340	1.4%	2.3	7681	334	2.3	768
2026	3573	1.4%	2.3	8219	357	2.3	822
2031	3824	1.4%	2.3	8794	382	2.3	879
2036	4091	1.4%	2.3	9410	409	2.3	941
Increase from 2011 to 2036				2956	117		270

Adopted Population Projections

The growth scenarios presented above provide an alternative to the DoP&E population projections. It could be argued that they align more accurately with the economic forecast for the region in the absence of drought. It is unlikely that the population of the Walgett Shire will continue at the low levels which the DoP&E have projected given improved agricultural conditions.

For these reasons, the Walgett Shire population projections presented above are the most likely outcome for the Shire and will be adopted for this Strategy as shown in Table 7-6 below.

Table 7-6 Summary of additional rural residential population and dwelling requirements

Scenario	Additional Rural Residential Dwellings	Additional Rural Residential Population
Low	4	8
Medium	72	165
High	117	270

7.4 Assumptions

The growth scenarios are based on historical dwelling and population growth over the last 35 years. In each scenario, the following assumptions have been made:

- *Occupancy rate:* constant occupancy rate to 2036 at 2.3. The rural residential occupancy rate will also be 2.3 for the rural residential population.

- *Rural Residential Population*: assumes 30% of population will live in rural residential dwellings.
- *Agricultural conditions*: this scenario is based on the assumption that agricultural conditions in the Walgett Shire are now favourable and will continue on this trend providing employment opportunities, in migration as well as the family multiplier effect.

Assumptions for growth scenarios:

- The low growth scenario assumes an annual dwelling growth rate of 0.05% from 2016 to 2036. This is based on dwelling growth rates between 1996 and 2006 which was 0.05% per annum.
- The medium growth scenario assumes an annual dwelling growth rate of 0.09% from 2016 to 2036. This is based on dwelling growth rate between 1981 and 2011 which was 0.09% per annum. This scenario is based on the same assumptions as the low scenario presented in that agricultural conditions in the Walgett Shire are now more favourable and will continue on this trend providing employment opportunities, in migration as well as the family multiplier effect.
- The high growth scenario assumes an annual dwelling growth rate of 1.4% from 2016 to 2036. This is based on dwelling growth rate between 1976 and 2006 which was 1.4% per annum.

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. The identification of 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 risk assessment 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.

In determining land suitable for rural residential development the following table ranks the constraints which may limit further development. This identifies which constraints are limiting and highlights the constraints that may be overcome through mitigation measures and management.

The constraints ranking system includes the following:

Rank	Key	Explanation
1.	Most suitable	Most suitable for development (relatively unconstrained).
2.	Suitable	Suitable for development with some controls only minor constraints present.
3.	Highly Constrained	Constrained area may be only slightly suitable for development – may require further investigation and / or specific engineering solution or exclusion of certain areas.
4.	Very Highly Constrained	Limited or no development – will require further 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 8-1 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.	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, 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	<p>The Walgett LEP 2013 includes E4 Environmental Living Zone. The objectives of the E4 Environmental Living Zone are to:</p> <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. <p>Even though within this zone development such as dwellings and neighbourhood shops are permissible, new rural residential development is unlikely to be appropriate.</p>	4
Flood	Walgett has not completed a flood study, however the Growth Management Strategy (June 2008) determined the following: There are 2 distinct flooding regimes in the Shire as	High Velocity – 5 Medium Velocity - 3

Constraint	Reason for Unsuitability	Ranking
	<p>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>	Low Velocity- 2
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
Bushfire	<p>Land that is affected by high bushfire hazard and cannot meet the requirements of 'Planning for Bushfire Protection'. 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>Walgett Council categorises bushfire prone land into bushfire prone and buffer.</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, bushfire prone land 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>	2

Constraint	Reason for Unsuitability	Ranking
	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.	
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.</p> <p>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 117 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 117 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 that is located 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	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.	STP- 5 Buffer area- 4
Waste facility	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.	Waste facility and buffer area- 5
Aerodrome	Land in the vicinity of a local aerodrome where it may:	5

Constraint	Reason for Unsuitability	Ranking
	<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>	
Intensive livestock industry	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.	5
Rural industry	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.	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. Currently, there is negligible steep land within Walgett Shire.</p>	<p>Over 15° - 5 10° to 15° - 3 Less than 10° - 1</p>
Social		
Non Indigenous heritage	In 1977, the NSW Heritage Act legislated that Councils must identify, protect and manage heritage through local	5

Constraint	Reason for Unsuitability	Ranking
	<p>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 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>	
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 has been prepared following the preparation of a Discussion Paper (GHD, November 2013) designed to open a conversation with the community and stakeholders on the possibilities for rural residential development in the Walgett Shire.

The first step in the process was to provide the community with a contextual background on aspects such as demand for rural residential land use, land capabilities and capacity, and the existing regulatory framework.

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.

The following flow chart provides a graphical understanding of the process for developing the Strategy. Community consultation assists Council to identify any developer interest and any further concerns or challenges for development. Once Council has reviewed any submissions from the community, the finalised Strategy will identify preferred areas for development.



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 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.

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 residual development and the legitimacy of this land use as a part of the residential opportunities of the LGA. 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 within Walgett, Lightning Ridge, and Collarenebri 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 Candidate areas

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. These candidate areas are shown in Appendix D. In identifying candidate areas, consideration has been given to:

- 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

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 use 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	Constraint Score	Locality Ranking
Collarenebri	Collarenebri Area 1	73	1
	Collarenebri Area 2	69	2
Lightning Ridge	Lightning Ridge Area 1	74	1
	Lightning Ridge Area 2	73	2
	Lightning Ridge Area 3	71	3
Walgett	Walgett Area 1	72	1
	Walgett Area 2	66	2

10.4.1 Assessment against relevant State Environmental Planning Policies and Section 117 Ministerial Directions

An assessment of the candidate areas against relevant State Environmental Planning Policies and Section 117 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. 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 population projections presented in this Strategy suggest that between 4 and 117 rural residential dwellings would be required to accommodate between 8 and 270 people over the life of the Strategy. Most of the demand is likely to come from existing residents 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 areas for future rural residential development in the short term are:

- Walgett Area 1 with an area of 202.9 ha
- Lightning Ridge Area 1 with an area of 69.27 ha
- Collarenebri Area 1 with an area of 90.65 ha

Assuming a minimum lot size of 10ha is applied for R5 zones in each of the identified Walgett, Lightning Ridge and Collarenebri areas, this would enable a maximum of 36 dwellings to be developed.

Should the maximum annual growth rate of 1.4 percent be achieved, it is expected that the above areas would accommodate demand until at least 2021.

Investigation of the remaining candidate areas should commence in the short to medium term to assess the viability of each site in satisfying the medium to longer term supply 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 Rural Residential Lands Strategy is a framework used in order to achieve good planning, management and development of 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 Walgett Shire 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 Strategy 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 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.

Candidate Area	Release Program
Collarenebri Area 1	Short term (1 to 5 years)
Collarenebri Area 2	Medium term (5 to 10 years)
Lightning Ridge Area 1	Short term (1 to 5 years)
Lightning Ridge Area 2	Medium term (5 to 10 years)
Lightning Ridge Area 3	Long term (10 to 20 years)
Walgett 1	Short term (1 to 5 years)
Walgett Area 2	Medium term (5 to 10 years)

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.

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.

11.3.2 Walgett Shire Development Control Plan 2014

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.

11.4 Monitoring and review recommendations

This Strategy recommends the further investigation of three candidate areas in the short term (1 to 5 years) totalling 360 hectares with the ability to accommodate 36 rural residential dwellings.

Should the maximum annual growth rate of 1.4 percent be achieved, it is expected that the above areas would accommodate demand until at least 2021. The Strategy should therefore be reviewed by 2020 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 short term priority candidate areas are not suitable or capable for rural residential development, Council should progress the environmental investigations of the medium 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 a maximum revision period of 10 years.

Appendices

Appendix A – Planning Documents

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 117 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* (NV Act) aims, amongst other things, encourage and promote the management of native vegetation on a regional basis on the social, economic and environmental interests of the State and to prevent broadscale clearing unless environmental outcomes are improved or maintained. Land zoned for rural residential is subject to the NV Act and any clearing of native vegetation would need to be undertaken in accordance with the NV Act.

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.

Threatened Species Conservation Act 1995

The Threatened Species Conservation Act 1995 (TSC Act) lists a number of threatened species, populations or ecological communities to be considered in deciding whether there is likely to be a significant impact on threatened biota, or their habitats. When developing the Strategy, rural residential land should be located away from areas that have the potential to impact any species, population or communities listed under the TSC Act.

State Environmental Planning Policy (Rural Lands) 2008

SEPP (Rural Lands) 2008 came into effect in mid-2008. It aims to:

- facilitate the orderly and economic use and development of rural lands for rural and related purposes.
- identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State.
- implement measures designed to reduce land use conflicts.
- identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations.
- amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

SEPP (Rural Lands) 2008 generally relates to rural subdivision and development and contains a number of principles that councils are required to have regard to when preparing LEPs. The Rural Planning Principles include:

- *the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas.*
- *recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.*
- *recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development in planning for rural lands, to balance the social, economic and environmental interests of the community.*

- *the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.*
- *the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.*
- *the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.*
- *ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

The Rural Subdivision Principles are as follows:

- the minimisation of rural land fragmentation.
- the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses.
- the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands.
- the consideration of the natural and physical constraints and opportunities of land.
- ensuring that planning for dwelling opportunities takes account of those constraints.

SEPP (Rural Lands) 2008 also specifies a number of matters that must be considered when a development application for rural subdivisions or rural dwellings is determined. This applies to land in a rural zone, a rural residential zone or an environment protection zone. These matters include

- the existing uses and approved uses of land in the vicinity of the development.
- whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development.
- whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b).
- if the land is not situated within a rural residential zone, whether or not the development is likely to be incompatible with a use on land within an adjoining rural residential zone.

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, and in accordance with the Standard Instrument, this zone is the Special Purpose Zone, SP2 Infrastructure.

Walgett LEP 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 2014

The Walgett DCP 2014 guides development for zoned under the Walgett LEP 2013, however there are no specific controls for rural residential land under the DCP.

Section 117 Directions

Section 117 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 objectives of this direction are to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes.

It applies when a planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone or that changes the minimum lots 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 SEPP (Rural Lands) 2008.

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

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 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 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.

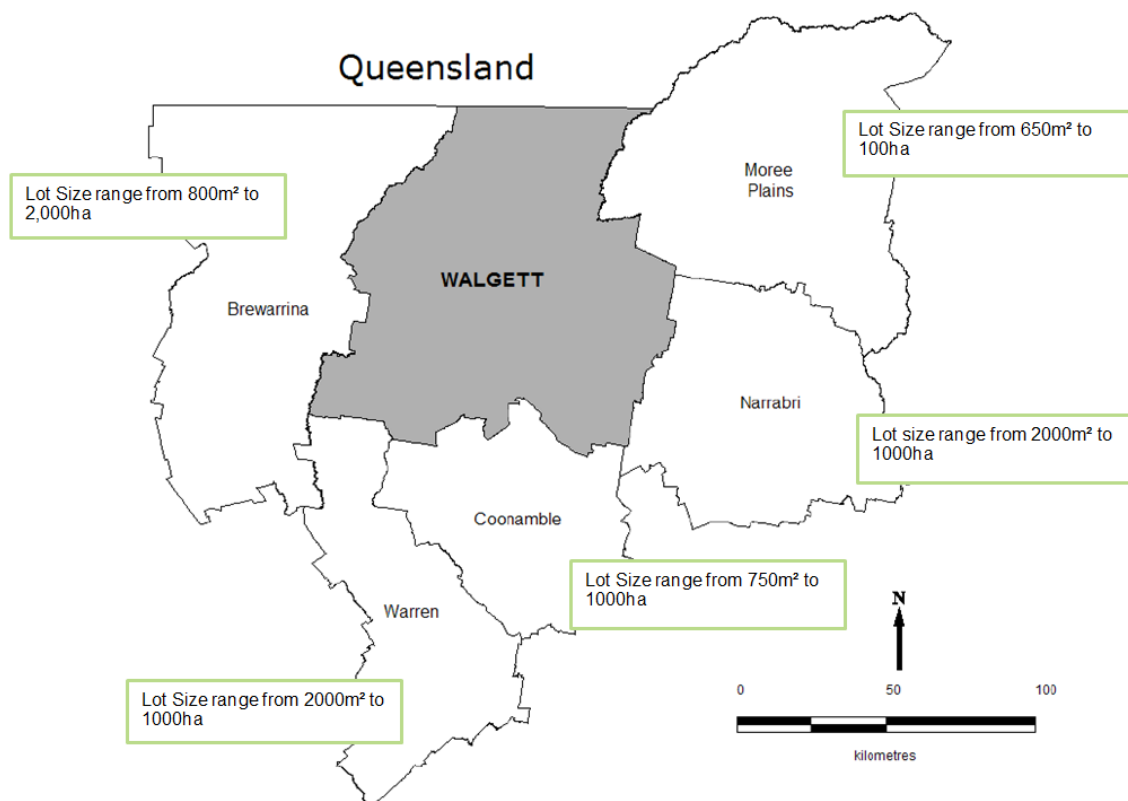
One of the key issues that this Policy identifies is in relation to the integrated management and the need to facilitate consultation and cooperative action between industry, government, local authorities and community groups to enable agriculture to operate in an ecologically sustainable manner while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

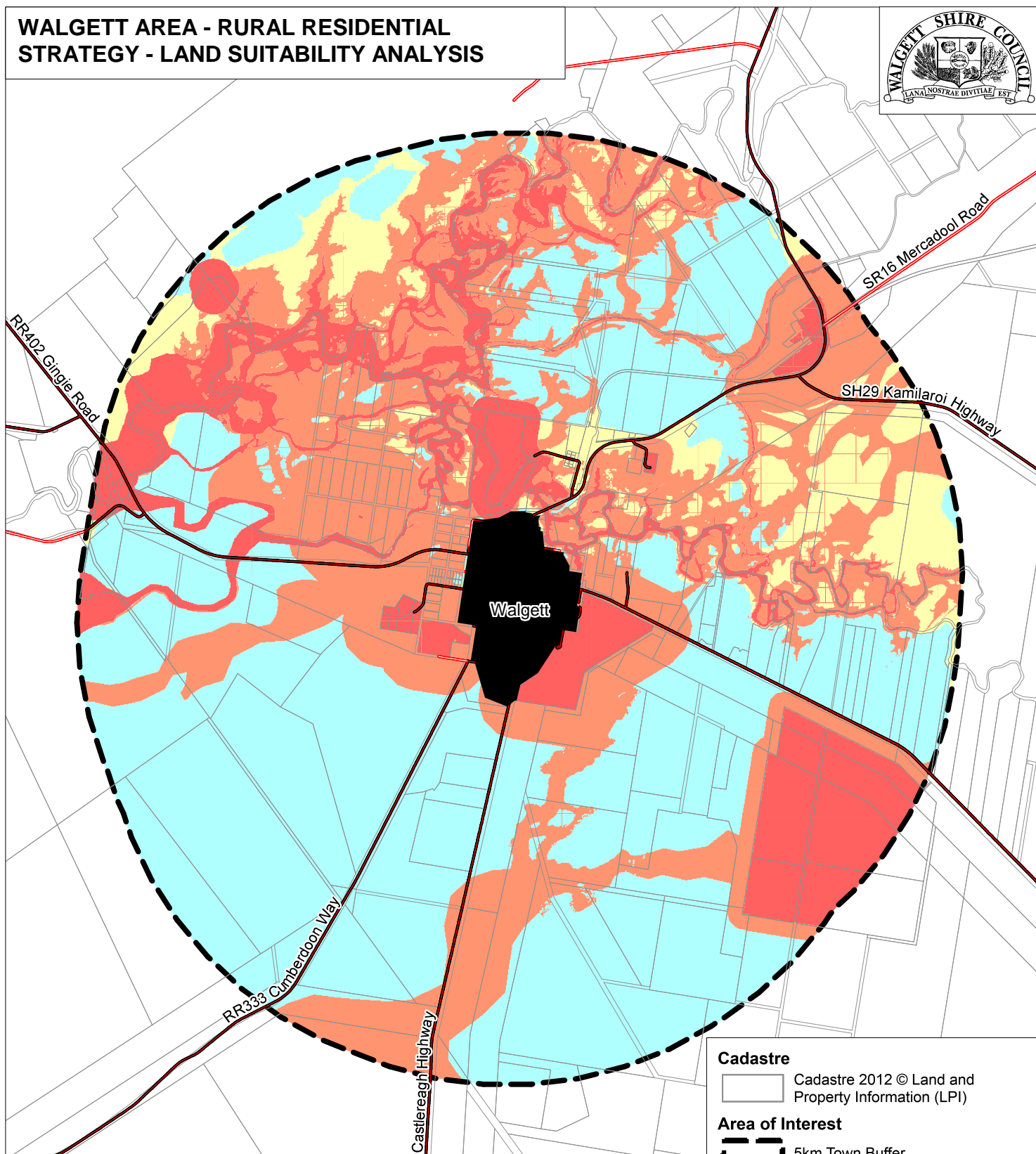
- *Ensure collaboration in the development, implementation and review of plans, policies and legislation relating to agriculture;*
- *Ensure the equitable and efficient allocation of land and other natural resources between agriculture and other sectors of the community;*
- *Ensure land use planning 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



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

0 1 2 3 4 5

Kilometres

Scale: 1:70,000 @ A4

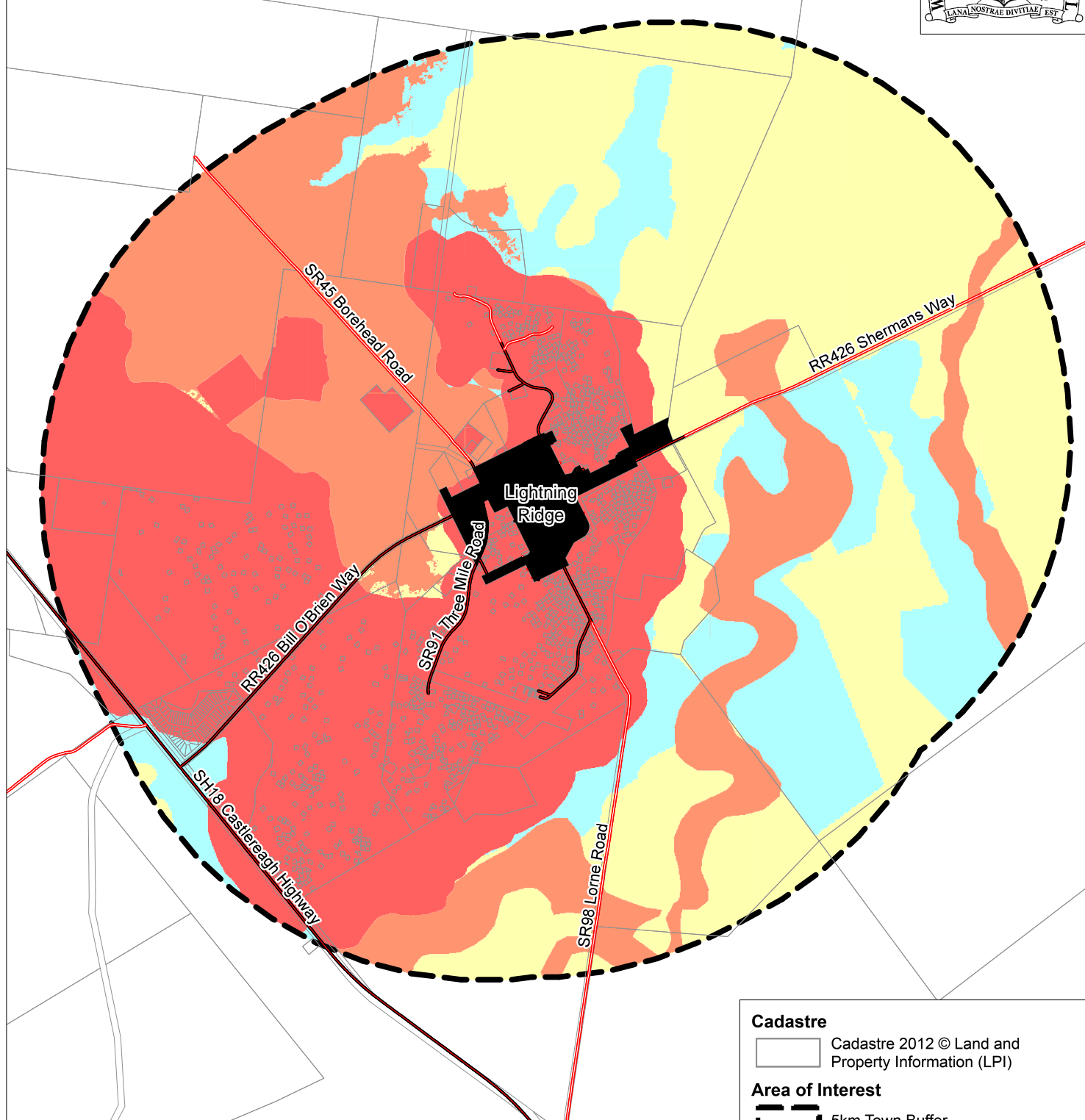
Projection: GDA 1994 (MGA94 Zone 55)



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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.

LIGHTNING RIDGE 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)




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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.



Cadastre

 Cadastre 2012 © Land and Property Information (LPI)






Area of Interest

 5km Town Buffer

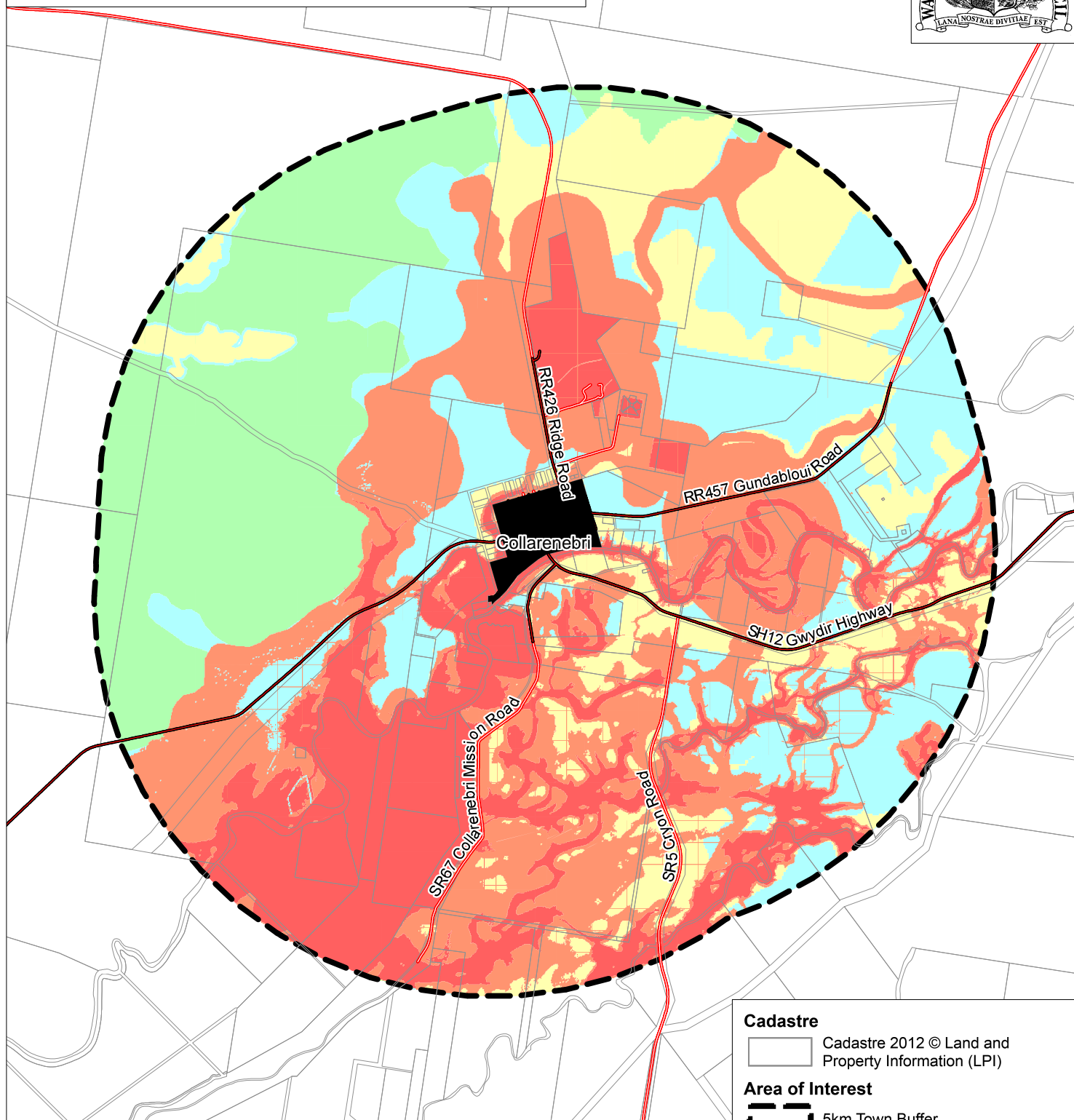
Public Roads

 Sealed
 Unsealed


Land Suitability

 Highly suitable
 Suitable
 Highly constrained
 Very highly constrained
 Highly unsuitable


COLLARENEBRI AREA - RURAL RESIDENTIAL STRATEGY - LAND SUITABILITY ANALYSIS





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

0 1 2 3 4 5

Kilometres

Scale: 1:70,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



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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.

Appendix C – Consultation

**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.

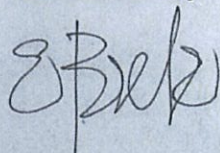
It is understood that the Discussion Paper is the first step in identifying potential land for rural residential development in the vicinity of Walgett, Lightning Ridge and Collarenebri and to guide the future growth, development and land use directions in the wider Walgett LGA.

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/>

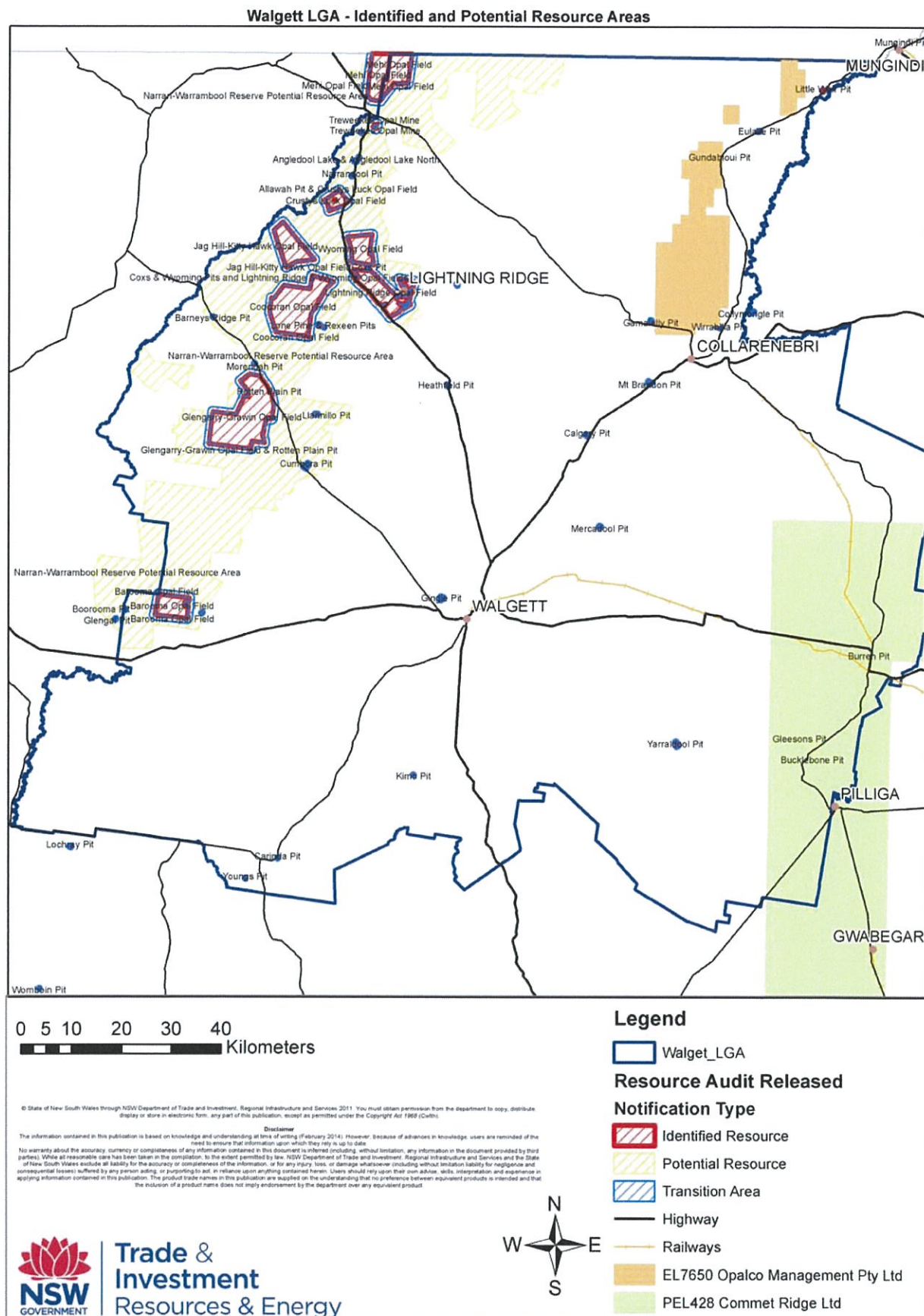
Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the MRB Land Use team at landuse.minerals@industry.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'S. Francis', with a stylized flourish extending to the right.

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.

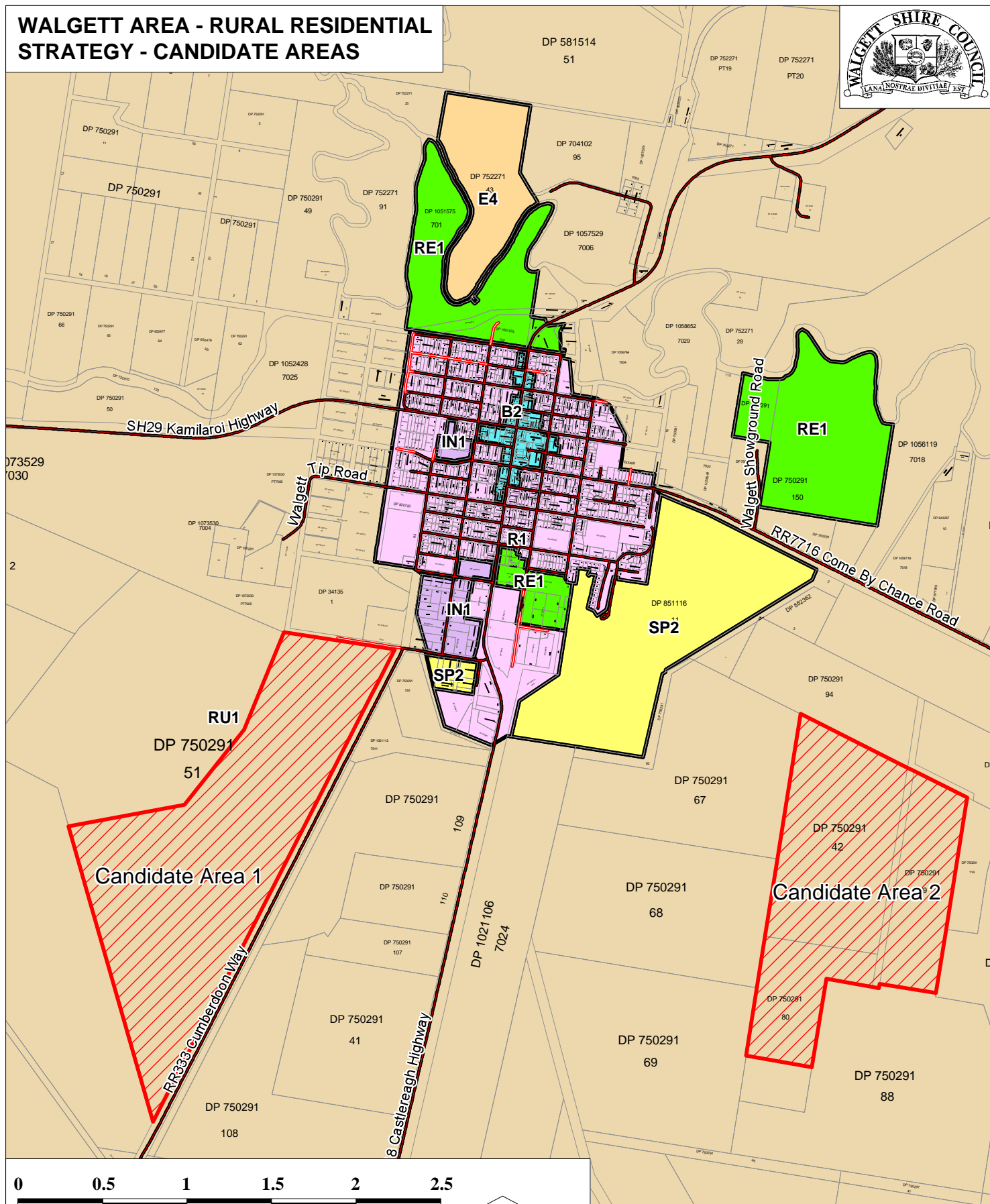
Yours sincerely,

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 0.5 1 1.5 2 2.5

Kilometres

Scale: 1:30,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



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Cadastre

Cadastre 2012 © Land and Property Information (LPI)

Public Roads

Sealed
 Unsealed

Areas under consideration

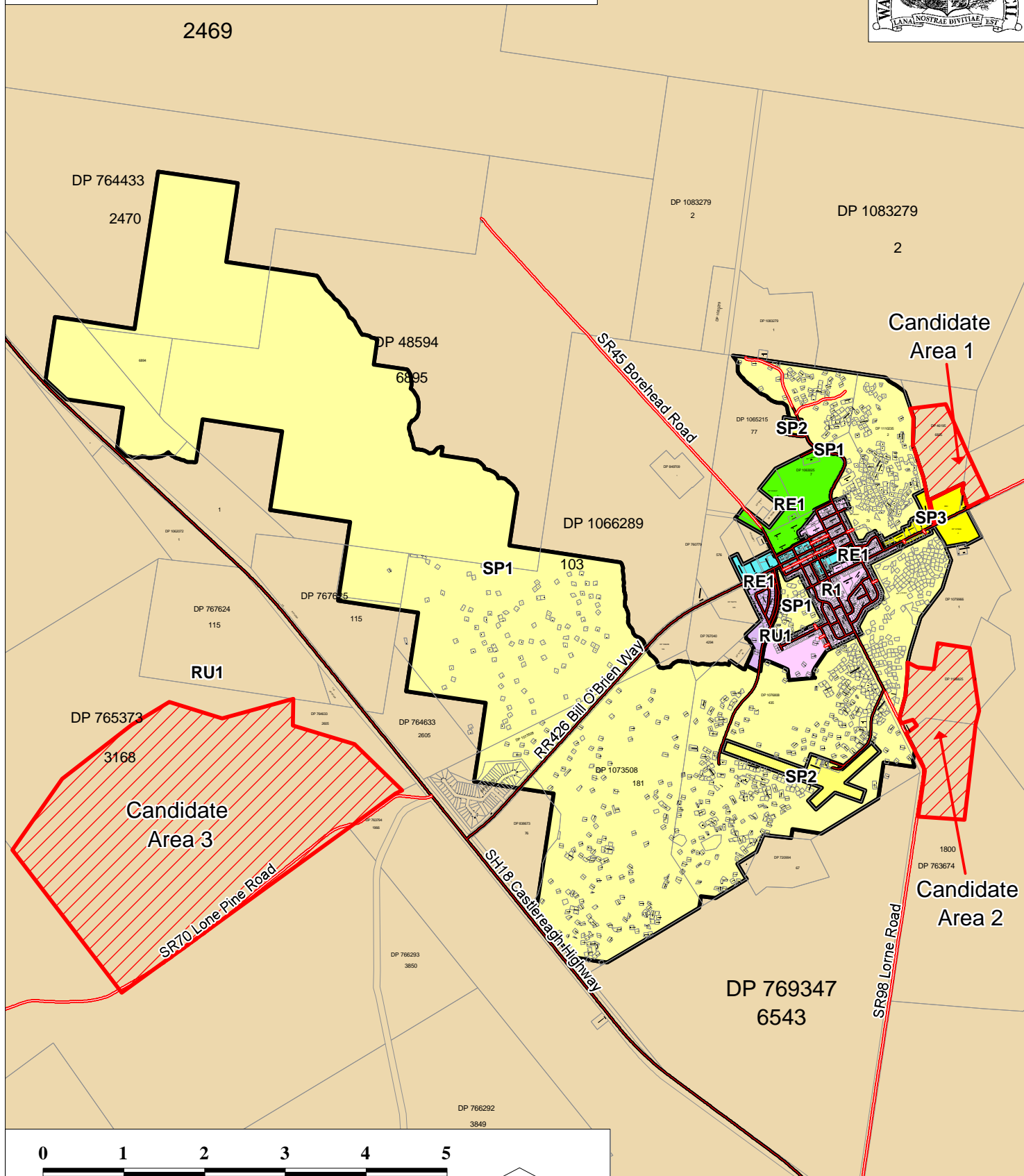
Candidate Areas



Walgett - Area 1



LIGHTNING RIDGE AREA - RURAL RESIDENTIAL STRATEGY - CANDIDATE AREAS



Kilometres
Scale: 1:65,000 @ A4
Projection: GDA 1994 (MGA94 Zone 55)



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Cadastre

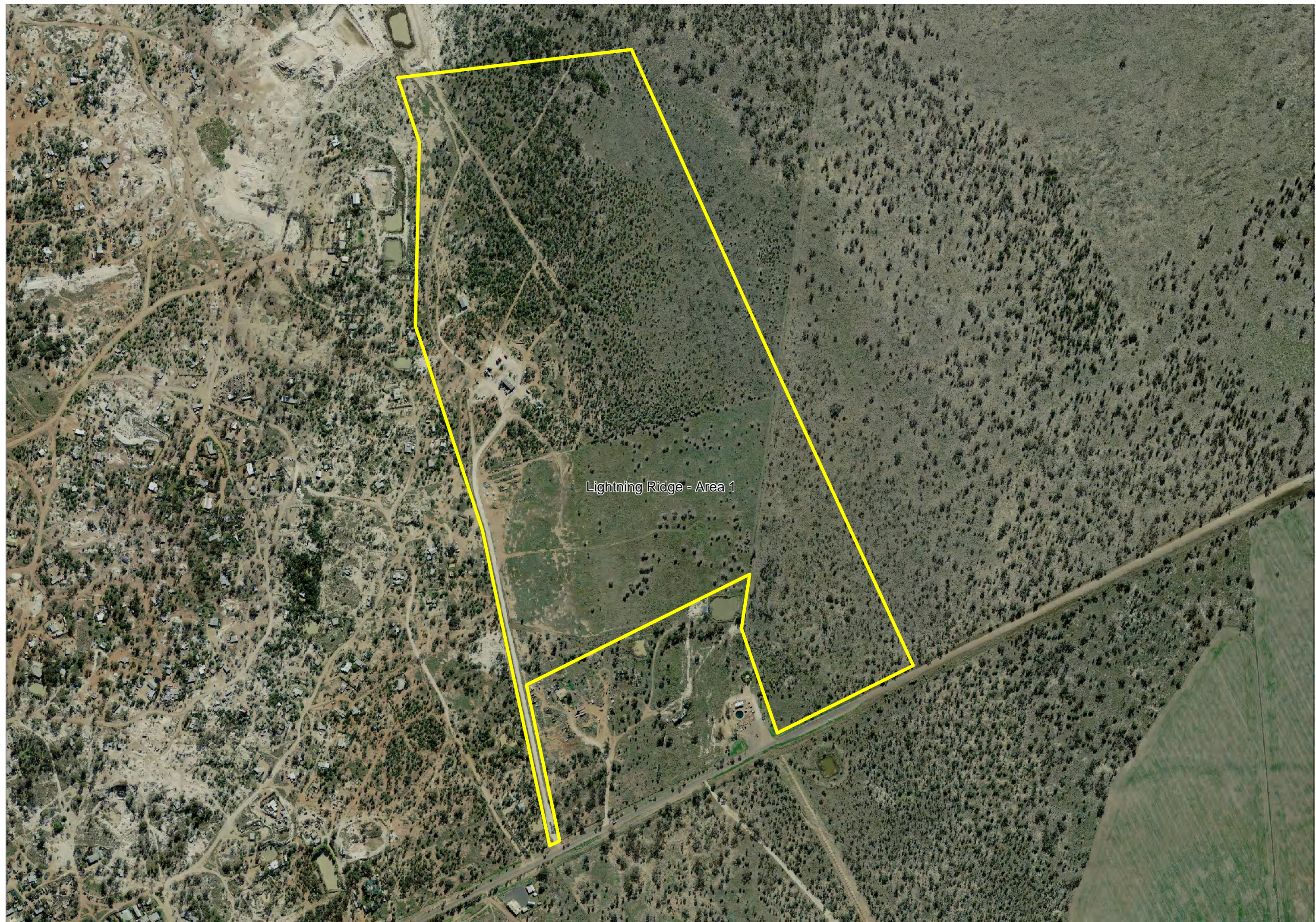
Cadastre 2012 © Land and Property Information (LPI)

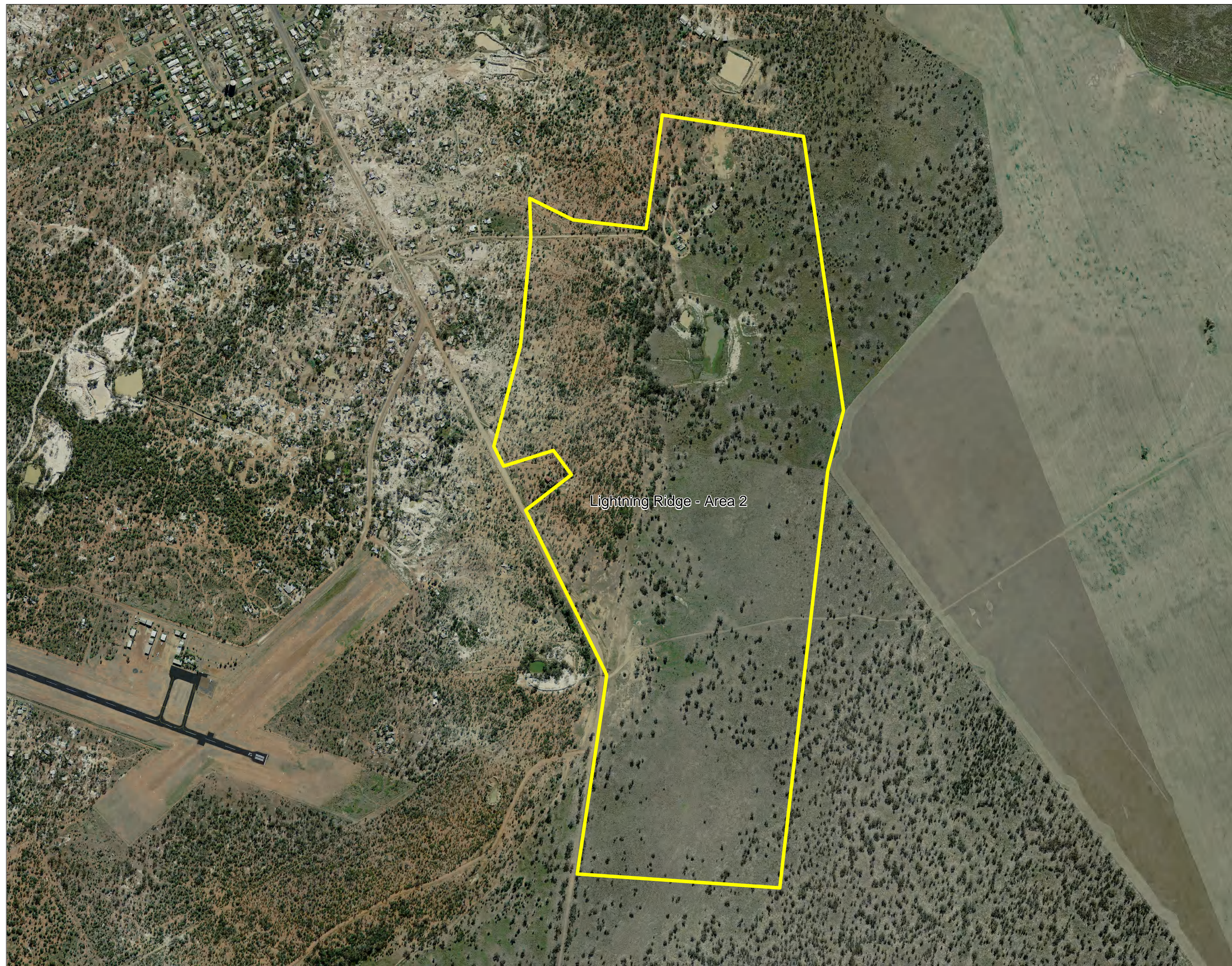
Public Roads

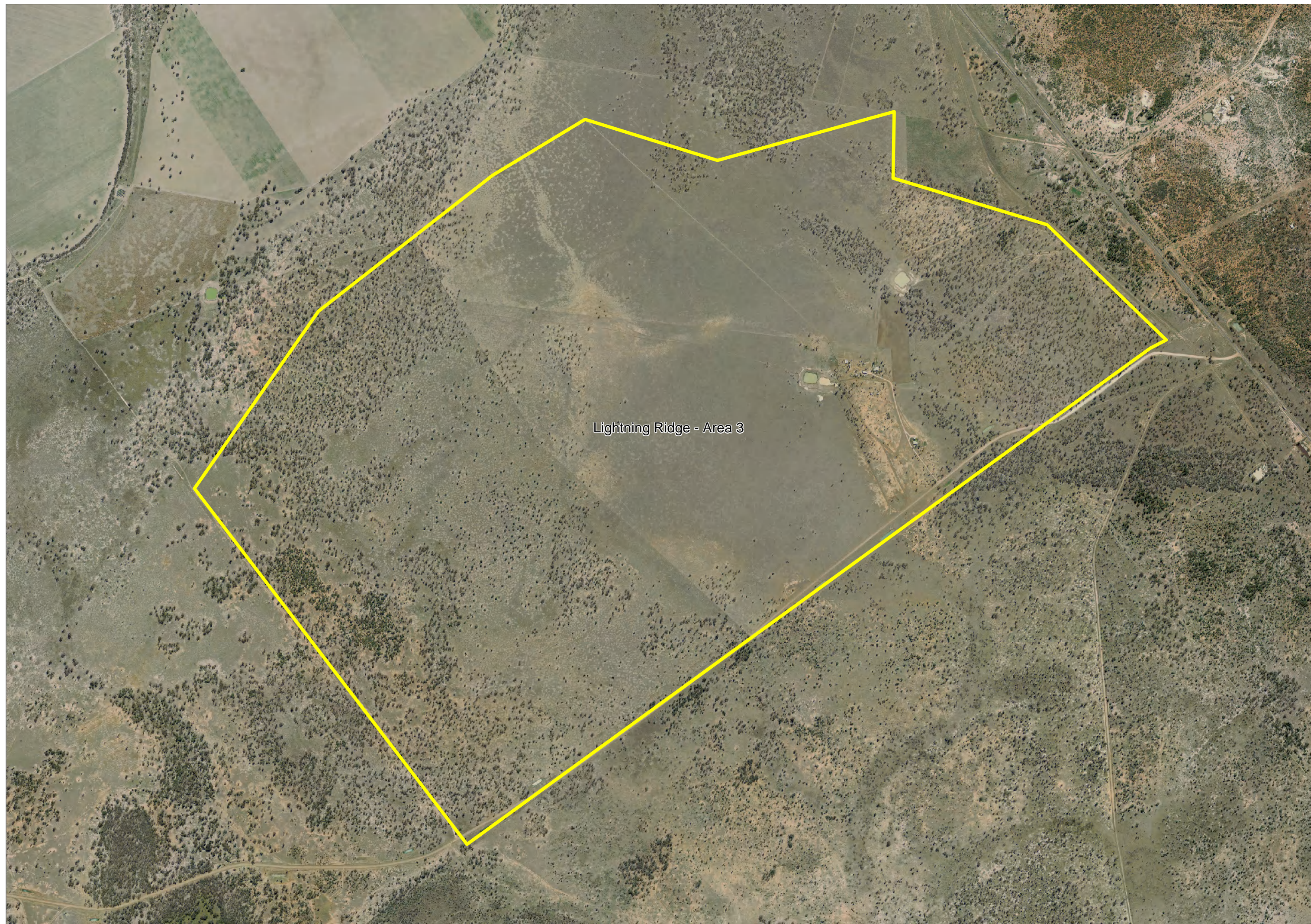
Sealed
 Unsealed

Areas under consideration

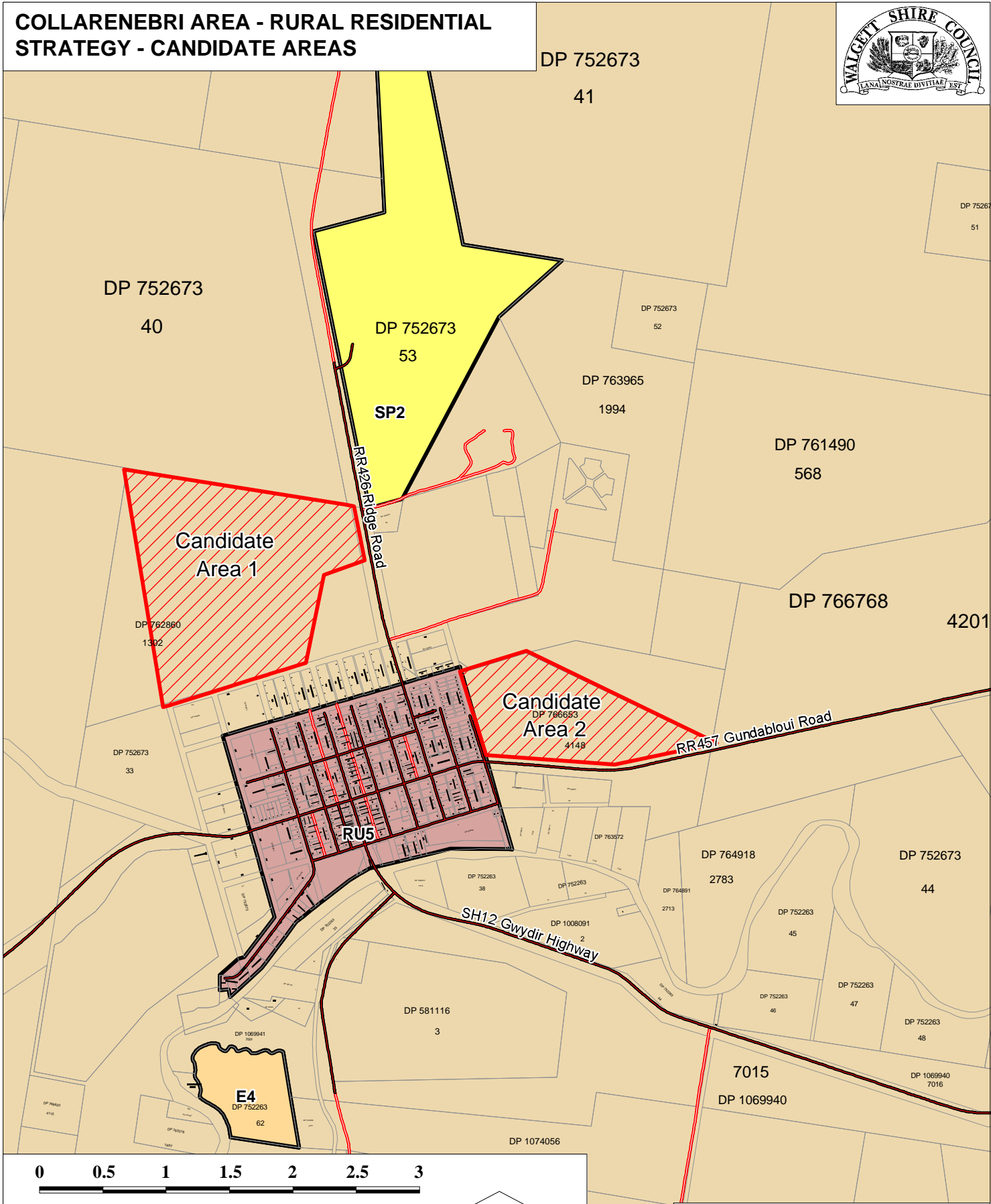
Candidate Areas







COLLARENEBRI AREA - RURAL RESIDENTIAL STRATEGY - CANDIDATE AREAS



0 0.5 1 1.5 2 2.5 3

Kilometres

Scale: 1:40,000 @ A4

Projection: GDA 1994 (MGA94 Zone 55)



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Cadastre

Cadastre 2012 © Land and Property Information (LPI)

Public Roads

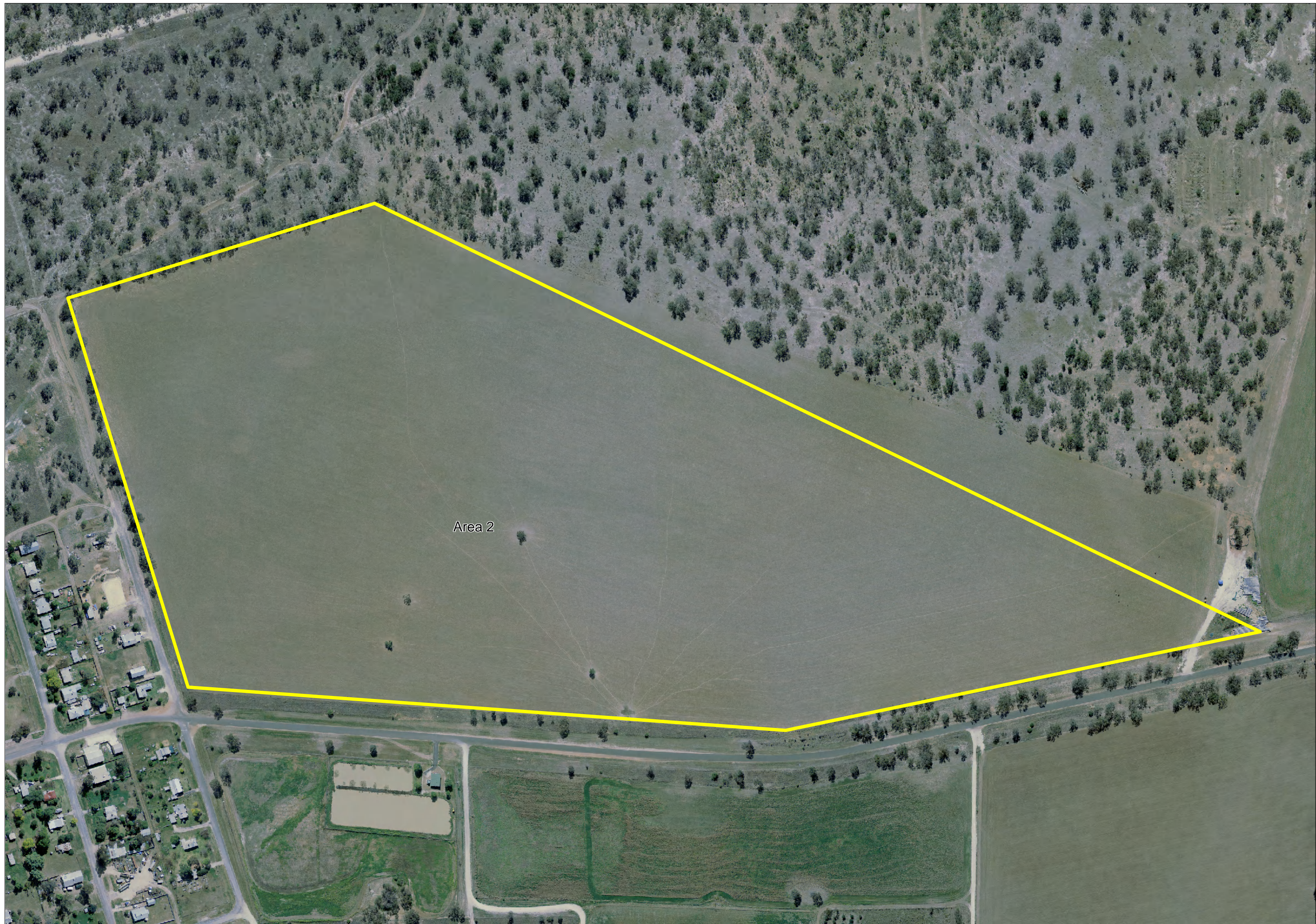
Sealed
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Areas under consideration

Candidate Areas



Collarenebri - Area 1



Area 2

Appendix E – Candidate area analysis

Collarenebri Area 1 – Ridge Road

COLLARENEBRI - AREA 1			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Close to Collarenebri urban area, but separated by drainage hollow (0.7km by existing road).	4
	Mains electricity	22kV main along southern boundary.	4
	Phone landline	Existing line near racecourse on far side of RR426 Ridge Road (110m east from the site). Spare capacity unknown.	2
	Access	250m frontage to sealed RR426 Ridge Rd from east.	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	Area is a flood plain and in significant flood events it may be flooded for several days at a time. The floodwater would be quite shallow and low velocity compared to adjoining land where there are shallow channels and shallow swamps visible in 0.2m contour data and a digital elevation model. Maximum relief across the site is about 0.6m (143.4 to 144.0m AHD).	3
	Vegetation	Currently cropping land with no mature trees or shrubs.	5
	Bushfire	Cleared land, mapped as not bush fire prone.	5
	Contamination	Land currently used for broad acre cropping, therefore some herbicide and pesticide chemical residues may be present in soil. Unlikely to be significant contamination.	3
	Slope	Relatively flat (<10% slope) and suitable for building.	5
Land use & resources	Agricultural resource sterilisation	Land currently used for broad acre cropping, hence rezoning would effectively sterilise this use in medium term. There are significant amounts of similar land available.	2
	Extractive resource sterilisation	None evident in aerial photographs, or likely in future. Site consists of Quaternary alluvial clays. Gravel & weathered rock are preferred extractive materials, but unlikely to be present near surface to enable extraction.	5
	Nuisance, offensive or hazardous uses	Airport located 300m north east & used infrequently. Cropping occurs on land to the north (1.1km of adjoining frontage). Minor dust or spray drift might arise in adverse circumstances.	3
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 less constrained for rural residential use compared to another site with a lower score.		69
General comments	Collarenebri Area 1: Zoned as RU1 Primary Production under Walgett Local Environmental Plan 2013 Has a total area of 90.65 hectares and perimeter of 4.0 kilometres.		

Collarenebri Area 2 – Gundabloui Road

COLLARENEBRI - AREA 2			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Immediately adjoins Collarenebri urban area (0.06km by road).	5
	Mains electricity	22kV main immediately west.	4
	Phone landline	Existing line along southern boundary. Spare capacity unknown.	4
	Access	1,100m frontage to sealed RR457 Gundabloui Rd from south.	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	A meandering channel about 0.2m deep passes through about 50% of the area. Channel is a very subtle feature that is visible in 0.2m contour data and a digital elevation model derived from NSW LPI LIDAR data, as well as top soil colour variations in aerial photographs. Maximum relief across the site is about 0.6m (143.8 to 144.4m AHD). Area is a flood plain and in significant flood events it may be flooded for several days at a time. Such floodwater has a very low velocity, given the low relief of the terrain in this area.	3
	Vegetation	Currently cropping land with no mature trees or shrubs.	5
	Bushfire	Cleared land, mapped as not bush fire prone.	5
	Contamination	Land currently used for broad acre cropping, therefore some herbicide and pesticide chemical residues may be present in soil. Unlikely to be significant contamination.	3
	Slope	Relatively flat (<10% slope) and suitable for building.	5
Land use & resources	Agricultural resource sterilisation	Land currently used for broad acre cropping, hence rezoning would effectively sterilise this use in medium term. There are significant amounts of similar land available.	2
	Extractive resource sterilisation	None evident in aerial photographs. Site consists of Quaternary alluvial clays. Gravel & weathered rock are preferred extractive materials, but unlikely to be present near surface to enable extraction.	5
	Nuisance, offensive or hazardous uses	Cropping occurs on land to the east and south (1.2km 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 0.25km radius in NSW Department of Planning & Environment Aboriginal Heritage Information Management System.	3
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 less constrained for rural residential use compared to another site with a lower score.		73
General comments	Collarenebri Area 2: Zoned as RU1 Primary Production under Walgett Local Environmental Plan 2013 The proposed site has a total area of 40.67 hectares and a perimeter of 2.97 kilometres.		

Walgett Area 1 – Cumberdoon Way

WALGETT - AREA 1			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Close to Walgett urban area (about 0.25km by road).	4
	Mains electricity	22kV main immediately north.	4
	Phone landline	No line apparent within 200m of area.	2
	Access	3,100m frontage to sealed RR333 Cumberdoon Way on the eastern side	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	A NSW LPI aerial photograph from a flood event in February 2012 (of about 60% of the area) shows flood water over the site. The distribution and colour of the water is consistent with shallow inundation and partial contour data which indicates the area is a relative high point. Such floodwater has a very low velocity, given the low relief of the terrain in this area. Maximum relief not determined as the available 0.2m contour data does not cover all of the site.	3
	Vegetation	2012 NSW Department Planning & Environment mapping 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.	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
Land use & resources	Slope	Relatively flat (<10% slope) and suitable for building.	5
	Agricultural resource sterilisation	Land currently 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. Site consists of Quaternary alluvial clays. Gravel & weathered rock are preferred extractive materials, but unlikely to be present near surface to enable extraction.	5
	Nuisance, offensive or hazardous uses	Cropping occurs on land to the east and south-west (4.6km of adjoining & near 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 0.5km radius in NSW Dept 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 less constrained for rural residential use compared to another site with a lower score.		72
General comments	Walgett Area 1: Zoned as RU1 Primary Production under Walgett Local Environmental Plan 2013 The proposed site has a total area of 202.9 hectares and a perimeter of 7.52 kilometres.		

Walgett Area 2 – Euroka Street

WALGETT - AREA 2			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Near Walgett urban area (about 2.3km by road).	3
	Mains electricity	22kV main 800m to north. Significant mains extension required.	2
	Phone landline	Existing line immediately to south of Come By Chance Rd, about 870m from area. Spare capacity unknown.	2
	Access	Northern boundary is 900m from sealed RR7716 Come By Chance Rd. Current access via black soil tracks & unformed crown roads.	2
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 site as relatively elevated compared to nearby areas, such as the Pocketawa Warrambool which flows during significant flood events. An aerial photograph (about 45% coverage) from a flood in Feb 2012 shows very shallow water on part of site. Such floodwater has a very low velocity, given the low relief of the terrain in this area. Maximum relief across the site is about 0.6m (132.6 to 132.0m AHD).	3
	Vegetation	2012 NSW Department Planning & Environment mapping 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. A Property Vegetation Plan applies to most of the area. This may also have an impact on any rezoning proposal.	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 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. Site consists of Quaternary alluvial clays. Gravel & weathered rock are preferred extractive materials, but unlikely to be present near surface to enable extraction.	5
	Nuisance, offensive or hazardous uses	Cropping occurs on several sites adjoining the land (3.94km 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 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		66

WALGETT - AREA 2		
	<i>less constrained for rural residential use compared to another site with a lower score.</i>	
General comments	Walgett Area 2: <ol style="list-style-type: none">1. Zoned as RU1 Primary Production under Walgett Local Environmental Plan 20132. The proposed site has a total area of 162.8 hectares and a perimeter of 5.93 kilometres.	

Lightning Ridge Area 1 – Shermans Way

LIGHTNING RIDGE - AREA 1				
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 less constrained for rural residential use compared to another site with a lower			74

LIGHTNING RIDGE - AREA 1	
	<i>score.</i>
General comments	<p>Lightning Ridge Area 1:</p> <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 69.27 hectares and a perimeter of 4.56 kilometres.

Lightning Ridge Area 2 – Lorne Road

LIGHTNING RIDGE - AREA 2			
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
Total	Each constraint has been scored on scale of 1 (high constraint) to 5 (minimal		73

LIGHTNING RIDGE - AREA 2

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.

General comments

Lightning Ridge Area 2:

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 3 – Lone Pine Road

LIGHTNING RIDGE - AREA 3			
SUITABILITY & CAPABILITY CRITERIA		COMMENT	SCORE
Infrastructure	Urban proximity	Distant from Lightning Ridge urban area (about 6.0km by road).	1
	Mains electricity	Existing 22kV main connection to Weetalibah homestead within the area.	5
	Phone landline	Existing line adjoining Castlereagh Highway near north west boundary and part of south west boundary adjoining SR70 Lone Pine Road.	4
	Access	Southern boundary adjoins black soil SR70 Lone Pine Road for 4.0km.	2
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	Helicopter surveys during the Jan & Feb 2011 flood event indicated less than 20% of the northern part of the area was inundated by shallow flood water. Helicopter surveys during the Jan & Feb 2012 flood event indicated none of the area was inundated. The area appears to be slightly elevated compared to the surrounding flood plain given the flow paths of the 2011 and 2012 flood events and the minor inundation of the area.	4
	Vegetation	2012 NSW Department Planning & Environment mapping indicates that 298.6 hectares (31.7%) of the area has Coolibah woodland vegetation. 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	Woolshed & sheep yard visible in aerial photograph. Possibility of sheep dip or jetting site which could be associated with localised pesticide contamination.	4
	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. Site consists of Quaternary alluvial clays. Gravel & weathered rock are preferred extractive materials, but unlikely to be present near surface to enable extraction.	5
	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 less constrained for rural residential use compared to another site with a lower		71

LIGHTNING RIDGE - AREA 3		
	score.	
General comments	Lightning Ridge Area 3: <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 941.8 hectares and a perimeter of 12.76 kilometres. 	

Appendix F – Consistency with State Environmental Planning Policies and Section 117 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 No. 26 – Littoral Rainforests	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 Walgett LEP.
SEPP No 44 – Koala habitat protection	There are no provisions in the Walgett LEP 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 Walgett LEP 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 or recommendations from this Strategy that contravene this SEPP.
SEPP No 64 – Advertising and signage	There are no provisions in the Walgett LEP 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 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 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 or recommendations from this Strategy that contravene this SEPP.
SEPP Infrastructure 2007	There are no provisions in the Walgett LEP or recommendations from this Strategy that contravene this SEPP.
SEPP Major Development 2005	There are no provisions in the Walgett LEP or

State Environmental Planning Policy (SEPP)	Statement of Consistency
	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 or recommendations from this Strategy that contravene this SEPP.
SEPP Rural Lands 2008	The Strategy has been prepared in accordance with principles outlined in SEPP Rural Lands.
SEPP Affordable Rental Housing 2009	There are no provisions in the Walgett LEP or recommendations from this Strategy that contravene this SEPP.

Assessment against Ministerial Directions

Section 117(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, Lightning Ridge and Collarenebri 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 LGA. The candidate areas would not impact upon any mineral resources in the LGA.
1.4 Oyster Aquaculture	Not applicable		
1.5 Rural Lands	Yes	Yes	<p>This Strategy supports the rezoning of rural land around Walgett, Lightning Ridge and Collarenebri for large lot residential purposes. The candidate areas have been assessed against the Rural Planning Principles from SEPP Rural Lands 2008.</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>The Walgett LEP allows a range of actions to protect sustainable activities in the rural zones of the LGA. 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>

Section 117(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
			<p>The value of agriculture to the Shire and local economies has been recognised in adopting the minimum lot size for the RU1 zone. The Walgett LEP promotes flexibility in permitting a wide range of rural land uses that can 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 identifies objectives that make the LGA 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, Collarenebri 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</p>

Section 117(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
			residential purposes.
2. Environment and Heritage			
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 Walgett LEP..
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, Collarenebri and Lightning Ridge. These areas have been selected based on the detailed suitability and capability criteria contained in Appendix E. Walgett LEP 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 Walgett LEP.
3.3 Home Occupations	Yes	Yes	Home occupations are permitted without consent in the R5 zone in Walgett LEP.
3.4 Integrated Land Use and Transport	Not applicable.		

Section 117(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
3.5 Development near Licensed Aerodromes	Yes	Yes	Each candidate area is adequately separated from licensed aerodromes.
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	Not applicable.		
5.2 Sydney Drinking Water Catchments	Not applicable.		
5.3 Farmland of State and	Not applicable.		

Section 117(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
Regional Significance on the NSW Far North Coast			
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.		
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	Yes	Yes	The Strategy is considered consistent with this clause as it does not 'amend' a draft Planning instrument but

Section 117(2) Direction	Relevant to Strategy	Consistent with the Direction?	Justification
Provisions			rather identifies land for LEP amendments for specific sites to be prepared in the future.

GHD

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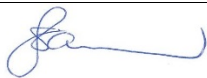
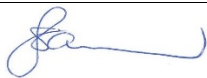
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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	R.Ventura	S.Lawer	<i>S.Lawer</i>	S.Lawer	<i>S.Lawer</i>	Nov 14
1	R.Ventura	S.Lawer		S.Lawer		Apr 15

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