



# ***Example Local Strategic Planning Statement*** ○

*February 2019*

February 2019

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# ***Part 1 - Overview***

## Introduction

In March 2018, amendments to the *Environmental Planning and Assessment Act 1979* (EP&A Act) introduced new requirements for councils to prepare and make local strategic planning statements (LSPS). The LSPS will set out:

- the 20-year vision for land use in the local area
- the special characteristics which contribute to local identity
- shared community values to be maintained and enhanced
- how growth and change will be managed into the future.

Councils will need to illustrate how their vision gives effect to the regional or district plan, based on local characteristics and opportunities, and the council's own priorities in the community strategic plan prepared under the *Local Government Act 1993*.

Once implemented, the LSPS will be the key resource to understand how strategic and statutory plans will be implemented at the local level.

This document provides an example of how an LSPS could be presented to support councils.

## About the example LSPS

The example builds on the existing *LSPS Guidelines for Councils* and represents one possible response to the requirements of the EP&A Act.

Councils may base their LSPS on the example and suggested structure. However, councils are equally free to develop a different structure to suit their individual circumstances and resources. The example provides a broad consideration of contemporary planning challenges and opportunities across economic, social and environmental factors. However, it is not intended to provide a comprehensive example of a strategic planning response to these challenges. It is anticipated that councils will draw on more detailed information and a richer understanding of their LGA to prepare their own LSPS.

The example is based on a fictional regional LGA in NSW. The area is currently experiencing substantial infrastructure investment by Federal and State Government and addresses a range of land use planning matters. The example demonstrates how a council might position itself to build on this investment and its comparative strengths to realise its vision for the future.

While the example LSPS is based on a regional context, it is intended to be a useful resource for all NSW councils. It is noted that each council will experience its own land use drivers.

## Further guidance and support

Councils should review this document together with other material released by the Department and the Greater Sydney Commission.

The Department's *LSPS Guidelines for Councils* provides detailed information on the purpose, scope and structure of an LSPS, as well as a suggested structure and approach. The guidelines and more information, including FAQs, can be found on the Department's website at:

[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

The example LSPS will also be used as an education tool, supporting council staff, councillors and practitioners who are enrolled in the Department's education program that will be delivered in 2019.

For additional guidance and support councils should contact the Department's regional teams.

### Greater Sydney Region councils

Recent changes to the EP&A Act require councils in the Greater Sydney Region to obtain the Greater Sydney Commission's (GSC) written support that a LSPS is consistent with the applicable regional and district and strategic plans before they can formally make their LSPS. This is known as the assurance process. The GSC has released the *Draft Local Strategic Planning Statements for Greater Sydney Region councils: Supporting the preparation of the draft LSPS (Assurance Phase 2)* which provides more information on this process and includes a draft LSPS Self-Assessment Guide.

Councils in the Greater Sydney Region should review this material, in addition to reviewing this document and other guidance prepared by the Department.

The *Draft Local Strategic Planning Statements for Greater Sydney Region councils: Supporting the preparation of the draft LSPS (Assurance Phase 2)* can be found at the following address:

<https://lep-update.planning.nsw.gov.au>



# ***Part 2 – Example Local Strategic Planning Statement***



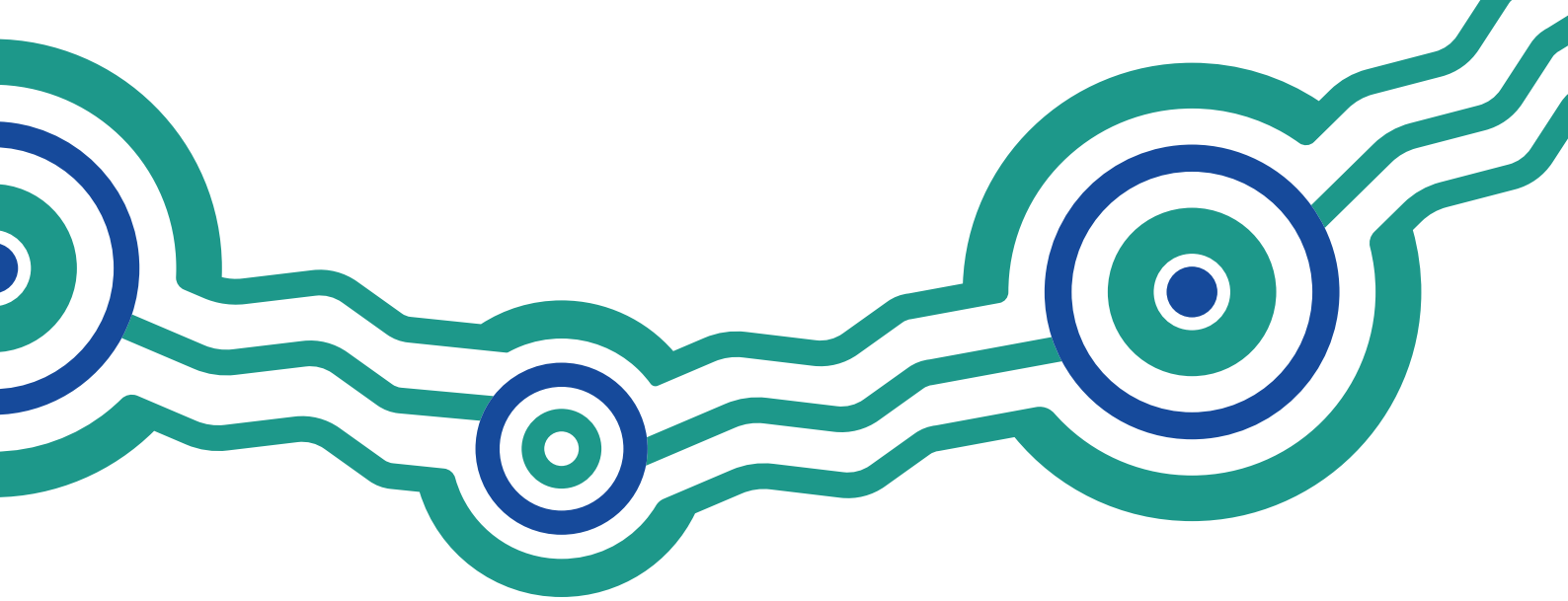
# IMAGINE 2040

Waratah Council's  
Local Strategic Planning Statement

A Land Use Vision to 2040

EXAMPLE





## Acknowledgement

Waratah Council wish to acknowledge Aboriginal people as the traditional custodians of this land. Through thoughtful and collaborative planning, we seek to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

**WARNING:** Aboriginal and Torres Strait Islander people are warned that this document may contain images of people who have died.

EXAMPLE






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# EXAMPLE

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## ABBREVIATIONS

<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>DPE</b>	Department of Planning and Environment
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>GPO</b>	General Post Office
<b>IP&amp;R</b>	Integrated Planning and Reporting
<b>LALC</b>	Local Aboriginal Land Council
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LG Act</b>	Local Government Act 1993
<b>LSPS</b>	Local Strategic Planning Statement
<b>OEH</b>	Office of Environment and Heritage
<b>RMS</b>	Roads and Maritime Services
<b>TfNSW</b>	Transport for NSW

# EXAMPLE

## ABOUT THE PLAN

The Local Strategic Planning Statement (LSPS) plans for the Waratah community's economic, social and environmental land use needs over the next 20 years. It sets clear planning priorities about what will be needed, such as jobs, homes, services and parks, where these should be best located and when they will be delivered. The LSPS sets short, medium and long-term actions to deliver the priorities for the community's future vision.

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

The LSPS brings together and builds on planning work found in council's other plans, studies and strategies such as the Local Environmental Plan (LEP), Development Control Plans (DCP) and Contributions Plan. The LSPS will be used to update other key components of these plans.

### Policy context

The LSPS gives effect to the Midland Regional Plan, implementing the directions and actions at a local level. It is also informed by other state-wide and regional policies including *Future Transport Plan 2056* and the *State Infrastructure Strategy*. The LSPS outlines how these plans will result in changes at the local level, such as new or improved transport connections.

The LSPS works with Council's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will work to meet on the community's needs. The LSPS's planning priorities, strategic directions and actions provide the rationale for decisions about how we will use our land to achieve the community's broader goals.

The LSPS aligns to the CSP's priorities, which is reflected in the Implementation table.

# EXAMPLE

**Figure 1:**  
Waratah Council Community  
Strategic Plan 2017



## Priority 1

Growth Management

## Priority 2

Places for People

## Priority 3

Protection of the Environment

## Priority 4

Vibrant Local Economy

## Priority 5

Productive Agriculture

The LSPS consists of descriptions, maps, diagrams and charts which provide context and direction for land use decision making in the LGA.

### The purpose of the plan is to:

- provide a 20-year land use vision for the LGA
- outline the characteristics which make our area special
- identify our shared values to be enhanced or maintained
- direct how future growth and change will be managed
- make changes to planning rules in the Local Environmental Plan (LEP) and Development Control Plans (DCP)
- implement the *Midland Regional Plan 2036* where relevant to our area
- identify where further detailed strategic planning may be needed

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## Consultation

Waratah Council developed the LSPS in consultation with the community. Consultation principally occurred through targeted workshops with residents, businesses and specific interest community groups. Council also ran drop in sessions at Waratah City, Newtown and Midtown with over 500 people attending.

Council's approach to consultation built upon and tested the results of the extensive engagement undertaken in developing the *Community Strategic Plan 2017*.

The Department of Planning and Environment (DPE) and other State government agencies including Transport for NSW (TfNSW), Roads and Maritime Services (RMS) and the Office of Environment and Heritage (OEH) and the Local Aboriginal Land Council also participated.

**Figure 2:**  
Plans that inform the LSPS





# EXAMPLE



# EXAMPLE

## CONTEXT

### Our place in our region

Waratah Local Government Area (LGA) covers approximately 13,000 km<sup>2</sup> of land made up of the hinterland, broad flood plains, and river systems. It is home to a Ramsar listed wetland of international significance and is renowned for its rural and hinterland villages set in landscapes of scenic and natural beauty.

Located at the heart of the region, with approximately 74,000 people<sup>1</sup>, Waratah is home to the region's largest population. Waratah's population continues to grow, as people seek alternate lifestyle opportunities to big city living. Council is planning to accommodate a population of over 92,000 by 2040<sup>2</sup>.

Council's last strategic plan guiding land use decision making was adopted in 2008. Since then, the area's economy has diversified into new sectors including the expansion of New Holland University's specialist research programs, new agricultural technology,

tourism, population services and an emerging renewable energy industry. Agriculture continues to be an important foundation of the economy.

Waratah City is one of the largest cities in the region. It is an economic powerhouse renowned for its attractive streets and country lifestyle. Waratah City is an important gateway to the productive agricultural lands and hinterland communities and their unique tourism opportunities. The townships of Newtown, Oldtown and Midtown provide local services to rural communities, agricultural production and tourism opportunities.

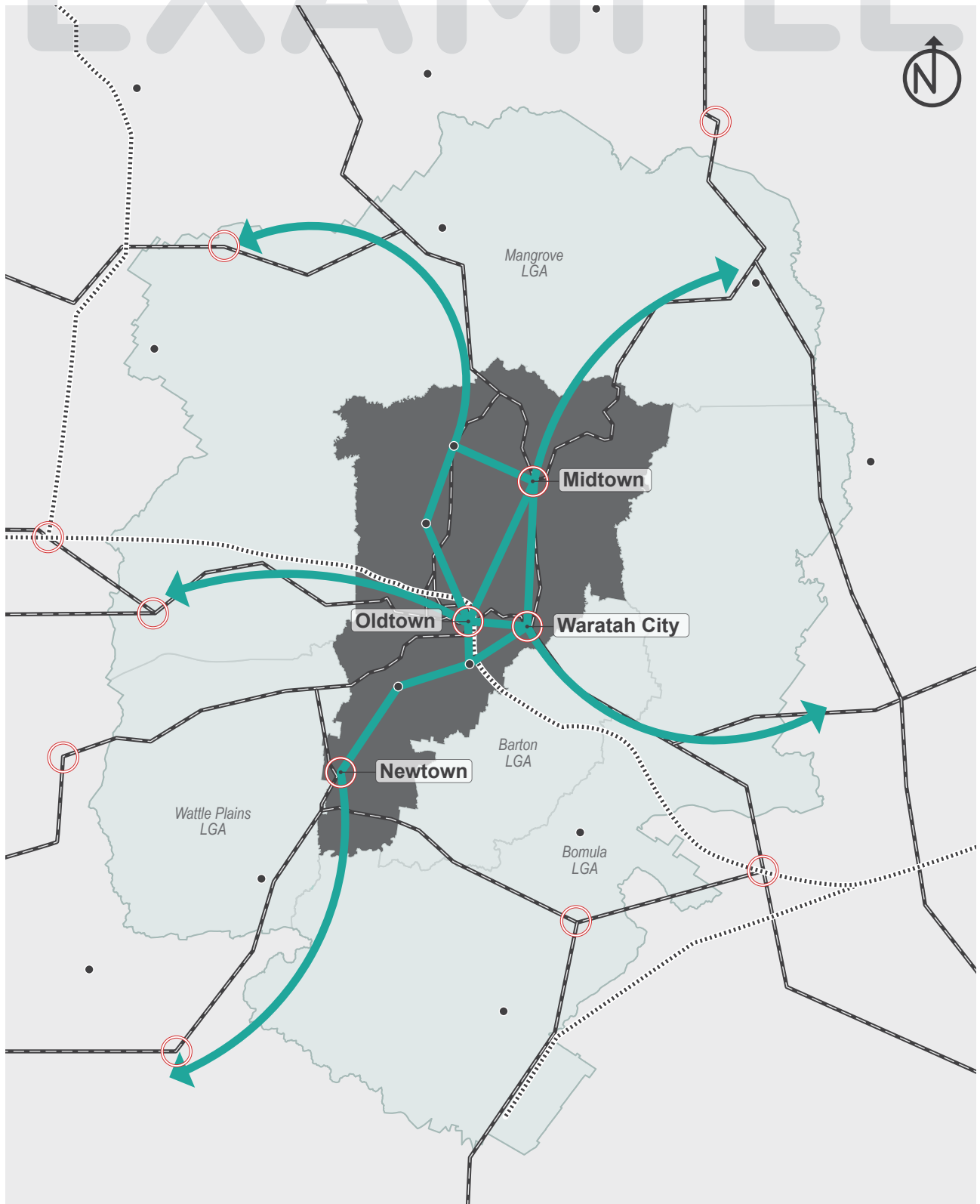
Over the next 20 years, Council will need to facilitate new homes, jobs and services for an additional 18,000 people, while protecting its unique environment and distinctive local character. The LSPS demonstrates how these needs will be met.










1 2016 Census

2 Based on a median projected growth rate of 1%

# EXAMPLE

Figure 3: Regional Context map



- |   |                            |   |             |
|---|----------------------------|---|-------------|
|  | Waratah Boundary           |  | Town Centre |
|  | Council Boundary           |  | Connection  |
|  | Midlands Regional Boundary |  | Major Road  |
|  | Rural Lands                |  | Rail Line   |
|  | Regional Centre            |   |             |

# EXAMPLE

Figure 4: Our local profile



**18,000+**  
people  
by 2040



New Holland University  
**10,000+**  
commencements annually  
2018



By 2040  
**30.6%**  
of people are aged 65+



**50%** of all Agri-Tech  
patents in Midland Region  
are generated in the LGA  
2018



In 2040  
**40.5%**  
of families have children



One of NSW most  
**biologically  
diverse** areas



Tourism generates  
**\$146 million**  
annually  
2018



**\$302 million**  
agricultural gross value  
2018



Australia's newest regional  
airport with **international  
connections**

# EXAMPLE

## Our local advantages

### *Agriculture, knowledge and tourism*

*'Our competitive advantages are what makes our LGA tick, our community strong and our economy flourish. These strengths provide a springboard for a bright future for Waratah LGA. Building on these strong foundations will enable us to take full advantage of the opportunities that the future presents.'*

#### — Mayor, Waratah City

Waratah LGA is the food bowl of the Midland Region, and we produce a wide range of high-quality agricultural goods to supply local and regional communities. In recent years, the agricultural industry has expanded in response to new international markets made accessible through airport upgrades.

Our agricultural base continues to offer strong employment opportunities. Food manufacturing is increasing, and a new research specialisation at New Holland University is driving new employment in knowledge and advanced technology for agriculture and related businesses.

The area is a popular domestic tourism destination due to its historic villages located in picturesque landscape with access to the Blackwood National Park and the Smith Lagoon Ramsar wetlands of international significance.

Newtown is known as the gateway to Blackwood National Park and nature-based tourism. Newtown is the new road travellers' food mecca, boasting a thriving mix of restaurants promoting local produce.

Midtown is the northern gateway to the LGA allowing visitors to visit the hinterland and surrounds.



Oldtown is a traditional grazier's hub. It continues to play an important role in supporting the surrounding agricultural lands.

Smaller settlements offer rural lifestyles and a rich local character for residents. With markets, fairs and other community events, these settlements are an important part of the social fabric of Waratah LGA and a meeting place for the community.

The natural environment is diverse and attractive. The region transitions from cool hinterland and a backdrop of nationally important biodiversity in the rangelands to a vast expanse of productive plains. The scenic landscapes, local parks and open spaces are valued by residents and visitors. The relaxed lifestyle in these areas and variety of nature-based activities and food-based tourism opportunities support a growing self-drive tourism industry.

# EXAMPLE



# EXAMPLE

## Our local opportunities

### *Connectivity, places and lifestyle*

The regional rail upgrade will significantly improve connectivity in our region, both for residents and visitors, and to ports and airports for agricultural producers.

These strategic connections will create a strong platform to leverage our existing specialisation in agriculture and manufacturing to emerge as a regionally significant freight and logistics hub, and key part of national and international supply chains.

The prospect of a better connected LGA is already proving to be a catalyst for investment in the airport, as it seeks to become the export gateway to deliver the region's sought after fresh food products to new international markets.

Planning to take advantage of this connected future will be supported by protecting prime productive agricultural land. Allocating space for agricultural-related businesses to grow will create new economic opportunities. Co-locating space for emerging industries close to the New Holland University in an Agri-knowledge precinct presents an opportunity to leverage existing specialisations in agricultural technology and related businesses.

These emerging opportunities are supported by Waratah's many vibrant and dynamic places, connection to nature and plentiful recreation and entertainment opportunities, all of which contribute to an enviable lifestyle for people of all ages. Continued investment in

Waratah City's attractiveness to students, residents, and businesses will ensure a strong foundation to adapt to the emerging new economy where quality of place is recognised as critical to the attraction of increasingly mobile skilled-labour force.

The same elements which create an appealing place to live, work and study are also attracting visitors in increasing numbers. An emerging visitor economy, attracted primarily to the area's biodiversity, natural beauty and historic character presents opportunities to further diversify Waratah's economic DNA.

Taking advantage of these emerging opportunities will mean continuing to balance protection of scenic landscapes and maximising the economic potential of the land. Planning for the emergence of tourism gateways is intended to reduce ad hoc development and support investment in local business while protecting biodiversity and ensuring the environment remains attractive to residents and visitors.

Similarly, Council's proximity to existing electricity transmission infrastructure, climate and topography present new opportunities as wind and solar begin to capture a greater share of the electricity generating market.

Renewable energy developments will be concentrated in planned areas with high electricity generating potential, but where they will have least impact on productive agricultural land and any visual impacts can be appropriately managed.

# EXAMPLE

## VISION

### "The best place in the Midland Region to create, to grow, and to prosper"

In 2040, Waratah has a unique character and is a desirable place to live. This is supported by its productive city and rural villages, agricultural industries and leading agricultural knowledge precinct. The extraordinary environment is preserved and enjoyed by a growing population.

Waratah City is the main business and activity centre. A variety of business, shops and other services have located in a thriving university precinct, around high-technology, agribusiness and advanced manufacturing specialisations. Main Street is a vibrant and attractive destination for shopping, restaurants, entertainment and markets characterised by its laneways and historic buildings. Important employment lands near the airport and key freight routes are protected and accommodate significant freight and logistics functions for the region.

The hinterland and rural villages are important for domestic tourism and providing services to surrounding agricultural lands. These lands have evolved into a diverse and productive food bowl serving new global markets on the back of the regional rail and airport upgrade.

Waratah LGA continues to be an attractive alternate lifestyle option to capital city living. It offers a range of affordable housing in convenient and walkable locations with equitable access to community facilities and open space.

The area's communities and centres have efficient transport based around public transport investment that is resilient. Sustainability continues to be at the core of Council's activities and community expectations for new development.



# EXAMPLE



# EXAMPLE

## OUR THEMES AND PLANNING PRIORITIES

Five related themes make up the community's vision for Waratah: our new economy, thriving places to live and grow, infrastructure to support growth and change, a vibrant connection to our heritage, and a sustainable environment. These five themes will be monitored against identified measures and implemented through 15 planning priorities.

The planning priorities will be delivered through strategies to guide land use decisions and actions to be undertaken by Waratah Council.

Figure 5: Our plan on a page

# EXAMPLE



## Our new economy

### Planning Priority 1

Promote agriculture and grow the agri-business sector

### Planning Priority 2

Encourage a diverse service economy in successful centres

### Planning Priority 3

Manage and support the transition to renewable energy

### Planning Priority 4

Promote tourism

### Planning Priority 5

Enhance the economic self-determination of Aboriginal communities through their land holdings

## Thriving places to live and grow

### Planning Priority 6

Provide new space to grow

### Planning Priority 7

Deliver greater housing diversity to suit changing needs

### Planning Priority 8

Deliver well planned rural residential housing

### Planning Priority 9

Manage and enhance the distinctive character of towns

## Infrastructure to support growth and change

### Planning Priority 10

Support the emerging freight and logistics hub

### Planning Priority 11

Align local infrastructure delivery with planned growth

## A vibrant connection to heritage

### Planning Priority 12

Preserve and adaptively re-use heritage assets

### Planning Priority 13

Protect and celebrate our unique natural and cultural heritage

## A sustainable environment

### Planning Priority 14

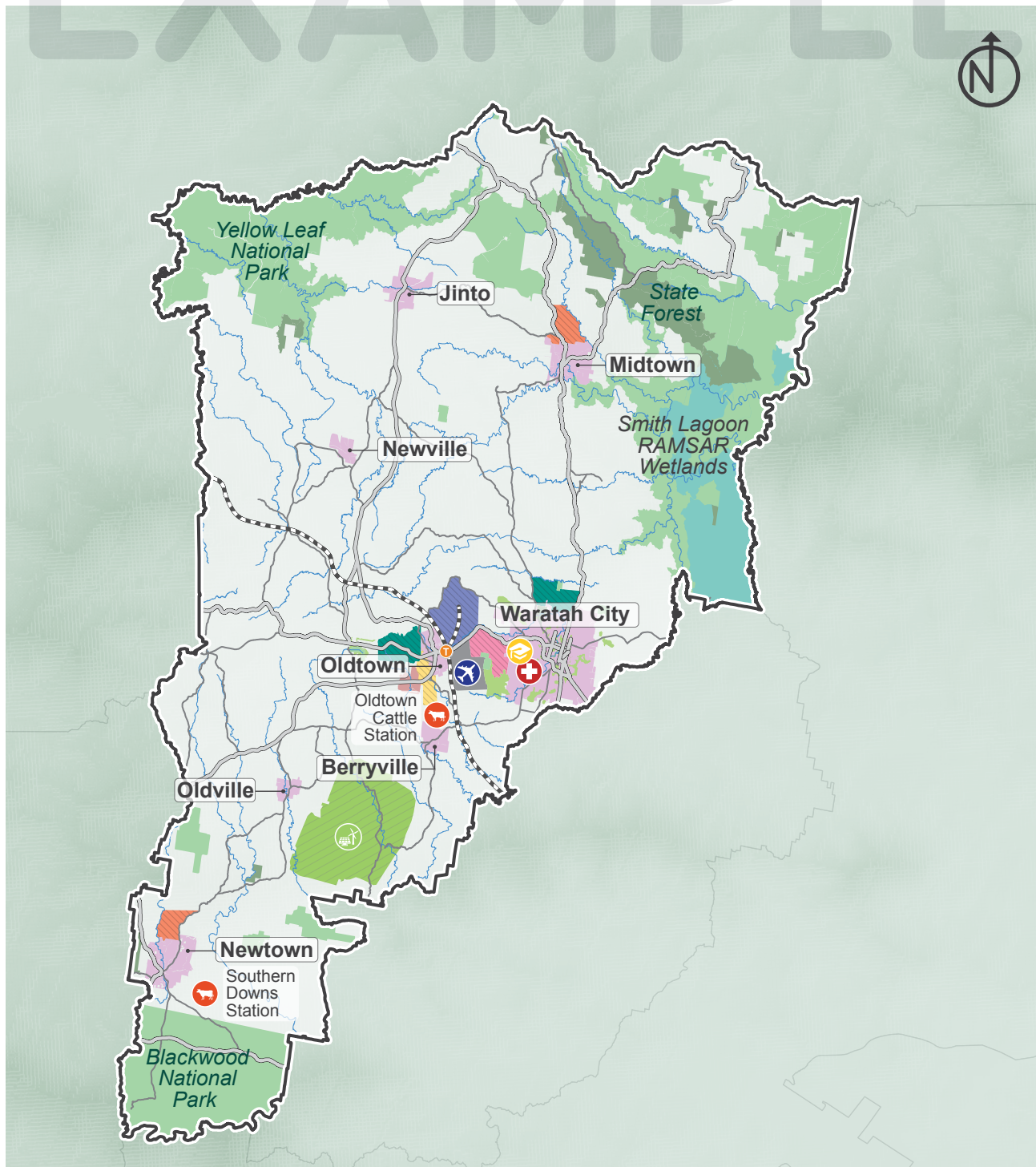
Protect areas of high environmental value and significance
























### Planning Priority 15

Adapt to natural hazards and climate change

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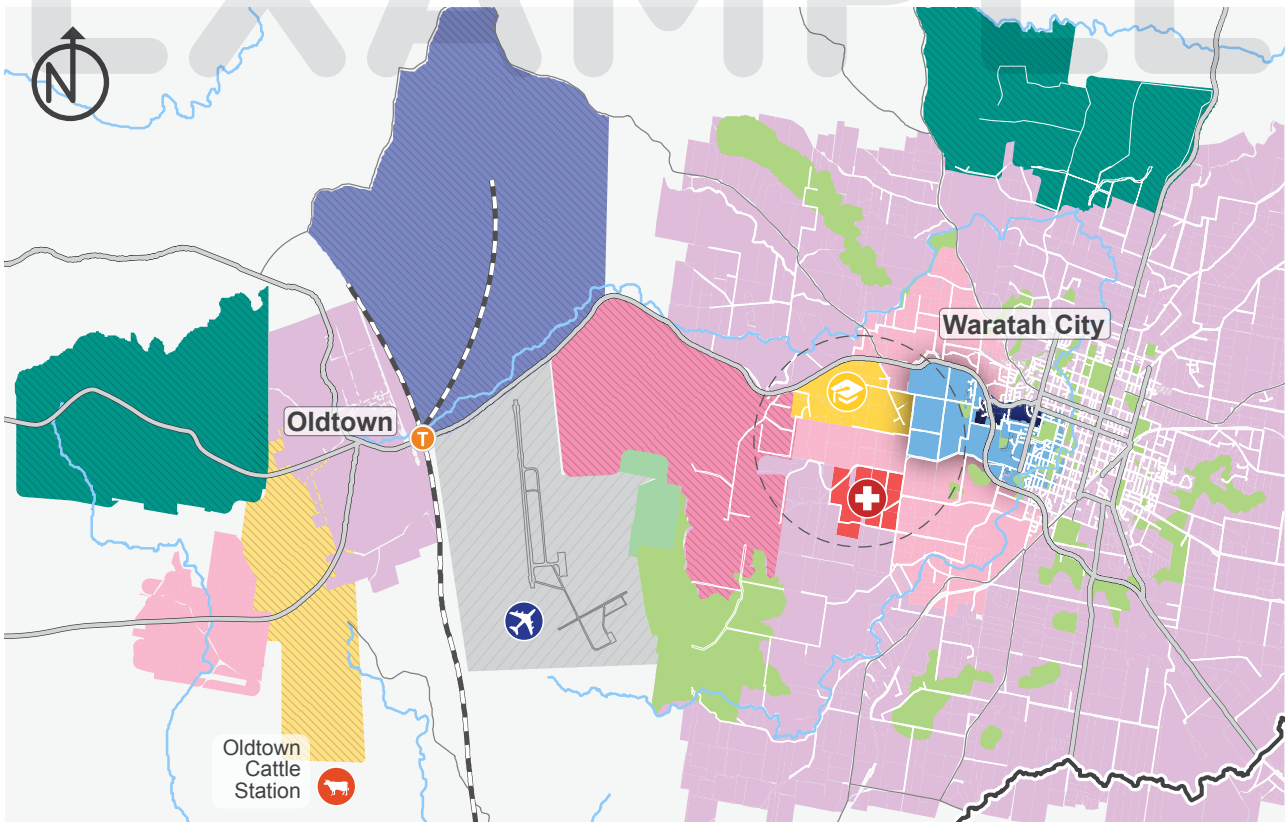
Figure 6: Waratah LGA Structure Plan map



- |   |                                      |   |                |   |                    |
|---|--------------------------------------|---|----------------|---|--------------------|
|  | Council Boundary                     |  | Rural Lands    |  | Education Facility |
|  | Urban Footprint                      |  | State Forest   |  | Renewable Energy   |
|  | Future Freight and Logistics Lands   |  | National Park  |  | Train Station      |
|  | Future Agri-knowledge Precinct       |  | Green Space    |  | Waterway           |
|  | Future Greenfield Development Area   |  | Cattle Station |  | Wetlands           |
|  | Future Renewable Energy Precinct     |  | Airport        |  | Major Road         |
|  | Future Rural Residential Development |  | Hospital       |  | Minor Road         |
|  | Future Employment Lands              |   |                |  | Rail line          |

# EXAMPLE

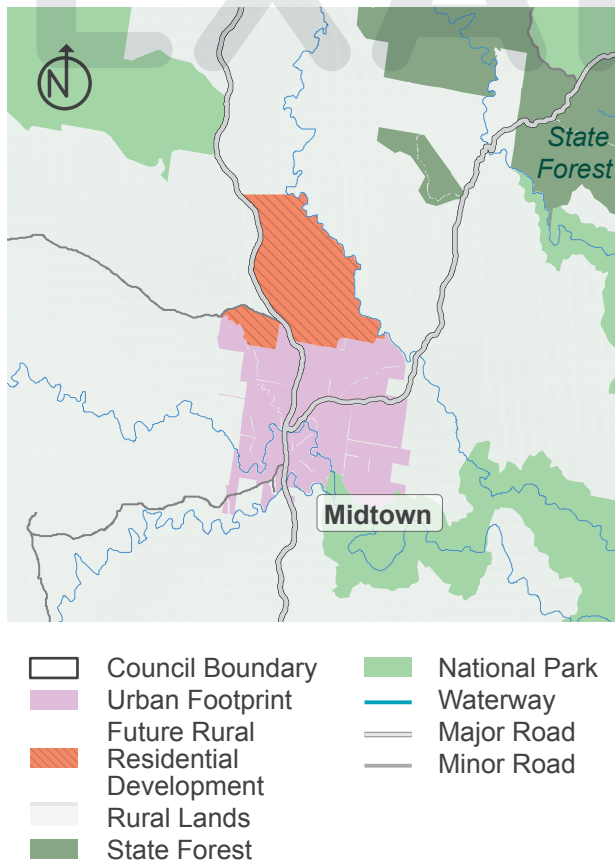
Figure 7: Waratah City map



- |  |                                    |  |                           |  |                    |
|--|------------------------------------|--|---------------------------|--|--------------------|
|  | Council Boundary                   |  | University                |  | Cattle Station     |
|  | Urban Footprint                    |  | Mixed Use                 |  | Airport            |
|  | Future Freight and Logistics Lands |  | Cultural District         |  | Hospital           |
|  | Future Agri-knowledge Precinct     |  | Central Business District |  | Education Facility |
|  | Future Greenfield Development Area |  | Rural Lands               |  | Train Station      |
|  | Airport Land                       |  | National Park             |  | Waterway           |
|  | Employment Lands                   |  | Green Space               |  | Major Road         |
|  | Health and Education Precinct      |  |                           |  | Minor Road         |
|  | Hospital                           |  |                           |  | Rail line          |

# EXAMPLE

**Figure 8:** Midtown City map



## Midtown

Midtown is defined by its natural beauty and country village character. The town’s proximity to the State Forest and Yellow Leaf National park provides residents with sweeping scenic vistas. Three rivers pass through the township providing many opportunities for residents and visitors to enjoy the natural setting, with council maintaining many walks and open spaces for recreation.

As one of the older townships in the area, Midtown has a unique combination of heritage buildings. Midtown’s main streets, including Johnston Avenue and Silver Promenade are lined with mature Jacaranda trees which draw tourists through October and November.

New rural residential development to the north of the town has been proposed, to accommodate sustainable growth throughout the region. Midtown’s existing character will not be impacted by the new development.

**Figure 9:** Newtown City map



## Newtown

Newtown is Waratah’s southern gateway and the LGA’s major tourism destination. Unlike the other country villages, Newtown’s built form is already compact, with the town’s laneways providing for a range of foodie opportunities. The town’s cafes and restaurants showcase Waratah’s local produce. Local artists have established a street art program in the town with the intention of beautifying underutilised spaces and promoting more activity.

Development opportunities have been identified by council to provide further tourism services in the town centre. New rural residential development has been identified to the north of Newtown.

# EXAMPLE



# OUR NEW ECONOMY





# EXAMPLE

For many years, agriculture has provided the economic base supporting the communities in our region. However, overall employment figures in the agricultural sector are declining as the sector becomes more efficient and highly specialised with advances in agricultural technology

More recently, increases in tourism and the emergence of a growing service economy with the university and hospital as foundational components has supported healthy employment figures in Waratah City and resulted in a stronger, more diversified economy.

Unprecedented infrastructure investment means new opportunities to strengthen the economic foundations of Waratah. These investments will see the LGA more connected to the rest of Australia, and the world.

The LSPS recognises that these recent economic shifts are sowing the seeds for a flourishing new economy which will support our community to grow in the future. We will harness our strengths and embrace new opportunities to ensure the benefits of growth are shared equitably across the LGA. Enabling our Aboriginal communities to secure better economic outcomes is one of our key strategies for equitable opportunities.

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The following planning priorities will allow us to capitalise on new opportunities, while protecting the foundational elements of Waratah's economy:

- Planning Priority 1** | Promote agriculture and grow the agri-business sector
- Planning Priority 2** | Encourage a diverse service economy in successful centres
- Planning Priority 3** | Manage and support the transition to renewable energy
- Planning Priority 4** | Promote tourism
- Planning Priority 5** | Enhance the economic self-determination of Aboriginal communities through their land holdings

---

## Measures:

- Jobs by industry
- Level of employment
- Gross Regional Product
- Vacancy rates
- Land zoned for employment purposes across various industry sectors
- Visitor numbers

## Planning Priority 1

### Promote agriculture and grow the agri-business sector

#### Rationale

Waratah is considered the food bowl of the region and has a proud history of embracing agricultural technology innovations. Waratah encourages new agricultural ideas and experimentation in partnerships with local producers.

Waratah has vast productive agricultural plains, and the agriculture sector is a major employer for the local community. Agricultural exports are also one of the main contributors to Midland Region's Gross Regional Product. This industry will evolve and grow over time, increasing jobs and production. Council needs to protect agriculture from potential land use conflicts. Subdivision needs to be avoided on productive agricultural lands to ensure existing and future consolidated lots are of a size that accommodates financially viable farming.

With a predicted need for 70% more food globally, the agriculture sector is continuing to evolve and become more specialised in response to the pressure to produce more from less. The future focus for agriculture is on faster delivery and hi-tech, requiring new skills and infrastructure. Waratah is meeting this challenge through many ways. The most obvious are the expansion and changes to the local New Holland University, and the upgrading of the airport.

A future Agri-knowledge precinct is planned between the university and airport to the west (refer Structure Plan Map). This precinct aims to develop synergies between these areas and land uses. The future precinct will complement the university's work and support the commercialisation of new agricultural and business technologies.

Residential development will be restricted near to the university, to support the ongoing success of agricultural related commercial and industrial uses in the area. This will also allow the university to expand in the future. Student accommodation will be the only residential use permitted in these restricted areas, where it has good amenity.

An *Agri-knowledge Precinct Master Plan* has been prepared by council that has built on previous experiences with growth in Waratah City. This Master Plan is reflected in council's LEP and DCP. These plans address planning matters including zones through to preferred fine grain details such as street layout and design features.

#### Council will:

- Protect productive agricultural lands across the LGA from land uses that may lead to land use conflict or fragmentation of property.
- Support the development of an Agri-knowledge Precinct on land adjacent to the university and identified on the Structure Plan Map.
- Encourage knowledge, high-technology, advanced manufacturing and related employment uses in the Agri-knowledge Precinct.
- Protect the Agri-knowledge Precinct and land identified on the structure plan for freight and logistics uses east of the airport from sensitive land uses that may lead to land use conflict.

#### Actions

- 1.1 Council will implement minimum lot sizes for rural lands in the LEP in accordance with Rural Lands Study 2017  
- short term
- 1.2 Council will partner with the New Holland University, Agricultural Producers Federation and the Freight and Logistics Council to support the development of the Agri-knowledge Precinct and freight and logistics lands  
- short term
- 1.3 Council will update the LEP land use zones and development standards to identify and protect the freight and logistics land shown on the Structure Plan Map  
- short term

# EXAMPLE

- 1.4 Council will review the Rural Lands Study every four years to ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable productive agricultural sector  
- **medium to long term**

A high quality urban environment is a critical success factor for attracting and retaining knowledge workers and supporting a vibrant town centre. New development should support a diverse service economy and must be designed to positively contribute to an attractive public realm. Development will need to demonstrate high-quality urban design which responds to the local character and built heritage of Waratah City, Newtown and Midtown.

In other villages, development is expected to be of a scale that reflects the role and function of the settlement. Retail, commercial and community facilities are encouraged where it meets the needs of rural communities and visitor populations.

Another important component of a successful city is having sufficient land for freight and logistics, industry, warehousing and similar uses. These require large operational footprints and separation due to noise, dust, traffic or other amenity impacts. These uses can locate in existing employment lands or identified future growth precincts where impact is limited through appropriate planning controls. Sensitive land uses such as schools, nursing homes and hospitals will not be supported in these areas to protect the efficiency and effectiveness of transport networks, and the productivity and scalability of businesses operations.

New employment lands will be made available adjacent to Oldtown to support new industries associated with the airport operations including expanded freight and logistics activity.

## Planning Priority 2 Encourage a diverse service economy in successful centres

### Rationale

Waratah City is the primary employment, service, retail and amenity centre of the LGA and the region.

Waratah Base Hospital is a regional referral hospital providing specialist health services to the LGA and neighbouring councils. Co-location of the hospital and New Holland University presents an opportunity for collaboration and innovation given the university's role as the primary training facility for medical graduates in regional NSW. The planned upgrade of the hospital by the State government is the catalyst to better integrate the existing health and education campuses. To realise this ambition, Waratah Council will partner with landholders and state agencies as part of a Collaboration Pilot. The Collaboration Pilot will develop a principle-based strategy to guide land use decisions and attract investment in the land designated as the Health and Education Precinct on the Waratah City Structure Plan Map.

Waratah City's accessibility and range of services means it is well placed to continue playing an important population serving role. To maximise its accessibility and proximity to the primary local labour market, new employment generating development will be encouraged to locate in Waratah City (refer City Centre inset map). Waratah's ongoing role as the primary business and retail hub for the LGA and surrounds is supported by sufficiently zoned and serviced land to ensure an increased provision of commercial and retail development.

### Council will:

- Ensure regionally significant services and commercial land uses locate in Waratah City to maximise accessibility to customers, workers and transport network.
- Enhance commercial amenity and ongoing economic viability of Waratah City.
- Ensure development in village centres is compatible with the character and form of existing development in the neighbourhood and maintain the small shop and small shopping centre character of individual centres.

# EXAMPLE

- Promote good urban design in private and public development throughout the locality, particularly in Waratah City and villages in accordance with the *NSW Better Placed Design Guide* and supplementary guidance.
- Reinforce existing employment lands for freight and logistics, industry, warehousing and similar activities that require separation from sensitive land uses to avoid amenity impacts.
- Facilitate the development of an integrated health and education precinct.
- Facilitate other economic development opportunities where they are consistent with the vision and strategic outcomes of this statement but only in identified areas on the Structure Plan Map.

## Actions

- 2.1 Council will update the LEP to identify and zone land adjacent to Oldtown for employment uses and update the development contributions plan to fund necessary infrastructure services  
**- short term**
- 2.2 Council will monitor the location of employment activities across the LGA and use this as an input into subsequent reviews of the LEP to ensure there is sufficient zoned and serviced land available to meet employment demand  
**- medium term and ongoing**
- 2.3 Council will partner with Health Infrastructure NSW, Department of Planning and New Holland University to develop the Waratah Health and Education Precinct Strategy  
**- short term**

## Planning Priority 3

### Manage and support the transition to renewable energy

#### Rationale

The local geography, climate and proximity to the electricity transmission lines connected to the state grid mean that Waratah Council is strategically located to attract investment in renewable energy development, including wind farms, solar energy and battery systems.

Community consultation as part of the Community Strategic Plan identified widespread support for solar or wind renewable energy developments in Waratah and a desire to be involved.

The *NSW Transmission Infrastructure Strategy* released by the NSW Government in 2018 identified Waratah Council as being in a “Priority Energy Zone”. Waratah built on this strategy undertaking a *Wind and Solar Feasibility Study* in collaboration with adjacent Barton Council and Wattle Plains Council also located in the zone. This study identified a preferred location best suited for wind and solar energy development (refer Structure Plan Map). This location was found to have limited impacts on existing land uses. It will also generate large amounts of energy through high wind flows and good sun access.

Waratah Council encourages renewable energy and associated infrastructure in the precinct identified on the Structure Plan Map. Where required for renewable energy, a departure from minimum lot sizes in the LEP will be permitted to enable necessary electricity supply infrastructure, such as substations. Waratah Council will also proactively manage any potential impacts on productive agricultural land and the scenic landscape that is highly valued by the community and by visitors.

Outside of the precinct, Waratah Council generally supports renewable energy.

Waratah Council will promote an “open for business” attitude around renewable energies in the LGA.

## Council will:

- Encourage and facilitate development of wind and solar farms in identified areas shown on the Structure Plan Map.
- Ensure the community is part of Waratah's transition to renewable energy
- Avoid and manage impacts on the scenic rural landscape and visitor attractions in Waratah LGA from renewable energy development and associated infrastructure.

## Actions

- 3.1 | In partnership with Midland Region councils, Waratah Council will support renewable energy developments in the precinct identified on the Structure Plan Map  
- **short term**
- 3.2 | Council will develop and deliver a Renewables for Waratah program to support community education and involvement in new and innovative renewable energy technology  
- **ongoing**
- 3.3 | Council will update the LEP to allow a departure from minimum lot sizes where this may otherwise prevent the development of necessary electricity supply infrastructure that is associated with a renewable energy project (e.g. substations)  
- **short term**

## Planning Priority 4 Promote tourism

### Rationale

Tourism contributes approximately \$146 million to the Waratah economy each year. Visitors are attracted to Waratah by both the natural environment and its historic precincts.

Popular tourist destinations include the Smith Lagoon Ramsar wetland, Blackwood and Yellow Leaf National Parks, and Waratah's historical rural villages, such as Jinto and Midtown. These destinations will drive tourist numbers over the next 20 years and must be preserved and promoted.

A major challenge for Waratah is finding a balance between the positive effect of tourism on the economy and the protection of the renowned natural and heritage qualities of the LGA. Tourist developments and activities must be appropriate for the location. For example, tourist activities in or near to Smith Lagoon must be in accordance with the Lagoon's Plan of Management.

To limit impacts on the natural and heritage features of Waratah, large scale tourist developments are encouraged in mainly in Waratah City and in Newtown (the 'Gateway to Blackwood').

Newtown village has established itself as a 'foodie' destination with the heritage main street hosting a variety of restaurants and cafes showcasing local produce. Future opportunities exist in Newtown to provide tourism accommodation, facilities, event and festivals to further grow its role as a tourism destination.

In rural locations and the hinterland surrounding Yellow Leaf and Blackwood National Parks, farm-stays, farm-gate and cellar door opportunities are encouraged in a way that does not compromise productive agricultural lands.

The State Forestry Commission manages popular recreational opportunities, such as mountain bike riding and motor-cross in State Forests. Council will continue to partner with the State Forestry Commission to promote and facilitate new tourism opportunities.

# EXAMPLE

The picturesque rural villages, historic values and unique natural landscapes of Waratah, positions it as a prime location for a range of international and domestic film productions. Council will partner with Screen Australia to promote Waratah as a regional film location.

Aligning with Direction 10 of *Midland's Regional Plan*, Council will work with the Local Aboriginal Land Council and Aboriginal communities to promote tourism opportunities, where appropriate. Council will seek to build capacity to share and celebrate Aboriginal cultural heritage with the wider community.

## Council will:

- Grow the tourism industry across Waratah LGA.
- Protect Smith Lagoon Ramsar wetlands.
- Encourage tourism activities in the wetlands that are consistent with the Smith Lagoon Plan of Management.
- Enable opportunities to increase the economic self-determination of Aboriginal communities through tourism, employment and training.
- Preserve vistas to Yellow Leaf hinterland and rural landscapes from rural villages.
- Encourage new tourist accommodation, including hotels and eco-tourist resorts, retail and services in Newtown.
- Promote the rural villages of Jinto and Midtown as tourism destinations for their local character and built heritage.
- Encourage tourism experiences that do not compromise agricultural land.
- Support the establishment of public events and festivals in Newtown.

## Actions

- 4.1 | Council will amend the LEP to permit the temporary use of Council owned land for community/public events and festivals at Newtown  
- short term
- 4.2 | Council will facilitate appropriate tourism uses on Aboriginal owned land to increase economic participation on country through changes to the permissible land uses in the LEP  
- short term
- 4.3 | Council will rezone land for new tourism uses, particularly tourist and visitor accommodation in Newtown  
- short term
- 4.4 | Council will investigate potential opportunities for Jinto to capitalise on its proximity to Waratah's natural attractions  
- medium term

## Planning Priority 5

Enhance the economic self-determination of Aboriginal communities through their land holdings

## Rationale

The Local Aboriginal Land Council (LALC) has lands across Waratah which extend into neighbouring LGAs. These land holdings range from urban areas, culturally significant sites, and areas of high environmental and biodiversity value.

# EXAMPLE

To implement Direction 10 of the *Midland Regional Plan* 'Enhance the economic self-determination of Aboriginal Communities', Council worked with the Local Aboriginal Land Council to incorporate relevant actions from the *Community Land and Business Plan* into the LSPS. The LALC prepared the Community Land and Business Plan under the *Aboriginal Land Rights Act*, and it outlines how Aboriginal community owned land is managed and administered.

To facilitate the economic development of Aboriginal land, Council, the LALC and Department of Planning and Environment partnered to assess the land holdings and identified opportunities and options for potential future uses of the sites. Constraints to using the land for new purposes, such as slope or poor access, were also mapped. The LALC's *2019 Strategic Plan* provides details on a series of short and long-term proposals for specific sites identified on the land holding map.

The vacant site next to Newtown identified on the Structure Plan Map was assessed to have no significant environmental qualities. Its location means it is suitable to become a new suburb of Newtown and will be rezoned for residential uses.

As a result of the airport expansion and regional rail upgrade, an equivalent area of land will be made available as biodiversity offsets to ensure the retention of critical habitats and areas of high environmental value. Potential sites have been identified in the LALC's 2019 Strategic Plan and negotiations will be managed with relevant landholders and Government agencies.

A number of LALC land holdings are inaccurately zoned for their current land use. For example, the former Aboriginal mission site in northern Oldtown contains eight dwellings but is zoned for 'special uses' not residential purposes. Council is investigating opportunities to rezone LALC land holdings to appropriately reflect their current use and potential development opportunities.

Council will continue to work with the LALC to investigate opportunities to support other entrepreneurial aspirations identified in the Community Land and Business Plan for future business development on LALC land.

## Council will:

- Maximise economic development potential of the LALC's land for the benefit of both the Aboriginal and wider community.
- Enable urban redevelopment for residential uses at the site adjacent to Newtown identified on the Structure Plan.
- Identify and protect areas of high environmental value through biodiversity offsets to compensate for the loss of environmental zoned land in connection with the airport expansion and regional rail upgrade.

## Actions

- 5.1 Council will work with the LALC to implement proposals identified in the LALC's 2019 Strategic Plan through changes to the LEP and DCP  
**- short term and ongoing**
- 5.2 Council will partner with the LALC and Department of Planning and Environment to facilitate the rezoning of land for residential purposes as identified in the 2019 Strategic Plan  
**- short term**
- 5.3 Council will examine LALC land holdings' land use zoning to appropriately reflect their current use and potential development opportunities  
**- short term and ongoing**

# THRIVING PLACES TO LIVE AND GROW





# EXAMPLE

Waratah's population is expected to grow from 74,000 to 92,000 by 2040, requiring an additional 10,000 homes. The highest rate of growth will be in older people (over age 65) and young people (18–24). Over 40 per cent of families will have children in 2040.

By providing greater housing choice for our community, we can meet the housing needs of increasingly diverse residents and families (such as young families, students and retirees) throughout their life. Housing diversity also encourages active lifestyles, increases the number of people living and working close to jobs, services and amenities as well as managing greenfield growth pressures.

*Waratah's Housing Strategy 2016* outlines where future growth will occur and in what form. Waratah City, Oldtown, Midtown and Newtown are expected to see most of this growth, given the availability of services and infrastructure in these locations.

New housing for the next 20-years will include:

- 50% of new housing will be in the designated greenfield areas and rural residential expansion areas at Waratah City, Oldtown, Midtown and Newtown.
- 35% of new housing is to be delivered through a change of housing types (from single dwellings to townhouses, villas and dual-occupancy) throughout existing urban areas.
- 15% of new housing is to be provided as 3-4 storey buildings along streets close to bus stops in Waratah City.

While providing a sufficient supply and diversity of housing is critical, Waratah Council is committed to preserving and enhancing the distinctive character of our city and towns. This commitment is particularly important for the smaller villages of Jinto, Newville, Berryville and Oldville, where populations are unlikely to increase.

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The following planning priorities outline our model for sustainable growth:

- Planning Priority 6** | Provide new space to grow
- Planning Priority 7** | Deliver greater housing diversity to suit changing needs
- Planning Priority 8** | Deliver well planned rural residential housing
- Planning Priority 9** | Manage and enhance the distinctive character of towns

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## Measures:

- Dwelling approvals by location and type
- Net new dwellings approved and completed
- Housing costs as a percentage of household
- Residents' satisfaction with built environment

## Planning Priority 6 Provide new space to grow

### Rationale

Waratah's population is expected to grow to 92,000 by 2040. Council must accommodate a growing population while preserving what makes it such an attractive place to live and visit - our environment and the distinct local character of our city and villages.

Population growth is not only driven by those relocating from capital cities, but is also a result of residents moving from our smaller villages and neighbouring LGA's to Waratah City and larger villages.

Ensuring there is a sufficient supply of well-located land for residential development will deliver a range of benefits, including creating more walkable and accessible places, protecting environmentally sensitive areas and rural landscapes, and providing new housing in close proximity to services and employment.

New housing adjacent the existing urban area will be limited to the greenfield development areas to the north of Waratah City and northwest of Oldtown. These areas have been identified as they directly adjoin the existing urban boundaries of both Waratah City and Oldtown, there are no known environmental constraints, and both sites are relatively simple to service in order to meet the demands arising from future development.

The greenfield development areas will be delivered in accordance with a Staging and Sequencing plan to ensure infrastructure provision is aligned with growth. Out of sequence development in a greenfield development area will be evaluated on a case-by-case basis against principles in the Staging and Sequencing plan.

All residential development should be high-quality and deliver a range of housing types to suit the needs of the community in accordance with the *Housing Strategy, Apartment Design Guide* and an updated DCP for the greenfield development areas for new residential housing.

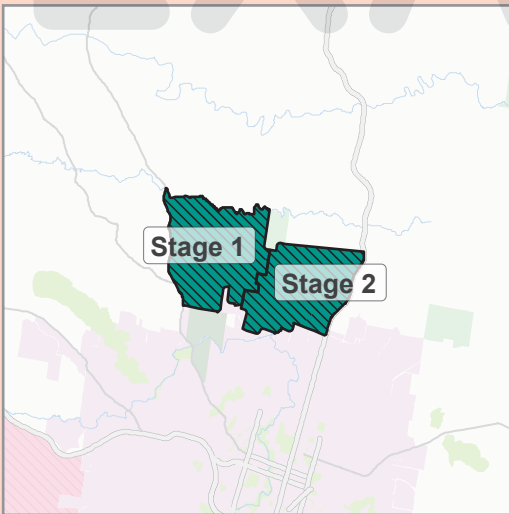
### Council will:

- Limit greenfield residential development to Greenfield Development Areas, as identified on the Structure Plan Map.
- Restrict out of sequence development in the Greenfield Development Area unless it can meet the principles in the Staging and Sequencing Plan.
- Deliver a range of high quality housing types in new Greenfield Development Areas.

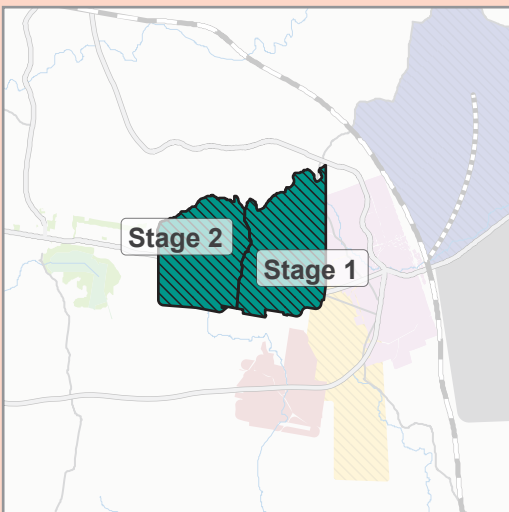
### Actions

- 6.1 Council will update its DCP and prepare place-base controls for the greenfield development areas  
- **short term**
- 6.2 Council will rezone land in the greenfield development areas in accordance with the Staging and Sequencing Plan  
- **short to medium term**
- 6.3 Council will monitor, review and update the Housing Strategy to ensure sufficient housing is delivered to meet community needs and demand  
- **medium term**

**Figure 10:**  
Staging and Sequencing Plan Waratah City



**Figure 11:**  
Staging and Sequencing Plan Oldtown



## — Planning Priority 7

### Deliver greater housing diversity to suit changing needs

#### Rationale

Council's Housing Strategy states that while it is important to provide additional homes for our growing population, it is equally important to deliver the right mix of housing types and lot sizes to cater for our changing demographics. Providing housing diversity and choice will improve affordability, help meet the needs of an ageing population and create more walkable, vibrant and accessible places.

New housing in Waratah City will be achieved by encouraging different types of homes within the existing urban area.

Residential apartment buildings between three to four storeys will be located in close proximity to Main Street, where it respects the heritage facades and features, its laneways and other areas identified in local character statements. How this can be achieved is discussed further in Planning Priority 9.

Student housing located within walking distance of a university campus reduces traffic congestion. The Housing Strategy identifies student accommodation locating in the mixed-use area northeast of New Holland University. Student housing may also be supported in the Agri-knowledge precinct where amenity impacts can be avoided and managed.

Townhouses, villas and dual-occupancy home will be permitted in the residential area to the north of the Central Business District where Council is enhancing services and infrastructure. These homes will also be planned for in new Greenfield Development Areas as part of the rezoning and DCP process.

In the villages of Newtown, Oldtown and Midtown, townhouses, villas and dual-occupancy will only be permitted next to public transport, services and amenities where it respects local character and is in accordance with Council's DCP.

# EXAMPLE

An ageing population requires targeted housing supply, including independent living units and residential aged care facilities. While aged care is currently provided in Waratah City and Newtown, the Housing Strategy identifies demand for residential aged care in the hinterland settlement of Midtown. Retirement living will be encouraged in Midtown to the north of Yellow Leaf Highway in order to provide for the full lifecycle needs of residents in this village.

## Council will:

- Deliver medium density housing in areas identified in the Housing Strategy and includes housing types required by demographic projections.
- Promote compact medium-density residential forms between to 3 and 4 storey heights adjacent Main Street.
- Encourage townhouses, villas and dual-occupancy in the western residential area of Waratah City.
- Outside of Waratah City, medium density housing and multi-dwelling housing is located next to or near public transport, services and amenities.
- Encourage new residential development to respect the character and amenity of existing areas through siting, design and layout of building forms.
- Promote housing for older people across Waratah LGA including Independent Living Units and residential aged care facilities.
- Encourage new residential aged care facilities in Midtown north of Yellow Leaf Highway where these are limited constraints.

## Actions

- 7.1 | Council will review its LEP and update planning controls to implement the recommendations and directions made in the Housing Strategy and reflected in this statement  
- short term
- 7.2 | Council will prepare an LEP amendment and site specific DCP for the provision of a seniors housing in Midtown  
- short term

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## Planning Priority 8 Deliver well planned rural residential housing

### Rationale

Waratah is experiencing a significant increase in residents seeking a more relaxed lifestyle from the larger capital cities.

Rural residential housing is a popular housing choice in the LGA. However, increasing rural residential development may lead to conflict with valuable agricultural or environmental land and requires new or improved access to services and infrastructure.

To manage potential land use conflict and the timely delivery of infrastructure, Council has investigated opportunities for new rural residential housing as part of its Housing Strategy.

New rural residential areas will be located to the north of Newtown and the north of Midtown as identified on the Structure Plan map.

These locations were identified in the Housing Strategy because they support agricultural enterprises and rural industries and have regard to environmental, agricultural and scenic impacts.

Council has undertaken dwelling entitlement investigations to identify undersized rural lots that were created lawfully in the past under previous planning controls. Council will map these lots to provide clarity to owners about the permissibility of a rural dwelling on their land.

Council will undertake a communication strategy aimed at potential rural land purchases by issuing a series of factsheets along with planning certificates on living in rural Waratah. Fact sheets will outline the right to farm concept and legitimate and compliant rural activities in rural zones.

New housing in rural areas must demonstrate high-quality design and promote sustainability.

## Council will:

- Limit new rural residential development to areas identified in the Housing Strategy and shown on a dwelling opportunity map.
- Support land use planning outcomes for rural residential through appropriate buffers and setbacks from agricultural activities.
- Promote high-quality design and sustainability in new rural residential housing.
- Support new rural residential development with infrastructure services and facilities.
- Support community awareness of potential land use conflicts from living in or near agricultural land.

## Actions

- 8.1 | Council will rezone land north of Newtown and north of Midtown to enable new rural residential housing as identified on the Structure Plan Map  
- **short term**
- 8.2 | Council will register dwelling entitlements on a Dwelling Opportunity Map  
- **medium term**

## Planning Priority 9 Manage and enhance the distinctive character of towns

### Rationale

The Waratah LGA features historic settlements in scenic landscapes with natural beauty. A wealth of distinctive local character born from the early gold rush era and sheep stations to new industry and agriculture, make Waratah an attractive locality.

The urban settlement in Midtown is characterised by its natural setting due to its proximity to the surrounding State Forest and Yellow Leaf National Park. Heritage buildings along Yellow Leaf Highway were constructed during the gold rush period between 1855 and 1865. An opportunity for development close to the river will enhance and capitalise on Midtown's distinctive natural setting. A riverfront design strategy will provide finer grain detail and guidance to this opportunity.

More established residential areas in Waratah City which are known for the distinctive characteristics typical of federation era and inter-war period development and.

The northern residential areas of Waratah City are characterised by federation era and inter-war period buildings and there is strong community desire to maintain the established character. Development should be sympathetic and complementary in design, and consistent with the principles of the Burra Charter and more detailed guidance in Council's DCP.

The mosaic of rural and hinterland villages throughout Waratah LGA is unique and must be protected. The CSP Principle 2 - "*Places for People*" has identified placemaking opportunities in its local centres to promote and actively celebrate the value of the natural places and built environment through artwork, education, community involvement or similar initiatives for public realm improvements. Council will leverage the unique local character of each settlement to influence community health, wellbeing and social cohesion.

# EXAMPLE

## Council will:

- Encourage sympathetic development in areas subject to local character statements in Council's Housing Strategy.
- Enhance the streetscape and public realm in local centres by responding to local character and place specific activation strategies outlined in the CSP and local character statements.
- Support the health and wellbeing of the community through good urban design, particularly for seniors and people with a disability.
- Deliver sufficient open space to meet the active and passive recreation needs of the community at LGA, district and neighbourhood scales.
- Ensure public spaces and places are accessible, attractive and safe.

## Actions

- 9.1 | Council will update its DCP to include locality statements and tailored development controls for identified character areas  
- **short term**
- 9.2 | Council will deliver a place specific activation strategy for all local centres  
- **medium term**
- 9.3 | Council will implement its Riverfront Design Strategy to enhance Midtown's CBDs natural setting  
- **medium term**

# EXAMPLE



# EXAMPLE INFRASTRUCTURE TO SUPPORT GROWTH AND CHANGE





# EXAMPLE

Infrastructure capacity is an essential building block to support our communities forecast growth. Over the next 20-years the delivery of physical and social infrastructure will be vitally important for community well-being and supporting changes to our economy.

The delivery of major transformative infrastructure, such as the regional rail upgrade, will serve as a critical component of the new economy, boosted by increased connectivity. New and upgraded essential services such as water, sewerage, drainage, telecommunications and energy facilities also need to be delivered to support our growing population.

As we grow and change, the efficient use of infrastructure will be critical to retaining the quality of life enjoyed by residents. As a result, our strategy promotes the sustainable use of infrastructure by targeting housing and employment growth in locations already well-serviced by existing infrastructure. However, planning and funding new infrastructure to support emerging growth areas will be required to support the additional 18,000 people anticipated to call Waratah home.

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The following planning priorities identify the key drivers of infrastructure demand and demonstrates how Council will align local infrastructure to planned growth:

**Planning Priority 10** | Support the emerging freight and logistics hub

**Planning Priority 11** | Align local infrastructure delivery with planned growth

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## Measures:

- Volume of freight
- Delay from congestion
- Use of public transport
- Infrastructure projects
- Airport passenger numbers

# EXAMPLE

## Planning Priority 10 Support the emerging freight and logistics hub

### Rationale

Waratah is emerging as a regionally significant freight and logistics hub. Council's 2018 *Economic and Employment Study* found that freight, logistics and distribution land uses had increased 15% since the last report in 2007. Most of this activity has occurred in Oldtown, the LGAs primary production and distribution hub. New infrastructure such as road upgrades are required to leverage Oldtown's proximity to the airport, Western Plains highway and the regional rail upgrade and establish the village as the Midland Region freight and logistic hub.

The Federal Government has committed to upgrade the regional rail network, which will better connect cities, towns and ports. Waratah's previously decommissioned grain line will be upgraded to facilitate this section of the project. A new station will be at Oldtown. A dedicated spur line will service the identified freight and logistics lands east the rail line to further boost Waratah's credentials as a distribution hub. This spur line will be privately funded by landholders.

New freight and logistics lands have been identified on the Structure Plan Map to cater to expected growth in demand for land suitable for warehouse and distribution facilities. Servicing the land is identified in Council's *Operational and Delivery plans* to ensure electricity, water and sewerage and road services are available on day one of operation. The viability of this precinct is dependent on the businesses who locate there being able carry out their operations unencumbered by sensitive adjoining land uses such as housing, where complaints about noise and other amenity concerns may need addressing. To protect the economic role of this precinct, new development adjacent to the precinct that may conflict with its designated function for freight and logistics uses will not be permitted.

The existing airport to the west of Waratah City includes a passenger terminal and domestic freight services. The upgrade project will enable the storage and transport of high-

value, time-sensitive agricultural products (such as apples, cherries and beef) and involves the development of an international freight and logistics terminal and quarantine centre. The upgrade will facilitate access to global markets for both Waratah and the wider Midland region. The airport will be protected from sensitive land uses to ensure it can offer flexible and efficient supply chain connections to new markets. Council has undertaken initial scoping studies to support planned changes to the airport with the intention to collaborate with a development partner on a master plan.

The Agri-knowledge and business precinct identified on the Structure Plan Map will also benefit from the airport upgrade and proximity to other connectivity precincts and projects. It will offer new opportunities for connections to other Agri-knowledge precincts.

### Council will:

- Deliver the airport upgrade project to expand the capacity for the transit of high-value, time-sensitive agricultural products to international markets.
- Support the construction of the regional rail upgrade and necessary local infrastructure (including spur lines to employment lands)
- Provide new serviced land for freight and logistics and related activities adjacent to the airport and Oldtown (as identified on the Structure Plan Map).
- Protect the airport and key freight routes from sensitive land uses that may affect the efficiency and operation of moving products to market.

### Actions

- 10.1 | Council will deliver the airport upgrade master plan project  
- short term
- 10.2 | Council will amend the LEP to facilitate the delivery of serviced freight and logistics lands at Oldtown  
- medium term

# EXAMPLE

10.3 Council will review and update its LEP and DCP to ensure statutory planning controls protect key freight routes and employment lands from sensitive land uses  
- **medium term**

10.4 Council will rezone land under the LEP to secure and facilitate a spur line through the serviced freight and logistics lands identified on the structure plan map  
- **short term**

Waratah Council is working with TfNSW and RMS to ensure the best infrastructure outcomes for the community. The *Future Transport Regional Infrastructure and Services Plan* is the NSW Government's blueprint for transport in regional NSW from now until 2056. Council is in the process of updating the *Long-term Transport Strategy* to align with this plan and any other infrastructure funding opportunities.

The LGA is well serviced by the existing road network. Public transport is limited to school buses and public buses connecting Waratah City and the other villages. To accommodate further residential and tourism growth in Waratah, new transport solutions are required. To address the public transport shortage, particularly for remote communities, Council is trialing an on-demand service with a private operator.

A supply chain analysis undertaken by Council has identified the need to build a new bridge over the Mary River. This will reduce travel times by 20 minutes and support the transport of time-sensitive agricultural products to the airport. Once completed, Council will protect this key freight link (and others) through land use planning controls.

Waratah Council will partner with landholders and State agencies as part of a Collaboration Pilot to deliver an integrated hospital and university precinct, including the infrastructure needed to support the precinct's development.

To meet the needs of the growing population of Waratah, Council commissioned an *Open Space and Recreation Strategy* for the whole LGA. This strategy identified the need and preferred location of new parkland and public facilities and the upgrade of some existing facilities. The strategy also recommended a new state of the art cultural centre in Newtown to support community activity and regional tourism promotion. The council supports these recommendations.

Council's *Operational and Delivery plans* have been updated to outline the required social, road, water/sewerage and open space infrastructure needed achieve the vision and priorities in Council's CSP and LSPS.

## Planning Priority 11 Align local infrastructure delivery with planned growth

### Rationale

As Waratah grows and accommodates change, we must ensure that this growth is supported by the necessary infrastructure. Waratah Council recognise the need to work with industry, State agencies and other partners to deliver infrastructure aligned to growth.

Council has chosen to accommodate 50% of projected residential growth on new land identified on the Structure Plan as "Greenfield Development Areas". The other 50% of housing growth will be accommodated in existing urban areas by increasing the density of houses, known as infill developments.

A key challenge for Council is to accommodate growth in Waratah City and other areas identified on the Structure Plan while maintaining access to and viability of services for residents in the smaller townships of Jinto, Neville, Berryville and Oldville.

To manage the cost of new infrastructure, Council will not support new residential development outside of Greenfield Development Areas or existing centres unless proven to be in alignment with the Housing Strategy.

# EXAMPLE

## Council will:

- Manage growth to support service provision in Waratah's city, towns and villages.
- Require all new development to align with planned infrastructure delivery.
- Promote opportunities to collaborate with stakeholders to deliver new infrastructure.
- Provide Waratah with good open space and recreation facilities.

## Actions

- |      |   |
|------|---|
| 11.1 | Council will update the Long-term Transport Strategy to align with State Government priorities and documents<br><b>- short term</b>                     |
| 11.2 | Council will work with the Transport for NSW and RMS to ensure transport decisions promote the best outcome for Waratah communities<br><b>- ongoing</b> |
| 11.3 | Council will work with the local bus transport provider to facilitate a trial for on-demand bus services<br><b>- short term</b>                         |
| 11.4 | Council will deliver the Collaboration Pilot for the health and education precinct with key partners and the community<br><b>- short term</b>           |
| 11.5 | Council will partner with the RMS to deliver the Mary River bridge<br><b>- medium term</b>  |
| 11.6 | Council will build an art and cultural centre in Newtown<br><b>- short term</b>   |
| 11.7 | Council will implement the recommendations of the <i>Open Space and Recreation Strategy</i><br><b>- medium term</b>                                     |

# EXAMPLE



# A VIBRANT CONNECTION TO OUR HERITAGE



A strong connection to our built, natural and cultural heritage is a value shared by many in the community. Our unique landscapes and intact heritage buildings and other items are elements which set us apart from neighbouring LGAs. These tangible connections to our past are valued by the community as something to be protected and enhanced.

As we transition to a new economy, these heritage assets are also recognised as a foundation for a prosperous future, due to the way in which they contribute to an attractive and distinctive natural environment which attracts people to visit, to live and to work.

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The following planning priorities identify how council will protect and celebrate our heritage in to the future:

**Planning Priority 12** | Preserve and adaptively re-use heritage assets

**Planning Priority 13** | Protect and celebrate our unique natural and cultural heritage

---

**Measures:**

- Number of heritage listings
- Spending on heritage maintenance
- Conservation area coverage
- Listed building consents
- Visitor numbers
- Awareness
- Understanding and respect of Aboriginal cultural heritage

## Planning Priority 12

### Preserve and adaptively re-use heritage assets

Council owned heritage items, such as the Town Hall, will be managed in line with council's *Asset Management strategy* to ensure the long-term viability of these buildings and places.

### Rationale

Heritage listed places are assets worthy of preservation to provide a sense of cultural value, identity and a connection to the past. Heritage buildings and locations make a significant contribution to the area's distinct character which is critical to attract new residents and visitors to the area.

Council's LGA wide Heritage Study (1998) identified a number of significant places. Main Street, Council City, a large proportion of Midtown's village centre and adjoining residential area to the South were established as heritage conservation areas. Oldtown's heritage designations reflect its industrial past. In these heritage conservation areas, the area's historical layout, landscaping and streetscape elements is acknowledged as significant. Council will limit development in these areas to ensure their heritage value is protected.

The intact gold rush shanty town of Jinto is designated as a heritage conservation area with many buildings listed on the State Heritage Register. The town is a popular tourist spot, as a result there is pressure to increase short term accommodation on the town's outskirts. While promoting tourism is a Council priority (refer Planning Priority 4), preserving Jinto's heritage is critical to this strategy. Therefore, Council will not support development at the town's edge and new tourist accommodation should concentrate in settlements as shown on the Structure Plan Map.

Waratah's villages retain several important State and locally listed heritage assets, many of which are unoccupied, including the former GPO building in Midtown, and the former bank and Alexandria Hotel in Waratah City. To ensure that heritage buildings are protected and accessible to the community, proposals for alternative uses will be considered where they do not adversely affect the heritage significance of the item. Proposals for alternative uses will be reviewed by a new Heritage Design Advisory Panel, to be established by Council.

### Council will:

- Manage built heritage in accordance with the Burra Charter's (1999) best practice conservation principles and NSW Office of Environment and Heritage's guidelines.
- Encourage and incentivise the adaptive re-use of heritage items by permitting a range of land uses which would otherwise not be permitted, subject to these not adversely affecting the heritage significance of the item.
- Manage development near heritage items to ensure it is respectful and sympathetic of surrounding items and conservation areas.
- Preserve areas of identified heritage significance and carefully manage their interface with the urban environment.

### Actions

- |      |  |
|------|--|
| 12.1 | Council will establish a Heritage Design Advisory Panel to provide expert advice and guidance on development involving or in proximity to heritage assets and areas<br><b>- short term and ongoing</b> |
| 12.2 | Council will develop a conservation management plan for each council owned heritage item<br><b>- medium term</b>   |



## Planning Priority 13 Protect and celebrate our unique natural and cultural heritage

### Rationale

Waratah Council recognises Aboriginal people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. This connection with the land long pre-dates European settlement, with evidence of Aboriginal occupation area dating back thousands of years. Despite physical modification of the land, many places of significance to the unique spiritual and cultural connection to the land remain.

To better manage protection of sites with known, or potential Aboriginal cultural significance Waratah Council has collaborated closely with the Local Aboriginal Land Council, elders and local knowledge holders. Sensitivity mapping of the area's sites will help to guide decision making on future development proposals. In areas identified as highly sensitive or culturally sensitive an Aboriginal Cultural Heritage Assessment will be required in accordance with OEH guidelines.

While preserving Aboriginal cultural heritage is acknowledged as vital, Council is also committed to celebrating Aboriginal cultural heritage wherever possible. Council has previously collaborated with the Local Aboriginal Land Council and OEH to develop the Indigenous Cultural Heritage Trail which opened in 2009. The nature of the LGA's unique scenic landscape means it is home to a number of Aboriginal ceremony and dreaming sites and places of significance. Many of these sites and places are now connected by the trail which traverses the rangelands to the North of the LGA and celebrates and shares Aboriginal cultural heritage with the local community and visitors.

Council will continue to engage with Aboriginal communities to ensure future development in the area respects the cultural significance of landscapes and individual sites of significance within them.

### Council will:

- Identify, protect and maintain objects and places of Aboriginal cultural significance
- Encourage development which celebrates and shares the stories of Aboriginal communities and their connection to the landscape.
- Encourage public domain design to leverage indigenous art and culture and acknowledge the history of the traditional owners of the land in locations of cultural significance

### Actions

- 13.1 | Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate  
- **ongoing**
- 13.2 | Collaborate with the Department of Planning and Environment to develop a statutory land use controls to facilitate economic development of Aboriginal land  
- **medium term**

# A SUSTAINABLE ENVIRONMENT



# EXAMPLE

Waratah LGA is home to a wealth of natural settings including the Smith Lagoon Ramsar wetlands, fertile plains, connected bushland managed by National Parks and the Mary River and creek catchment.

As well as providing critical habitat for a range of native flora and fauna, the land is the lifeblood of our community. The fertile agricultural land is the basis for our economic prosperity and enviable lifestyle.

Our environment is also changing due to a variable climate, and the way in which we position ourselves to respond is a priority consideration for Council.

The natural environment is a key part of Waratah's identity and it is incumbent on Council, in partnership with the community, to manage our environment for future generations.

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The following planning priorities illustrate the key challenges facing the environment and Council's strategies to achieve a more sustainable future.

**Planning Priority 14** | Protect areas of high environmental value and significance

**Planning Priority 15** | Adapt to natural hazards and climate change

---

## Measures:

- Tree canopy coverage
- Temperature in urban areas
- Environmental indicators (water quality, air quality etc)

## Planning Priority 14 Protect areas of high environmental value and significance

### Rationale

Situated between two national parks, Blackwood to the south and the Yellow Leaf national park running along the northern boundary, Waratah is framed by environmental assets. The diverse environment of the LGA provides residents and visitors with unique scenic views.

The Smith Lagoon Ramsar wetland, located to the South East of Midtown, provides critical habitats for many species and is a key recreation site enjoyed by many in the community. Critically, it is the seasonal home to migratory birds and is internationally renowned for bird watching and hiking.

Many wetlands are under pressure from farming, urbanisation and climate change. While Smith Lagoon is an intact protected habitat, it has declined in some key indicators monitored by Council and the Office of Environment and Heritage.

Waratah Council aims to correct this recent trend and protect this important habitat for future generations through improved management and stewardship.

Council's *Rural and Environmental Lands Encroachment Study 2017* includes land use controls to limit the impact of uses near environmental land, including Smith Lagoon. The study recommended that the lagoon's existing buffers are substantially altered to reflect new research and findings.

Waratah's natural places are already feeling the effects of climate change and human activity. Maintaining their natural state is paramount to protect the ecology and biodiversity. Areas experiencing increased impacts from other land uses across the LGA include the Mary River, a number of creek corridors, and some wildlife corridors. The Council will protect these and other environmental assets.

Community consultation as part of the Community Strategic Plan identified support for greater knowledge and support of the biodiversity of Waratah and its important ecosystems.

### Council will:

- Protect natural assets and ensure the biodiversity of the LGA is identified and preserved for future generations.
- Facilitate the protection of Smith Lagoon wetlands, Blackwood National park and Yellow Leaf national park.
- Promote community stewardship of the Smith Lagoon wetlands to ensure its vitality into the future.
- Ensure development at the interface of State Forests and National Parks has a minimal environmental impact.
- Maintain environmentally sensitive places in their natural condition through protection from encroachment by sensitive land uses.
- Retain and enhance vegetated riparian corridors, bird habitats, and wildlife corridors across the area to support biodiversity and water quality outcomes.
- Continue to manage areas of high environmental value in line with the guidance and development controls contained in "Environmental Management" section of its DCP.

### Actions

- 14.1 Council will review and update its LEP and DCP to reflect the buffer zones recommended in the Rural and Environmental Lands Encroachment Study 2017 restricting new development around wildlife corridors and environmental areas  
- short term
- 14.2 Council will review and update the *Smith Lagoon Surrounding Land Uses Management Plan* in accordance with the recommendations of the *Rural and Environmental Lands Encroachment Study 2017*  
- short term

# EXAMPLE

14.3 Council will commission a strategic conservation plan that includes a biodiversity mapping study to identify areas that are high environmental value and inform future strategic planning  
**- short term**

14.4 Council will develop a public education program and new website on the biodiversity of Waratah using the findings of council's future strategic conservation plan  
**- medium term**

A variable climate is also forecast to increase periods of drought and periods of high rainfall leading to flooding. New development will be discouraged in areas vulnerable to natural hazards, particularly where the risk to life is high.

## Council will:

- Ensure that residential and community land uses such as seniors living, schools and hospitals are not located in areas identified as high flooding or bushfire risk to protect lives and property
- Encourage design features of new development responds to our variable climate and seasons based on Council's "Environmental Management" section of its DCP
- Encourage the built form to respond to risks of heat stress and drought by minimising reliance on mechanical heating and cooling through tree planting, landscaping improvements and green roofs, and sustainable urban design principles

## Planning Priority 15 Adapt to natural hazards and climate change

### Rationale

In accordance with the NSW Government's *Climate Change Policy for NSW*, Council is planning for greater resilience to a variable climate. Temperatures have been increasing in the region since the 1970's, with this trend set to continue. The number of hot days is projected to increase with the impact of temperature extremes likely to impact health, infrastructure and our environment.

Urban environments that have been cleared of vegetation, such as industrial land, are particularly vulnerable to the urban heat island effect. Built up areas that are mostly paved, concrete or rooves, experience temperatures many degrees higher than areas cooled by tree canopy and vegetation. Council will develop an urban greening strategy to combat the urban heat island effect. This will increase tree planting in public open space and providing shade to pedestrian routes. New development will also be expected to contribute to urban greening by complying with landscape controls in Council's DCP.

Heavily vegetated areas in the LGA's north are particularly vulnerable to bushfire, as such development beyond the existing urban footprint will be restricted.

### Actions

- 15.1 Council will amend the LEP zones to restrict development in high flood-risk constrained areas of the Mary River valley, and areas of bushfire risk around the hinterland and adjacent Yellow Leaf National Park  
**- short term**
- 15.2 Council will develop Resilience Action Plans for areas mapped as susceptible to isolation or risk to property from floods or bush fire  
**- medium term**
- 15.3 Council will complete urban greening strategies for Council City  
**- long term**

# EXAMPLE IMPLEMENTATION, MONITORING AND REPORTING

## Implementation

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

- **Local Environmental Plan (LEP)**  
LEPs are the principal statutory document which establishes the planning controls for an LGA. Through zoning, development standards and other local provisions the LEP provides the legal framework to ensure development is appropriate and reflects the communities vision for land use in the LGA.
- **Development Control Plan**  
Are non-statutory plans that provides detailed planning and design guidelines, and development controls to support the LEP.
- **Contributions Plan**  
Division 6 of Part 4 of the *EP&A Act 1979* gives Council the power to collect contributions from developers toward public infrastructure required as a consequence of their development.

## LEP amendments

Proposed developments which align to the strategic planning direction in the LSPS may require changes to development controls or land use zoning to occur before a development application can be submitted. In this case, an amendment to the LEP would be required.

Amendments to the LEP are subject to planning proposals in accordance with section 3.4 of the *EP&A Act 1979*. Planning proposals to amend the LEP may either be prepared by Council or by applicants. Alignment to the strategic direction within the LSPS will be a significant consideration when determining whether an LEP amendment will proceed.

More information on amendments to the LEP can be found in DPE's *A Guide to Preparing Planning Proposals*.

## Monitoring and review

Council will monitor, review and report on its Local Strategic Planning Statement to ensure that its planning priorities are being achieved. Council will use the existing Integrated Planning and Reporting (IP&R) framework under the *Local Government Act 1993* for the purpose of monitoring implementation of the LSPS.

Council will commence its first full review of the LSPS in 2023 and again every four years to align the review period with Council's overarching community strategic planning and IP&R under the LG Act.

Regular reviews will ensure that the LSPS reflects the vision the community has for future of Waratah and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

## Funding & Investment

The LSPS will play an important role in Council's resourcing strategy, with preparation of strategies and studies required by this plan funded in the 4-year delivery program and annual operational plans.

## Strategic Planning Implementation Advisory Committee and Reference Groups

Council has established a Strategic Planning Implementation Advisory Committee. Committee memberships includes the Mayor, General Manager, Strategic Planning Director and representation from Council's other business units including Engineering and Asset Management, and Environment and Open Space. A whole of organisation approach will support a holistic approach to achieving the vision.

The committee will also be supported by a number of community reference groups. Community reference groups will be established to provide the opportunity for on-going dialogue between the Council and the community to help achieve our shared vision and inform future updates to the LSPS and other planning controls.

Membership of the groups will represent a diverse cross section of the community to ensure a wide range of views from an environmental, economic, social and cultural perspective.

It is anticipated that these groups, once established, will closely align to the key planning priorities within the LSPS and is proposed to include:

- Housing diversity group
- Business and economy forum
- Agri-business and productive agriculture group
- Better places group
- Heritage and environment group

## Existing governance arrangements and partnerships

Existing governance arrangements such as reporting to the Midland Joint Regional Organisation of Councils will be utilised to support effective approaches to cross boundary issues. The need to work effectively with other councils in the region recognises the wider role that Council's strategic planning and decision-making plays in achieving the objectives of the Midland Regional Plan 2036. It also recognises the potential impact that strategically important decisions taken by Council regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS may have on the plans of neighbouring councils.

These valued cross boundary partnerships will also support council to realise its vision by driving efficiencies in accessing government funding, attracting inward investment and accessing a wider field of expertise.

The LSPS also provides a framework for the coordinated action of many other partners in delivery. Council will continue to work hard to establish effective partnerships with State government agencies and other organisations to support the realisation of the plan.



## Implementation for Our New Economy

# EXAMPLE

### Measures:

- Jobs by industry
- Level of employment
- Gross Regional Product
- Vacancy rates
- Land zoned for employment purposes across various industry sectors
- Visitor numbers

### Planning priority 1

Promote agriculture and grow the agri-business sector

---

#### Relationship to other plans and policies

#### Planning Priority 1 is consistent with Council's CSP Principles:

4. 'Vibrant Local Economy'; and
5. Principle 5 'Productive Agriculture'.

#### Planning Priority 1 also gives effect to the Midland's Regional Plan 2036 Directions:

1. Grow the agribusiness sector, value-added manufacturing opportunities and supply chains.
2. Protect the economic functions of employment lands
3. Protect productive agricultural land and plan for greater land use compatibility.

---

#### Actions

- 1.1 Council will implement minimum lot sizes for rural lands in the LEP in accordance with Rural Lands Study 2017 **(Short term)**
- 1.2 Council will partner with the New Holland University, Agricultural Producers Federation and the Freight and Logistics Council to support the development of the Agri-knowledge Precinct and freight and logistics lands **(Short term)**
- 1.3 Council will update the LEP land use zones and development standards to identify and protect the freight and logistics land shown on the Structure Plan Map **(Short term)**
- 1.4 Council will review the Rural Lands Study every four years to ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable productive agricultural sector **(Medium to long term)**



# EXAMPLE

## Planning priority 2

Encourage a diverse service economy in successful centres

### Relationship to other plans and policies

**Planning Priority 2 is consistent with Council's CSP Principles:**

4. 'Vibrant Local Economy'

**Planning Priority 2 also gives effect to the Midland's Regional Plan 2036 Directions:**

2. Protect the economic functions of employment lands
7. Promote business activities in urban centres
8. Improve accessibility to health and aged care services
9. Expand education and training opportunities.
16. Deliver healthy built environments and better urban design

### Actions

- 2.1 Council will update the LEP to identify and zone land adjacent to Oldtown for employment uses and update the development contributions plan to fund necessary infrastructure services. **(Short term)**
- 2.2 Council will monitor the location of employment activities across the LGA and use this as an input into subsequent reviews of the LEP to ensure there is sufficient zoned and serviced land available to meet employment demand **(Medium to long term)**
- 2.3 Council will partner with Health Infrastructure NSW, Department of Planning and New Holland University to develop the Waratah Health and Education Precinct Strategy **(Short term)**

# EXAMPLE

## Planning priority 3

Manage and support the transition to renewable energy

### Relationship to other plans and policies

#### Planning Priority 3 is consistent with Council's CSP Principles:

4. 'Vibrant Local Economy'

#### Planning Priority 3 also gives effect to the Midland's Regional Plan 2036 Directions:

5. Promote Renewable energy opportunities
3. Protect productive agricultural land and plan for greater land use compatibility.

### Actions

- 3.1 In partnership with Midland Region councils, Waratah Council will support renewable energy developments in the precinct identified on the Structure Plan Map **(Short term)**
- 3.2 Council will develop and deliver a *Renewables for Waratah* program to support community education and involvement in new and innovative renewable energy technology **(ongoing)**
- 3.3 Council will update the LEP to allow a departure from minimum lot sizes where this may otherwise prevent the development of necessary electricity supply infrastructure that is associated with a renewable energy project (e.g. substations) **(Short term)**

# EXAMPLE

## Planning priority 4

Promote tourism

### Relationship to other plans and policies

**Planning Priority 4 is consistent with Council's CSP Principles:**

4. 'Vibrant Local Economy'.

**Planning Priority 4 also gives effect to the Midland's Regional Plan 2036 Directions:**

3. Protect productive agricultural land and plan for greater land use compatibility
4. Promote and diversify regional tourism markets.
10. Protect and manage environmental assets
20. Retain the Midland's distinctive built character

### Actions

- 4.1 Council will amend the LEP to permit the temporary use of Council owned land for community/public events and festivals at Newtown **(Short term)**
- 4.2 Council will facilitate appropriate tourism uses on Aboriginal owned land to increase economic participation on country through changes to the permissible land uses in the LEP **(Short term)**
- 4.3 Council will rezone land for new tourism uses, particularly tourist and visitor accommodation in Newtown **(Short term)**
- 4.4 Council will investigate potential opportunities for Jinto to capitalise on its proximity to Waratah's natural attractions **(Medium term)**

# EXAMPLE

## Planning priority 5

Enhance the economic self-determination of Aboriginal communities through their land holdings

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### Relationship to other plans and policies

**Planning Priority 5 is consistent with Council's CSP Principles:**

4. 'Vibrant Local Economy'.

**Planning Priority 5 also gives effect to the Midland's Regional Plan 2036 Directions:**

17. Enhance the economic self-determination of Aboriginal communities
- 

### Actions

- 5.1 Council will work with the LALC to implement proposals identified in the LALC's 2019 Strategic Plan through changes to the LEP and DCP **(Short term and ongoing)**
- 5.2 Council will partner with the LALC and Department of Planning and Environment to facilitate the rezoning of land for residential purposes as identified in the 2019 Strategic Plan **(Short term)**
- 5.3 Council will examine LALC land holdings' land use zoning to appropriately reflect their current use and potential development opportunities **(Short term and ongoing)**



## Implementation for Thriving places to live and grow

# EXAMPLE

### Measures:

- Dwelling approvals by location and type
- Net new dwellings approved and completed
- Housing costs as a percentage of household
- Residents' satisfaction with built environment

### Planning priority 6

Provide new space to grow

---

#### Relationship to other plans and policies

#### Planning Priority 6 is consistent with Council's CSP Principles:

1. 'Growth Management'
2. 'Places for People'

#### Planning Priority 6 also gives effect to the Midland's Regional Plan 2036 Directions:

11. Manage growth and change in regional cities and strategic local centres.
12. Focus housing growth in locations that maximise infrastructure and services
20. Retain the Midland's distinctive built character

---

#### Actions

- 6.1 Council will update its DCP and prepare place-base controls for the greenfield development areas **(Short term)**
- 6.2 Council will rezone land in the greenfield development areas in accordance with the Staging and Sequencing Plan **(Short term to medium term)**
- 6.3 Council will monitor, review and update the Housing Strategy to ensure sufficient housing is delivered to meet community needs and demand **(Medium term)**

# EXAMPLE

## Planning priority 7

Deliver greater housing diversity to suit changing needs

---

### Relationship to other plans and policies

#### Planning Priority 7 is consistent with Council's CSP Principles:

1. 'Growth Management'
2. 'Places for People'
3. 'Protection of the Environment'
4. 'Productive Agriculture'

#### Planning Priority 7 also gives effect to the Midland's Regional Plan 2036 Directions:

11. Manage growth and change in regional cities and strategic local centres.
  12. Focus housing growth in locations that maximise infrastructure and services
  13. Increase Housing diversity and choice
  14. Increase housing choice for seniors
  16. Deliver healthy built environments and better urban design
- 

### Actions

- 7.1 Council will review its LEP and update planning controls to implement the recommendations and directions made in the Housing Strategy and reflected in this statement **(Short term)**
- 7.2 Council will prepare an LEP amendment and site specific DCP for the provision of a seniors housing in Midtown **(Short term)**

# EXAMPLE

## Planning priority 8

Deliver well planned rural residential housing

---

### Relationship to other plans and policies

#### Planning Priority 8 is consistent with Council's CSP Principles:

1. 'Growth Management'
2. 'Places for People'
3. 'Protection of the Environment'
5. 'Productive Agriculture'

#### Planning Priority 8 also gives effect to the Midland's Regional Plan 2036 Directions:

3. Protect productive agricultural land and plan for greater land use compatibility.
15. Manage rural residential development
16. Deliver healthy built environments and better urban design

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### Actions

- 8.1 Council will rezone land north of Newtown and east of Midtown to enable new rural residential housing as identified on the Structure Plan Map (**Short term**)
- 8.2 Council will register dwelling entitlements on a Dwelling Opportunity Map (**Medium term**)

# EXAMPLE

## Planning priority 9

Manage and enhance the distinctive character of towns

---

### Relationship to other plans and policies

#### Planning Priority 9 is consistent with Council's CSP Principles:

1. 'Growth Management'
2. 'Places for People'

#### Planning Priority 9 also gives effect to the Midland's Regional Plan 2036 Directions:

16. Deliver healthy built environments and better urban design
  20. Retain the Midland's distinctive built character
- 

### Actions

- 9.1 Council will update its DCP to include locality statements and tailored development controls for identified character areas **(Short term)**
- 9.2 Council will deliver a place specific activation strategy for all local centres **(Medium term)**
- 9.3 Council will implement its Riverfront Design Strategy to enhance Midtown's CBDs natural setting **(Medium term)**





# EXAMPLE

## Implementation for Infrastructure to support growth and change

### Measures:

- Volume of freight
- Delay from congestion
- Use of public transport
- Infrastructure projects
- Airport passenger numbers

### Planning priority 10

Support the emerging freight and logistics hub

---

#### Relationship to other plans and policies

**Planning Priority 10 is consistent with Council's CSP Principles:**

4. 'Vibrant Local Economy'

**Planning Priority 9 also gives effect to the Midland's Regional Plan 2036 Directions:**

21. Coordinate local infrastructure delivery
22. Improve freight connections to markets and global gateways
23. Enhance road and rail freight links

---

#### Actions

- 10.1 Council will deliver the airport upgrade master plan project. **(Short term)**
- 10.2 Council will amend the LEP to facilitate the delivery of serviced freight and logistics lands at Oldtown. **(Medium term)**
- 10.3 Council will review and update its LEP and DCP to ensure statutory planning controls protect key freight routes and employment lands from sensitive land uses. **(Medium term)**
- 10.4 Council will rezone land under the LEP to secure and facilitate a spur line through the serviced freight and logistics lands identified on the structure plan map **(Short term)**

# EXAMPLE

## Planning priority 11

Align local infrastructure delivery with planned growth

---

<b>Relationship to other plans and policies</b>	<p><b>Planning Priority 11 is consistent with Council's CSP Principles:</b></p> <ol style="list-style-type: none"><li>1. 'Growth Management'</li><li>4. 'Vibrant Local Economy'</li></ol> <p><b>Planning Priority 11 also gives effect to the Midland's Regional Plan 2036 Directions:</b></p> <ol style="list-style-type: none"><li>12. Focus housing growth in locations that maximise infrastructure and services</li><li>21. Coordinate local infrastructure delivery</li></ol>
<b>Actions</b>	<ol style="list-style-type: none"><li>11.1 Council will update the Long-term Transport Strategy to align with State Government priorities and documents <b>(Short term)</b></li><li>11.2 Council will work with the Transport for NSW and RMS to ensure transport decisions promote the best outcome for Waratah communities. <b>(Ongoing)</b></li><li>11.3 Council will work with the local bus transport provider to facilitate a trial for on-demand bus services <b>(Short term)</b></li><li>11.4 Council will deliver the Collaboration Pilot for the health and education precinct with key partners and the community <b>(Short term)</b></li><li>11.5 Council will partner with the RMS to deliver the Mary River bridge <b>(Medium term)</b></li><li>11.6 Council will build an art and cultural centre in Newtown <b>(Short term)</b></li><li>11.7 Council will implement the recommendations of the Open Space and Recreation Strategy <b>(Short term)</b></li></ol>

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## Implementation for A vibrant connection to our heritage

# EXAMPLE

### Measures:

- Number of heritage listings
- Spending on heritage maintenance
- Conservation area coverage
- Listed building consents
- Visitor numbers
- Awareness
- Understanding and respect of Aboriginal cultural heritage

### Planning priority 12

Preserve and adaptively re-use heritage assets

---

#### Relationship to other plans and policies

#### Planning Priority 12 is consistent with Council's CSP Principles:

1. 'Places for People'
2. 'Protection of the Environment'

#### Planning Priority 12 also gives effect to the Midland's Regional Plan 2036 Directions:

19. Protect the Midland's heritage.
20. Retain the Midland's distinctive built character.

---

#### Actions

- 12.1 Council will establish a Heritage Design Advisory Panel to provide expert advice and guidance on development involving or in proximity to heritage assets and areas **(Short term and ongoing)**
- 12.2 Council will develop a conservation management plan for each council owned heritage item. **(Medium term)**

# EXAMPLE

## Planning priority 13

Protect and celebrate our unique natural and cultural heritage

---

### Relationship to other plans and policies

#### Planning Priority 13 is consistent with Council's CSP Principles:

2. 'Places for People'
3. 'Protection of the Environment'

#### Planning Priority 13 also gives effect to the Midland's Regional Plan 2036 Directions:

16. Deliver healthy built environments and better urban design
  17. Enhance the economic self-determination of Aboriginal communities
  18. Respect and protect the Midland's Aboriginal heritage
  19. Protect the Midland's heritage
- 

### Actions

- 13.1 Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate. **(Ongoing)**
- 13.2 Collaborate with the Department of Planning and Environment to develop a statutory land use controls to facilitate economic development of Aboriginal land. **(Medium term)**



## Implementation for Sustainable environment

# EXAMPLE

### Measures:

- Tree canopy coverage
- Environmental indicators (water quality, air quality etc)
- Temperature in urban areas

### Planning priority 14

Protect areas of high environmental value and significance

---

<b>Relationship to other plans and policies</b>	<p><b>Planning Priority 14 is consistent with Council's CSP Principles:</b></p> <p>5. 'Protection of the Environment'</p> <p><b>Planning Priority 14 also gives effect to the Midland's Regional Plan 2036 Directions:</b></p> <p>10. Protect and manage environmental assets</p>
<b>Actions</b>	<p><b>14.1</b> Council will review and update its LEP and DCP to reflect the buffer zones recommended in the <i>Rural and Environmental Lands Encroachment Study 2017</i> restricting new development around wildlife corridors and environmental areas. <b>(Short term)</b></p> <p><b>14.2</b> Council will review and update the "<i>Smith Lagoon Surrounding Land Uses Management Plan</i>" in accordance with the recommendations of the <i>Rural and Environmental Lands Encroachment Study 2017</i> <b>(Short term)</b></p> <p><b>14.3</b> Council will commission a strategic conservation plan that includes a biodiversity mapping study to identify areas that are high environmental value and inform future strategic planning <b>(Short term)</b></p> <p><b>14.4</b> Council will develop a public education program and new website on the biodiversity of Waratah using the findings of council's future strategic conservation plan <b>(Medium term)</b></p>

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# EXAMPLE

## Planning priority 15

Adapt to natural hazards and climate change

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### Relationship to other plans and policies

**Planning Priority 15 is consistent with Council's CSP Principles:**

3. 'Protection of the Environment'

**Planning Priority 15 also gives effect to the Midland's Regional Plan 2036 Directions:**

6. Manage natural hazards and climate change
  16. Deliver healthy built environments and better urban design
- 

### Actions

- 15.1 Council will amend the LEP zones to restrict development in high flood-risk constrained areas of the Mary River valley, and areas of bushfire risk around the hinterland and adjacent Yellow Leaf National Park. **(Short term)**
- 15.2 Council will develop Resilience Action Plans for areas mapped as susceptible to isolation or risk to property from floods or bush fire. **(Medium term)**
- 15.3 Council will complete urban greening strategies for Waratah City **(Long term)**

# EXAMPLE

# REFERENCES

## List of studies, plans and documents

*Waratah's Local Environmental Plan 2014*

*Waratah Development Control Plan 2014*

*Waratah Contributions Plan 2018/2019*

*Housing Strategy 2016*

*Greenfield Development Area's Staging and Sequencing Plan*

*Agri-knowledge Precinct Master Plan*

*Open Space and Recreation Strategy 2014*

*Long Term Transport Strategy*

*Smith Lagoon Ramsar Wetlands Plan of Management*

*Smith Lagoon Surrounding Land Uses Management Plan*

*Wind and Solar Feasibility Study 2018*

*Rural and Environmental Lands Encroachment Study 2017*

*Supply Chain Analysis Study 2016*

*Heritage Study 1998*

*Rural and Environmental Lands Encroachment Study 2017*

*Economic and Employment Study 2018*

*Waratah Council's Community Strategic Plan 2017*

*Waratah Council's Delivery Programme 2017-2022*

*Waratah Council's Operational Plan 2018/2019*

*Waratah Council's Asset Management Plan*

*Midlands Regional Plan 2036*

*Apartment Design Guide*

*Future Transport Plan 2056*

*State Infrastructure Strategy*

*NSW Better Placed Design Guide 2018*

*NSW Transmission Infrastructure Strategy 2018*

*NSW Government Climate Change Policy*

*Local Aboriginal Land Council's 2019 Strategic Plan*

*Local Aboriginal Land Council's Community Land and Business Plan*

