



**MINUTES COMMUNITY SERVICES AND PLANNING  
COMMITTEE**

**GWYDIR SHIRE COUNCIL**

**THURSDAY 10 OCTOBER 2019**

**COMMENCING AT 9.48 AM**

**WARIALDA OFFICE COUNCIL CHAMBERS**

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**Present:**

**Councillors:** Cr. Catherine Egan (Deputy Mayor Cr  
Marilyn Dixon OAM, Cr. Geoff Smith, Cr  
Tiffany Galvin and Cr Frances Young

**Staff:** Max Eastcott (General Manager), Leeah Daley (Deputy  
General Manager), Helen Thomas (Manager, Finance)  
and Alex Eddy (Manager Engineering Services)

**Public:** Nil

**Visitor:** Nil

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Committee held on Thursday 10 October 2019

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**OFFICIAL OPENING AND WELCOME – DEPUTY MAYOR**

**APOLOGIES** Cr. John Coulton (Mayor), Cr. Jim Moore, Cr Stuart Dick and Cr. David Coulton

**THAT** the apologies of Cr. John Coulton (Mayor), Cr. Jim Moore, Cr Stuart Dick and Cr. David Coulton are accepted.

(Moved Cr Smith, seconded Cr Galvin)

**CONFIRMATION OF THE MINUTES**

**THAT** the Minutes of the previous Community Services and Planning Committee Meeting held on Thursday 12 September 2019 as circulated be taken as read and **CONFIRMED**.

(Moved Cr Young, seconded Cr Smith)

**PRESENTATION and CALL FOR THE DECLARATIONS OF INTERESTS AND CONFLICTS OF INTEREST Nil**

**COMMITTEE OF THE WHOLE – CONFIDENTIAL ITEMS**

**THAT** the Council resolve into Confidential Session, Committee of the Whole and that in the public interest and in accordance with Section 10A(2)(a) of the Local Government Act, 1993, the public and press be excluded from the meeting to consider the items listed on the agenda.

(Moved Cr Galvin, seconded Cr Young)

**ADOPTION OF THE RECOMMENDATIONS OF THE CONFIDENTIAL SESSION**

**COMMITTEE RECOMMENDATION TO COUNCIL:**

**THAT** the recommendations of the Confidential Session, namely:

**Discussion**

**THAT** the Council calls for Expressions of Interest from interested parties outlining their suggestions regarding the future management options for the Roxy Complex.

are adopted.

(Moved Cr Dixon OAM, seconded Cr Young)



regional and state planning priorities, by highlighting previously overlooked land use issues and/or potential.

The following picture graph is taken from the Department of Planning and Environment's (now known as the Department of Planning, Industry and Environment) document called "Local Strategic Planning Statements, Guidelines for Councils" and explains where the LSPS sits within the strategic planning framework and in relation to the Community Strategic Plan (CSP).



The Gwydir LSPS, being a document that focuses on the long-term vision for land use within the Gwydir Shire, will convert the vision and priorities identified in the Gwydir CSP into specific land use planning actions. In this way the LSPS will provide a reportable and accountability link between the Integrated Planning and Reporting (IPR) framework, required by the Local Government Act, 1993 (LG Act) and the Strategic Planning system framework managed under the EPA Act.

**COMMENT**

Section 3.9 of the EPA Act outlines the legal requirements for the LSPS. The Department of Planning, Industry and Environment have prepared a guideline (see Attachment 2 - "Local Strategic Planning Statements - Guidelines for Councils") to explain the requirements, how it is made and implemented.

The legal requirements for an LSPS are outlined below:

- (a) Context – the basis for strategic planning in the area, having regard to economic, social and environmental matters;
- (b) Planning Priorities – the planning priorities of the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the LG Act;
- (c) Actions – the actions required for achieving those planning priorities;

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- (d) Implementation – the basis on which the council is to monitor and report on the implementation of those actions.

Details regarding the LSPS preparation process is also found in the “*Local Strategic Planning Statement – Guidelines for Councils*”. A summary of the process is as follows:

Stage 1 – Scoping

- Collation – assemble relevant information, policies, strategic and community plans;
- Issue Identification – understand local issues;
- Analysis, synthesis and gap assessment – how do the strategic inputs apply in a local context;
- Vision setting – identify the main strategic initiatives;
- Prioritisation – preliminary list of planning priorities for further investigation.

Stage 2 – Testing

- Target Analysis – gap analysis;
- Strategic development and assessment – prepare local housing or employment strategy, establish 6-10 and 20 year housing targets, industrial and urban services land review and growth/change management plans;
- Local infrastructure assessment – identify infrastructure requirements in response to projected populations and economic growth;
- Consultation – test preliminary findings, assumptions and options with stakeholders
- Prepare draft LSPS for exhibition – incorporate feedback, narrow options and isolate key areas of local priorities.

Stage 3 – Finalisation

- Approval of draft LSPS and exhibition – Council resolution to exhibit the draft LSPS for 28 days;
- Finalisation of draft – Review submissions and make modifications. Department of Planning, Industry and Environment review and endorsement.
- Making the LSPS – Final LSPS is to be approved and made by Council. Upload to NSW Planning Portal and Council’s website by 1 July 2020.

Stage 4 – Implementation

- Implementing priorities and actions – necessary changes to statutory plans and development controls, council’s infrastructure funding and

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delivery programs, and other strategic planning (Development Control Plans etc);

- Alignment with related works – LSPS is used to form basis for review of Local Environmental Plan (LEP), CSP review and reviews of regional and district plans;
- Monitoring and review – monitor priorities, regularly seek community feedback, identify improvement opportunities and review LSPS within 7 years.

### CONCLUSION

The Draft Gwydir LSPS (See Attachment 1) was prepared, on behalf of Council behalf, by the Department of Planning, Industry and Environment and meets all statutory requirements.

The Draft Gwydir LSPS is now at Stage 3 – Finalisation. This stage requires the Draft LSPS to be reviewed by Council who then resolves to exhibit the Draft Gwydir LSPS, for public comment, for a period 28 days. In addition, it is recommended by the Department of Planning, Industry and Environment that the Draft LSPS be sent to all relevant state agencies for comment.

Once the exhibition has been completed, any submissions will be forwarded to the Department of Planning, Industry and Environment for review and incorporation (where relevant) into the Draft LSPS. Once the Department has endorsed any changes, the final LSPS will be presented to Council for adoption. Once adopted the LSPS is up-loaded to the NSW Planning Portal and Council's website. In addition, the actions stated in the LSPS will be incorporated into the Council's *Interplan* documentation.

### CONSULTATION

The Department of Planning, Industry and Environment considered the following documents and resources when preparing the Draft Gwydir LSPS:

- LOCAL PLANS
  - Bingara Regeneration Vision 2020
  - Bingara Town Strategy 2008
  - Gwydir Community Engagement Strategy
  - Gwydir Community Strategic Plan 2017
  - Gwydir Destination Management Plan 2017
  - Gwydir Economic Development Strategy 2017 – 2020
  - Gwydir Shire Council Annual Report 2018
  - Gwydir Shire Council Draft Operational Plan 2019 – 2020
  - Warialda Community Plan 2011
  - Wide Gwydir Our Journey to 2030

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- STATE AND REGIONAL PLANS
  - Department of Industry – Visitor Economy Industry Action Plan 2030
  - Department of Planning and Environment – New England North West Regional Plan 2036
  - Department of Premier and Cabinet – Upper North West Regional Economic Development Strategy 2018-2022
  - Destination NSW – State wide Destination Management Plan 2019
  - Government Architect NSW – Draft Urban Design for Regional NSW Guide 2019
  - Draft Infrastructure NSW – State Infrastructure Strategy 2018-2038
  - Local Land Services – Local Strategic Plan 2016-2021
  - Namoi Unlimited – Namoi Region Road Network Strategy 2018
  - Namoi Unlimited – Water for the Future Strategy 2019
  - Office of Environment and Heritage – Western Enabling Regional Adaptation New England North West region report
  - Regional Development Australia – Gwydir Shire Local Government Area
  - Regional Development Australia – Namoi Investment Prospectus
  - Regional Development Australia – Northern Inland NSW
  - Regional Plan 2016-2019 Transport for NSW – Future Transport 2056: Regional NSW Services and Infrastructure Plan.

#### **STATUTORY ENVIRONMENT**

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2000

New England North West Regional Plan

Gwydir Local Environmental Plan 2013

Gwydir Community Strategic Plan 2017

#### **POLICY IMPLICATIONS**

The preparation and making of the Draft Gwydir LSPS is in line with the priorities expressed in the Gwydir Community Strategic Plan 2017 and the New England North West Regional Plan. The Gwydir LSPS, once finalised and implemented, will affect any future review of the Gwydir Local Environmental Plan 2013 and the creation of a Development Control Plan.

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**FINANCIAL ECONOMIC and RESOURCE IMPLICATIONS (Including Asset Management)**

The exhibition and advertising of the Draft LSPS will have a financial impact. However, this expense will be absorbed into the current budget provisions.

**Economic Factors**

| Categories           | Key Outcomes   |
|----------------------|--|
| Life Cycle Costs     | The Gwydir LSPS is a living document and will be reviewed within 7-year cycles. Once a review has been drafted, public comment will be sort. There may be continued expenditure relating to the employment of consultants to perform the review and costs associated with consultations, exhibition and advertisement. |
| Cost Recovery        | There will be little opportunity for cost recovery. However, there may be some opportunity for cost savings through future mapping and budgeting for infrastructure due to the implementation of priorities identified in the LSPS.  |
| City Assets          | The LSPS will implement a pathway towards a future vision for the Gwydir Shire through land use planning. This may identify Council assets (in particular roads and utilities infrastructure) that need to be created or enhanced.   |
| Key Business Sectors | The LSPS priorities and action will directly affect land use within the shire. The identification and promotion of employment lands and the protection of agricultural land and agri-business are a priority in the LSPS's vision for the shire  |
| Infrastructure       | The LSPS will identify a future vision for land use, which in turn will identify future infrastructure requirements, short falls and possible economies.   |

**STRATEGIC IMPLICATIONS**

The LSPS is a strategic planning document that provides a long-term (20-year) vision for land use in the Gwydir Shire Council. The LSPS helps identify and prioritise where the Gwydir Shire Council wants to be in 20 years' time and provides an action pathway towards that vision. It provides possible answers to how the Gwydir community can be shaped to remain viable, how do we sustainably maintain our natural resources and unique characteristics, and how the shire will operate within the future local, regional, state, national and internationally environments.

The LSPS is a living document and needs to be continually revised, tested, consulted and implemented. It is recommended that the LSPS be revised within 7 year cycles, to ensure priorities are still relevant and actions undertaken. The Gwydir LSPS will also have an impact on the direction and priorities of the future Gwydir Local Environmental Plan 2013, the development of a Development Control Plan for the shire and will need to

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remain in line with the Community Strategic Plan land use objectives. This will ensure a consistent pathway towards the desired future vision for the shire and the region.

**SUSTAINABILITY IMPLICATIONS (Social and Environmental)**

**Social Impacts**

| Categories                   | Key Outcomes  |
|------------------------------|---|
| Diversity                    | The LSPS aims to identify, encourage and facilitate land use by renewable energy sources and their placement to minimise land use conflicts and to maximize sustainable energy production.  |
| Amenity                      | The LSPS aims to identify and locate industrial and other employment lands to maintain the existing character of the shire’s communities whilst maximize employment potential.  |
| Public Health and Safety     | The LSPS will ensure the continued development of the shire’s public spaces in order to provide safe, healthy and attractive community areas by the careful placement of employment land uses and the protection of agricultural and natural resources.                   |
| Cultural and Heritage Values | The LSPS priorities the protection of the shire’s natural, cultural and heritage assets, both indigenous and non-indigenous, by following the “ minimise, mitigate or avoid” ethos and by further supporting existing and identifying new cultural tourism opportunities. |
| Community Services           | The LSPS vision can be realised by ensuring that current and future community requirements are identified, and appropriately and sustainably supplied to attract and provide for the shire future population.   |

**Environmental Factors**

| Categories           | Key Outcomes  |
|----------------------|---|
| Energy Consumption   | The LSPS will encourage the development of renewable energy sources and their appropriate placement within the shire.   |
| Greenhouse Emissions | By encouraging the development of renewable energy use throughout the shire, where appropriate, the LSPS assists in the reduction of greenhouse emissions and a pathway to sustainable future for the shire.                                    |
| Resource Use         | The LSPS priorities the sustainable use of land resources by the appropriate placement of employment lands, maintaining the security of agricultural land, protecting cultural heritage and native vegetation, encouraging renewable energy use |

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|                   |  |
|-------------------|--|
|                   | and the fortification of the shires unique communities, characteristics and identity.  |
| Waste Generation  | Indirectly, the LSPS will encourage the re-use, recycling and reduction of waste through inspiring sustainable development, business and industrial practices and land uses.   |
| Water Consumption | A priority of the LSPS is the sustainable use of the shires water resources, whether through harvestable rights, aquifers or riparian. The location of industries and the encouragement of sustainable water use will ensure protection of the shires water resources. |

**OFFICER RECOMMENDATION**

THAT the report be received and that the Draft Gwydir Local Strategic Planning Statement be exhibited for public comment for 28 days.

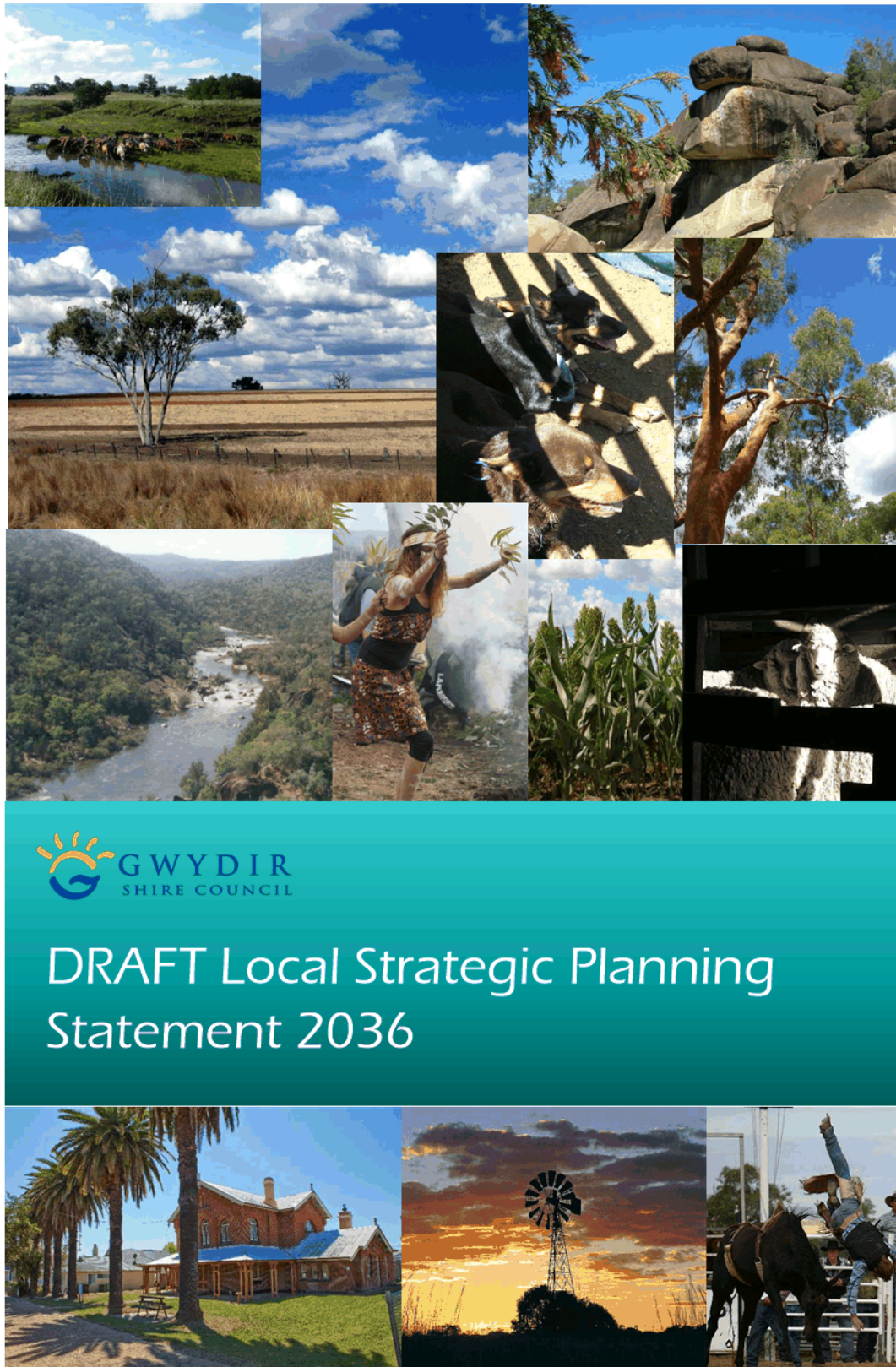
**ATTACHMENTS**

AT- Draft Plan

**COMMITTEE RECOMMENDATION TO COUNCIL:**

**THAT the report be received and that prior to the Draft Gwydir Local Strategic Planning Statement being exhibited for public comment a meeting be held with interested stakeholders followed by community meetings in both Warialda and Bingara.**

**(Moved Cr Young, seconded Cr Galvin)**



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Acknowledgement

Gwydir Shire Council acknowledges the traditional custodians of the land and pays respect to Elders past, present and future. This Plan acknowledges a strong belief amongst Aboriginal people that if we care for country, it will care for us. This is supported by the knowledge that the health of a people and their community is reliant on a strong physical and emotional connection to place.

Conserving Aboriginal heritage and respecting the Aboriginal community’s right to determine how it is identified and managed will preserve some of the world’s longest standing spiritual, historical, social and educational values.

*Photographs on the cover page were taken by various photographers depicting our open agricultural areas, Cranky Rock, Blakey’s Tumble Down Gum, Working Dogs, Wheat Crops, Myall Creek Massacre Memorial Ceremonial Dancer, Gwydir River Rapids, Historic Warialda Court House, Sunset and Gravesend Rodeo.*

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## Foreword

There's nothing more exciting than having a good plan for the future.

We know that the Gwydir Shire is a wonderful place to live and work. We've already undertaken valuable planning work, including our Community Strategic Plan, to help maintain our lifestyle and foster new opportunities for our residents and for visitors to the area.

The Draft Gwydir Local Strategic Planning Statement 2036 is an important missing link in our planning system. It looks at the way we are currently planning for land use and identifies areas for improvement.

It identifies where we are now, where we want to be heading and what are the best ways to get us there.

It helps our future homes, jobs and development be more sustainable, attractive and appropriate. It finds ways to help us adapt to drivers of change such as climate change, demographic shifts and new technology. And best of all, it helps protect those places that make the Gwydir special and that enable us to celebrate the unique character and culture of this place that we call home.

I encourage everyone to have a look at this draft statement. By providing your comments on the statement you are helping us to grow the Gwydir in the best possible way.

Warm regards



Cr. John Coulton  
Gwydir Shire Mayor



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## Introduction

The Gwydir Local Strategic Planning Statement (LSPS) 2036 aims to meet our community's future social, economic and environmental needs through addressing important strategic land-use planning and development issues.

The LSPS will shape our land use over time, and the development standards that we use in the *Gwydir Local Environmental Plan 2013* and Development Control Plan (DCP). It identifies clear priorities for our local government area (LGA) that support and develop our local identity, values and opportunities. Short, medium and long-term actions have been developed to help deliver on these priorities and our vision for the future.

The LSPS has been informed by local, state and regional policies and plans, including the *New England North West Regional Plan (Regional Plan) 2036* and the *Gwydir Community Strategic Plan 2017-2027*. Aligning with these plans will allow us to deliver purposeful outcomes, including delivering a variety of housing options, expanding tourism and growing our agricultural industries.

The LSPS has been prepared in accordance with clause 3.9 of the *Environmental Planning and Assessment Act 1979*, which requires that it identify:

- the basis for strategic planning in the area, having regard to economic, social and environmental matters;
- the planning priorities for the area that are consistent with any strategic plan applying to the area as well as any applicable community strategic plan;
- the actions required for achieving those planning priorities; and
- the basis on which the council is to monitor and report on the implementation of those actions.

### THE PURPOSE OF THIS LSPS

- provide a land use vision for the Gwydir LGA
- identify our shared values to be enhanced or maintained
- outline the characteristics that make Gwydir special
- outline our region's advantages and opportunities
- direct how future growth and change will be managed
- identify any required changes to planning provisions in the LEP and DCP
- identify where further strategic planning may be needed
- explain how the strategies and key actions will be implemented



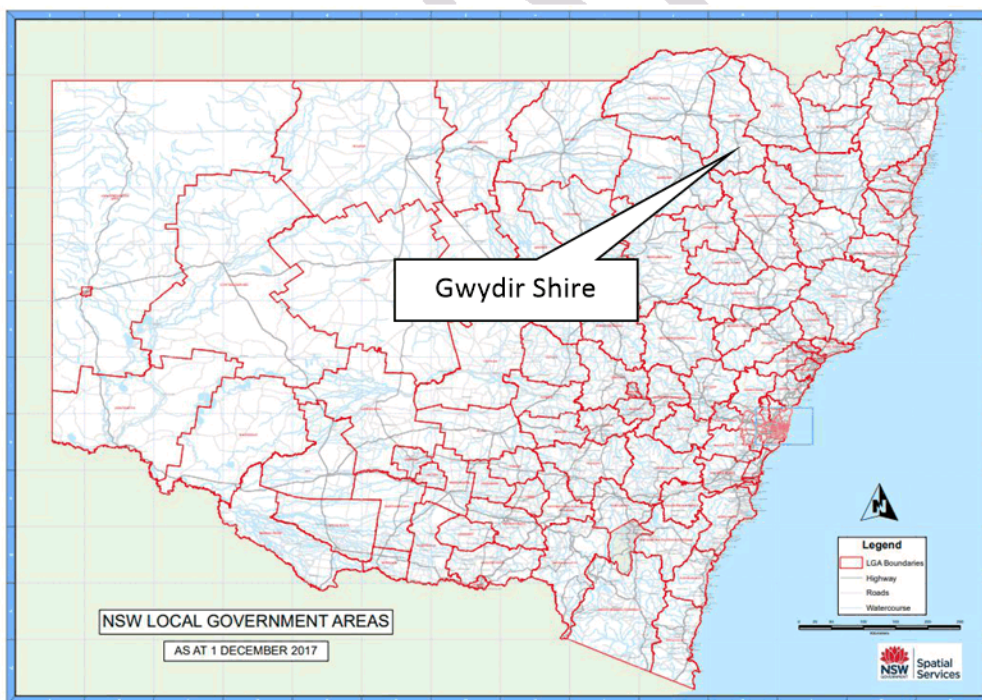
## Regional Context

Gwydir Shire covers an area of over 9,000km<sup>2</sup> and is approximately 460km north of Sydney and 300km south-west of Brisbane. It is situated on the North West Slopes and Plains of NSW and is close to the regional cities of Moree, Inverell and Tamworth.

The LGA is part of the 'Fossickers Way', which traverses one of Australia's richest gem areas. The Gwydir and Bruxner Highways also cross the Shire, providing links with western NSW, the east coast and southern Queensland.

The Shire includes the two towns of Wyallda, located towards the centre of the shire and Bingara, located in the south of the shire on the banks of Gwydir River. Villages in the Shire are North Star, Croppa Creek, Coolatai, Gravesend and Upper Horton. Other rural localities include Boonal, Blue Nobby, Yallaroi, Crooble, Pallamallawa and Balfours Peak in the north and Wyallda Rail, Gineroi, Bangheet, Riverview, Elcombe, Pallal, Rocky Creek, Back Creek, Cobbadah, Gundamulda, Dinoga, Gulf Creek, Upper Bingara, Keera and Copeton in the south.

Both Bingara and Wyallda have vibrant shopping centres with supermarkets, historic hotels, eateries, hospitals, aged care hostels, medical centres, caravan parks, swimming pools, pre-schools, schools, libraries and tourist information centres. These meet the day-to-day needs of the community. Lifestyle and boutique shops also cater to visitors.



Gwydir Shire location (Source: NSW Spatial Services)

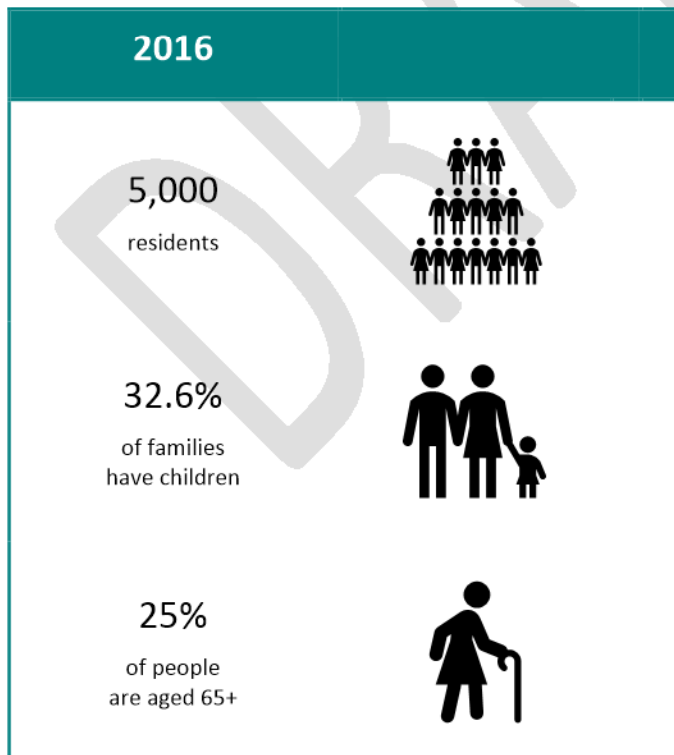
## Community Profile

The traditional owners of our lands are the people of the Gamilaraay Nation. The name Warialda is said to mean 'place of wild honey' and Bingara means 'creek' or 'shallow crossing'.

In 2015 the Gwydir Shire had an estimated population of 5,068. More than 92% of our residents identify as Australian or Anglo-Saxon and approximately 6% identify as Aboriginal or Torres Strait Islander. There are 1367 families in the Gwydir and the median age is 48 years. Housing is generally affordable in the Shire, with the median price for a three-bedroom house being \$168,000.

Growth of the population and the retention of young people and families is a challenge for the Shire. Ensuring that adequate and resilient services and employment industries are available, and attract and retain younger people in the Shire, is crucial for our future growth. Likewise, appropriate residential land that will enable ageing in place is vital for supporting our ageing population.

The residents of Gwydir have a strong sense of community pride and have been active in planning for growth in the Shire, including the proposed circular economy project to develop new industries both agricultural and commercial, greenhouse horticulture industry and renewable energy production.



Current Demographics in the Gwydir Shire (Source: DPE Population Projections)

## Our Local Advantages

### AGRICULTURE

*Agriculture is the major land use and primary economic activity within the Shire.*

The black soils in the northern part of the Shire are within the area known as the 'Golden Triangle', which stretches from Goondiwindi to Gunnedah and Dubbo. These are some of the most productive agricultural areas of Australia, and livestock production includes prime beef, lamb, pork and wool production. Broadacre cropping is undertaken in the north (both irrigated and dryland) with important crops such as wheat, sorghum and barley. Other crops include dryland cotton, other grains (oats, maize, and triticale), hay and pasture seeds, pulses (chickpeas, field beans, mung beans, faba beans, lentils) and oilseeds (canola, soybeans and sunflowers). Olives, pecans and freshwater fish farms are also expanding agricultural industries.

Agriculture is the main employer in the area, with over 40% of population being employed in this industry. Gwydir has a range of services that support the agricultural sector. The largest supporting industries are agricultural services, contracting, real estate services and the transportation sector.

### TOURISM

*The visitor economy is a significant contributor to economic growth in our area and is a core priority for Council.*

Visitors to the region are offered a diverse landscape, vibrant and friendly towns, a charming country community and the opportunity to immerse themselves in the heritage and culture of the area.

The Shire ranges from fertile river flats along the Gwydir River to the rugged remnant volcanic peaks in the south. Local geological wonders include the Rocky Creek Glacial Area, Cranky Rock Reserve and the nearby Sawn Rocks. Other natural attractions include Copeton Waters State Park and Gwydir River. Nature-based and outdoor tourism includes camping, horse riding, bushwalking, birdwatching, fossicking and fishing.

The historic townships of Bingara and Warialda, the Three Creeks Tourist Goldmine, Ceramic Break Sculpture Park, Roxy Theatre and the National Heritage listed Myall Creek Memorial Site all contribute to cultural experiences in the area. The Living Classroom development at Bingara provides educational demonstrations and is pioneering sustainable agriculture and alternative farming practises in the area.

The Shire hosts many local events, including the Warialda Off-Road, Bingara Orange Festival, Warialda Honey Festival, Easterfish, North Star Trail Ride, Upper Horton Valley Pony Express, Veterans Week of Golf, the Great Inland Fishing Festival and North Star Show Jumping. The Myall Creek ceremony and commemoration recognises past conflicts and celebrates the reconciliation of indigenous and non-indigenous Australians, this event attracts many visitors to the region. The proposed further development of this site to include an educational and cultural centre will provide a further opportunity to attract year-round visitors.

## Our Local Opportunities

The Gwydir Shire offers a laid-back rural lifestyle and is appealing for farmers, new agribusinesses and tree-changers.

The LGA has good access to the larger regional centres of Moree, Inverell, Narrabri and Tamworth as well as Goondiwindi and Toowoomba in Queensland. The development of the Inland Rail and Warialda bypass will allow improved access and connectivity to markets. The proposed route for the Inland Rail will pass through Milguy, Crooble, Croppa Creek and North Star, in the north of the Shire, and the Warialda Bypass will divert heavy vehicles east of the town, through the industrial area. The Wellcamp airport at Toowoomba caters for transport of regional produce and livestock both domestically and internationally. Tamworth's bid for an international airport, if fruitful, will provide further export opportunities for local businesses.

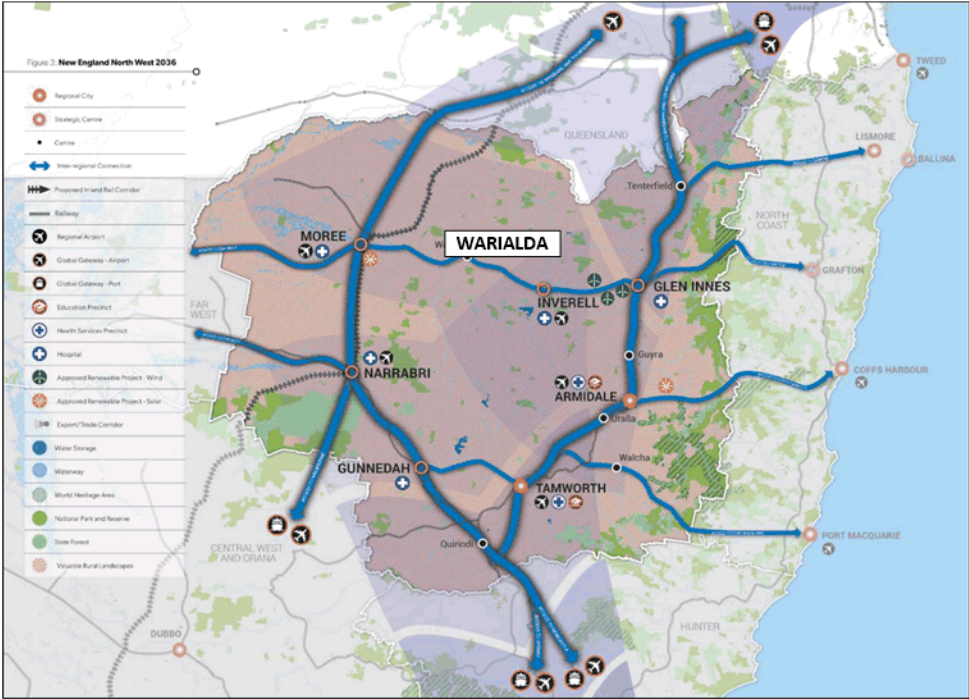
Agriculture remains the primary driver of Gwydir's economy, and the expansion of this sector can be supported in numerous ways. Council's *Economic Development Strategy 2017-2020* outlines key areas for building the Shire's economy. These initiatives can be supported through appropriate land use planning and development, and relevant actions are referred to in the LSPS.

Projects under consideration, such as the plan to develop a circular economy by integrating industry with greenhouse horticulture and energy generation, are ambitious and strengthen the community's goal to be more sustainable and resilient. Any impediments which can be addressed through the current planning instruments need to be resolved where appropriate.

The 'Living Classroom' is facilitating the growth of agritourism in the area and is a pivotal element for developing agribusiness, education, tourism and conferencing for the area. Linking this site with other key tourist sites will further facilitate growth of the visitor economy. Bingara's "Trade Training Kitchen" and Warialda's "Automotive Trade Training Centre" provide further educational opportunities for local community members, as well as those from outside the shire, and deliver supplementary support to the shire's already established tourism and agribusiness sectors.

Nature-based, adventure and cultural tourism provides opportunities for more innovative economic development and growth in the area. The future development of the Myall Creek cultural and education precinct is expected to enhance visitation to the Shire, as are upgrades to reserves in the Shire and the Fossickers Way touring route. Actions for enhancing the visitor economy are outlined in the *Gwydir Destination Management Plan 2017*. Appropriate land use related actions in the Destination Management Plan are referred to in the LSPS.





Inter-regional Connections (Source: New England North West Regional Plan)

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## Our Vision

We make the most of our strengths in agriculture and tourism; we are well connected to business markets and enrich the lives of visitors that explore the Fossickers Way. We provide a home for all our residents, and we embrace changes and growth in our Shire.

In 2036, the Gwydir Shire is alive and bustling with activity. The northern part of the Shire continues to support innovative and productive agricultural activities and agribusinesses. The historic and cultural centres of Bingara and Warialda are flourishing with enterprises that provide all the essential services and luxuries that we need within a walkable distance in our towns.

The Living Classroom and the Myall Creek Cultural Precinct are part of a thriving educational and cultural tourism precinct that draw visitors to our area. The natural beauty and rich heritage of our Shire attracts people to our villages who are delighted to be met with country hospitality, cultural wonders and vibrant town centres.

We celebrate our past and welcome any changes that come our way. We have a growing number of residents who embrace our goals of sustainability and resilience. Our people are taken care of and are provided with the services and housing they need. We choose to live in the Gwydir because we want to live the “Gwydir Good Life”.



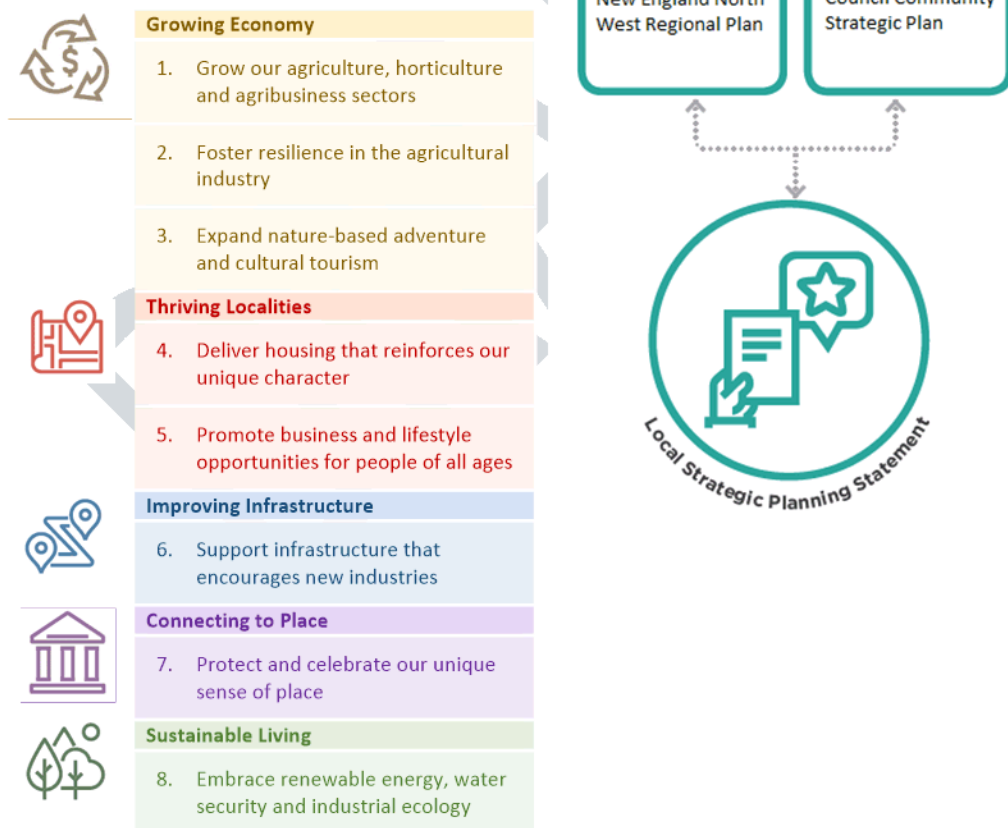
# Planning Priorities

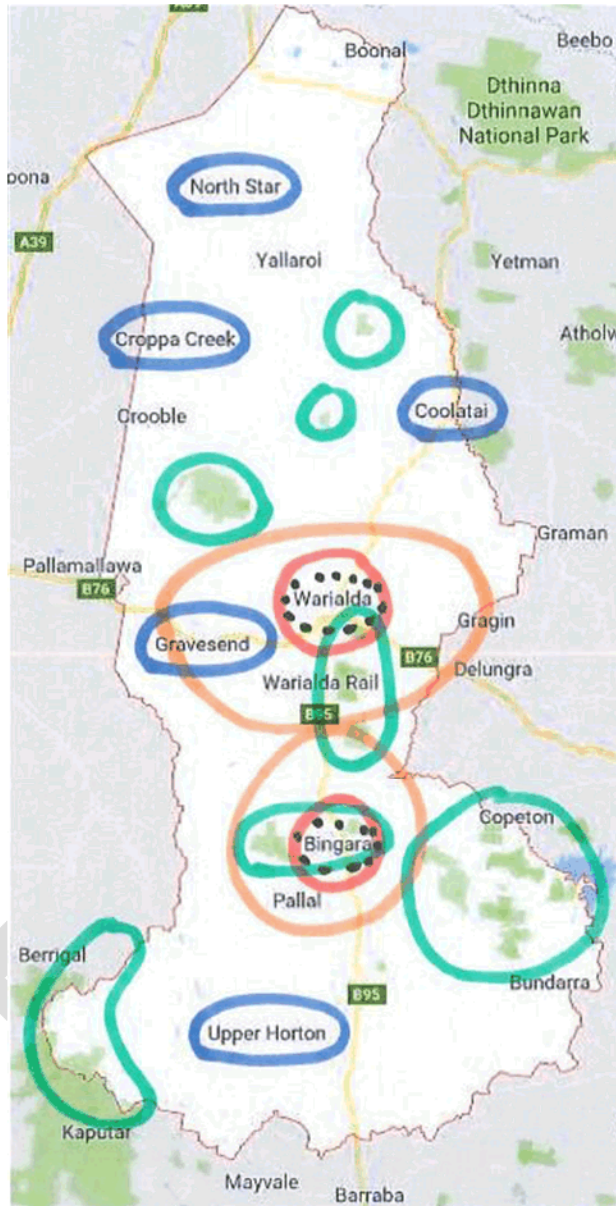
The LSPS contains five key themes for our area, each with planning priorities which align with our vision.

These planning priorities have been compiled with regard to the provisions of the *New England North West Regional Plan 2036* (Regional Plan) and the *Gwydir Community Strategic Plan 2017-2027* (CSP). The Regional Plan provides the overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions for the New England North West region. The CSP is the guide for the future of the Gwydir LGA, and represents the broader vision, aspirations, goals, priorities and challenges for the Gwydir community.

As an integrative local plan, the statement is also informed by state-wide and regional policies.

## Key Themes and Planning Priorities





- PROMOTE ADDITIONAL HOUSING DEVELOPMENT
- GROW AGRIBUSINESS
- PROTECT HIGH ENVIRONMENTAL & CULTURAL AREAS
- REVIEW EMPLOYMENT LANDS SERVICE REQUIREMENT
- REVIEW PLANNING CONTROLS FOR TOWN CENTRES

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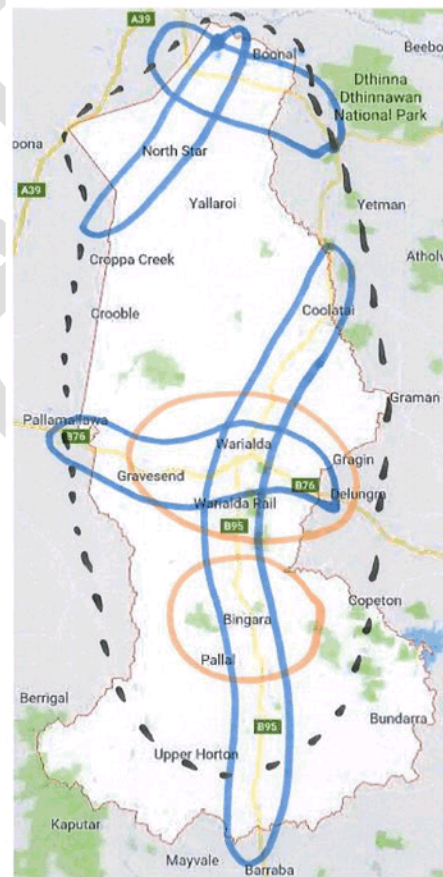
**PLANNING PRIORITY 1**

**GROW OUR AGRICULTURE, HORTICULTURE AND AGRIBUSINESS SECTORS**

Gwydir has vast productive agricultural plains in the north, which are part of the famed “Golden Triangle”. The local economy is reliant on agriculture, which is the largest employer in the LGA. The Shire’s Gross Regional Product (GRP) is estimated at over \$239 million and agriculture accounts for 39% of its outputs. The performance of the agriculture sector has flow on effects for many other businesses in the region. Crucial to the continued vitality of the agricultural sector is ensuring that productive agricultural land, particularly in the north, is protected from conflicting or competing land uses. Water resources, both surface and ground supplies, need to be maintained and utilised in an increasingly environmentally sustainable manner as climate change impacts rainfall patterns and ground water recharge rates.

This strong economic agricultural base is expected to underpin new and emerging industries to create a dynamic regional economy. Agricultural enterprises are adopting a range of technologies to grow production including biotechnology, water efficient crop species and cultivars, remote farm monitoring and automation. New technology will be leveraged to create a positive change in the agricultural industry via the promotion of intensive agriculture, horticulture, green industries and renewable energy generation. Appropriate co-location of related industries will also maximise infrastructure, decrease supply chain costs, increase economies of scale and attract investment. Co-locating industries have the potential to use existing by-products and waste materials to create new products and services.

Gwydir is uniquely positioned to develop new supply chains to export produce to Asian markets via existing and emerging opportunities such as the Tamworth Regional Airport and the Inland Rail. Key infrastructure corridors through the Shire connecting to these sites, such as the Bruxner and Gwydir Highways and the Fossickers Way, should be maintained and enhanced.



| ACTIONS  |  |
|--|--|
| Protect productive agricultural lands from land use conflict and fragmentation |  |
| 1.1  | Continue implementation of rural land use provisions to: <ul style="list-style-type: none"> <li>• protect biophysical strategic agricultural land identified by NSW Department of Planning, Industry and Environment (Agriculture);</li> <li>• protect any important agricultural land as mapped by NSW Department of Primary Industries – Agriculture;</li> <li>• restrict the encroachment of incompatible land uses;</li> <li>• ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector</li> </ul> |
| 1.2  | Implement NSW DPI Right to Farm policy   |
| Encourage diversification of agriculture, horticulture and agri-business       |  |
| 1.3  | Ensure planning provisions accommodate the changing needs of agriculture as well as the development of intensive agriculture, agri-businesses and associated value-adding activities   |
| Increase opportunities to move produce to domestic and international markets   |  |
| 1.4  | Identify and protect key infrastructure corridors that assist current and future development and capitalise on inter-regional connections and external markets   |
| 1.5  | Protect network opportunities and distribution from incompatible land uses or land fragmentation   |
| 1.6  | Continuing to liaise with Namoi Unlimited and Border Regional Organisation of Councils to ensure that strategic infrastructure is included in regional freight and transport infrastructure plans, including plans for high productivity vehicles  |
| 1.7  | Work with stakeholders to update transport network capacity as demand changes, including the Inland Rail and Warialda By-Pass  |



**PLANNING PRIORITY 2**  
**FOSTER RESILIENCE IN THE AGRICULTURAL INDUSTRY**

Developing and maintaining a skilled workforce is essential to business growth and diversification and to build resilience within the Gwydir community. Given the cyclical nature of the local and regional economies, our workforce needs to be innovative and adaptable to work across sectors.

It is also important that Council plan for greater resilience to a variable climate. The *Western Enabling Regional Adaptation New England North West region report* prepared by the Office of Environment and Heritage provides a snapshot of the near future (2030) and far future (2070) climate change scenarios. In summary:

- the region is expected to experience increases in all temperature variables (average, maximum and minimum), more hot days, and fewer cold nights for the near and far futures. Heatwaves are projected to increase, be hotter and last longer;
- seasonality of rainfall will change. Autumn rainfall will increase in the near and far future. Most models agree that winter and summer rainfall will decrease in the near future;
- fire risk will increase, with projected increases in average and severe Forest Fire Danger Index values in the near and far future.

These changes will impact on our agricultural systems, particularly crops, stock and the quantity and quality of available water. Strategies and actions related to climate change scenarios need to be developed so that our farmers and farming communities can be more resilient to the impacts.

Water security in the region is a major contributor to the establishment of new industry opportunities, as it is a critical input that creates surety for investment not only for agriculture but also for people and the businesses that compliment agriculture.

| ACTIONS   |  |
|---|--|
| Foster resilience and diversification                             |  |
| 2.1   | Identify ways that planning provisions can accommodate the changing needs of agriculture (including the development of intensive agriculture and continued sustainable use of water and other natural resources) |
| Encourage tourist land uses that are complimentary to agriculture |  |
| 2.2   | Ensure that planning provisions allow for diversification of compatible land uses (such as farm stay accommodation and eco-tourist resorts)  |
| Respond to anticipated impacts of climate change                  |  |
| 2.3   | Develop appropriate planning policies (such as a Development Control Plan) which manage natural hazard risks and avoid vulnerable areas  |
| 2.4   | Plan for the impacts of climate change outlined in the <i>Western Enabling Regional Adaptation New England North West region report</i>  |

**PLANNING PRIORITY 3**

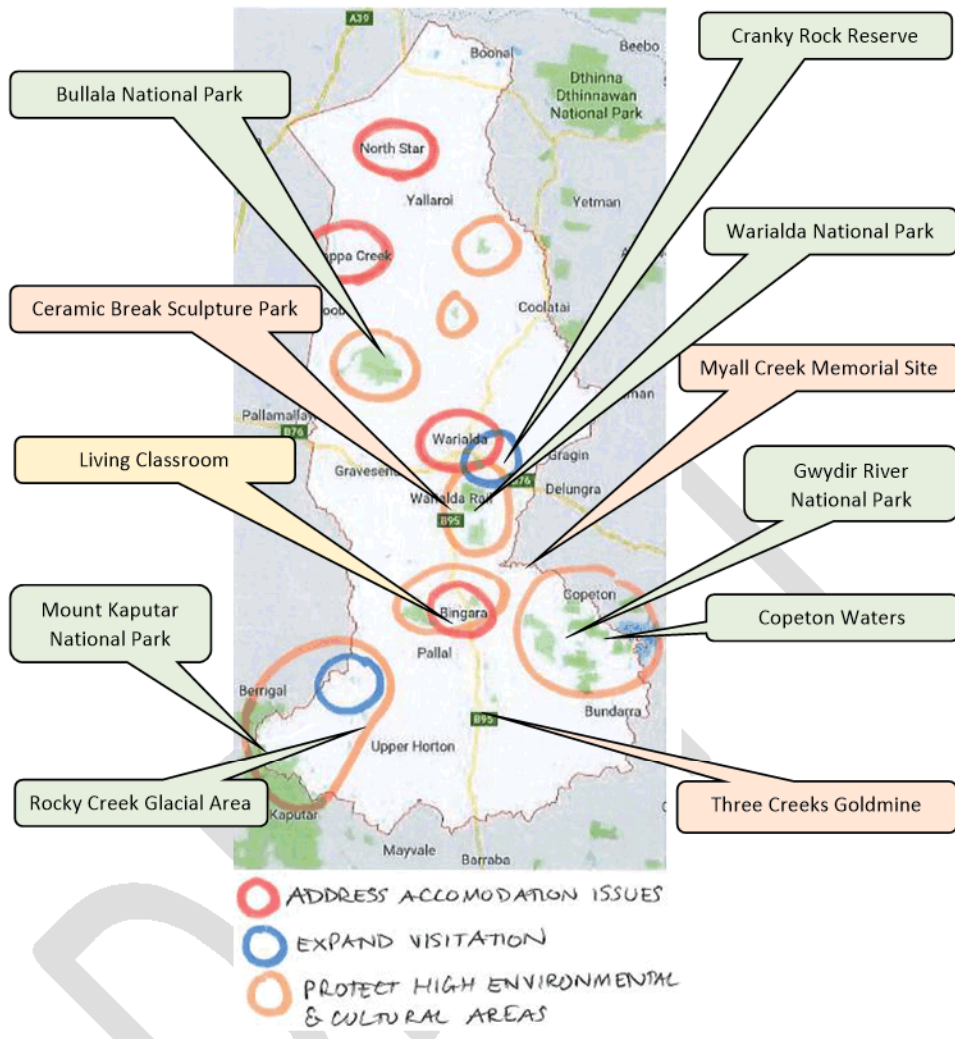
**EXPAND NATURE-BASED ADVENTURE AND CULTURAL TOURISM**

Gwydir’s natural environment, cultural features and visitor experiences (events) are expected to continue to attract tourists and offer diversity to the local economy. The LGA offers a range of tourism opportunities including access to nature reserves, geological features and agri-tourism. Nature-based activities such as fossicking, fishing, camping, horse riding and bushwalking contribute to the local economy, as does cultural tourism.

With the emergence of ‘new tourism’ associated with the millennials, the experience economy and active families, together with existing markets such as baby boomers (including the caravan and RV markets) and touring motorcyclists, the LGA is well located to optimise tourism. Gwydir is particularly well placed to enhance its existing Aboriginal cultural events and sites of interest, such as the Myall Creek Memorial area. Appropriate accommodation options need also to be available for both visitors and itinerant workers in the Shire.

| ACTIONS                                    |   |
|--|---|
| Protect our natural and cultural resources |   |
| 3.1  | Protect areas of high environmental, Aboriginal and historic significance   |
| 3.2  | Focus development to areas of least biodiversity sensitivity, and use the ‘avoid, minimise, offset’ hierarchy for biodiversity and areas of high environmental value  |
| Expand tourism and visitor opportunities   |   |
| 3.3  | Address accommodation issues relating to Croppa Creek, Cranky Rock Reserve, The Living Classroom, North Star Caravan Park and camping options at Warialda.  |
| 3.4  | Facilitate the use of Council owned land for community / public events and festivals. This could be achieved by the inclusion of a clause in the LEP to permit temporary events without development consent   |
| 3.5  | Promote visitation to regionally significant nature-based tourism places, including the Cranky Rock Reserve and Rocky Creek Glacial Area, in line with the Destination Management Plan  |
| 3.6  | Encourage opportunities to identify culturally appropriate Aboriginal tourism opportunities through: <ul style="list-style-type: none"> <li>• consultation with the Local Aboriginal Land Council;</li> <li>• encouraging tourism development in natural areas that support conservation outcomes;</li> <li>• strategically planning for a growing international tourism market; and</li> <li>• aligning with the Destination Management Plan 2017 prepared by Council</li> </ul> |
| 3.7  | Continue and strengthen or develop partnerships with TAFE and UNE to provide further educational opportunities which will support and retain the shire’s youth by the expansion of existing educational facilities and the development of new educational and tourism facilities  |





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# THRIVING LOCALITIES

## PLANNING PRIORITY 4

### DELIVER HOUSING THAT REINFORCES OUR UNIQUE CHARACTER



Our ageing population will increase demand for services to facilitate ‘ageing in place’ as well as supported accommodation and aged care homes. To encourage new residents while also accommodating the existing community, it will be important to deliver a mix of housing types and lot sizes.

Gwydir has an adequate supply of existing zoned residential land, including RUS Village and R5 Large Lot Residential zoned land, which range from 550 square metres to 10 hectares minimum lot sizes. The smaller lot sizes aim to accommodate residential living in proximity to the towns and villages and associated infrastructure, and the larger lot sizes accommodate rural lifestyle allotments.

The varied land zoning can accommodate a range of housing types and aims to preserve the central business district, residential neighbourhoods, environmental areas and rural landscapes. The flexibility of the LEP contributes to the delivery of housing diversity and choice, assists in affordability, helps meet the needs of an ageing population and creates more walkable, vibrant and accessible places.

Bingara and Warialda will be the main focus for future residential and large lot housing, and additional housing will be concentrated on the villages of North Star, Croppa Creek, Coolatai, Gravesend and Upper Horton. Emphasis will be on supporting development that contributes to the unique character of these towns and villages.



-  FUTURE RESIDENTIAL & LARGE LOT HOUSING
-  PROMOTE ADDITIONAL HOUSING DEVELOPMENT

**ACTIONS**

Plan for housing to meet the needs of a changing population

- 4.1 Promote the delivery of housing by:
- directing future residential and large lot housing to R5 and RU5 zoned land;
  - protecting and enhancing the unique aspects of each area;
  - supporting the availability of an appropriate housing supply by responding to changing housing needs, as well as household and demographic changes (e.g. increased demand for residential aged care facilities); and
  - assessing any required infrastructure feasibility and its subsequent delivery



**PLANNING PRIORITY 5**  
**PROMOTE BUSINESS AND LIFESTYLE OPPORTUNITIES**

It is vital that Gwydir aims to reverse the current out-migration of young people and families, to facilitate population growth and the retention of local businesses and essential services. The *Western Enabling Regional Adaptation – New England North West region* report identifies the following drivers as contributing to the loss of regional youth: declining regional services and support mechanisms, an ageing workforce, education, a lack of employment opportunities and of affordable housing for young people, the school leaving age is increasing and students are not taking up apprenticeships.

The attraction of new industry, workers, residents and visitors through collaborative marketing campaigns and promotions incentives is to be emphasised. This will foster generational change, with younger people bringing new ideas, skills and business practices.

To raise the area’s profile, achieve sustainable population growth and regenerate local communities, it is important that we maximise existing zoned employment land, strengths, local businesses and opportunities to attract new residents and economic opportunities. Ensuring that the infrastructure and services needed to support economic development and the existing ageing population is essential.

The delivery of actions under Council’s Destination Management and Economic Development Plans will assist this priority.

| ACTIONS   |   |
|---|---|
| Stimulate economic opportunities                  |   |
| 5.1   | Implement and review the Economic Development Strategy 2017-2020  |
| 5.2   | Implement and review the Destination Management Plan 2017   |
| Enrich quality of life and wellbeing of residents |   |
| 5.3   | Promote infrastructure and services that support healthy, active lifestyles for the younger and older population, including activation of the river precinct for passive recreation |





# IMPROVING INFRASTRUCTURE

## PLANNING PRIORITY 6

### SUPPORT INFRASTRUCTURE THAT ENCOURAGES NEW INDUSTRIES

The Bruxner and Gwydir Highways traverse the LGA and provide freight access to Queensland, the east coast and the west of NSW.



The development of the Inland Rail through the north of the Shire (entering the Shire at Milguy, and then travelling through Crooble, Croppa Creek and North Star, before leaving the Shire approximately 10 kilometres south east of Boggabilla) will help improve productivity and facilitate the flow of goods to market. Scheduled improvements to the Gwydir Highway, including the Warialda bypass, will also assist the movement of goods.

Continued investment in local road infrastructure will support these developments. The Namoi Unlimited and Roads and Maritime Services pilot study on pinch points has highlighted the Fossickers Way for future improvement works that may further facilitate growth in the Shire.

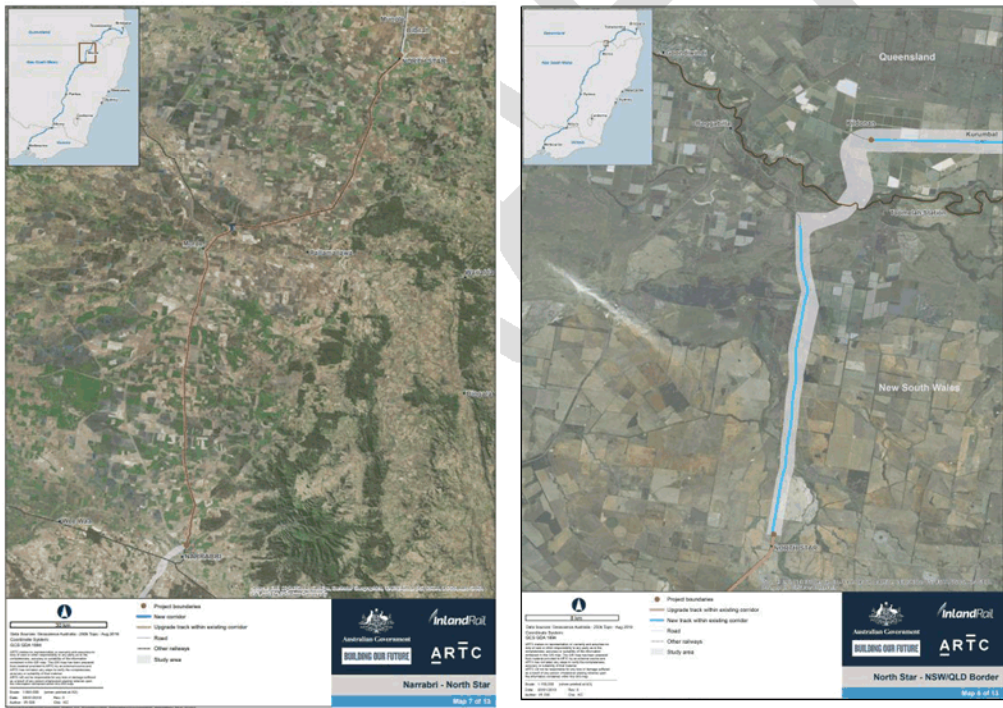
Gwydir could be an attractive area for investment in renewable energy generation and transmission, as the LGA has abundant open spaces, is close to key regional centres such as Tamworth and Moree and is close to major transport infrastructure including the Inland Rail and Wellcamp airport in Toowoomba.

Future investment in these industries may present infrastructure challenges as well as opportunities requiring further consideration. Reviewing the suitability of existing and future infrastructure to support growth of new industries will assist a smooth transition for new industries. Likewise, a review of servicing requirements for industrial and employment lands will also assist future industries.



-  REVIEW EMPLOYMENT LANDS SERVICING REQUIREMENTS
-  REVIEW INFRASTRUCTURE SUITABILITY FOR INDUSTRY

| ACTIONS   |   |
|---|---|
| Generate new industry opportunities   |   |
| 6.1   | Determine the suitability of infrastructure to support growth by reviewing: <ul style="list-style-type: none"> <li>• Council's existing water, sewer and stormwater management plans with a focus on land use provisions and policy options;</li> <li>• the condition and capability of the road network to support the freight sector, increase connectivity, and accommodate new industry opportunities;</li> <li>• the capacity of the region to support renewable electricity infrastructure;</li> <li>• existing telecommunication infrastructure with the view increasing mobile phone coverage and the reliability, speed and affordability of the internet</li> </ul> |
| Provide well-located and serviced supplies of industrial and employment lands |   |
| 6.2   | Undertake an employment land review to investigate: <ul style="list-style-type: none"> <li>• physical or infrastructure servicing constraints that prevent future land uses, particularly in Warialda; and</li> <li>• any land suitable for future development</li> </ul>   |



Inland Rail Corridor – Narrabri to North Star and North Star to Queensland sections (Source: ARTC)

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**PLANNING PRIORITY 7**

PROTECT AND CELEBRATE OUR UNIOQUE SENSE OF PLACE

Gwydir residents have a strong connection to place, incorporating the natural and built environment and cultural space. Gwydir Shire Council recognises Aboriginal people as custodians of the land and recognises the significance of their spiritual and cultural connection to the land. Evidence of Aboriginal occupation in the North West Slopes and Plains dates back thousands of years. Despite physical modification of the land, many places of significance remain.

Protecting, enhancing and conserving Aboriginal places and relics is important to preserve the unique nature of the Shire, as well as provide cultural tourism opportunities. The heritage listing of Myall Creek Memorial site has been an historic step in commemorating our Aboriginal people and is developing as a regional base for cultural education and reconciliation. Ensuring adequate provisions are in place in Council’s planning instruments will assist the protection of our Aboriginal heritage.

Locally significant heritage buildings, such as the the Post Office Hotel, Courthouse, Police Station, Roxy Theatre and Gwydir Hotel in Bingara and the Convent, Courthouse, Carinda House and Museum at Warialda, make a significant contribution to the area’s distinct character. Continued expansion of the Living Classroom also contributes to the creation of a sense of place. These sites are critical to attract new residents and visitors to the area, and a review of Council’s planning will ensure adequate protection is afforded for these places.

Nurturing social capital is an important aspect of protecting our connection to the region. The actions detailed in this statement aim to facilitate community cohesion, accommodate shared beliefs of the community and improve the connection to country via preservation of European and Aboriginal culture.



- REVIEW PLANNING CONTROLS FOR TOWN CENTRES
- PROTECT KEY ABORIGINAL HERITAGE



| ACTIONS   |  |
|---|--|
| Maintain the character of Gwydir Shire through orderly development of the natural and built environment |  |
| 7.1   | Apply appropriate provisions to protect and conserve environmental assets, while permitting a range of land uses to assist in the preservation of the region’s important assets  |
| 7.2   | Support local heritage studies in consultation with the local Aboriginal community and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage  |
| 7.3   | Review the LEP to: <ul style="list-style-type: none"> <li>ensure land zoning in Bingara and Warialda affords protection for Gwydir River, Warialda Creek and Hall Creek, and open space along the water’s edge; and</li> <li>list any additional heritage items identified for protection, eg Roxy Theatre and Peter’s Greek Café Complex, in Schedule 5.</li> </ul> |
| 7.4   | Review the Bingara Town Strategy 2011 and Warialda Community Plan 2008 with the view to incorporating them into future Community Strategic Plans   |
| 7.5   | Prepare a Development Control Plan to guide and support appropriate future growth  |





**PLANNING PRIORITY 8**

**EMBRACE RENEWABLE ENERGY, WATER SECURITY AND INDUSTRIAL ECOLOGY**

Climate change will impact on our community’s economy, health and wellbeing, infrastructure and water security, as well as the environment.

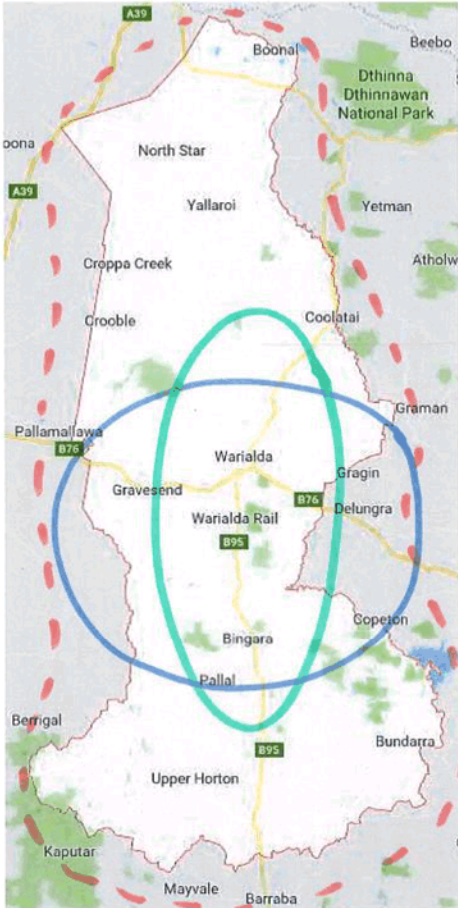
With the increasing importance of renewable energy, it is fitting that Gwydir proposes to make a circular economy through new sustainable industries, greenhouse horticulture and renewable energy production. This will enable a ‘closed-loop’ economy, whereby all outputs become either inputs for other activities or are returned to natural systems as benign emissions rather than pollutants. The implementation of this project will likely occur around Warialda and/or Bingara townships.




The North West Slopes is afforded with extensive solar resources, and future sites are likely to be scattered throughout the LGA, subject to physical constraints of the proposed sites.

Council will also need to be proactive in identifying opportunities for increasing water efficiency and water security in the area to assist the transition to a more sustainable and resource-efficient economy. The key area for consideration will be reviewing water infrastructure and services in proximity to Warialda and Bingara.

| ACTIONS  |  |
|--|--|
| Explore options for renewable energy generation to encourage a diversified economy |  |
| 8.1  | Ensure that development for wind and solar farms is appropriately sited and: <ul style="list-style-type: none"> <li>• avoids / manages impacts on the scenic rural landscape and visitor attractions;</li> <li>• has available access to essential infrastructure, such as substations; and</li> <li>• preserves valuable farming land.</li> </ul> |
| 8.2  | Facilitate appropriate smaller-scale renewable energy projects using biowaste, solar, wind, hydro, geothermal or other innovative storage technologies   |
| 8.3  | Progress Council plans to create a circular economy in Gwydir Shire  |
| Plan for increased water security  |  |
| 8.4  | Review current water infrastructure and services considering climate change projections and incorporate into Climate Change Adaptation Plan  |
| 8.5  | Work in partnership with other Councils and Namoi Unlimited to implement relevant recommendations of the Water for the Future Report   |

8.6 Continue consultation with upstream and downstream users of the Gwydir River to identify and protect water related tourism, supply services and agriculture within the Shire from being undervalued / overlooked during the assessment of developments. This includes development located outside of the shire boundaries, and those with high water needs or unsustainable water use practices.



-  PROGRESS CIRCULAR ECONOMY
-  PLAN FOR WATER SECURITY
-  ENCOURAGE RENEWABLE ENERGY

## Action Plan

This LSPS is a long-term land use strategy for the Gwydir Shire to 2036. It should be revised on an ongoing, as-needs-basis so that it remains responsive and relevant and delivers on our community aspirations.

Community feedback will be regularly sought. It is anticipated that this consultation will identify additional opportunities and will ensure that the LSPS continues to reflect the community’s social and economic needs as well as their vision for the future of the area.

### COLLABORATION

Collaboration with other councils in the region is strategically important when making decisions regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS that may impact on the plans of neighbouring communities. This collaboration is also important for achieving the objectives of the *New England North West Regional Plan 2036*.

Existing governance arrangements with Namoi Unlimited and Border Regional Organisation of Councils shall continue to be used to support effective approaches to cross boundary issues. These valued cross boundary partnerships will help deliver Gwydir’s vision by driving efficiencies in accessing government funding, attracting inward investment and accessing a wider field of expertise.

### FUNDING & INVESTMENT

Strategies and studies required by this statement will primarily be funded in the future 4-year delivery program and annual operational plans of Council, although availability of funding via the Regional Growth fund and other state agency opportunities will also be explored.

### MONITORING & REPORTING

Council will monitor, review and report on this LSPS to ensure that the planning priorities, actions and outcomes are being achieved. The existing Integrated Planning & Reporting framework (IP&R) will be used, in accordance with the *Local Government Act 1993*.

Revisions to the LSPS may be required in response to significant changes within the LGA, such as new infrastructure investment and employment opportunities or significant changes in projected population growth. A comprehensive review will be undertaken in 2026, if not earlier, and the LSPS may be incorporated into Council’s next Community Strategic Plan.





## GROWING ECONOMY – ACTIONS

| <b>Planning Priority 1:</b><br>Grow our agriculture, horticulture and agribusiness sectors |                               |  |               |
|--|-------------------------------|--|---------------|
| <b>Enablers</b>  | <b>Strategies and Actions</b> |  |               |
| <b>Community Strategic Plan</b>  | 2.1.2                         | Support the growth of our business community   |               |
| <b>Economic Development Strategy</b>   | Strategy 9                    | Encourage the development of business skills and expertise   |               |
|  | Strategy 10                   | Encourage and facilitate growth  |               |
|  | Strategy 12                   | Strengthen and grow key industry sectors   |               |
|  | Strategy 14                   | Target and pursue new businesses, investment and economic activities   |               |
| <b>Regional Plan</b>   | Direction 1                   | Expand agribusiness and food processing sectors  |               |
|  | Direction 3                   | Protect and enhance productive agricultural lands  |               |
|  | Direction 13                  | Expand emerging industries through freight and logistics connectivity  |               |
|  | Direction 14                  | Enhance transport and infrastructure networks  |               |
| <b>LSPS Actions</b>  |                               |  | <b>Timing</b> |
| <b>Regulation and Policy</b>   | 1.1                           | Continue implementation of rural land use provisions to: <ul style="list-style-type: none"> <li>protect biophysical strategic agricultural land identified by NSW Department of Primary Industries – Agriculture;</li> <li>protect any important agricultural land as mapped by NSW Department of Primary Industries – Agriculture;</li> <li>restrict the encroachment of incompatible land uses; and</li> <li>ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector</li> </ul> | Ongoing       |
|  | 1.2                           | Implement NSW DPI Right to Farm policy   | Ongoing       |
|  | 1.3                           | Ensure planning provisions accommodate the changing needs of agriculture as well as the development of intensive agriculture, agri-businesses and associated value-adding activities   | Ongoing       |
| <b>Infrastructure</b>  | 1.4                           | Identify and protect key infrastructure corridors that assist current and future development and capitalise on inter-regional connections and external markets   | Ongoing       |
|  | 1.5                           | Protect network opportunities and distribution from incompatible land uses or land fragmentation   | Ongoing       |
| <b>Facilities and Institutions</b>   | 1.6                           | Continuing to liaise with Namoi Unlimited and Border Regional Organisation of Councils to ensure that strategic infrastructure is included in regional freight and transport infrastructure plans, including plans for high productivity vehicles  | Ongoing       |
|  | 1.7                           | Work with stakeholders to update transport network capacity as demand changes, including the Inland Rail and Warialda By-Pass  | Ongoing       |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years





## GROWING ECONOMY – ACTIONS (cont.)

| <b>Planning Priority 2:</b><br>Foster resilience in the agricultural industry |                               |  |               |
|---|-------------------------------|--|---------------|
| <b>Enablers</b>   | <b>Strategies and Actions</b> |  |               |
| <b>Community Strategic Plan</b>   | 2.2.1                         | Increase the range of opportunities to work locally  |               |
|   | 2.2.2                         | Build on our quality education and training opportunities  |               |
| <b>Economic Development Strategy</b>  | Strategy 2                    | Build strong partnerships and strategic alliances  |               |
|   | Strategy 7                    | Build a strong and skilled local workforce   |               |
| <b>Regional Plan</b>  | Direction 2                   | Build agricultural productivity  |               |
|   | Direction 3                   | Protect and enhance productive agricultural lands  |               |
|   | Direction 6                   | Deliver new industries of the future   |               |
|   | Direction 12                  | Adapt to natural hazards and climate change  |               |
| <b>LSPS Actions</b>   |                               |  | <b>Timing</b> |
| <b>Regulation and Policy</b>  | 2.1                           | Identify ways that planning provisions can accommodate the changing needs of agriculture (including the development of intensive agriculture and continued sustainable use of water and other natural resources) | Ongoing       |
|   | 2.2                           | Ensure that planning provisions allow for diversification of compatible land uses (such as farm stay accommodation and eco-tourist resorts)  | Ongoing       |
|   | 2.3                           | Develop appropriate planning policies (such as a Development Control Plan) which manage natural hazard risks and avoid vulnerable areas  | Ongoing       |
|   | 2.4                           | Plan for the impacts of climate change outlined in the <i>Western Enabling Regional Adaptation New England North West region report</i>  | Ongoing       |
| <b>Infrastructure</b>   |                               |  |               |
| <b>Facilities and Institutions</b>  |                               |  |               |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years



## GROWING ECONOMY – ACTIONS (cont.)

| <b>Planning Priority 3:</b><br>Expand nature-based adventure and cultural tourism |                               |   |               |         |
|---|-------------------------------|---|---------------|---------|
| <b>Enablers</b>   | <b>Strategies and Actions</b> |   |               |         |
| <b>Community Strategic Plan</b>   | 2.1.3                         | Promote our community as the place to visit, live, work and invest  |               |         |
| <b>Economic Development Strategy</b>  | Strategy 12                   | Strengthen and grow key industry sectors  |               |         |
| <b>Destination Management Plan</b>  | Strategy 1                    | Enhance, consolidate and strengthen the attraction, experience and activity base of the Shire   |               |         |
|   | Strategy 2                    | Build the events sector   |               |         |
|   | Strategy 4                    | Build and diversify the market base of Gwydir Shire   |               |         |
| <b>Regional Plan</b>  | Direction 8                   | Expand tourism and visitor opportunities  |               |         |
|   | Direction 11                  | Protect areas of potential high environmental value   |               |         |
| <b>LSPS Actions</b>   |                               |   | <b>Timing</b> |         |
| <b>Regulation and Policy</b>  | 3.1                           | Protect areas of high environmental, Aboriginal and historic significance   |               | Ongoing |
|   | 3.2                           | Focus development to areas of least biodiversity sensitivity, and use the 'avoid, minimise, offset' hierarchy for biodiversity and areas of high environmental value  |               | Ongoing |
|   | 3.4                           | Facilitate the use of Council owned land for community / public events and festivals. This could be achieved by the inclusion of a clause in the LEP to permit temporary events without development consent   |               | Short   |
|   | 3.6                           | Encourage opportunities to identify culturally appropriate Aboriginal tourism opportunities through: <ul style="list-style-type: none"> <li>consultation with the Local Aboriginal Land Council;</li> <li>encouraging tourism development in natural areas that support conservation outcomes;</li> <li>strategically planning for a growing international tourism market; and</li> <li>aligning with the Destination Management Plan 2017 prepared by Council</li> </ul> |               | Medium  |
| <b>Infrastructure</b>   |                               |   |               |         |
| <b>Facilities and Institutions</b>  | 3.3                           | Address accommodation issues relating to Croppa Creek, Cranky Rock Reserve, The Living Classroom, North Star Caravan Park and camping options at Warialda.  |               | Medium  |
|   | 3.5                           | Promote visitation to regionally significant nature-based tourism places, including the Cranky Rock Reserve and Rocky Creek Glacial Area, in line with the Destination Management Plan  |               | Ongoing |
|   | 3.7                           | Continue and strengthen or develop partnerships with TAFE and UNE to provide further educational opportunities which will support and retain the shire's youth by the expansion of existing educational facilities and the development of new educational and tourism facilities  |               | Ongoing |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years



## THRIVING LOCALITIES - ACTIONS

| <b>Planning Priority 4:</b><br>Deliver housing that reinforces our villages' unique character |              |  |               |
|---|--------------|--|---------------|
| <b>Enablers</b>   |              | <b>Strategies and Actions</b>  |               |
| <b>Community Strategic Plan</b>   | 3.1.1        | Encourage respectful planning, balanced growth and good design   |               |
| <b>Regional Plan</b>  | Direction 18 | Provide great places to live   |               |
|   | Direction 20 | Deliver greater housing diversity to suit changing needs   |               |
|   | Direction 21 | Deliver well planned rural residential housing   |               |
| <b>Economic Development Strategy</b>  | Strategy 5   | Ensure that there is suitable residential, industrial and commercial land and premises available in the Shire to facilitate growth   |               |
| <b>LSPS Actions</b>   |              |  | <b>Timing</b> |
| <b>Regulation and Policy</b>  | 4.1          | Promote the delivery of housing by: <ul style="list-style-type: none"> <li>directing future residential and large lot housing to R5 and RU5 zoned land;</li> <li>protecting and enhancing the unique aspects of each area;</li> <li>supporting the availability of an appropriate housing supply by responding to changing housing needs, as well as household and demographic changes (e.g. increased demand for residential aged care facilities); and</li> <li>assessing any required infrastructure feasibility and its subsequent delivery</li> </ul> | Ongoing       |
| <b>Infrastructure</b>   |              |  |               |
| <b>Facilities and Institutions</b>  |              |  |               |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years



## THRIVING LOCALITIES – ACTIONS (cont.)

| <b>Planning Priority 5:</b><br>Promote business and lifestyle opportunities for people of all ages |                               |   |               |         |
|--|-------------------------------|---|---------------|---------|
| <b>Enablers</b>  | <b>Strategies and Actions</b> |   |               |         |
| <b>Community Strategic Plan</b>  | 1.1.1                         | Improve local access to health services   |               |         |
|  | 1.1.2                         | Encourage and enable healthy lifestyle choices  |               |         |
|  | 1.1.3                         | Provide the right places, spaces and activities   |               |         |
|  | 1.2.1                         | Enable accessible and affordable lifestyle options  |               |         |
|  | 1.2.2                         | A share responsibility for community safety   |               |         |
| <b>Economic Development Strategy</b>   | Strategy 4                    | Enhance lifestyle and liveability   |               |         |
|  | Strategy 8                    | Build a strong, positive profile for Gwydir Shire   |               |         |
|  | Strategy 11                   | Build the profile of local businesses   |               |         |
|  | Strategy 13                   | Target new residents  |               |         |
| <b>Destination Management Plan</b>   | Strategy 2                    | Build the events sector   |               |         |
| <b>Regional Plan</b>   | Direction 7                   | Build strong economic centres   |               |         |
|  | Direction 17                  | Strengthen community resilience   |               |         |
| <b>LSPS Actions</b>  |                               |   | <b>Timing</b> |         |
| <b>Regulation and Policy</b>   | 5.1                           | Implement and review the Economic Development Strategy 2017-2020  |               | Long    |
|  | 5.2                           | Implement and review the Destination Management Plan 2017   |               | Long    |
| <b>Infrastructure</b>  | 5.3                           | Promote infrastructure and services that support healthy, active lifestyles for the younger and older population, including activation of the river precinct for passive recreation |               | Ongoing |
| <b>Facilities and Institutions</b>   |                               |   |               |         |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years



## IMPROVING INFRASTRUCTURE - ACTIONS

| <b>Planning Priority 6:</b><br>Support infrastructure that encourages new industries |                               |   |               |
|--|-------------------------------|---|---------------|
| <b>Enablers</b>  | <b>Strategies and Actions</b> |   |               |
| <b>Community Strategic Plan</b>  | 2.1.1                         | Plan for and develop the right assets and infrastructure  |               |
| <b>Economic Development Strategy</b>   | Strategy 6                    | Ensure that the utilities and infrastructure needed to support economic development are in place  |               |
| <b>Destination Management Plan</b>   | Strategy 3                    | Continue to improve the infrastructure, facilities and services needed to facilitate and support the growth of the visitor economy  |               |
| <b>Regional Plan</b>   | Direction 7                   | Build strong economic centres   |               |
|  | Direction 10                  | Sustainably manage and conserve water resources   |               |
| <b>LSPS Actions</b>  |                               |   | <b>Timing</b> |
| <b>Regulation and Policy</b>   | 6.2                           | Undertake an employment land review to investigate: <ul style="list-style-type: none"> <li>physical or infrastructure servicing constraints that prevent future land uses, particularly in Warialda; and</li> <li>any land suitable for future development</li> </ul>   | Long          |
| <b>Infrastructure</b>  | 6.1                           | Determine the suitability of infrastructure to support growth by reviewing: <ul style="list-style-type: none"> <li>Council's existing water, sewer and stormwater management plans with a focus on land use provisions and policy options;</li> <li>the condition and capability of the road network to support the freight sector, increase connectivity, and accommodate new industry opportunities;</li> <li>the capacity of the region to support renewable electricity infrastructure;</li> <li>existing telecommunication infrastructure with the view increasing mobile phone coverage and the reliability, speed and affordability of the internet</li> </ul> | Long          |
| <b>Facilities and Institutions</b>   |                               |   |               |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years





## CONNECTING TO PLACE - ACTIONS

| <b>Planning Priority 7:</b><br>Protect and celebrate our unique sense of place |                               |  |               |
|--|-------------------------------|--|---------------|
| <b>Enablers</b>  | <b>Strategies and Actions</b> |  |               |
| <b>Community Strategic Plan</b>  | 1.2.3                         | Celebrate our creativity and cultural expression   |               |
|  | 3.1.3                         | Value, protect and enhance our natural environment   |               |
|  | 3.2.3                         | Reduce, reuse and recover waste  |               |
|  | 3.2.4                         | Identify and make best use of our land resource  |               |
| <b>Economic Development Strategy</b>   | Strategy 4                    | Enhance lifestyle and liveability  |               |
| <b>Destination Management Plan</b>   | Strategy 1                    | Enhance, consolidate and strengthen the attraction, experience and activity base of the Shire  |               |
| <b>Regional Plan</b>   | Direction 7                   | Build strong economic centres  |               |
|  | Direction 22                  | Increase the economic self-determination of Aboriginal communities   |               |
|  | Direction 23                  | Collaborate with Aboriginal communities to respect and protect Aboriginal culture and heritage   |               |
|  | Direction 24                  | Protect the region's historic heritage assets  |               |
| <b>LSPS Actions</b>  |                               |  | <b>Timing</b> |
| <b>Regulation and Policy</b>   | 7.1                           | Apply appropriate provisions to protect and conserve environmental assets, while permitting a range of land uses to assist in the preservation of the region's important assets  | Ongoing       |
|  | 7.2                           | Support local heritage studies in consultation with the local Aboriginal community and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage  | Ongoing       |
|  | 7.3                           | Review the LEP to: <ul style="list-style-type: none"> <li>ensure land zoning in Bingara and Warialda affords protection for Gwydir River, Warialda Creek and Hall Creek, and open space along the water's edge; and</li> <li>list any additional heritage items identified for protection eg Roxy Theatre and Peter's Greek Café Complex.</li> </ul> | Short         |
|  | 7.4                           | Review the Bingara Town Strategy 2011 and Warialda Community Plan 2008 with the view to incorporating them into future Community Strategic Plans   | Long          |
|  | 7.5                           | Prepare a Development Control Plan in line with the DPIE standard format   | Short         |
| <b>Infrastructure</b>  |                               |  |               |
| <b>Facilities and Institutions</b>   |                               |  |               |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years



## SUSTAINABLE LIVING - ACTIONS

| Planning Priority 8:<br>Embrace renewable energy, water security and industrial ecology |                        |  |         |
|---|------------------------|--|---------|
| Enablers  | Strategies and Actions |  |         |
| Community Strategic Plan  | 3.1.2                  | Respond to our changing environment  |         |
|   | 3.2.1                  | Develop a clean energy future  |         |
|   | 3.2.2                  | Use our water wisely   |         |
| Economic Development Strategy   | Strategy 14            | Target and pursue new businesses, investment and economic activities   |         |
| Regional Plan   | Direction 5            | Grow New England North West as the renewable energy hub of NSW   |         |
| LSPS Actions  |                        |  | Timing  |
| Regulation and Policy   |                        |  |         |
| Infrastructure  | 8.4                    | Review current water infrastructure and services considering climate change projections and incorporate into Climate Change Adaptation Plan  | Short   |
| Facilities and Institutions   | 8.1                    | Ensure that development for wind and solar farms is appropriately sited and: <ul style="list-style-type: none"> <li>avoids / manages impacts on the scenic rural landscape and visitor attractions;</li> <li>has available access to essential infrastructure, such as substations; and</li> <li>preserves valuable farming land.</li> </ul>   | Ongoing |
|   | 8.2                    | Facilitate appropriate smaller-scale renewable energy projects using biowaste, solar, wind, hydro, geothermal or other innovative storage technologies   | Ongoing |
|   | 8.3                    | Progress Council plans to create a circular economy in Gwydir Shire  | Ongoing |
|   | 8.5                    | Work in partnership with other Councils and Namoi Unlimited to implement relevant recommendations of the Water for the Future Report   | Ongoing |
|   | 8.6                    | Continue consultation with upstream and downstream users of the Gwydir River to identify and protect water related tourism, supply services and agriculture within the Shire from being undervalued / overlooked during the assessment of developments. This includes development located outside of the shire boundaries, and those with high water needs or unsustainable water use practices. | Ongoing |

Timing: Short = 0-2 years, Medium = 3-5 years, Long = 6-10 years

## Resources

### LOCAL PLANS

Bingara Regeneration Vision 2020  
Bingara Town Strategy 2008  
Gwydir Community Engagement Strategy  
Gwydir Community Strategic Plan 2017  
Gwydir Destination Management Plan 2017  
Gwydir Economic Development Strategy 2017 – 2020  
Gwydir Shire Council Annual Report 2018  
Gwydir Shire Council Draft Operational Plan 2019 – 2020  
Warialda Community Plan 2011  
Wide Gwydir Our Journey to 2030

### STATE AND REGIONAL PLANS

Department of Industry – Visitor Economy Industry Action Plan 2030  
Department of Planning and Environment – New England North West Regional Plan 2036  
Department of Premier and Cabinet – Upper North West Regional Economic Development Strategy 2018-2022  
Destination NSW – State wide Destination Management Plan 2019  
Government Architect NSW – Draft Urban Design for Regional NSW Guide 2019  
Draft Infrastructure NSW – State Infrastructure Strategy 2018-2038  
Local Land Services – Local Strategic Plan 2016-2021  
Namoi Unlimited – Namoi Region Road Network Strategy 2018  
Namoi Unlimited – Water for the Future Strategy 2019  
Office of Environment and Heritage – Western Enabling Regional Adaptation New England North West region report  
Regional Development Australia – Gwydir Shire Local Government Area  
Regional Development Australia – Namoi Investment Prospectus  
Regional Development Australia – Northern Inland NSW Regional Plan 2016-2019  
Transport for NSW – Future Transport 2056: Regional NSW Services and Infrastructure Plan

*All the photographs within this document have been taken by various local photographers, depicting scenes from within the Gwydir Shire area and emphasise the agricultural roots and the natural beauty of our shire. The photograph of Warialda Court House on the cover page, and the photographs on pages 19 and 24, courtesy of the Department of Planning, Industry and Environment.*

**Item 2            September Monthly Investment and Rates Collection Report**

**FILE REFERENCE**

**DELIVERY PROGRAM**

**GOAL:**            5. Organisational Management

**OUTCOME:**    5.1 CORPORATE MANAGEMENT

**STRATEGY:**   5.1.1 Financial management and accountability systems - CFO - internal

**AUTHOR**        General Manager

**DATE**            7 October 2019

**STAFF DISCLOSURE OF INTEREST**   Nil

**IN BRIEF/ SUMMARY RECOMMENDATION:**

At each monthly Ordinary Meeting, the Council is presented with the schedule relating to Investments, as at the end of the previous month.

**TABLED ITEMS:**

**BACKGROUND:**

In accordance with Clause 19(3) of the Local Government (Financial Management) Regulation 1993, the following information provides details of Council's funds invested as at 30<sup>th</sup> September 2019.

**Community Services and Planning Committee – Gwydir Shire Council  
10 October 2019**

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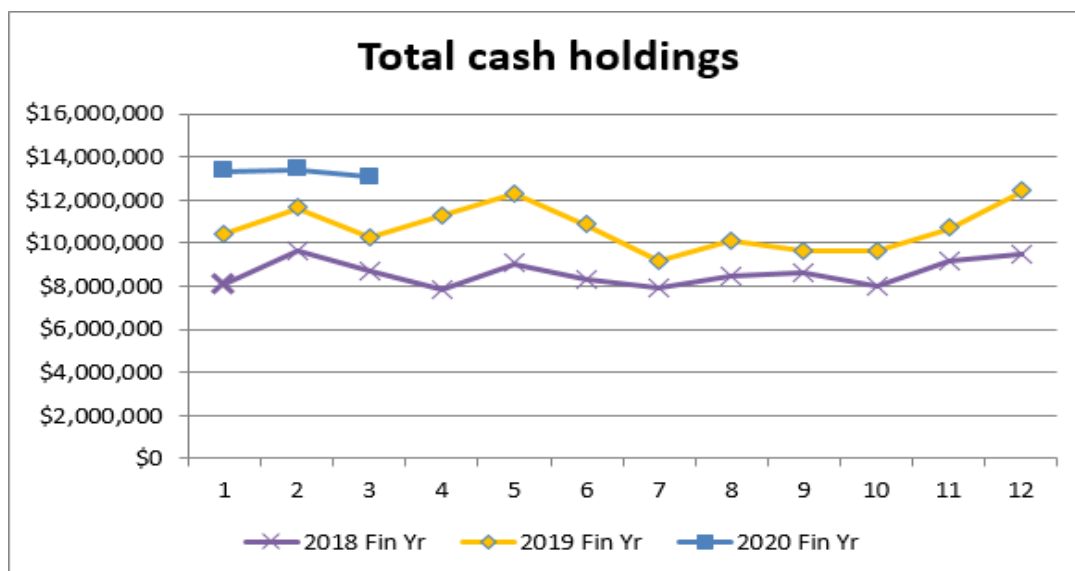
| Direct Investments        |                    |                 |                 |                |               |       |                        |
|---------------------------|--------------------|-----------------|-----------------|----------------|---------------|-------|------------------------|
| Broker                    | ID                 | Investment Name | Rating          | Type           | Next Rollover | Yield | Current Value          |
| NAB                       | 2020.01            | NAB             | AA              | TD             | 3-10-19       | 1.93% | \$1,000,000.00         |
| NAB                       | 2020.02            | NAB             | AA              | TD             | 3-10-19       | 1.93% | \$1,000,000.00         |
| NAB                       | 2020.03            | NAB             | AA              | TD             | 14-10-19      | 1.93% | \$1,000,000.00         |
| <b>Grand Total</b>        |                    |                 |                 |                |               |       | <b>\$3,000,000.00</b>  |
| Managed Funds             |                    |                 |                 |                |               |       |                        |
| Fund                      | Investment Horizon | Type            | 3 Mth Avg Yield | Current Value  |               |       |                        |
| Regional Australia Bank   | At Call            | Cash            | See report      | \$311,164.18   |               |       |                        |
| Tcorp Cash Fund           | At Call            | Cash            | See report      | \$8,037,098.00 |               |       |                        |
| Tcorp Medium Term Fund    | At Call            | Cash            | See report      | \$1,061,837.00 |               |       |                        |
| <b>Grand Total</b>        |                    |                 |                 |                |               |       | <b>\$9,410,099.18</b>  |
| Total Investments         |                    |                 |                 |                |               |       |                        |
| <b>Direct Investments</b> |                    |                 |                 |                |               |       | <b>\$3,000,000.00</b>  |
| <b>Managed Funds</b>      |                    |                 |                 |                |               |       | <b>\$9,410,099.18</b>  |
| <b>Grand Total</b>        |                    |                 |                 |                |               |       | <b>\$12,410,099.18</b> |

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Chairman .....



| Cash and Investments                                  |                        |
|---|------------------------|
| <b>Total Investments</b>                              |                        |
| Direct Investments                                    | \$3,000,000.00         |
| Managed Funds   | \$9,410,099.18         |
| <b>Grand Total Investments</b>                        | <b>\$12,410,099.18</b> |
| <b>Total Cash and Investments</b>                     |                        |
| Investments   | \$12,410,099.18        |
| Cash at bank  | \$ 696,631.84          |
| <b>Grand Total Cash and Investments</b>               | <b>\$13,106,731.02</b> |
| <b>General Fund Cash</b>                              |                        |
| <b>Total cash and investments</b>                     | <b>\$13,106,731.02</b> |
| <b>LESS:</b>  |                        |
| Water fund*   | -\$1,813,373.89        |
| Sewer fund*   | -\$3,941,550.10        |
| Waste fund*   | -\$3,183,440.64        |
| <b>Other restrictions:</b>                            |                        |
| Employee leave entitlements*                          | -\$900,000.00          |
| Carry over works in progress*                         | -\$1,500,000.00        |
| Asset replacement*                                    | -\$200,000.00          |
| Bonds and deposits                                    | -\$290,000.00          |
| Unexpended grants*                                    | -\$900,000.00          |
| Developer contributions                               | -\$250,000.00          |
| *These figures may change with end of year processing |                        |
| <b>Discretionary General Fund Cash</b>                | <b>\$128,366.39</b>    |



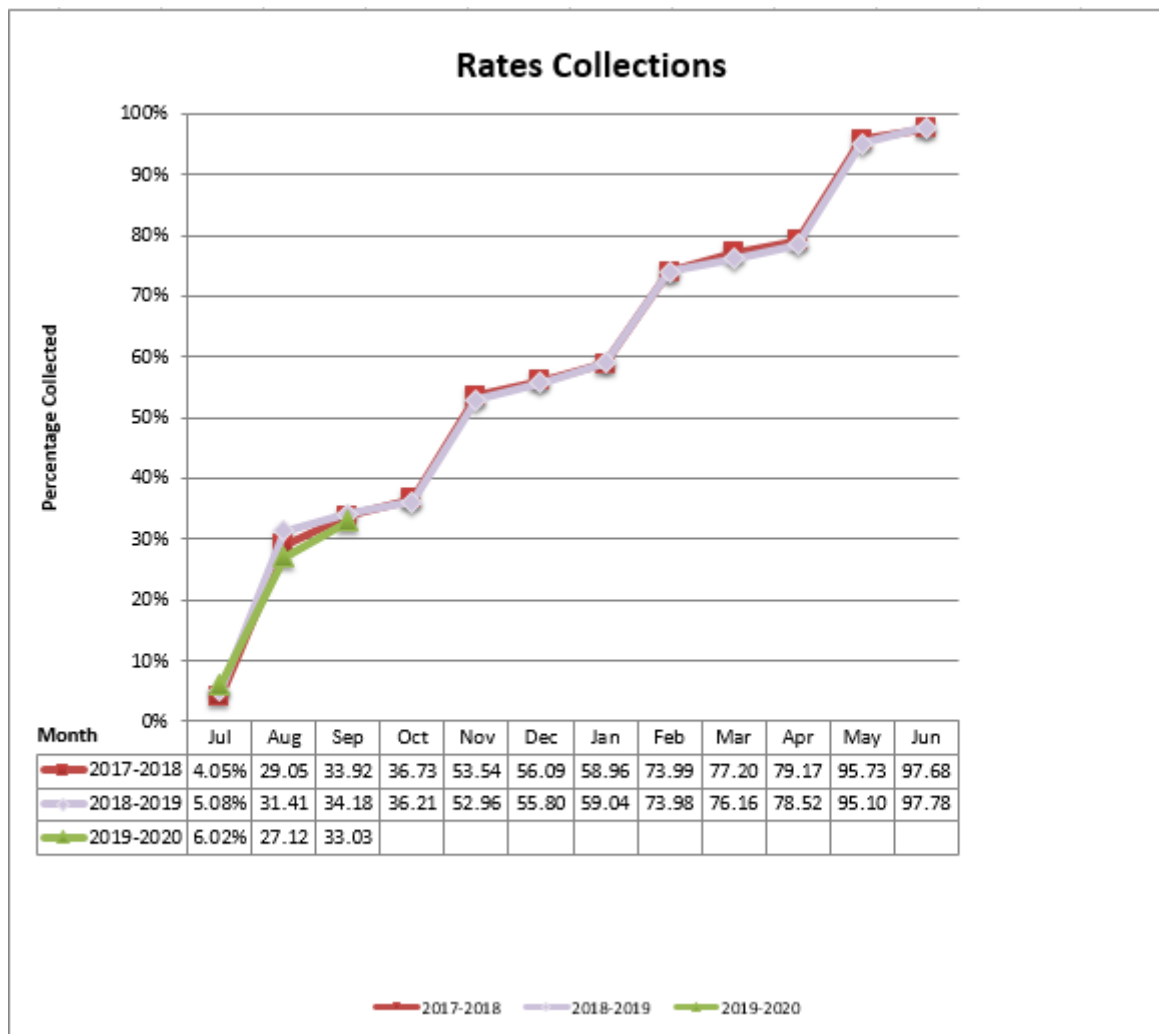
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Chairman .....

I, Helen Thomas, Finance Manager and Responsible Accounting Officer for Gwydir Shire Council, certify that the Council’s investments have been made in accordance with the Local Government Act 1993, Local Government (General) Regulation 2005 and Council’s Investment Policy (F.01.03), as amended.

**RATES COLLECTIONS**

The graph below represents a comparative of the percentage collections for the current year against the two previous rating years. The current years collections are up to 30<sup>th</sup> September 2019



**OFFICER RECOMMENDATION**

THAT the September Monthly Investment and Rates Collection Report be received

This is page number 52 of the minutes of the Community Services and Planning Committee held on Thursday 10 October 2019

Chairman .....

**ATTACHMENTS**

There are no attachments for this report.

**COMMITTEE RECOMMENDATION TO COUNCIL:**

**THAT the September Monthly Investment and Rates Collection Report be received.**

**(Moved Cr Young, seconded Cr Galvin)**

**Meeting closed 11.55 am**