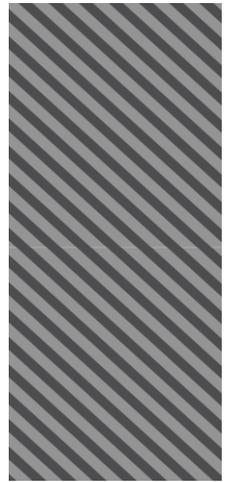


Industrial and Rural Lands Strategy 2022 to 2042

Lachlan Shire Council

Date: 25 May 2022



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Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION	6
1.1 Structure	8
1.2 Process	8
1.3 LGA Snapshot	9
1.4 Strategic Context	11
1.4.1 Central West and Orana Regional Plan 2036	11
1.5 State Significant Agricultural Land	15
1.6 Agritourism and Farm Businesses	15
1.7 Mid-Lachlan sub-region	15
1.7.1 Lachlan Economic Development Strategy 2017-2020	17
1.7.2 Implications for the Strategy	18
1.8 Key Issues	20
2 INDUSTRIAL LAND STRATEGY	22
2.1 Key Principles	22
2.2 Approach	22
2.3 Considering residential land use	23
3 STRUCTURE PLANS	24
4 RURAL LAND STRATEGY	27
4.1 Promote Sustainable Agriculture	27
4.2 Land Use Conflict	28
4.3 Rural Tourism	28
4.4 Mining	28
4.5 Flexibility in Tottenham	28
4.6 Workforce Accommodation	29
4.7 Rural Land Recommendations	29
5 INDUSTRIAL AND RURAL LAND STRATEGIES AND ACTIONS	30

Abbreviations

Abbreviation	Description
ABS	Australian Bureau of Statistics
Council	Lachlan Shire Council
DCP	Development Control Plan
DPE	NSW Department of Planning and Environment
DPIE	NSW Department of Planning, Industry and Environment
DPI	Department of Primary Industries
EP&A Act	Environmental Planning and Assessment Act 1979
ERP	Estimated Regional Population
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MLS	Minimum Lot Size
OEH	Office of Environment and Heritage
CWORP	Central West and Orana Regional Plan
SAP	Parkes Special Activation Precinct
PMF	Probable Maximum Flood
R5	Large Lot Residential zone
REDS	Regional Economic Development Strategy
RU1	Primary Production zone
RU5	Village zone
SEPP	State Environmental Planning Policy
SSAL	State Significant Agricultural Land
Strategy	Industrial and Rural Lands Strategy

Executive Summary

Council has prepared an Industrial and Rural Lands Strategy in response to a shortage in supply of land suitable for the expansion of existing businesses and development of new employment generating businesses within the Lachlan Shire Local Government Area (LGA). The key objectives of the Strategy are to:

Industrial

- Identify existing industrial land
- Review the existing urban structure and arrangement of industrial land uses in Condobolin, Lake Cargelligo and Tottenham
- Provide options for future industrial and employment land release areas

Rural

- Consider the planning framework applicable to rural land
- Investigate opportunities to facilitate and support the continued growth of the agricultural sector
- Provide recommendations to support growth in agriculture and mining

Town Structure Plans

The Lachlan Local Environmental Plan applies a single urban zone to towns and villages. The zone is the RU5 Village zone which allows a great degree of flexibility in terms of the range of uses that are permissible. The zone recognises that there are circumstances in which some commercial, business or light industrial uses can coexist with more sensitive uses such as dwellings. Despite the flexibility of the zone, industrial, town centre and residential land uses are clearly distinguishable.

The Lachlan Shire Urban Settlement Strategy was prepared by Zenith Town Planning and adopted by Council in 2018. The Settlement Strategy is focused on urban areas and settlement in the LGA, with recommendations made for land use zone allocation and amendments to the Lachlan LEP 2013 to facilitate future growth. In relation to industrial land, the Settlement Strategy focused on

the application of an Industrial zone (in place of the Village zone) over those areas that are currently already used for that purpose. The Settlement Strategy also highlighted options for future Industrial zones that, on review and in practice, may be unsuitable by virtue of tenure (Crown Land) and ecological constraints. The Industrial and Rural Lands Strategy revisits these areas and provides additional analysis.

The Parkes Special Activation Precinct (SAP) provides an opportunity for the Local Government Area (LGA) and Council has been in discussion with Inland Rail as to the suitability of Condobolin for a Warehousing and Logistics Centre. While these discussions are preliminary, it highlights the potential within the LGA and the importance of having land that is suitable, has good access to rail and road freight networks and is available to offer if and when opportunities arise.

In considering the options for the expansion of industrial land, the Strategy recognised that that industrial and residential land uses are often competing for the same attributes. This is particularly the case with Area 4 in Lake Cargelligo. Council needs to ensure that land is available for future residential expansion if and when it is needed without leading to conflicting land uses. Further opportunities for residential expansion should be included as part of a housing strategy.

Structure Plans have been prepared for Condobolin, Lake Cargelligo and Tottenham. These plans reflect the high-level constraints and identify the options for expansion of industrial land. These options are also expressed through a number of strategies and actions that align with Council's Local Strategic Planning Statement, the Orana and Central West Regional Plan and the Regional Economic Development Strategy. The Structure Plans will guide land use planning decisions of Council and lend themselves to be reviewed to include options for residential development over time.

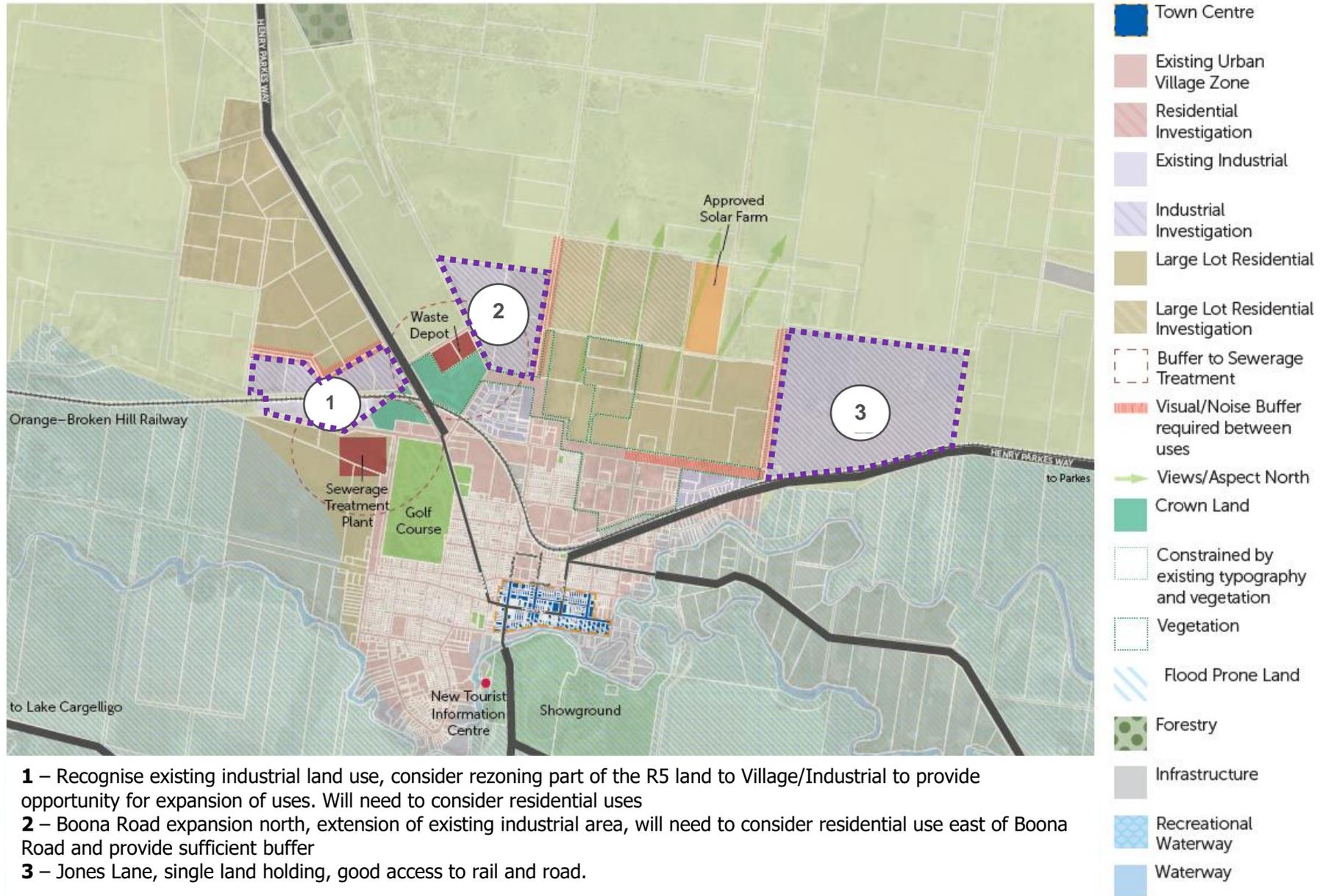
Rural Land

The protection of agricultural land is a key objective of the Orana and Central West Regional Plan. Council needs to consider the relationship

between the protection of agriculture and opportunities for compatible land uses on rural land to support diversity and regional economic development. The key land use and planning controls for rural land are as follows:

- » Align the land use controls in the RU1 Primary Production zone with the proposed planning amendments for agriculture, including tourism, farm stay accommodation and rural related small businesses
- » Review the Land Use Table for the RU1 Primary Production zone to ensure that the permissible uses support investment in agriculture and provide opportunities for value add and the growth of agribusiness.
- » Retain the 400ha minimum lot size for dwellings on certain rural land
- » Consider rural residential and lifestyle development on certain rural land according to criteria that may include proximity to towns and services, impact on agricultural land use, rural land capability, environmental constraints and natural hazards
- » Consider options that will continue to provide for dwelling opportunities within the rural areas to support agriculture and provide housing diversity including expanding the land use table to include detached dual occupancies
- » Review the State Significant Agricultural Land identified in the LGA and subsequent implications for land use activities within the Shire once the controls and requirements to the mapping are provided.

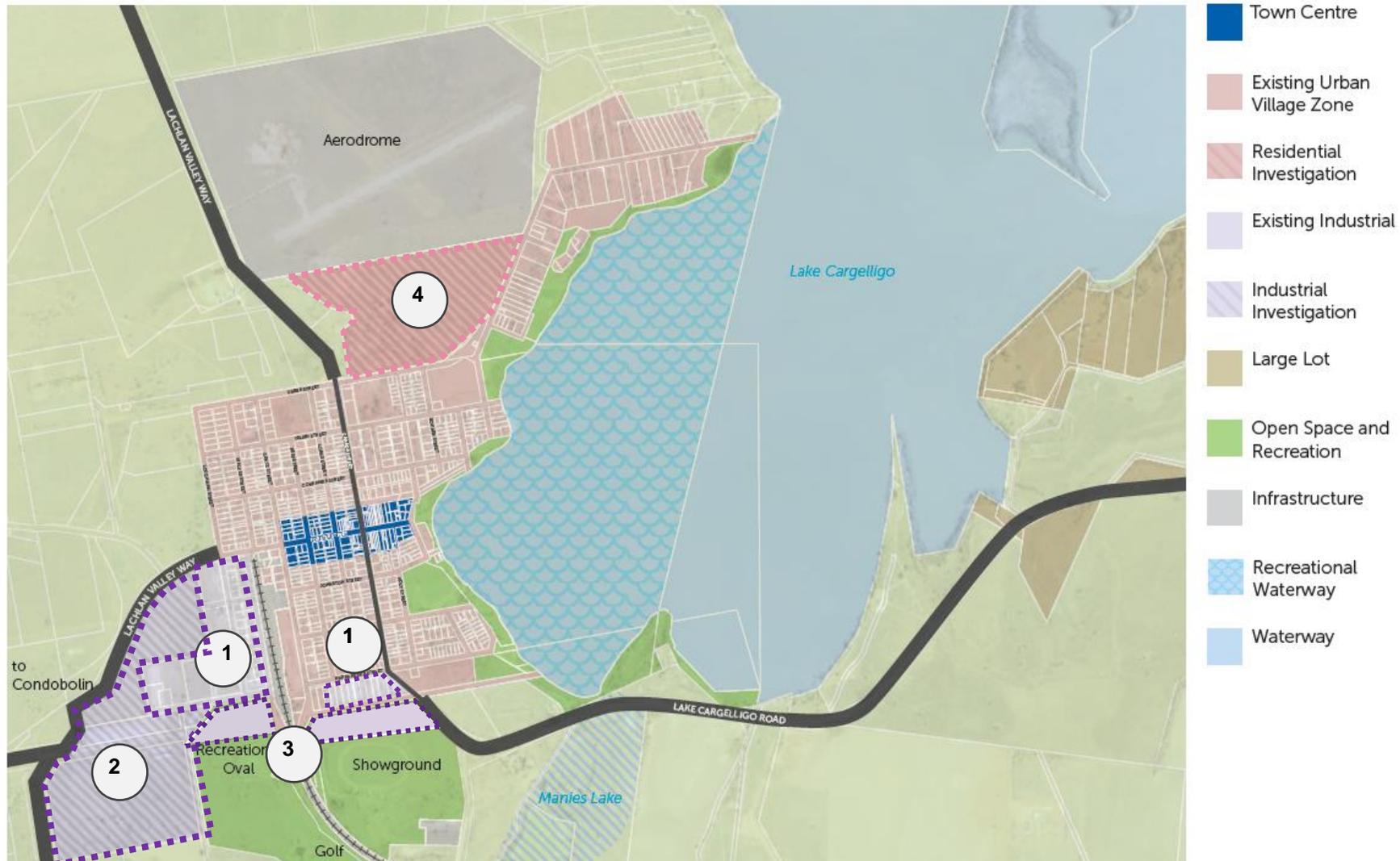
Condobolin



- 1** – Recognise existing industrial land use, consider rezoning part of the R5 land to Village/Industrial to provide opportunity for expansion of uses. Will need to consider residential uses
- 2** – Boona Road expansion north, extension of existing industrial area, will need to consider residential use east of Boona Road and provide sufficient buffer
- 3** – Jones Lane, single land holding, good access to rail and road.

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For current information go to spatial.nsw.gov.au

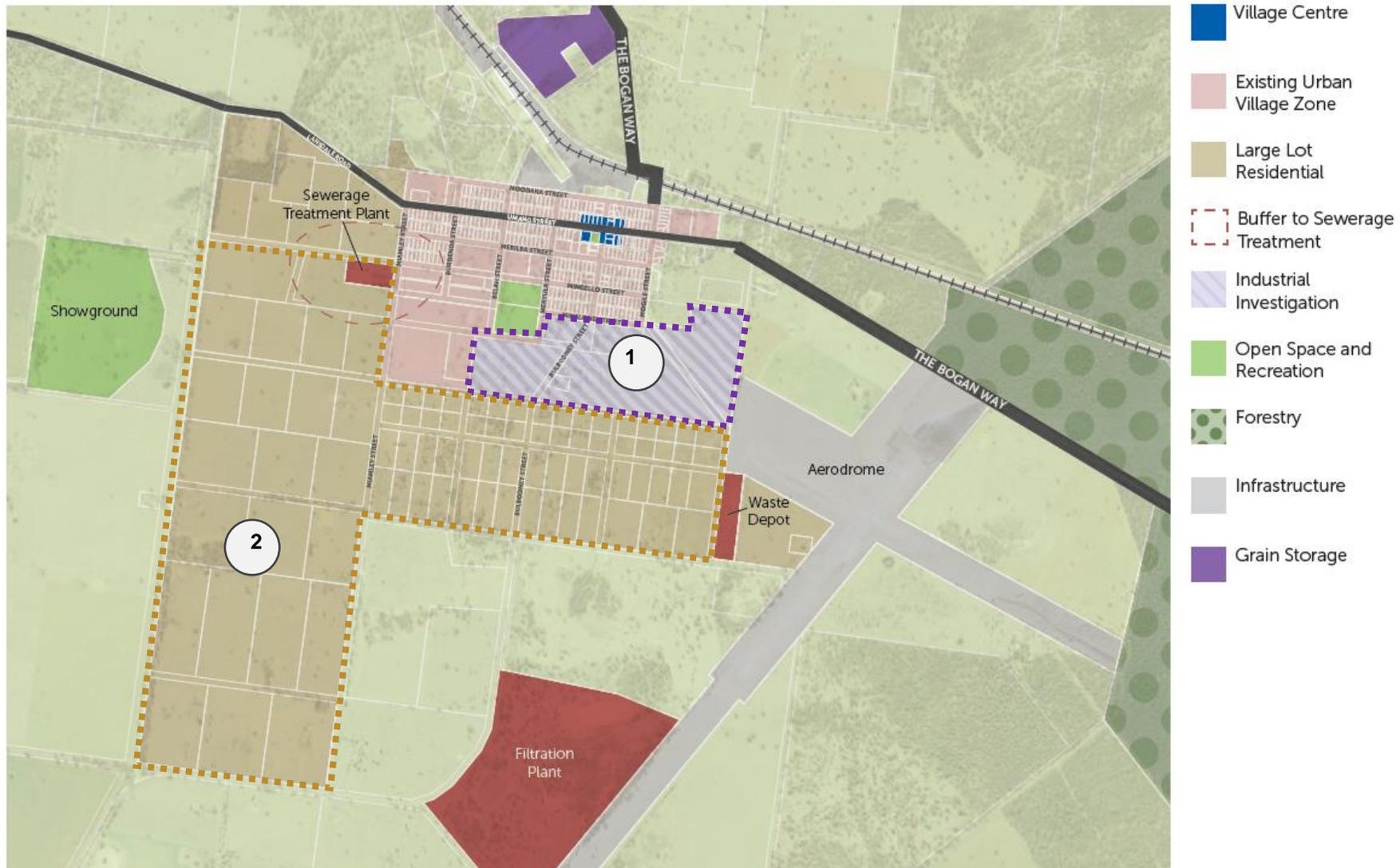
Lake Cargelligo



- 1** - Recognise existing industrial land use, consider rezoning part of the RU5 Village zone to Industrial. Will need to consider residential uses
- 2** - Expansion of existing industrial land uses, rezoning of rural land
- 3** - Consider investigation of Crown Land subject to stakeholder engagement
- 4** - Future urban/residential expansion

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Tottenham



1 – Expansion of the Village/Industrial zone to accommodate new and expanding rural and industrial development

2 - Consider retaining Minimum Lot Size but rezoning to RU6 Transition to provide greater flexibility in land use, for example, rural industry, tourist and visitor accommodation

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1 Introduction

In May 2021 Lachlan Shire Council engaged Elton Consulting to undertake a comprehensive Rural and Industrial Lands Strategy.

The current population of Lachlan Shire LGA is approximately 6,194 and spread across an area of approximately 14,970 square kilometres. Of the 8 settlements in the LGA, Condobolin and Lake Cargelligo have a population over 1,000 people. Lachlan LGA is associated with large rural land holdings and primary production. The presence of manufacturing industries sets the LGA apart from other rural areas. This feature provides economic diversity and gives the LGA a quantum of 'future proofing'.

The project is being undertaken in two phases with the first phase of the project being the preparation of a Background and Issues Paper to inform the second phase, which is to develop the Strategy.

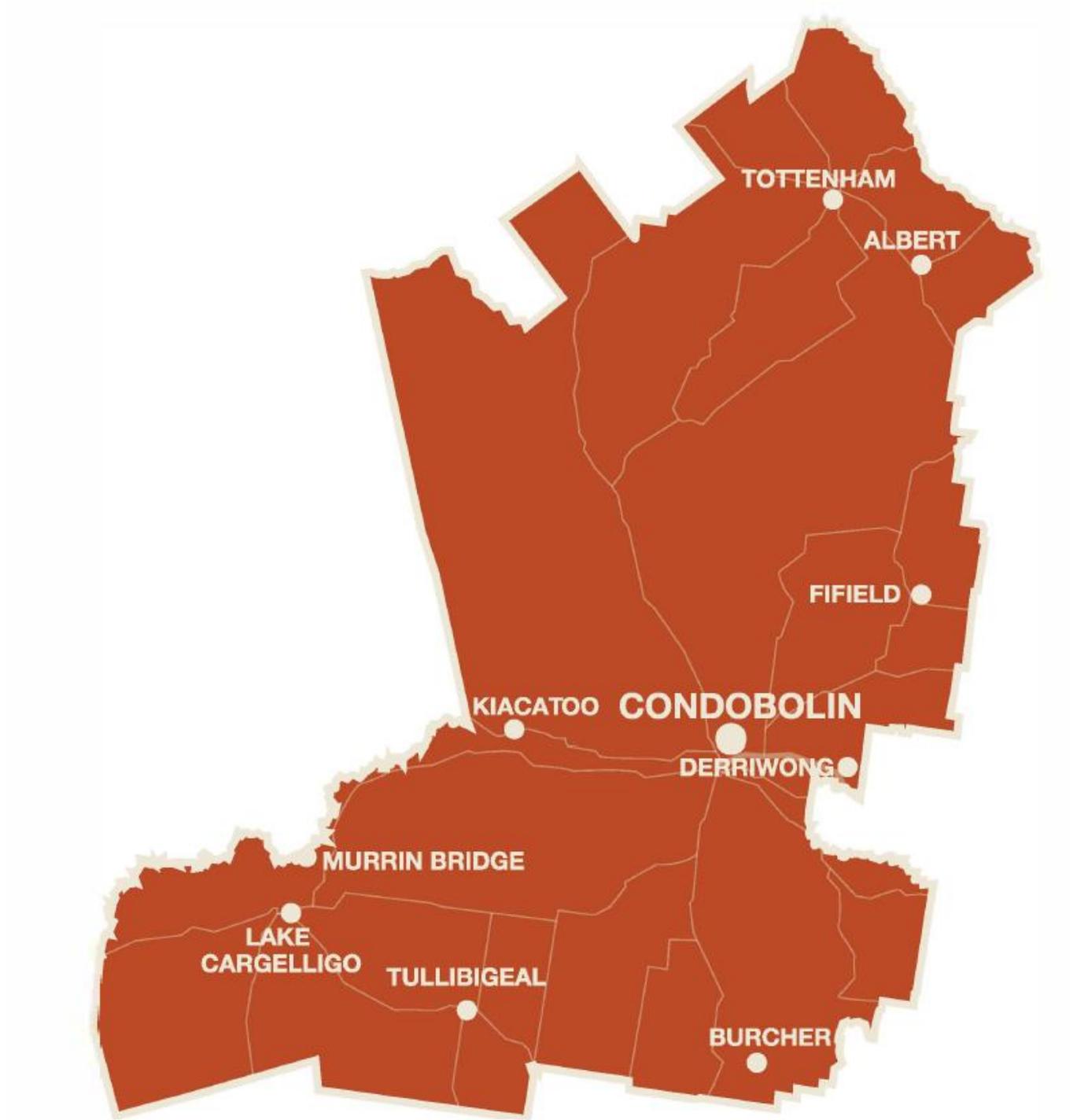
The issues identification involved an initial review of available data covering the current state and local policy framework, including the Urban Settlement Strategy, Council's Community Strategic Plan and the *Central West and Orana Regional Plan 2036 (CWORP)* and *Mid-Lachlan Regional Economic Development Strategy 2018*.

Initial stakeholder engagement was undertaken in October 2021.

The engagement reinforced the initial findings in relation to issues including:

- » There is insufficient land to support growth in the light industrial and manufacturing sector in the short to medium term.
- » Opportunities provided by the competitive advantages of the Inland Rail project and Parkes SAP is a transformative opportunity for Lachlan.
- » The need to manage encroachment of incompatible land uses on existing and potential industrial land areas.
- » Economic development opportunities to support value adding.
- » Managing rural land use conflict for the long-term protection of rural land for agricultural production.
- » Focus on economic development and support the growth of agribusiness and value adding opportunities.
- » Provide a consistent approach to mining and renewable energy projects where there is a clear economic benefit to the community.

Figure 1 Lachlan LGA



Source: LSC, 2021

1.1 Structure

The Strategy document is structured as follows:

Section 1 Introduction – provides an overview and context.

Section 2 Industrial Land Strategy – provides an overview of the key objectives

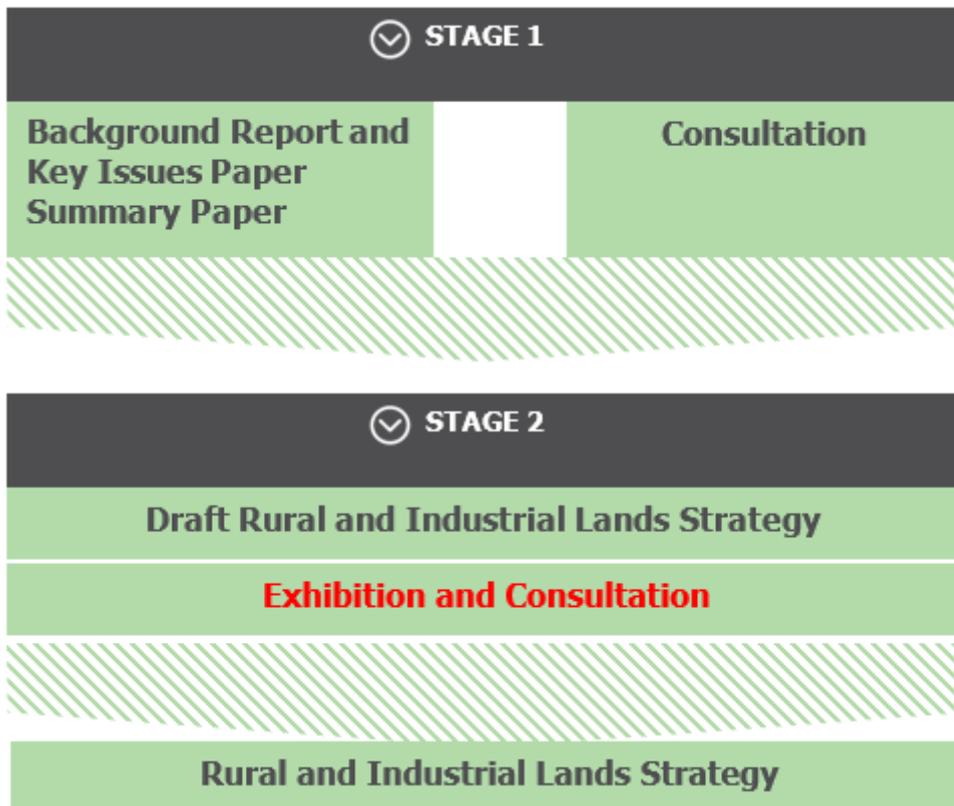
Section 3 Structure Plans – outlines the individual towns and options for consideration

Section 4 Rural Lands Strategy – key issues and considers opportunities for diversification in agricultural industries and pursuits and protect the regions agricultural land resources.

Section 5 Industrial and Rural Land Strategies and Actions – provides a series of strategies and actions aligned to the CWORP.

1.2 Process

The development of the Strategy has been undertaken in two stages. Stage 1 was the preparation of a Background Report and Key Issues Paper. This stage also included early stakeholder engagement. Stage 2 is the preparation of the Strategy. The following diagram represents the relationship between Stages 1 and 2 followed by a table identifying the key issues.



The role of the Background Paper and ultimately the Strategy includes exploring the extent to which land use planning can respond and assist in the delivery of the Regional Economic Development Strategy, LSPS, Lachlan Economic Development Strategy and Lachlan Shire Urban Settlement Strategy in a sustainable and responsible manner.

1.3 LGA Snapshot

Population

The LGA had a 2016 Estimated Regional Population (ERP) of 6,194¹ and an estimated 2021 population of 6,089².

Condobolin is the largest population centre with a 2016 Estimated Resident Population (ERP) of 3,486³ residents. Lake Cargelligo's population in 2016 was 1,479 and Tottenham had a population of 453. Population growth has been relatively stable for the past decade since 2006.

Economy

Lachlan Shire Council generated an estimated economic output⁽⁴⁾ of \$750,145,278 in 2021, compared to \$2.6B for the wider Central West Region (Bathurst, Orange, Parkes, Forbes, Weddin, Cabonne, Blayney, Cowra, Lithgow and Oberon) (REMPPLAN 2021). Agriculture, Fishing and Forestry accounts for 25.83% of total output, with a significant contribution from manufacturing and mining. Agriculture is the largest employer with 643 jobs representing 27.54% of total jobs.

Regional exports generated by Lachlan LGA is estimated at \$279.6m which accounts for 3.1% of all exports for the Central West Region. Agriculture, Forestry and Fishing contributes the most for regional exports with \$147.54m accounting for 52.8% of all exports, and 9.7% of the industry sector exports for the Central West Region (REMPPLAN, 2021).

Note: 2021 Census Data had not been released at the time the strategy was finalised.

¹https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA14600?opendocument

² <https://population.gov.au/data-and-forecasts/data-and-forecasts-dashboard-lga.html>

³ https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat

⁴ Output data is the value of all gross revenue generated by business and organisations in the production goods and services.

Snapshot

Population



6,194
whole LGA

Condobolin	3,486
Lake Cargelligo	1,479
Tottenham	453

Median Age **40** years

Number of Households **2,200** with average household size **2.4**

Workforce



Working Age population (ages 16-64)	3,470
Labour force	2,646
Participation rate (labour force divided by population)	42.7%

Top three **employing industries** in the LGA in 2016



Agriculture, forestry and fishing **28.1%**



Healthcare and social assistance **10.8%**



Education and training **10.1%**

The **industries** in the LGA with the highest value add are:



Agriculture, forestry and fishing	Rental, hiring and real estate	Healthcare and social assistance
\$84m	\$49m	\$29m

Gross regional product of
\$750m
in 2019-2020

ABS Census Data 2016

'Industry value added' is the total value of goods and services produced by an industry, after deducting the cost of goods and services used in the process of production.

1.4 Strategic Context

There is a hierarchy of strategic plans in NSW need to be considered in the context of the Industrial and Rural land.

1.4.1 Central West and Orana Regional Plan (CWORP) 2036

The Strategy is consistent with the CWORP released in June 2017 by the NSW Government. The CWORP sets the priorities and directions for the region. Its vision is for the region to be *'the most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunities of being at the heart of NSW'*.

The CWORP identifies the top three economic opportunities for Lachlan LGA as **agribusiness, transport and logistics and tourism**.

The Regional Plan is arranged around a hierarchy of Goals, Directions and Actions. These are outlined below in terms of their particular relevance to Lachlan's rural and industrial lands. Where a Direction does not include actions that align with the strategy this has been noted, however, it should not be read as not relevant to other aspects of development and land use within the LGA :

Direction	Relevance to industrial lands	Relevance to rural lands
Goal 1: The most diverse regional economy in NSW, which aims to foster economic development for the region while protecting productive agricultural land and facilitating growth in agribusiness, manufacturing, tourism and value adding.		
Direction 1: Protect the region's diverse and productive agricultural land	The relevance of this direction is the protection of agricultural land from land use conflict and fragmentation and management of the interface between important agricultural lands and other land uses. It also sets out the need for clear policy direction for the management of agricultural land through planning.	
Direction 2: Grow the agribusiness sector and supply chains	This direction seeks to encourage agribusiness diversification and value-adding opportunities, and through land use planning, protect agricultural land and manage the interface with other land uses. It also facilitates investment in the agricultural supply chain by protecting assets such as freight and logistics facilities from land use conflict and the encroachment of incompatible land uses.	
Direction 3: Develop advanced manufacturing and food processing sectors	This direction guides the location and co-location of advanced and value-added manufacturing industries and associated infrastructure to minimise potential land use conflict, maximise efficiencies in infrastructure use, decrease supply chain costs, increase economies of scale and attract further investment to the region.	
Direction 4: Promote and diversify regional tourism markets	<i>Not relevant</i>	This direction leads to consideration to suitable tourism opportunities across all of the land use tables in the LEP. There is a particular focus on agritourism, eco-tourism and accommodation options to support this sector.
Direction 5: Improve access to health and aged care services	<i>Not relevant</i>	Relevant to the extent that enabling additional residential accommodation in remote locations, far from settlements, impacts on immediate access to services.

Direction	Relevance to industrial lands	Relevance to rural lands
Direction 6: Expand education and training opportunities	This direction promotes working with stakeholders to identify opportunities to address skill shortages through tailored regional training programs and promoting the development of education precincts around educational facilities to allow people to specialise in rural studies and cater for international students.	
Direction 7: Enhance the economic self-determination of Aboriginal communities	This direction promotes the opportunity to work with Aboriginal Land Councils to consider the strategic merit of lands for economic development.	
Direction	Relevance to industrial lands	Relevance to rural lands
Direction 8: Sustainably manage mineral resources	<i>Not relevant</i>	The direction requires the protection of areas with potential mineral and energy resources through local land use strategies and LEPs; it also highlights the need to protect infrastructure that facilitates mining from development that could affect current or future extraction.
Direction 9: Increase renewable energy generation	This direction requires the identification of locations with renewable energy potential and access to the electricity network. It suggests facilitation of small scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies through LEPs.	
Direction 10: Promote business and industrial activities in employment lands	The direction encourages sustainable development of industrial land to maximise infrastructure investment and connection to the freight network. It advocates for co-location of related industries and consolidation of vacant or underutilised industrial land through land use planning, as well as identifying new industrial and employment land opportunities and reduce land use conflicts.	
Direction 11: Sustainably manage water resources for economic opportunities	This direction requires Councils to plan for high-water use industries in locations with water access and security.	The enhancement of productive capacity of land in the Lachlan irrigation area by limiting encroachment of inappropriate and incompatible land uses.
Direction 12: Plan for greater land use compatibility	The direction aims for local strategies to limit urban and rural housing development in agricultural and extractive resource areas, industrial areas and transport corridors.	Identify and protect important agricultural land in local plans. Amend planning controls to give greater certainty of land use – by limiting unrelated land uses in LEP land use tables.

Direction	Relevance to industrial lands	Relevance to rural lands
Goal 2: A stronger, healthier environment and diverse heritage, which encourages the protection of key environmental assets and increased resilience to natural hazards.		
Direction 13: Protect and manage environmental assets	The avoidance of areas of high environmental value in preparing land use strategies.	
Direction 14: Manage and conserve water resources for the environment	This direction calls for Councils to plan for the effects of a changing climate on water availability and use for the environment, settlement, communities and industry.	
Direction 15: Increase resilience to natural hazards and climate change	This direction requires the location of development away from areas of known high biodiversity value, high bushfire risk, contaminated land and designated waterways. It requires incorporation of best available hazard information in LEPs consistent with flood studies, flood planning levels, modelling and floodplain risk management plans.	
Direction 16: Respect and protect Aboriginal heritage sites	Consideration will need to be given to Cultural Heritage through the detailed re-zoning process for specific sites.	
Direction 17: Conserve and adaptively reuse heritage assets	<i>Not relevant</i>	
Goal 3: Quality freight, transport and infrastructure networks which seeks to improve freight and road connections to markets and global gateways.		
Direction 18: Improve freight connections to markets and global gateways	This direction supports the enhancement of operation and performance of national transport corridors, freight and logistics facilities by limiting the encroachment of incompatible and sensitive land uses in LEPs and decision making. It sets out strengthening and leveraging inter-regional connections to support economic growth and locate freight and logistics facilities to capitalise on connections to external markets, maximise the use of existing infrastructure and support future industrial development.	
Direction 19: Enhance road and rail freight links	This direction promotes the coordination and prioritisation of local and regional road projects to strengthen the regional freight network; Councils need to minimise encroachment of incompatible land uses through LEPs.	
Direction 20: Enhance access to air travel and public transport	<i>Not relevant</i>	
Direction 21: Coordinate utility infrastructure investment	<i>Will be relevant for delivery of development.</i>	
Goal 4: Dynamic, vibrant and healthy communities including managing growth and housing choices in an environmentally sustainable manner is relevant to a lesser extent. It provides direction for the settlement patterns that may influence population growth in existing centre, as well as rural lifestyle lots that may conflict with agricultural land.		
Direction 22: Manage growth and change	Councils are required to coordinate infrastructure delivery across industrial land in strategic centres.	
Direction 23: Build the resilience of towns and villages		

Direction	Relevance to industrial lands	Relevance to rural lands
Direction 24: Collaborate and partner with Aboriginal communities	Will be a consideration for the local housing strategy under the regional plan action to deliver housing strategies.	
Direction 25: Increase housing diversity and choice	<i>Not relevant</i>	Should be a consideration in terms of the extent to which rural land can and should form part of the housing supply solution.
Direction 26: Increase housing choice for seniors	<i>No relevant</i>	
Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces		Councils to plan for and manage seasonal and itinerant worker accommodation, and short-term accommodation for mining employees to support workforce needs during construction, operation or shutdown.
Direction 28: Manage rural residential development	This direction is relevant in ensuring rural lifestyle development does not impact on employment generating activities or agribusiness	Rural residential development can conflict with environmental and agricultural lands and managing the interface will help protect rural land and its associated economic production value.
Direction 29: Deliver healthy built environments and better urban design	<i>Relevant for delivery of development</i>	

The CWORP identifies the following specific priorities and issues for the Lachlan Shire LGA:

- » Recognising Condobolin, as the main residential area and hub for agricultural activity, grain storage and transportation links for Tullibigeal, Burcher, Derriwong, Fifield and Albert.
- » Recognising Lake Cargelligo is the second largest service centre and residential area. It provides a local centre for agricultural activity, grain storage and transportation links to Condobolin, Parkes, Griffith, Hillston and Hay.
- » Condobolin is also the centre for sporting and recreational activity, along with Lake Cargelligo being a popular tourist destination that forms part of the largest inland lake system in NSW that has been used for centuries by the Wiradjuri people as a source of food and water.
- » The LGA contributes significantly to Gross Regional Product, with agriculture the largest industry. This includes irrigation and cropping based on the Lachlan River floodplain involving cotton and grains, and livestock. Mining is a developing sector and has potential to increase population and job numbers.
- » The priorities are:
 - > Establish connections for the industrial manufacturing and agricultural sectors to Inland Rail and the Parkes Special Activation Precinct
 - > Support the primacy of the main streets of Condobolin and Lake Cargelligo.
 - > Support the agribusiness and transport and logistics sectors and associated businesses
 - > Develop a regional road transport support node at Condobolin
 - > Identify and develop the Shire's mining potential and protect resources while planning for long term social and utility growth

-
- > Protect and enhance the natural environment
 - > Protect important agricultural land from encroachment from residential development
 - > Plan for Infrastructure needs of the expanding centres of Condobolin and Lake Cargelligo as well as surrounding villages.

The CWORP also includes an Implementation Plan with priorities for initiatives to be undertaken between 2021 and 2027 (ten years). Key Priority Actions relevant to this Report are:

1. Monitor the supply and demand of industrial land in strategic centres to inform the planning and coordination of utility infrastructure to support new development
2. Map important agricultural land to better inform strategic and local planning processes.
3. Implement the NSW Government's Agriculture Industry Action Plan – Primed for growth: Investing locally, connecting globally.

The current legislative framework requires local planning instruments to deliver on the CWORP. Agribusiness, mining, tourism, transport and logistics are the key opportunities for economic development in terms of rural land. Among the priority actions articulated in the Regional Plan Implementation are actions focused on setting the direction for local planning of agricultural land, ensuring zoning and land use definitions reflect agri-business industry requirements and developing practical mechanisms to avoid land use conflict between intensive agriculture and other sensitive land uses.

At the time of writing this strategy the CWORP was being updated.

1.5 State Significant Agricultural Land

The NSW Department of Primary Industries (DPI) is undertaking a mapping program to identify State Significant Agricultural Land (SSAL). A draft map of the SSAL was available for comment until the end of 2021.

The preliminary draft SSAL map is derived from existing state-wide information where the most relevant characteristics related to the best agricultural lands are used. The layers used to build this map are the best available in NSW, however these input layers are of variable quality.

SSAL is an essential component of agricultural land use planning, enabling clearer local planning with informed prioritisation of future land uses. SSAL identified in the Lachlan LGA is largely contained to the Lachlan River between Condobolin and Forbes and west to Lake Cargelligo. It is intended that the draft SSAL map will provide information to planning authorities, land holders and development proponents about the location of the best agricultural land in the state.

Protecting this corridor from fragmentation for purposes other than supporting agriculture should be a key objective of the Rural Lands Strategy.

1.6 Agritourism and Farm Businesses

Agritourism provides an experience that connects visitors with agricultural products and industry and includes a wide range of activities including farm gate activities and farm events. The DPIE are currently working towards a policy that proposes to introduce changes to the planning framework to help landowners implement innovative activities on their farms, including agritourism, by simplifying areas of the planning system and streamlining approval pathways related to agriculture.

The changes include redefining farm stay accommodation and including a new definition in planning instruments for 'farm events' and 'farm gate activities'. As part of the first phase of implementation, Council has opted in to the inclusion of farm stay accommodation as a permissible use on land in the R5 zone.

The draft policy also proposes a number of changes to facilitate small scale processing, farm infrastructure and a more streamlined approval process for small farm dams. Changes are expected to be implemented by July 2022.

1.7 Mid-Lachlan sub-region

Lachlan forms a key part of the Mid-Lachlan sub-region which and includes the LGAs of Parkes and Forbes.

The Regional Economic Development Strategy provides a vision for the subregion as:

To be a progressive and prosperous regional community that leverages its competitive advantages in agriculture, mining and tourism, and to embrace industry growth and create job opportunities whilst supporting the thriving economy

Agriculture is the predominant land use and the most significant economic contributor to the sub-region. The region also has a long history of mining that continues to drive the region's economy makes the Mid-Lachlan region particularly rich in gold and copper deposits, and offers potential mining opportunities for cobalt, nickel and scandium.

In 2018, the NSW Government assisted local councils to develop Regional Economic Development Strategies (REDS). The document highlights the strengths of the regional economy (endowments) that can be leveraged by industry to support growth.

The subregion's economic strategy, through six strategy elements, seeks to leverage its key strengths and advantages in agriculture and mining, improve the availability of skilled labour and improve access to markets by investing in intermodal network resilience and reliability.

The Parkes Special Activation Precinct on the junction of the Inland Rail and Trans-Australia Railway provides a significant opportunity for the sub-region to leverage investment in freight and logistics, resource recovery, value-added agriculture and renewable energy.

The subregion benefits from its rainfall, climate and soil, mineral and natural resources, location and access to rail and road.

While agriculture is the predominant land use and a significant economic contributor, the region also has a strong manufacturing industry that continues to drive the region's economy today. Another important industry is mining, with the region covering the Macquarie Arc formation, a section of the Lachlan Orogen geological formation which makes the Mid-Lachlan region particularly rich in gold and copper deposits, and offers potential mining opportunities for cobalt, nickel and scandium. Mining has a Gross Regional Product output of \$267,925 per employee⁵.

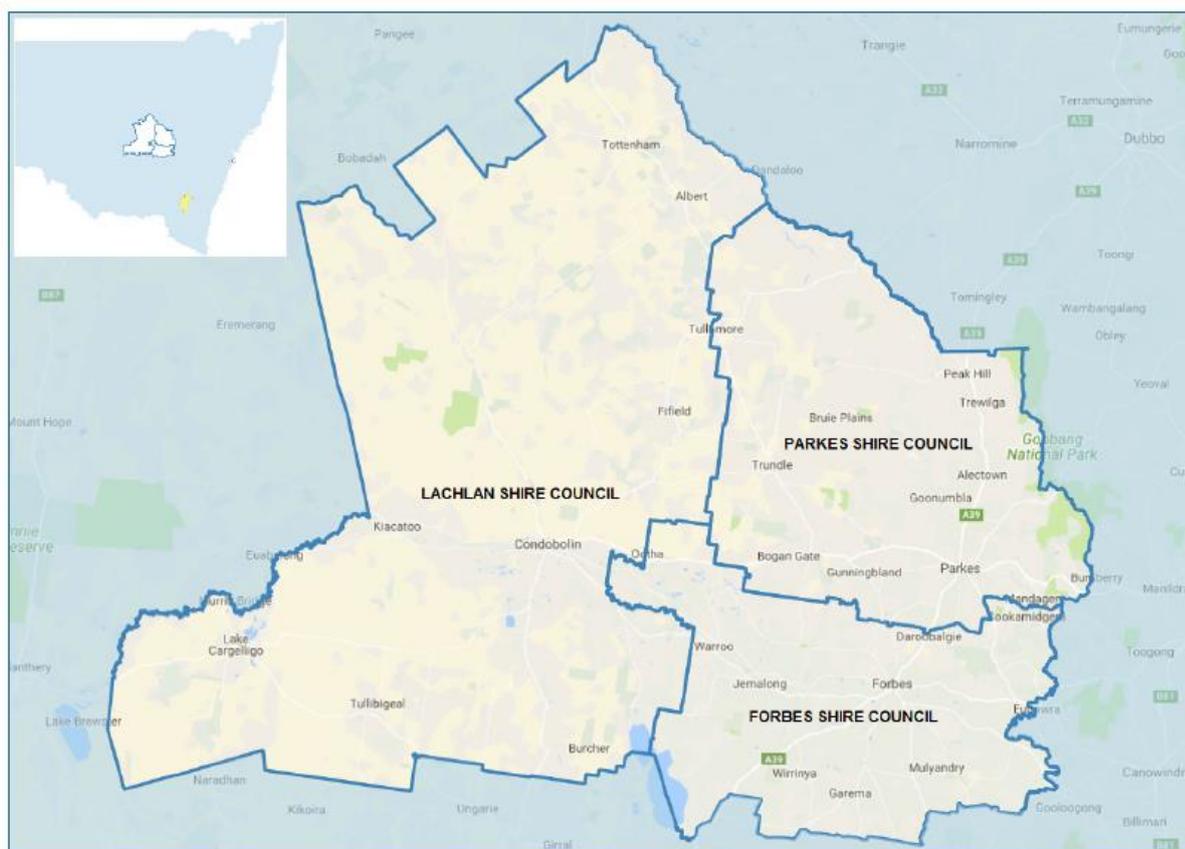
Healthcare and social assistance, retail trade, education and training and state government administration are also important industries in the subregion.

Condobolin is the main service centre in Lachlan with Parkes and Forbes the equivalent key centres in those adjoining LGAs making up the subregion. A map of the subregion is shown **Figure 2**.

At the time of writing this strategy the REDS was in the process of being reviewed.

⁵ Mid Lachlan Regional Economic Development Strategy, p 5

Figure 2 Subregion



Source: Mid Lachlan Regional Economic Development Strategy

1.7.1 Lachlan Economic Development Strategy 2017-2020

This Strategy pre-dates the Local Strategic Planning Statement (LSPS) however the 'line of sight' for strategic direction is included in the Key Opportunities for the LGA, on page 16, and Strategic Goals, pages 17 – 25, with the key issues summarised below:

Agriculture and Agribusiness – Agriculture is the largest contributor to both GRP and employment in the Lachlan Shire. The agricultural industry contributed \$83m to the local economy with cereal crops (barley, wheat, canola) and small livestock being the major sectors. Value adding will help strengthen the farm sector, with industrial innovation suggested as a means to 'find industrial non-food uses for products grown in the Lachlan region'.

Manufacturing – the sector has grown significantly in the past census period (2011-16) with more than \$19 million contributed to the local economy with fabricated metal products making up more than a quarter of the value-added output. Manufacturing has significant links to the broader agriculture, forestry and fishing industry as well as paper and food and beverage production. This high growth sector can drive local employment which is an advantage that can be further developed through knowledge, resources, skills, and innovation. The light industry manufacturing sector has emerged in Condobolin and Lake Cargelligo and Council has established estates to promote further growth. The establishment of mining and mining related industry and renewable energy are seen as emerging industries for the Shire. Efficiencies through improved collaboration, knowledge sharing and enhanced supply chains between industry is recommended.

Tourism – a relatively small but growing component of the local economy. Improvements to visitor services, including product offering and facilities, industry capabilities, branding and promotion and community awareness and involvement in tourism are suggested.

Transport – the Lachlan LGA is ideally situated to take advantage of economic and supply chain opportunities due to the Inland Rail project, Parkes Hub, road and rail networks and airfields. Linkages with the agricultural sector and the Inland Rail will increase the competitiveness and productivity of the local industry.

Each Goal has a range of strategies, of which the relevant matters are provided below.

Goal 1 – Strengthen the high growth sectors of manufacturing, transport, tourism and agribusiness

- » Develop a manufacturing cluster with a focus on value-add agriculture and renewable energy
- » Identify and promote regional research
- » Grow the manufacturing light industry base through the development and marketing of the Condobolin and Lake Cargelligo Industrial Parks
- » Develop a return on investment (ROI) model for the Lachlan Intermodal Terminal Concept
- » Collaborate with agencies to promote water use efficiencies
- » Investigate opportunity to support and upgrade the agricultural innovation centre in Condobolin including diversification for expansion into a low rainfall irrigation centre
- » Link in with wider NSW Government and regional strategies to support expansion of the agricultural sector
- » Enhance the visitor experience through the development of a tourism destination management plan

Goal 2 – Regional Infrastructure Facilitate and provide regional infrastructure that supports a cohesive, active and progressive community and assists in driving economic growth

- » Develop a business case utilising industry case studies that support the development of the Inland Rail project
- » Continue investigations into the feasibility of a regional intermodal terminal and potential uses of the co-located disused abattoir site
- » Monitor mining opportunities in the region to ensure impacts are minimised and employment opportunities are harnessed

Goal 3 – Small business growth

- » Provide practical support for new small business owners and job seekers

Goal 4 - Employment and Skills development

- » Undertake analysis of workforce requirements for each major growth industry to identify gaps and develop targeted solutions to ensure business growth
- » Encourage the uptake of competitive manufacturing skills to improve efficiency and competitiveness
- » Utilise the existing TAFE infrastructure to deliver courses to enhance the local knowledge base and develop skills targeting youth
- » Support and enhance the Wiradjuri Study Centre and aboriginal employment opportunities

Goal 5 - Liveability and lifestyle

- » Range of marketing and branding strategies to attract and retain people

1.7.2 Implications for the Strategy

The NSW Government's Central West and Orana Regional Plan, the Lachlan Economic Development Strategy and the Mid Lachlan Regional Economic Development Strategy provide clear and strong policy support for maintaining and strengthening the diverse economy of the Lachlan Shire. This includes developing existing strengths, such as in agriculture and mining, renewables, manufacturing as well as newer opportunities in transport and logistics.

The Parkes Hub is a rare transformative regional investment opportunity that has potential for synergistic transport and logistics development opportunities in the Lachlan Shire.

Council's LSPS has clear intentions for rural and industrial land uses and ancillary development. The LSPS is guided by other policy including the Urban Settlement Strategy and Lachlan Economic Development Strategy and sets out the opportunities that are agreed by the community to be appropriate for the LGA to 2041 (*reiterated below*):

- » **Infrastructure:** Increase renewable energy generation, improve freight connections to markets and global gateways, enhance road and rail freight links
- » **Agriculture:** Protect the region's diverse and productive agricultural land, and grow the agribusiness sector and supply chains
- » **Natural Environment:** Protect and manage environmental assets, manage and conserve water resources and increase resilience to natural hazards and climate change
- » **Mining and Mineral Resources** – sustainably manage mining resources
- » **Development Planning and Promotion** – Promote business and industrial activities on employment lands, plan for greater land use compatibility
- » Investigate opportunities for land use growth to ensure business and industrial uses have solid foundations
- » Implement the recommendations of the Lachlan Shire Urban Settlement Strategy in policy including the LEP and DCP

1.8 Key Issues

The Background and Issues Paper provided a framework for the Strategy with the identification of issues in the development of strategies for the long-term management of industrial and rural land. It provides the analysis, land use constraints and context and should be read in conjunction with the Strategy. The key issues are identified below.

Issue	Comment
Industrial Land	
Future supply of industrial land in Condobolin and Lake Cargelligo	The industrial land analysis found that there is insufficient land to support growth in the light industrial and manufacturing sector in the short to medium term. The strategy should plan for future needs and ensure suitable land is preserved for that purpose in optimal locations. Constraints are evident in many precincts that were identified in the Urban Settlement Strategy, mainly Crown Land tenure and biodiversity values. New greenfield areas close to existing precincts have been identified for further investigation.
Capitalising on the Inland Rail and Parkes SAP	Capitalising on the competitive advantages of the Inland Rail project and Parkes SAP is a transformative opportunity for Lachlan. Council is driving investigation into the viability of developing a warehousing and logistics precinct in close proximity to Condobolin.
Land use management near existing and future industrial land supply and land use conflict	The management of residential and rural residential development (existing and future) and the impact on industrial land uses is a consideration for the strategy. Planning to avoid future land use conflict is a key element of the broader planning for industrial land.
Rural Land	
Promote and protect sustainable agriculture	Government policy settings are clear for the long-term protection of the agricultural sector and underpins land use planning in the RU1 Primary Production zone. Clear direction and policy for the separation of rural from non-rural activities will prevent issues of rural land use conflict.
Support rural economic development	Both the Orana and Central West Regional Plan and Mid Lachlan Regional Economic Development Strategy focus on rural economic development: growing agribusiness and increase in value adding as essential to the continuing prosperity of the region. Local planning policy should support the growth of agribusiness in the right location.
Mining and renewable energy	Allowing for new mining and renewable development is a key element of the Mid Lachlan Regional Economic Development Strategy and Council's LSPS. It is important to manage rural land into the long term to facilitate new industries with minimal costs and impacts on adjoining

Issue**Comment**

land and communities. It is also important that workforces associated with major development are situated in and complement, existing towns and villages.

A consistent approach to managing mining and renewable energy projects is needed and the extent that Council have a role in capturing ongoing investment could be investigated.

2 Industrial Land Strategy

The Industrial Land Strategy provides a framework to guide growth and development within the individual towns and villages to 2041. The Strategy responds to the need to provide industrial land in the key local centres and enable the LGA to respond quickly to opportunities over time, including leveraging the Parkes SAP and roads and rail transport infrastructure.

The Strategy for industrial land has been developed to accommodate growth in the three towns of Condobolin, Lake Cargelligo and Tottenham.

2.1 Key Principles

The Industrial Lands Strategy is underpinned by the following commercial principles.

Affordability

Industrial land should remain price competitive over time, supported by an orderly supply of quality land relative to the particular LGA

The cost of developing industrial land should not be prohibitive (eg infrastructure and services, site preparation, roads and utilities)

Diversity

A range of offerings relative to price, land area, access to transport and infrastructure and location, both within individual towns and across the LGA

Adequate supply of industrial lands to support existing and future industrial demand and meet long term needs

Suitability

There is well located land available in all three towns

Development of land minimises the impact on non-industrial uses

Environmental impacts of land development can be mitigated

Growth

The region will support the delivery of the Regional Economic Development Strategy particularly in relation to support services for the mining, manufacturing, agricultural and tourism industries.

Business investment, research, innovation and new technologies and partnerships will be supported by Council.

2.2 Approach

The Industrial Lands Strategy builds on the underlying assumption that there is an undersupply of suitable land available for the expansion of existing and development of new businesses in Condobolin, Lake Cargelligo and Tottenham.

The Industrial Land Strategy is largely guided by the goals and directions in the CWORP:

- » Protect the regions diverse and productive agricultural land
- » Grow the agribusiness sector and supply chains
- » Development advanced manufacturing and food processing sectors

- » Sustainably manage mineral resources
- » Increase renewable energy generation
- » Promote business and industrial activities in employment lands sustainability manage water resources for economic opportunities
- » Plan for greater land use compatibility

Relevant Strategy and Implementation Actions in the Mid-Lachlan Regional Economic Development Strategy to:

- » provide zoned and serviced land for commercial and industrial use
- » encourage the development and extension of the natural gas pipeline to Condobolin to provide access for mining but this should be for businesses/industry and residential properties as well
- » the continual upgrade and maintenance of regional transport infrastructure projects
- » continue to focus on the upgrade and development of regional water security
- » facilitate the development of industrial land by providing assistance towards the purchase of Crown land and planning approvals
- » telecommunications and reliable internet are key as well as electricity supply

The Industrial Land Strategy has been developed spatially in the form of Structure Plans for each of Condobolin Lake Cargelligo and Tottenham. The Structure Plans are followed by a series of actions that align with CWORP.

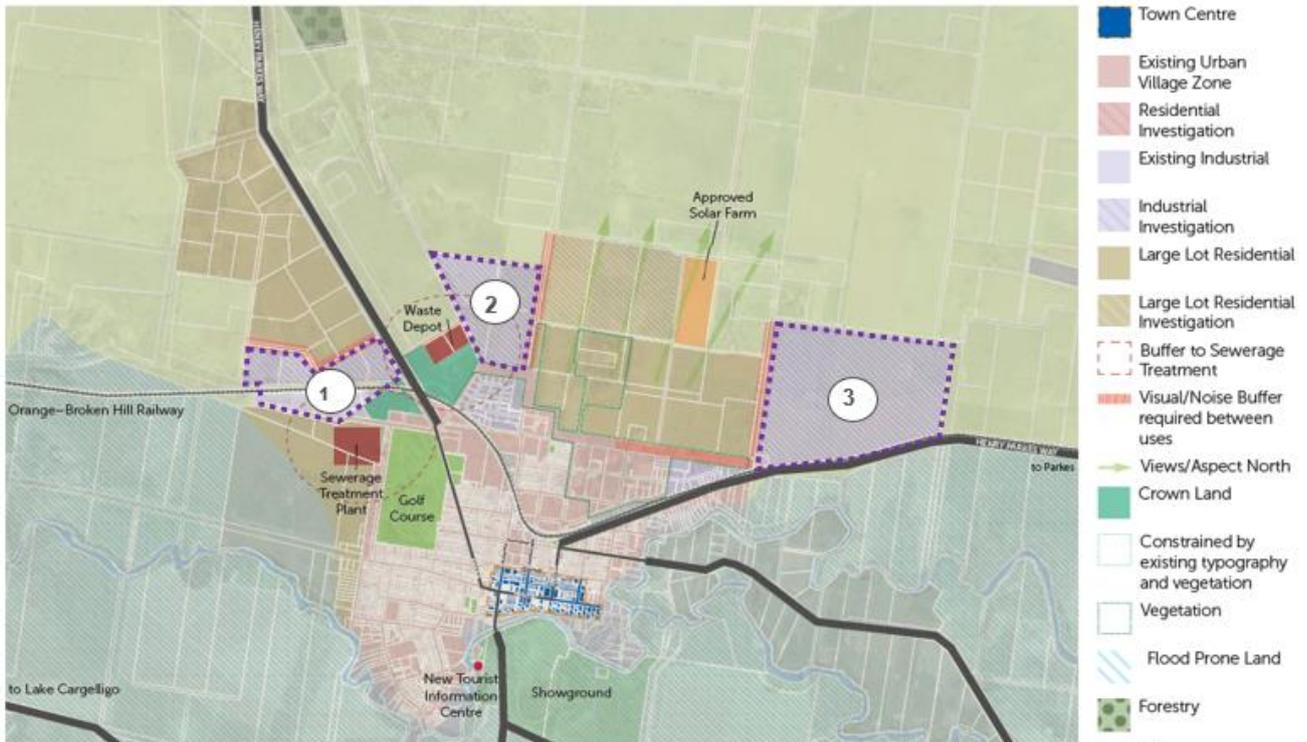
2.3 Considering residential land use

The land resources and key development characteristics that provide favourable industrial land release areas are often the same resources and characteristics that are desirable for residential land. Therefore, in considering opportunities for industrial land, Council needs to consider where future serviced, large lot and lifestyle development may be located.

Typically, industrial uses should be well separated from the more sensitive residential uses and the structure plans prepared for the towns needs to preserve land for residential expansion in the long term. More detailed investigation as to the capability and suitability of land for residential development will need to be considered as part of a residential land and housing strategy. There is an opportunity for the Structure Plans to evolve over time to include opportunities for the expansion of residential areas.

3 Structure Plans

Condobolin



- 1 – Recognise existing industrial land use, consider rezoning part of the R5 land to Village/Industrial to provide opportunity for expansion of uses. Will need to consider residential uses
- 2 – Boona Road expansion north, extension of existing industrial area, will need to consider residential use east of Boona Road and provide sufficient buffer
- 3 – Jones Lane, single land holding, good access to rail and road.

Aerial photography watermark: © State of New South Wales (Spatial Services, a business unit of the Department of Customer Service NSW). For current information go to spatial.nsw.gov.au

Constraints

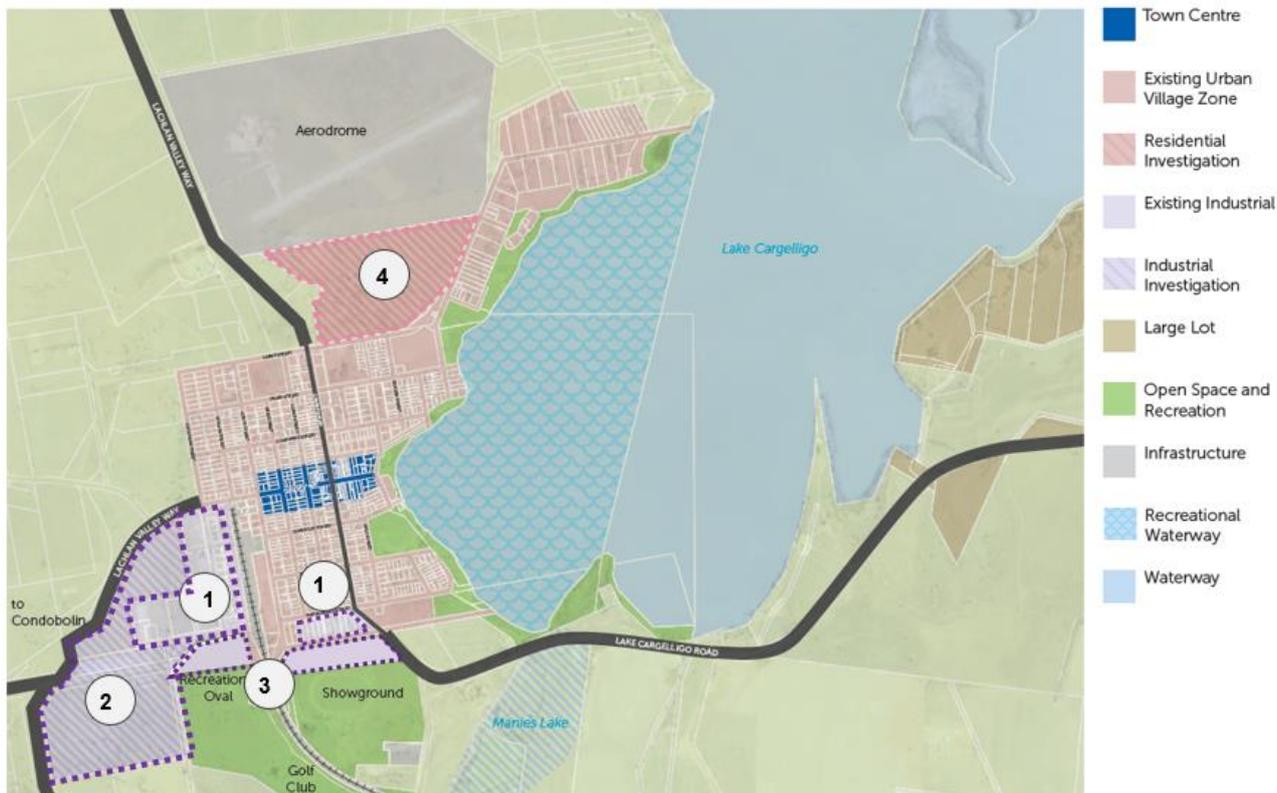
- Flooding and flood prone land south of the town
- Topography and vegetation in undeveloped parts of the town
- Crown Land, also heavily vegetated
- R5 large lot residential land north of Graincorp potential land use conflict
- Need to provide a buffer between incompatible land uses
- Need to provide opportunities for future urban (residential) growth
- Access to labour market
- Housing for workforce

Opportunities

- Existing industrial land uses are generally concentrated in three areas north of the railway line; Kiacatoo Road, Boona Road and Maitland Street
- Vacant, cleared land immediately north of Boona Road and East of Jones Lane
- Good access to rail and road transport infrastructure on eastern side of town (Jones Lane)
- Potential to leverage Parkes SAP given proximity

Flexibility of the Village zone both an opportunity and a constraint

Lake Cargelligo



- 1 - Recognise existing industrial land use, consider rezoning part of the RU5 Village zone to Industrial. Will need to consider residential uses
- 2 - Expansion of existing industrial land uses, rezoning of rural land
- 3 - Consider investigation of Crown Land subject to stakeholder engagement
- 4 - Future urban/residential expansion

Constraints

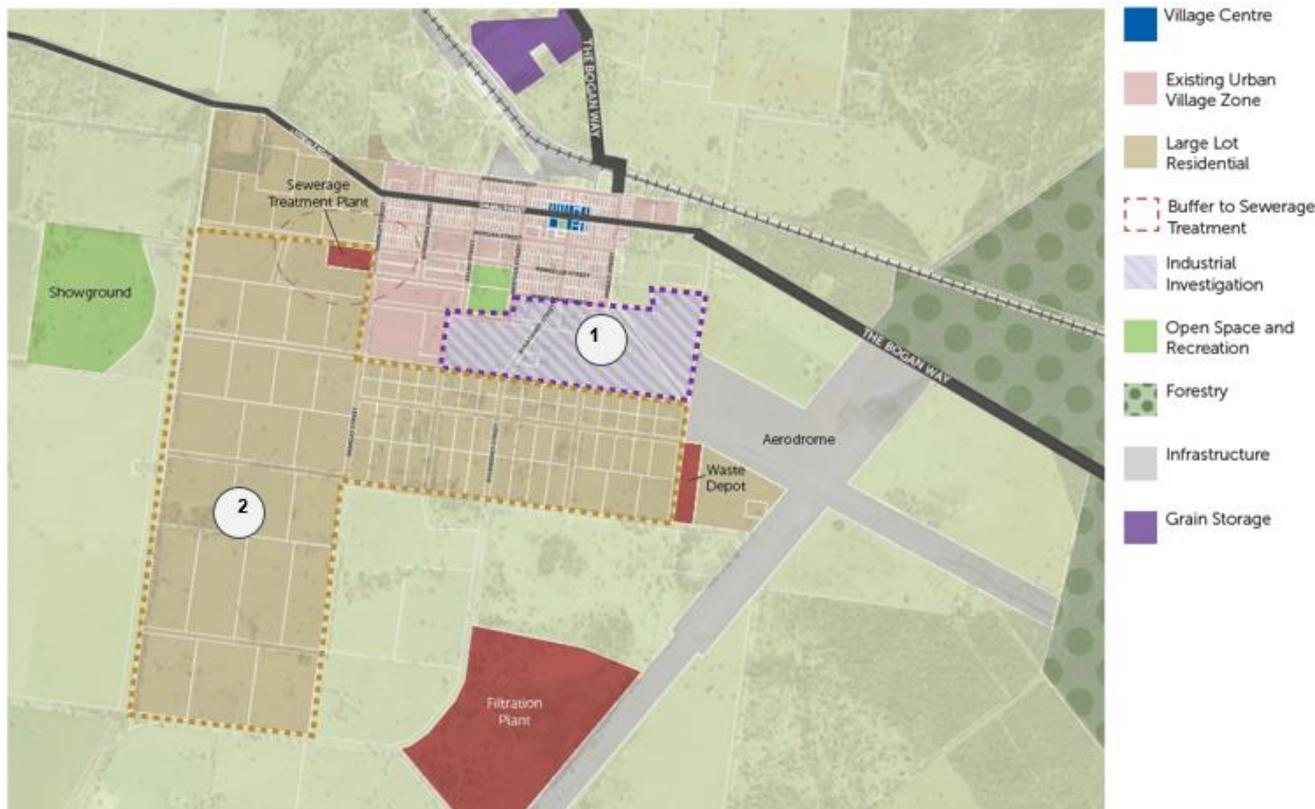
- Need to provide a buffer between incompatible land uses
- Need to provide opportunities for future urban (residential) growth
- Reliability of electricity network
- Access to labour market
- Housing for workforce
- Existing non-residential uses in Rodeo Drive and Grace Street have potential to cause land use conflict if not managed
- Drainage constraints

Opportunities

- Existing industrial land uses are generally concentrated on the western side of the village with access off Walker, Loughnan and West Streets
- Good access to road transport infrastructure on western side of town via Lachlan Valley Way
- Land ownership pattern may support development of additional industrial land to the west

Flexibility of the Village zone both an opportunity and a constraint

Tottenham



- 1** – Expansion of the Village/Industrial zone to accommodate new and expanding rural and industrial development
- 2** - Consider retaining Minimum Lot Size but rezoning to RU6 Transition to provide greater flexibility in land use, for example, rural industry, tourist and visitor accommodation

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Constraints

Limited constraints to expansion of Village/Industrial zone other than existing residential development and need to ensure adequate buffers can be established between incompatible uses

Extensive R5 zone is very limited in terms of flexibility for uses other than dwellings and agriculture needs development consent

Opportunities

Good land availability, generally unconstrained by way of biodiversity, slope and drainage

Open space provides buffer to potential expansion along Bobadah Road

Existing lot layout may facilitate opportunities for development without need for further subdivision

Flexibility of the Village zone both an opportunity and a constraint

4 Rural Land Strategy

The Rural Land Use Strategy provides a framework to guide growth and development of rural land. The Strategy responds to the diversity in rural land and established rural industries such as agriculture and highlights the need to better address mining and encourage diversity in agriculture and support economic development.

In particular the Strategy seeks to:

Promote and protect sustainable agriculture – identify objectives for the protection of agriculture based on an understanding of the existing and potential land use, managing key threats and recognising opportunities.

Support rural economic development – providing a land use framework that supports long term investment in agriculture, enables agribusiness and value-adding in the agricultural sector.

Rural tourism – Provide a consistent approach to support, manage and facilitate rural tourism.

Manage development on the Lachlan River – identify the value of the resource that is the Lachlan River and consider opportunities for more intensive agricultural land uses in line with subdivision provisions for agricultural lots.

Support mining – recognise the importance of mining and provide direction as to the suitability of mining in particular locations.

Protect environmental values and manage threats including climate change – protect and preserve key environmental attributes. Recognise climate change and build resilience into planning controls

4.1 Promote Sustainable Agriculture

Protection of agricultural land is an objective that underpins the CWORP and is key in the long-term sustainability of rural communities. Lachlan Shire supports a diverse range of agricultural industries from broadacre dryland cropping, grazing to irrigated intensive plant agriculture all with varying land area and water demands.

The Regional Plan includes specific priorities for Lachlan in relation to ***the protection of important agricultural land from encroachment from residential development***. The DPI have prepared draft State Significant Agricultural Land Mapping which includes the Lachlan River corridor. It is unclear what the intention of the mapping is and what the planning implications of it will be at the current time.

A comprehensive set of policy guidelines underpin the protection of agricultural land including the aims of the Primary Production and Rural Development SEPP.

The DPI have a policy to maintain land for agricultural industries that recommends that environmental planning instruments are structured to:

- (a) promote the **continued use of agricultural land for commercial agricultural purposes**, where that form of land use is sustainable in the long term;
- (b) **avoid land use conflicts**;
- (c) **protect natural resources** used by agriculture;
- (d) **protect** other values associated with agricultural land that are of importance to local communities, such as **heritage and visual amenity**;
- (e) **provide for a diversity of agriculture enterprises**, including specialised agricultural developments, through strategically planned locations to enhance the scope for agricultural investment in rural areas; and
- (f) **allow for value adding and integration of agricultural industries into regional economies**.

The Rural Land Strategy should continue to support the objectives of the State Significant Agricultural Land and the DPI policy framework and provide a land use planning framework that is consistent with these objectives.

4.2 Land Use Conflict

Land use conflict occurs when a land use or activity is incompatible with the views, expectations and/or values of other people living in the area. This is highlighted in peri-urban fringe areas of towns and villages as well as within the urban areas themselves. An unresolved dispute can have an impact on health and community wellbeing.

Changes in rural land use, increases in the number of non-farmers and hence lack of understanding of farming practices can create tension between neighbouring landowners both having the right to enjoy their land.

A key outcome of land use policy is to minimise the potential land use conflicts, both through planning policy and land use decisions that reflect the part accumulation of knowledge.

4.3 Rural Tourism

The economic benefit of rural tourism has been highlighted in the Background and Issues Paper. Rural-based tourism development and activities are seen as an opportunity to value-add and diversify the economy where the productive capacity of agricultural land is not reduced. This is particularly the case post COVID-19 with the increased interest in domestic tourism likely to continue. Existing initiatives have been identified as priorities in the REDS including the development of the "Somewhere down the Lachlan" sculpture trail.

The draft policy framework currently being prepared by DPIE to support rural businesses and low impact agricultural development on farms including farm tours and events and some forms of development, such as small process plants where certain standards are met, to be fast tracked as exempt or complying will provide additional opportunities within the LGA.

As noted in section 1.6, Council has supported the inclusion of provisions for farm stay accommodation in the R5 zone.

Planning controls should be reviewed to ensure that they are aligned with DPIE policy and cater for temporary events, provide opportunities for tourist accommodation, and encourage low impact development within the RU1 Primary Production zone.

4.4 Mining

Mining is a key economic driver and provides significant opportunity for the growth of businesses and industry that support mining operations as well as the provision of accommodation for a proportion of the permanent workforce.

Ensuring that there is an adequate supply of services industry land and urban land with good access to transport should be a priority. Often mining applications are State Significant Development, which limits Council's role in this process.

Council also has a role in managing potential conflicts between mining, agricultural and other more sensitive uses such as tourism and to foster and maintain healthy relations between the various parties.

4.5 Flexibility in Tottenham

Tottenham includes a large area of undeveloped R5 Large Lot Residential zoned land over an existing land subdivision (title) pattern. This zone is inflexible, being a strictly residential zone where the restrictions are greater than those in the Village zones.

There is an opportunity for Council to consider retaining the minimum lot size in this area, but altering the zone to allow some (limited) flexibility and land uses that are compatible with a rural residential area such as tourist and visitor accommodation and some low impact rural industries, for example, large machinery storage sheds for seasonal contracting equipment, etc.

4.6 Workforce Accommodation

Accommodation needs of the workforce to both attract full time workers and seasonal work in the agricultural sector, mining and other major projects is a challenge for regional communities across NSW.

While the short term influx of people to the region can have positive impacts, there is a need to accommodate them in a manner that does not undermine the existing rental accommodation market or cause social issues. To the extent that these beds are within the rural areas, the planning controls should be aligned to facilitate the adaptive, short term use of existing dwellings where this is ample availability, as temporary accommodation as a preferable alternative to camps.

4.7 Rural Land Recommendations

Based on the rural land analysis it is recommended that Council consider the following:

- » Align the land use controls in the RU1 Primary Production zone with the proposed planning amendments for agriculture, including tourism, farm stay accommodation and rural related small businesses
- » Review the Land Use Table for the RU1 Primary Production zone to ensure that the permissible uses support investment in agriculture and provide opportunities for value add and the growth of agribusiness.
- » Retain the 400ha minimum lot size for dwellings on certain rural land
- » Consider rural residential and lifestyle development on certain rural land according to criteria that may include close proximity to towns and services, impact on agricultural land use, rural land capability, environmental constraints and natural hazards
- » Consider options that will continue to provide for dwelling opportunities within the rural areas to support agriculture and provide housing diversity including expanding the land use table to include detached dual occupancies
- » Review the draft State Significant Agricultural Land identified in the LGA and subsequent implications for land use activities within the Shire once it is understood what the intention of the mapping is.

5 Industrial and Rural Land Strategies and Actions

The Strategy is overarching. Objectives have a corresponding Strategy and Action or series of Actions that align with the Goals and Directions of the CWORP.

Implementation Outcome provides a simple measure of the success in delivery of the Action

Timeframe is in Short 1-5 years, Medium 5-10 years, Long 10 years plus. The majority of the actions can be achieved concurrently with a review of the LEP or LSPS. Timeframes may vary as priorities change in response to growth and some actions are on-going

Responsibility relevant Council but some Actions require collaboration of industry and other government agencies

Objective A: Protect the regional’s diverse and productive agricultural land

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A1 Apply rural land use zones to ensure land use tables facilitate the use of productive land for agriculture as the primary function	A 1-1 Review Land Use Tables in the RU1 Primary Production zone A 1.2 Review the draft State Significant Agricultural Land Mapping	Productive and potentially productive agricultural land is zoned consistently and appropriately to ensure long term access for agricultural purposes. State Significant Land is accurately identified and mapped within the LGA	Short	Council/DPE
A2 Prioritise agriculture and associated economic development over rural lifestyle development	A 2-1 Educate residents living in or near rural zoned land, or people enquiring about living in these locations about the issues A 2-2 Provide controls in DCPs that highlight Right to Farm policy A 2-3 Include requirements in DCPs for buffers, separation distances and setbacks to be provided as part of development for dwellings close to intensive agricultural operations	Existing and potential land use conflicts are identified and managed Subdivision of rural zoned land is managed where potential for conflict with existing or potentially productive agricultural land could occur, or where the use of the land for agricultural purposes would be reduced.	Short/On-going	Council

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
	A 2-4 Consider rural residential and lifestyle development on certain rural land as part of a Local Housing Strategy	Prepare a Local Housing Strategy	Short	Council
A3 Continue to avoid fragmentation of agricultural land	<p>A 3-1 Reduce fragmentation of rural land by retaining suitable MLS in the RU1 Primary Production zone that has economic value (i.e low capability land within 10km of settlements can be considered for other opportunities)</p> <p>A3-2 Consider retaining the minimum lot size but rezoning certain R5 land at Tottenham to increase the opportunity for low impact rural industry and other compatible land uses</p>	<p>Fragmentation of farms and rural properties is minimised where rural land has high economic value.</p> <p>Additional opportunities for rural enterprises in Tottenham</p>	Short	Council/DPE
A4 Support Agritourism and small scale agriculture development	<p>A 4-1 Consider the scale and permissibility of tourism uses, including accommodation, in the rural zone.</p> <p>A 4-2 Work with DPIE to facilitate changes to the LEP including a Review of Land Use Tables and suitability of proposed agritourism uses within the RU1 zone</p>	<p>Tourism uses appropriately located</p> <p>Land use planning framework aligned with REDS and destination accommodation suitably located</p> <p>Policy aligned with DPIE</p>	Short	Councils/DPE/DPI

Objective B: Grow the agribusiness sector, manufacturing, and supply chains

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
B1 Provide a land use framework that supports long term investment in agriculture, enables agribusiness and value-adding in the agricultural sector.	B1-2 Review land use tables to ensure that they facilitate rural economic development and include rural industries, tourist and visitor accommodation and temporary uses	Land use planning supports economic development in agriculture and tourism	Short On-going	Council/DPE/ Industry/DPI
	B1-3 The use of existing public infrastructure and planning for additional infrastructure is reviewed to support development of rural industries and agricultural activities.			
	B1-4 Innovation, diversification and value-added farming enterprises and activities are encouraged and supported.			
B2 Support investment in infrastructure	B2-1 Continue to work with neighbouring Councils and the NSW Government to improve transport infrastructure through the Regional Transport Plan.	Upgrade to key infrastructure; roads and telecommunication are funded	On-going	Council/ Neighbouring LGAs/ NSW Gov/Fed Gov
	B2-2 Work with and support industry to improve the reliability of energy supply to Lake Cargelligo.	Reliable/backup energy supply		
	B2-2 Renewal of water and sewer infrastructure in Condobolin and other settlements.	Upgrade to essential infrastructure	Medium	

Objective C: Promote business and industrial activities in employment lands

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
C1 Identify and maintain a long term supply of industrial land	<p>D1-1 Support the identification of industrial land investigation areas in Condobolin, Lake Cargelligo and Tottenham</p> <p>C1-2 Engage with landowners to confirm land availability in the short/medium/long term</p> <p>C1-3 Prepare a Planning Proposal to rezone land</p> <p>C1-4 Monitor the supply and demand of industrial land</p>	Additional land identified and rezoned for development	Short/ On-going	Council/DPE/ Agencies/ Community/ Industry
C2 Position Council to be responsive to investment opportunities	<p>C2-1 Provide information to prospective investor and businesses to encourage investment</p> <p>C2-2 Ensure that Planning Approval Processes are efficient, and developers are aware of the opportunities for exempt and complying development pathways where available</p> <p>C2-3 promote the opportunities associated with proximity to the Parkes SAP, road and rail transport infrastructure</p>	<p>Council has information for investors</p> <p>Planning controls are clear and transparent</p> <p>Council are able to respond to development and investment opportunities without having to pursue long and drawn out rezoning processes</p>	Short term	Council/DPE

Objective D: Support mining as an important industry in the subregion

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
D1 Recognise the importance of mining and provide direction as to the suitability of mining in particular locations.	D1-1 Provide clear guidelines for the benefit of the community in relation to the approval process for State Significant mining projects	Mining is development with minimal impact on the community and environment	On-going	Council/Industry/ DPIE

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
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Objective E: Plan for future residential land and land use compatibility

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
E1 Preserve opportunities for urban/residential expansion	<p>E1-1 Identify potential residential land opportunities through a local housing strategy</p> <p>E1-2 Identify opportunities for Lifestyle development close to all towns and villages</p> <p>E1-3 Update the work undertaken to include 2021 ABS Census Data (when available) and incorporate into Housing Strategy</p>	Suitable land is retained for future urban/residential expansion	Short	Council
E2 Provide accommodation opportunities for temporary and full-time workers engaged in mining, agricultural and major projects	<p>E2-1 Work together with mining companies, agriculture and the community to unlock existing accommodation infrastructure.</p> <p>E2-2 Support those wanting to transition suitable accommodation to ensure that it satisfies planning and building regulation.</p>	Various forms of residential accommodation is developed in towns and villages as an alternative to camps and other temporary accommodation	Long	Industry

Objective F: Protect natural resources and promote best practice environmental management

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
F1 Protect Biodiversity	F2-1 Avoid development in identified biodiversity corridors	<p>High environmental value land is protected from development</p> <p>Biodiversity corridors avoided</p>	On-going	Council /LLS/DPIE (OEH)

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
F2 Recognise the impact of Climate Change	F2-1 Encourage development to adopt practices that reduce their carbon and energy footprint	Carbon footprint is reduced	On-going	Council/Industry
F3 Protect and manage water resources	F3-1 Include Water Quality and River Flow Objectives in planning controls for commercial and industrial sites	Development does not have an adverse impact on water quality/quantity	On-going	Council/Industry /Agencies

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