

UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON 18 JUNE 2020

PRESENT: Mayor J Stafford (Chairperson), Cr P Culhane, Cr R Cummins, Cr P Kensit, Cr D O'Brien, Cr R Opie, Cr B McCormack, Cr J Searl, Cr J Wheelwright, Ms C Worthy (General Manager), Ms S Pearman (Administration Officer) and Miss K Dewar (Executive Assistant)

VIDEOLINK: Mr A Croke (Director Finance and Administration), Mr G Lacey (Acting Director of Infrastructure), Mrs T Dodson (Director of Environment & Planning), Mr V Straw (Manager of Environment & Planning) and Mr C Gordon (Media Officer).

THE MAYOR DECLARED THE MEETING OPEN AT 9.02AM

SECTION 1: NOTICE OF WEBCASTING/AUDIO RECORDING OF MEETING

Mayor Stafford advised that the meeting is being webcast live and audio recorded in accordance with Council Code of Meeting Practice.

SECTION 2: APOLOGIES & LEAVE OF ABSENCE

There were no apologies.

SECTION 3: CITIZENSHIP CEREMONY

Nil

SECTION 4: DECLARATIONS OF INTEREST

Clr Opie declared a Pecuniary Interest in Item 17.1 – Notice of Motion as he is a business owner in Upper Lachlan Shire, and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

Clr Stafford declared a Pecuniary Interest in Item 17.1 — Notice of Motion as he is a business owner in Upper Lachlan Shire, and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

Clr Culhane declared a Pecuniary Interest in Item 17.1 – Notice of Motion as he is has another interest arising out of a mortgage, lease, trust option and will make the declaration, leave the Chamber upon making the declaration, and not return until the matter is resolved.

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SECTION 5: CONFIRMATION OF MINUTES

97/20 **RESOLVED** by Cr Searl and Cr Culhane

That the minutes of the Ordinary Council Meeting held on 21 May 2020 be adopted.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

SECTION 6: MAYORAL MINUTES

ITEM 6.1 MAYORAL MINUTE

98/20 **RESOLVED** by Mayor Stafford and Cr Searl

1. That Council receive and note the activities attended by the Mayor for May and June 2020.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

SECTION 7: PRESENTATIONS TO COUNCIL/PUBLIC

Nil

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SECTION 8: CORRESPONDENCE

ITEM 8.1 CORRESPONDENCE ITEMS FOR THE MONTH OF JUNE

99/20 **RESOLVED** by Cr Searl and Cr McCormack

That Item 8.1 - [Correspondence/Information] listed below be received:

1. Office of Local Government – Circular 20-16 – COVID 19 Economic Stimulus Package.
2. Office of Local Government – Circular 20-19 – Information about Ratings 2019-20.
3. Office of Local Government – Circular 20-20 – Clarification for issuing and collecting 2020-21 single and first quarter rates instalments.
4. Office of Local Government – GC-149 2020-21 – Financial Assistance Grants – Advance Payment.
5. Greg Long – Thank you letter in regards to water account.
6. Wendy Tuckerman MP – Australian Agricultural Centre.
7. NSW Fair Trading – News and Updates.
8. NSW Government – Media Release – Boost to Bushfire Recovery.
9. Tuena Hall Committee – Thank you letter for works carried out.

- CARRIED

Councillors who voted for:-

Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

SECTION 9: LATE CORRESPONDENCE

Nil

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SECTION 10: INFORMATION ONLY

ITEM 10.1 DEVELOPMENT STATISTICS FOR THE MONTH OF MAY 2020
100/20 RESOLVED by Cr Searl and Cr McCormack

1. Council receives and notes the report as information.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

ITEMS 10.2 – INFORMATION ONLY ITEMS
10.7

RESOLVED by Cr Searl and Cr McCormack

1. Council receive and notes items 10.2 – 10.7 as information.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

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ITEM 10.8 ACTION SUMMARY - COUNCIL DECISIONS
RECOMMENDATION That -

1. Council receive and note the report as information.

A motion was moved by Cr Cummins and Cr Opie

1. That Council make available a copy of the report and audit, commissioned by Council, from the Royal Life Saving Society Australia and carried out at the Crookwell Swimming Pool Complex on the 1 February 2018 to all Councillors as soon as possible.

On being put to the meeting the motion was carried

101/20 RESOLVED by Cr Cummins and Cr Opie

1. That Council make available a copy of the report and audit, commissioned by Council, from the Royal Life Saving Society Australia and carried out at the Crookwell Swimming Pool Complex on the 1 February 2018 to all councillors as soon as possible.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

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REPORTS FROM STAFF AND STANDING COMMITTEES

SECTION 11: ENVIRONMENT AND PLANNING

ITEM 11.1 LOCAL STRATEGIC PLANNING STATEMENTS

Moved by Cr Searl and Cr Culhane

1. The Council adopts the amended local strategic planning statements and advises the Department of planning infrastructure and environment of its adoption.
2. The Council inform the community of its adoption.
3. The Council notes the indicative work schedule, policy framework and proposed directions.

An amendment was moved by Cr Cummins and Cr Opie

1. The Council adopts the amended Local Strategic Planning Statements and advises the Department of Planning Infrastructure and Environment of its adoption.
2. The Council inform the community of its adoption.
3. The Council notes the indicative work schedule, policy framework and proposed directions.
4. Council reviews the document to ensure that it complies with the objectives and standards of plain English, there are no statements in the document that are not justified and there is not a confusion of statistics.

On being put to the meeting the amendment became the motion.

102/20

RESOLVED by Cr Cummins and Cr Opie

1. The Council adopts the amended Local Strategic Planning Statements and advises the Department of Planning Infrastructure and Environment of its adoption.
2. The Council inform the community of its adoption.
3. The Council notes the indicative work schedule, policy framework and proposed directions.
4. Council reviews the document to ensure that it complies with the objectives and standards of plain English, there are no statements in the document that are not justified and there is not a confusion of statistics.

- CARRIED

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Councillors who voted for:-

Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil



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Vision for housing into the future in the Upper Lachlan Shire¹

“To manage the demand for housing and associated population growth in a sustainable way to support a prosperous future for the community of Upper Lachlan while recognising and preserving the particular values, character and liveability of the existing villages and rural areas within the Shire.”

¹ Based on extensive community engagement



1. Introduction

A. Why do we need a Housing Strategy?

Housing is fundamental to the health and wellbeing of individuals and communities. Understanding demand and supply for housing is essential to strategically planning for new housing, infrastructure and utilities and overall land use dynamics.

Equally, many decisions by public and private sectors on strategic planning, investment, infrastructure and the provision of services and facilities influence the scale and location of population growth.

This Strategy has been prepared at a pivotal time in the history of strategic state and regional planning in NSW. Strategic planning by the state shifted focus to regional areas with good access to major centres as cities reach their 'tipping points' or limits to growth.

The *South East and Tablelands Regional Plan 2036* (SETRP) sets future planning priorities and a framework for regional and local planning decisions for the next 20 years. The SETRP estimates an increase of 45,450 people in the region by 2036. The Plan earmarks the region for growth by capitalising on access to significant and improving infrastructure assets, including Canberra Airport, strategic transport links to both Sydney and Canberra and the Western Sydney Airport. The SETRP goes on to say that this growth will occur in areas within commuting distance to Sydney and Canberra.

The Housing Strategy builds on the Upper Lachlan Shire Local Strategic Planning Statement document which is required by the State government to identify the community's vision for growth into the future.

The Southern Tablelands Regional Plan calls for Council's to prepare Housing Strategies as:

"the first step in identifying housing needs and planning for a range of housing types. These strategies enable communities to assess the broader implications and consequences of identifying locations for proposed new housing. They also help identify the infrastructure needed to support local communities."

The Housing Strategy is not a zoning document but rather a strategic planning policy document that operates alongside the planning regulatory framework that currently governs all development in the Shire and includes the *Environmental Planning & Assessment Act 1979* (the Act), *State Environmental Planning Policies* (SEPP's), the *Upper Lachlan Local Environmental Plan* (the LEP), the *Upper Lachlan Development Control Plans* (DCP's), the recently gazetted *Rural Housing Code* within the SEPP *Exempt & Complying Development Codes*.

The *Sydney – Canberra Corridor Regional Strategy* identifies the southern tablelands as part of a key State and National corridor for transport, communication flows, goods and services into the future.

Recent State government announcements place importance on the success of this corridor development. The government is funding significant infrastructure upgrades and feasibility studies of the fast rail between Sydney and Canberra.

In July 2018, the state government issued a bold plan to support growth in regional areas with a *20-Year Economic Vision for Regional NSW*. This plan also demonstrates a conscious shift by the state away from major cities to regional areas for economic growth. The plan recognises the geographic constraints of Greater Sydney and consequent growth of regional areas of NSW, with people moving out of the dense urban environment of metropolitan Sydney.

The federal government document *"Regional Population Growth, Australia, 2017-18"* reported that over the last 6 years 107,737 people have relocated away from Greater-Sydney with many relocating to accessible regional areas. This trend is increasing with the 2017-18 figure being 27,300 people. This concept of 'counter-urbanism' correlates with increased congestion, density and the cost of housing in Sydney together with choices being made by an ageing population of home-owners looking to relocate for lifestyle reasons.

Recent changes to the federal government overseas migrant policy to require compulsory settlement in regional areas is also changing housing demand.

It is important that the community of the Upper Lachlan carefully plan for and manage the likely growth in demand for housing that will come from these changes in strategic planning policy, government investment and the increasing out migration from Sydney to the regions.



B. What is this Strategy?

This Strategy, based on extensive community and stakeholder aspirations and recommendations, provides a plan for housing growth and change in the Shire for the next 20 years. It provides a framework to guide future detailed planning decisions in the Shire. It has been structured to generally follow the Department of Environment & Planning's *Local Housing Strategy Guideline and Template* as modified to suit matters and data specific to Council.

Specifically, the Strategy:

- Is informed by the aspirations and recommendations of the community and other stakeholders;
- Is consistent with current and future state and regional direction/s for housing contained in the South East Tablelands Regional Plan 2036;
- Supports Council's overarching vision contained in the Southern Tablelands Regional Community Strategic Plan 2016-2036, *"To build and maintain sustainable communities while retaining the region's natural beauty"*;
- Provides high and medium projections for growth based on changes in state government strategic planning and infrastructure spending, the increasing out migration trend from the major cities, particularly Sydney and the ageing population;
- Examines existing characteristics of land use and future regional and local conditions that may affect the delivery of housing in each village;
- Identifies current and projected gaps in the number and/or type of housing supplied in the Shire;
- Defines the approximate number and types of housing required to meet current 'housing gaps' and projected demand; and
- Identifies short, medium and long-term priorities for housing.
- Includes recommendations for the delivery of housing in individual villages while ensuring the character of each village is preserved; and
- Examines housing as part of the dynamic elements to land use planning to achieve improvements in the quality of the natural environment, the preservation and enhancement of resources, continued economic vibrancy and improved quality of life in the Shire.

C. How does the Strategy fit in state and regional planning context?

The Strategy has been prepared to align with the relevant federal, state and local government legislation, strategies, plans and policies that establish the planning vision and policy context for planning for future housing in the Upper Lachlan.

Planning circular PS18-001 Stepping up planning and designing for better places: respecting and enhancing local character.

This Circular outlines how the NSW Planning system will deliver development that meets the growing needs of NSW. It aims to inform Councils and the community on the importance of 'local character' when preparing strategic planning documents and undertaking detailed planning for places.

When preparing a Local Housing Strategy, the Circular states Councils must identify any areas of cultural or environmental significance and aim to identify any areas of exceptional local character. Local Housing strategies need to find a balance between respecting and enhancing the local character of an area and identifying and accommodating the community's future housing, infrastructure and social needs.

South East and Tablelands Regional Plan 2036



The *South East and Tablelands Regional Plan 2036* sets out future planning priorities and framework for regional and local planning decisions for the next 20 years.

Under this Plan, the population of the region is projected to increase by 45,450 people by 2036. Most growth will occur in places within commuting distance of Canberra and Sydney, and within Strategic Centers along the coast.



The Plan sets out the following priorities for Upper Lachlan LGA:

- Protect and enhance the area's high environmental value lands, waterways and water catchments;
- Protect important agricultural lands as resources for food security.
- Protect the areas valued heritage assets.
- Economy and Employment:
 - Capitalise on the area's proximity to Canberra and Sydney to attract industry and investment, including using advances in technology to create smart work opportunities.
 - Promote the area as a destination and attract visitors from Canberra and Sydney.
 - Leverage the area's existing expertise in renewable energy to foster innovative economic development opportunities.
 - Diversify the agriculture industry, including opportunities for value-added activities and access to national and international markets.
- Housing:
 - Support the rural lifestyle and the unique cultural and historic heritage of the area's villages.
 - Support a variety of housing options and land developments to cater for an ageing population.

The Plan sets out to reflect population and housing targets based on current population and housing-based scenarios.

Direction 25 set out in the plan outlines three priorities for Council and in particular focus future settlement to locations that:

- *maximise existing infrastructure and services and minimise the need for new services;*
- *prioritise increased densities within existing urban areas; and*
- *prioritise new release areas that are an extension of existing strategic and local centres*

The three priorities provide a methodology for the housing strategy for ULSC and, nominate that growth will occur primarily within the existing urban footprints or on land adjacent to those centres. In practice, densification through lot size reduction and utilising land banks, augmented by new release areas that have proximity to existing urban settlement.

Sydney – Canberra Corridor Regional Strategy – The shift of focus to regional areas

The *Sydney – Canberra Regional Strategy* represents an agreed NSW Government position on the future of the Sydney–Canberra Corridor. It is the pre-eminent planning document for the Sydney–Canberra Corridor Region and has been prepared to complement other relevant State

and local strategies and planning instruments. This Region is identified as a key State and National corridor for transport, communication flows, goods and services.

The Strategy supports future population and housing growth across the region, especially in areas in and around existing major regional centres. Focussing growth in and around centres is intended to ensure new homes are serviced by transport and other services and infrastructure. Based on current trends, the Regional Strategy predicts a modest increase of only 0.1 percent per annum over the next 25 years in the upper Lachlan Shire.

The challenges facing rural and regional areas include a high demand for urban growth and rural lifestyle housing and decline in the population of rural communities. There is pressure on rural industries and rural communities to adapt to changing technologies and a changing economic base, natural resource pressures and implications of climate change.

A 20-Year Economic Vision for Regional NSW

This Vision includes recommendations for a range of major infrastructure works to improve regional areas access to transport, telecommunications and faster access to the major cities.

The Vision adopts the three core objectives of the state's 'Regional Development Framework':

1. Amenity - Providing quality services and infrastructure in regional NSW;
2. Growth - Aligning effort to support growing regional centres; and
3. Potential - Identifying and activating economic potential.

The Vision states that regional growth planners should not necessarily rely on traditional methods of population projection, stating that they do not believe regional NSW's future should be constrained by what has happened previously. The plan acknowledges that there is now a



wealth of opportunity for regional NSW and that forethought and evidence-based decisions are needed to realise opportunities.

The Vision cites statistics about out-migration from Sydney, stating that during 2015-16 close to 90,000 people moved into regional NSW, with many of these new residents coming from Greater Sydney.

The geographic constraints of Greater Sydney have seen nearby areas of NSW grow, with people moving out of the dense urban environment of Sydney. Opportunity therefore exists for the Upper Lachlan Shire to accommodate an increasing amount of this out migration.

The state government's vision is to unlock and capitalise on the opportunities available in regional areas by investing in substantial new and improved infrastructure.

Regional NSW Services and Infrastructure Plan 2056

The 20 Year Economic Vision is supported by the Regional NSW Services and Infrastructure Plan. This Plan contains a raft of new infrastructure planned for regional areas in the short, medium and long term.

New transport infrastructure and initiatives planned for the Southern Tablelands region include:

- New Regional Rail Fleet - the entire regional train fleet will be replaced including 60 XPT passenger cars (plus 19 diesel locomotives), 23 XPLORE and 28 Endeavour passenger cars for services between Sydney, Canberra, Melbourne, Brisbane and major NSW regional centres.
- Lachlan Valley Way improvements
- Hume Motorway/Highway improvements

The plan also includes regional strategies for Water Security and Energy. Renewable energy is highlighted as a key industry sector with the South East and Tablelands Region identified as a renewable energy hub.

Tablelands Regional Community Strategic Plan 2016-2036

The *Tablelands Regional Community Strategic Plan 2016-2036* was developed on behalf of Goulburn Mulwaree Council, Yass Valley Council and Upper Lachlan Shire Council for the Tablelands Region. The CSP identifies the community's regional priorities and expectations for the next twenty years, and to plan strategies to achieve those aspirations.

The CSP Vision is:

"To build and maintain sustainable communities while retaining the regions natural beauty."

The following five community pillars were developed from a review of the existing community plans for each LGA, community and stakeholder workshops, and surveys:



- Our Environment – We appreciate our range of rural landscapes and habitats, and act as custodians of the natural environment for future generations
- Our Economy – We have a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities
- Our Community – We are a network of vibrant, inclusive and diverse communities that value our cooperative spirit, self-sufficiency, and rural lifestyle.
- Our Infrastructure – Our community is well serviced and connected to built, social and communications infrastructure.
- Our Civil Leadership – Our leaders operate ethically and implement good governance. We empower our residents with the tools to participate actively in the development of our communities.

The five pillars are under-pinned by numerous shared strategic priorities and objectives, many of which are designed to support and enhance the liveability in existing communities and the sustainable growth of housing in the Region as follows:

Environment:

- Good planning practices that take environmental protection into account
- Ensure planning policies and LEPs support the protection of waterways and catchments.
- Recognise that each of our villages, towns, and Council areas are unique and have different needs and expectations of how to manage growth.
- Planning for growth has to be undertaken now to ensure long term harmonious and balanced development.
- Councils, through their planning instruments and strategies, should ensure growth does not compromise the unique rural character of the region or important environmental and historical elements.



Support biodiversity and indigenous culture.
Manage contamination issues.

Economy:

Support and encourage the ongoing maintenance and improvement of road networks and rail links between the region and other centres such as Sydney, Canberra, and Melbourne.
Support and encourage the growth of tourism infrastructure such as accommodation, visitor facilities and restaurants.

Community:

Encourage and lobby relevant state and federal government agencies for the requisite infrastructure for the region.
Support existing networks and services that operate at a community level through grants, programs, and capacity building, and recognise their contributions to the community.
- Provide a range of ways for people to participate in the community including physical activity and sports, arts and crafts, theatre, historical societies, and passive recreation, builds social capital.
Implement planning and development decisions that ensure the protection of our rural and village lifestyles while planning for population growth and community sustainability.
Large minimum lot sizes need to be protected, with some suggestions that a few small villages have smaller lots and/or apartments to provide a range of living choices for new residents.

Infrastructure:

Lobby State and Federal Governments to maintain and improve roads under their jurisdiction.
- Engage in regular dialogue with relevant community groups to ascertain the need for upgrades / new community facilities.
- Ensure access to secure quality water supply services across the region.
- Expand sewerage services.
- Lobby and advocate with State and Federal Governments and telecommunications suppliers for the appropriate servicing of the region, to improve coordination of spending on telecommunications in the region.

- Lobby the State Government to provide adequate health and medical facilities within the region.
- Lobby the State Government to provide adequate provision of schools and higher education facilities for children and youth living in the region.

Civic Leadership:

- Engage in regular consultation with community groups, businesses, and individuals in the community.
- Engage with relevant government agencies, state and federal politicians.

Upper Lachlan Strategy 2020 Vision (2009)

The *Upper Lachlan Strategy 2020 Vision* was prepared to support the preparation of a comprehensive Local Environmental Plan for Upper Lachlan Council. This strategy also aims to provide the necessary strategic framework to guide planning and land use decisions and outcomes until 2020.

The Strategy identified various approaches to addressing land demands for urban, rural and agricultural purposes in the future, including:

- planning for growth of existing towns and villages where demand is likely to outstrip supply
- permitting release of additional satellite towns and villages outside of existing centres
- promoting infill development within existing towns and villages and permitting higher density development, including residential flat development.
- allowing further subdivision of rural and agricultural allotments for rural residential purposes, regardless of the impacts on agricultural operations and viability.

The Strategy also states that Upper Lachlan Shire is likely to need more appropriately zoned land to accommodate growth in the future. Key factors to be considered in decisions about where growth should occur will include:

- Water catchment areas affecting the local government area, in particular special protection areas surrounding Taralga.
 - Fertile agricultural lands and buffer areas around agricultural activities.
 - Buffer areas around employment and utility areas (particularly those situated around sewerage treatment plants at Crookwell and Gunning and, in the future, Taralga).
 - Ridgelines, scenic quality areas and environmentally sensitive areas.
- Areas which are either currently developed for residential or rural residential development, or which are required for institutional or special use purposes.



Areas for which the cost of servicing would render urban development uneconomic.
Flora and fauna.
Heritage and Aboriginal archaeology.

The Strategy suggests that the future, population growth could be accommodated by:

- consolidation or infill development in the existing urban area
- identifying new urban release areas
- a combination of both.

The Strategy has been prepared to support and reinforce the continuation of existing centres. Centres are to become integrated and more 'self-contained' communities that reinforce social and economic functions, while preserving the environmental asset base of the Shire.

The Strategy supports the provision of infill housing in the existing villages to provide greater housing choice and promote more opportunities for living close to existing services and facilities. This reflects the needs of declining household sizes and an ageing population.

It goes on to recommend that large lot residential living and rural small holdings should be focused around the existing Village zones and that any future use of rural lands should balance agricultural requirements, environmental constraints, minimise potential for land use conflicts and sustainable services.

The strategy defined a number of recommended 'urban expansion principles' to achieve well-located new development areas, as follows:

Assessment of land suitability – based on an assessment of all existing and potential land uses

Minimise land use conflicts – locating growth that minimises conflicts that would affect the current and future viability of other land uses, such as mining, agriculture, industry, forestry and tourism.

Impacts on sustainable agriculture – locate development areas where this will minimise increases in agricultural land values or incrementally reduce the lot size of prime agricultural lands.

Land capability – locate development areas on land generally free of hazards such as flooding, contamination, erosion, subsidence, or landslip. Avoid areas susceptible to salinity, such as land with a high water table, or land subject to waterlogging.

Access to water resources – consider adequacy of water supply and locate large lot residential development where on-site effluent disposal would not lead to pollution of waterways or degradation of soil and vegetation.

Biodiversity – locate development areas where they would not endanger threatened species or critical habitat and minimise modification to natural ecosystems, habitat loss and fragmentation.

Create liveable communities – locate residential development where people want to live including convenient access to facilities and services having regard to the existing settlement pattern, efficient service provision, road access and the protection of cultural and rural heritage

Existing infrastructure – locate development areas which complement the capacity of the existing road network, and the ease with which utility services can be provided

Community wellbeing – locate development areas near social infrastructure.

The Strategy predicted that with targeted expansion together and successful promotion of Upper Lachlan, it is possible that the population would be capable of reaching 9,000 residents by 2020. Based on their detailed analysis of already available land for development they estimated a need for approximately 20 additional hectares within Upper Lachlan for employment purposes to meet the employment needs of the new population and emerging industries and commercial uses. Accordingly, the latest LEP included new areas zoned for employment and housing. Employment purposes will include industrial and business zones, social and health services and rural industry.

At that time, it was concluded that growth within Upper Lachlan would generally be achievable where balances between employment and lifestyle were realised together with the provision of appropriate services and infrastructure to support a growing population base.

The Strategy recommended growth be concentrated in and around the existing villages, focused on reinforcing existing town centres to minimise costs of servicing growth demands.

Connectivity between major villages including Goulburn, Sydney and Canberra by road and public transport was identified as a key issue that would need to be resolved via a strategic road and transport improvement plan between Upper Lachlan, surrounding LGA and the State government.

The study recommended further investigation as to the suitability of proposed large lot residential uses. In particular, connections to reticulated water and sewer systems would need to be clarified. Thematically we are holding to the shire of villages as a cornerstone strategy rather than new towns (Gunning is an expansion) and new village establishment.

Strategic foresight for regional Australia, CSIRO – outmigration trends

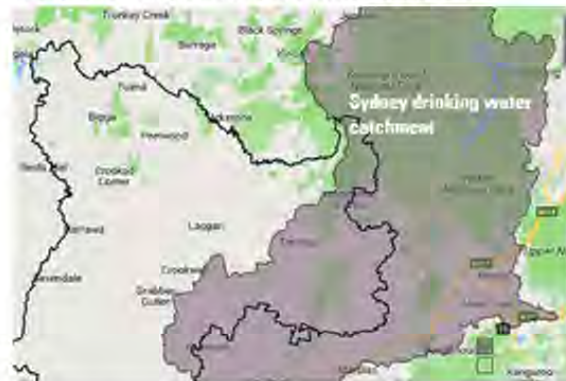
Using a strategic foresight approach, the CSIRO identified megatrends and plausible future scenarios for living, working and investing in regional Australia in 2040. That study identified a



growing trend of the migration of people from the capital cities to high-amenity and well-connected regional areas. Areas seeing significant growth from this out migration are those where transport links, telecommunications and other services have been upgraded. In short, better connectivity to cities leads to increased growth in regional areas. This confirms research on how growth in housing/population in regional areas is linked to changes in the economic diversity and a 'point of difference' or advantage from other regions.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

Areas in the eastern part of the Shire (east of Crookwell) are affected by this State Policy. The aim of the Policy is to protect Sydney's drinking water catchment. The only villages affected is Taralga which is in the extreme north eastern of the Shire.



Relevant aims of this Policy are:

"to provide for healthy water catchments that will deliver high quality water while permitting development that is compatible with that goal, and to support the maintenance or achievement of the water quality objectives for the Sydney drinking water catchment."

Low Rise Medium Density Housing Code

Medium density housing enables families to have a greater choice about where they would like to live, grow, raise a family and retire.

The new Code, under the SEPP *Exempt & Complying development Codes* allows for one and two storey dual occupancies, manor houses and terraces to receive fast track approval where medium density development is already permitted under a Council's LEP, and where the proposed development complies with the new Code and supporting Medium Density Design Guide. The key message that remains is there is an appropriate amount of land available that can be consolidated to facilitate infill. However, the issues withstand when factoring in the cost of land and retaining value when isolated from employment, services and amenities the scenario is problematic. When considering the local example of Bigga, it is achievable to build a good house on a relatively cheap parcel of land nonetheless, when attempting to sell the property, insure it for bushfire damage at or for the cost, the outcome is financially underwhelming problematic for the owner. This is disincentivising buyers to the area, economically the outcome of purchasing and building is likely not feasible.

New Inland and Rural Housing Codes

The new Codes and farm building standards have recently been included in the State Environmental Planning Policy (*Exempt and Complying Development Codes*) 2008 (State Policy) to:

- > make it easy for new one and two storey homes and home renovations to be approved in rural and residential zones in 20 days or less;
- > simplify and tailor development standards to suit development in rural and regional inland NSW;
- > increase the use of complying development in inland NSW to help achieve faster housing approvals; and
- > allow rural landholders to construct a greater range of farm buildings without approval and obtain faster approvals for large farm buildings to support the agricultural use of their land.

New one and two storey homes and home renovations can be undertaken as complying development in inland NSW where the proposal meets all of the relevant development standards in the new Code. These standards have been developed following consultation with the community, councils and industry.

These new complying development standards apply to lands zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots or RU5 Village.



Upper Lachlan Local Environmental Plan 2010

The Upper Lachlan Local Environmental Plan is the key Environmental Planning Instrument for the LGA. The LEP provides the legal framework by which Council's development decisions are made and sets out objectives, zonings, zoning provisions and development requirements.

The keys aims for Housing in the Shire are:

- to encourage the sustainable management, development and conservation of natural resources,
- to protect and conserve the environmental and cultural heritage of Upper Lachlan,
- to encourage new residents to Upper Lachlan by providing a range of housing opportunities in the main towns and villages,
- to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality,

Land Use Zones and Lot Sizes

The LEP establishes the land use zones for all land in the Shire and sets minimum subdivision lot sizes in the various town, villages and rural areas. It is important to note that in the town centre core of Crookwell no minimum lot sizes are imposed.

It is also important to note that a number of the zones in the villages are limited in the range of residential accommodation permitted. For example, in the village zone in Gunning that applies to the majority of the village, only dual occupancies; dwelling houses and multi dwelling housing developments are permitted. This precludes the development of other more affordable and tourist related accommodation in the village such as boarding houses, group homes, hostels, residential flat buildings, semi-detached dwellings, backpackers' accommodation, bed and breakfast accommodation, or serviced apartments.

Comparison of actual lot sizes and LEP development standard

When compared to the LEP permissible lot sizes for subdivision, the following observations are made:

- *Bigga* – The majority of existing lots in the village zone are smaller than the minimum lot size control of 4,000sqm. Lot amalgamations would be required to redevelop for housing under the current LEP standards.

- *Binda* – The majority of existing lots in the village zone are smaller than the minimum lot size control of 4,000sqm. Lot amalgamations would be required to redevelop for housing under the current LEP standards.
- *Breadalbane* – There are numerous suitably sized lots for redevelopment in Breadalbane to meet the minimum lot standards with a number of larger subdividable sites available.
- *Collector* – Approximately 40% of the existing lots in the village zone in Collector are 2,000sqm or more which is the minimum lot size in that village. However, there are a number of smaller lots in the village centre.
- *Crookwell* – There are no minimum lot size controls in the town core B2 and B4 zones. There are a number of lots of suitable size still available for development in the zones where the 800sqm minimum lot size applies (outside the town centre core).
- *Dalton* – The majority of lots in the village zone are smaller than the 4,000sqm LEP minimum. There are larger lots on the village periphery in the village zone.
- *Grabben Gullen* – All lots in the village zone are smaller than the 4,000sqm minimum.
- *Gunning* – Only approximately 20% of lots in the Village zone are smaller than the 1,000sqm minimum.
- *Jerrawa* – Approximately 50% of the lots in the village zone are at least the 4,000sqm minimum.
- *Laggan* – Almost all lots in Laggan are smaller than the 4,000sqm minimum. There are only 5 lots in the village zone larger than the 4,000sqm minimum.
- *Taralga* – Approximately 90% of lots in the village zone are larger than the 1,000sqm minimum, many of which would be subdivisible.
- *Tuena* – Approximately 80% of lots in the village zone are smaller than the 4,000sqm minimum.

This research has revealed there to be significant available lots of suitable size or that can be readily amalgamated for development within the existing residential zones in most of the towns and villages. Possible reasons that available, compliant lots in the individual towns and villages have not as yet been developed to their potential under the current LEP standards could include:

- The cost of services, particularly in the unsewered villages which requires further investigation;
- Land banking by owners waiting for land values to increase which also should be interrogated;
- Existing land already meeting demand which is currently at low rate;
- The risk of not recouping funds from cost of the land and building housing on sale due to isolation, lack of potential buyers and employment in the more remote villages;



- > Low clearance rates of sales in some of the more remote villages and rural areas; and/or
- > Land is already meeting growth needs

With the changes to state regional strategies and new infrastructure planned it is expected that demand will rise and the take-up of available land already zoned for housing will increase.



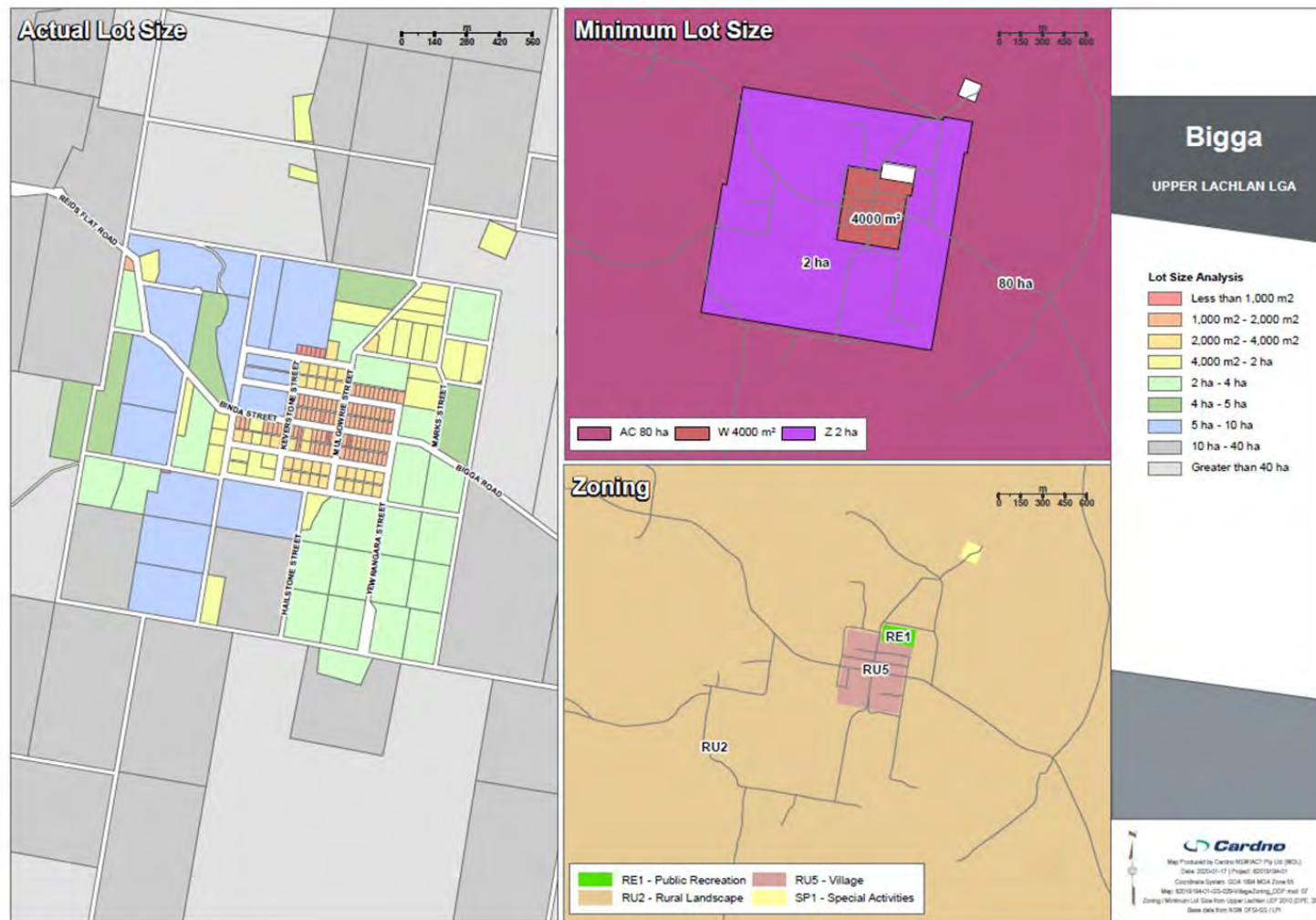


Figure 1. Bigga—lot sizes and zoning



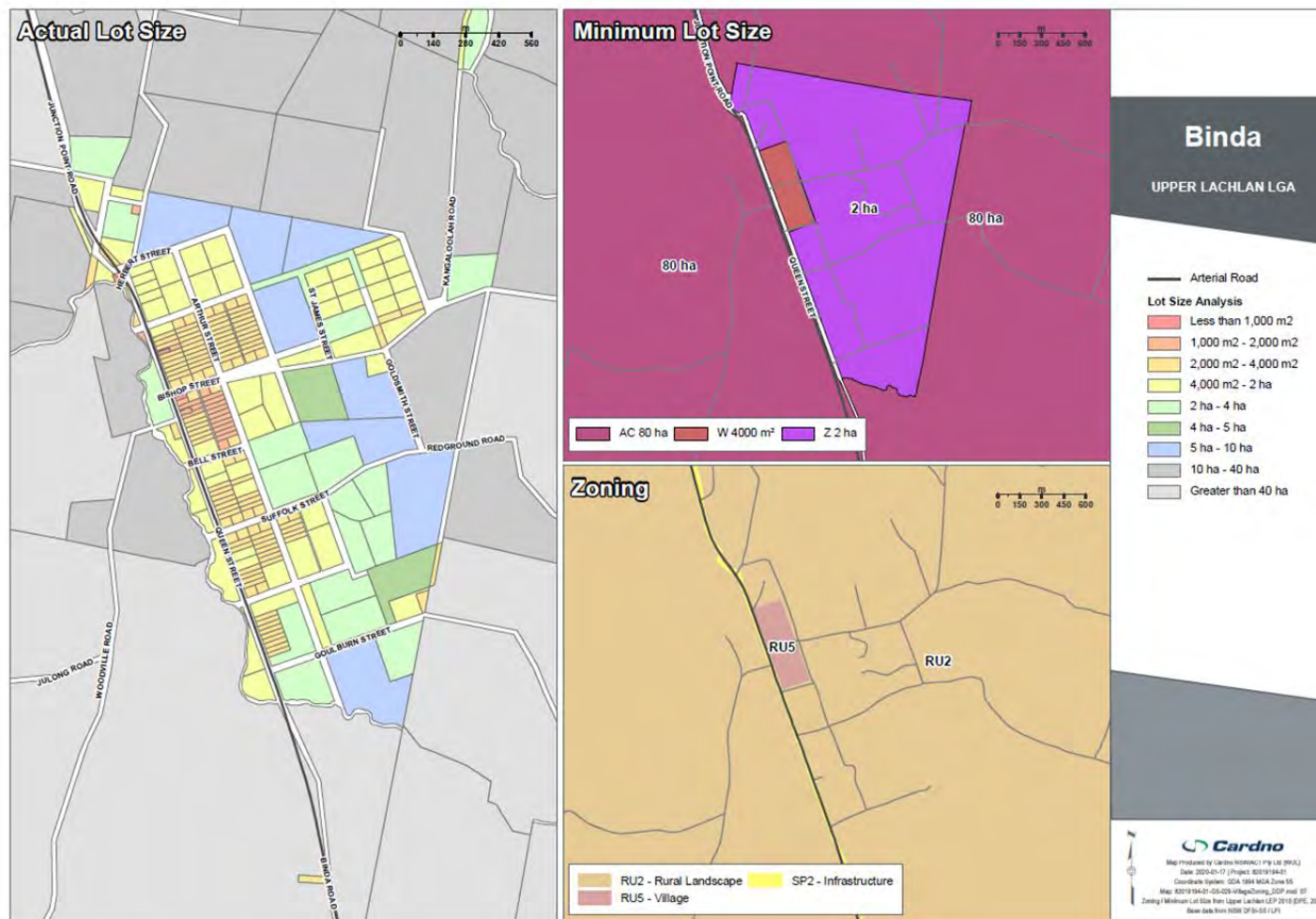
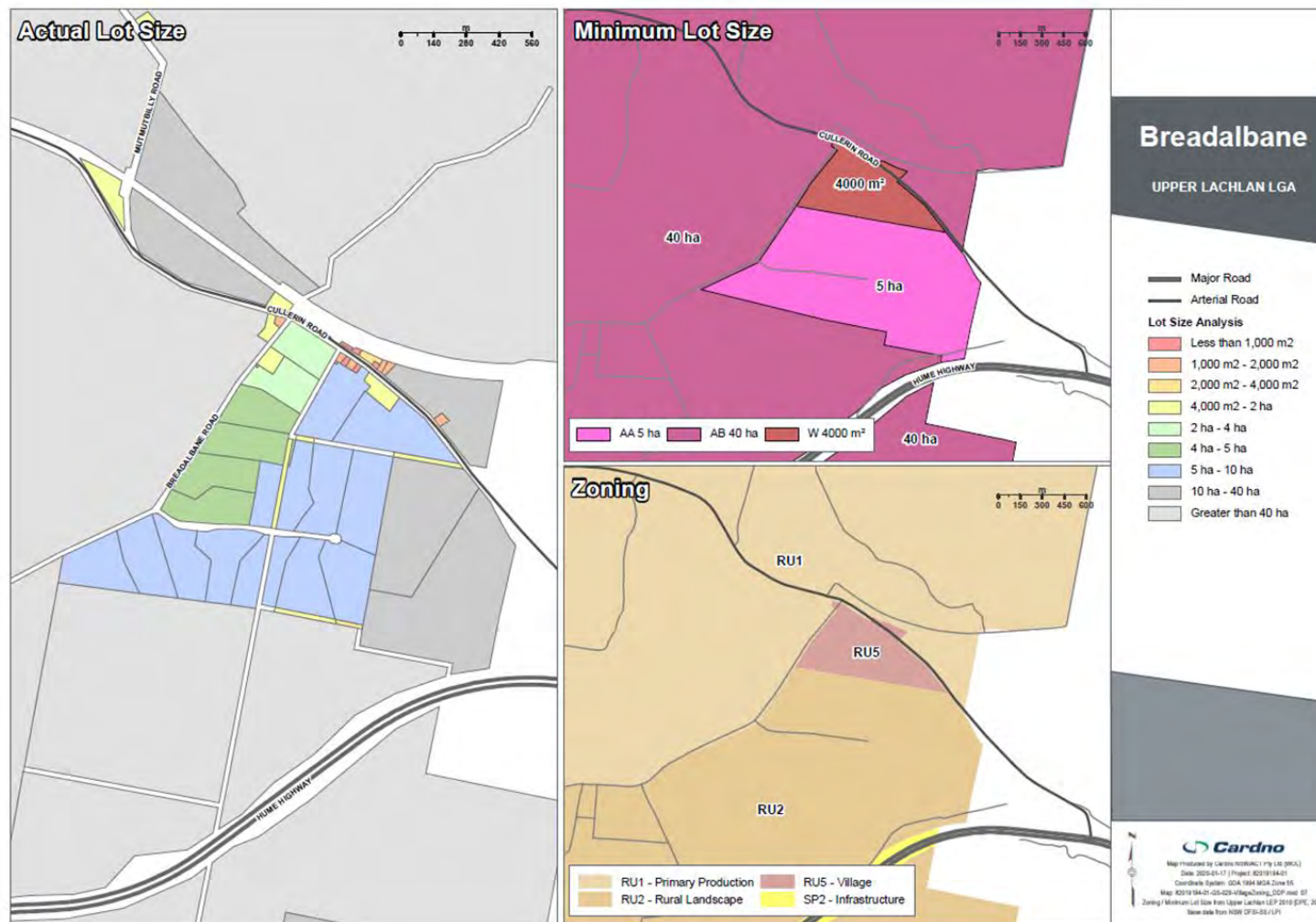


Figure 2. Binda – lot sizes and zoning





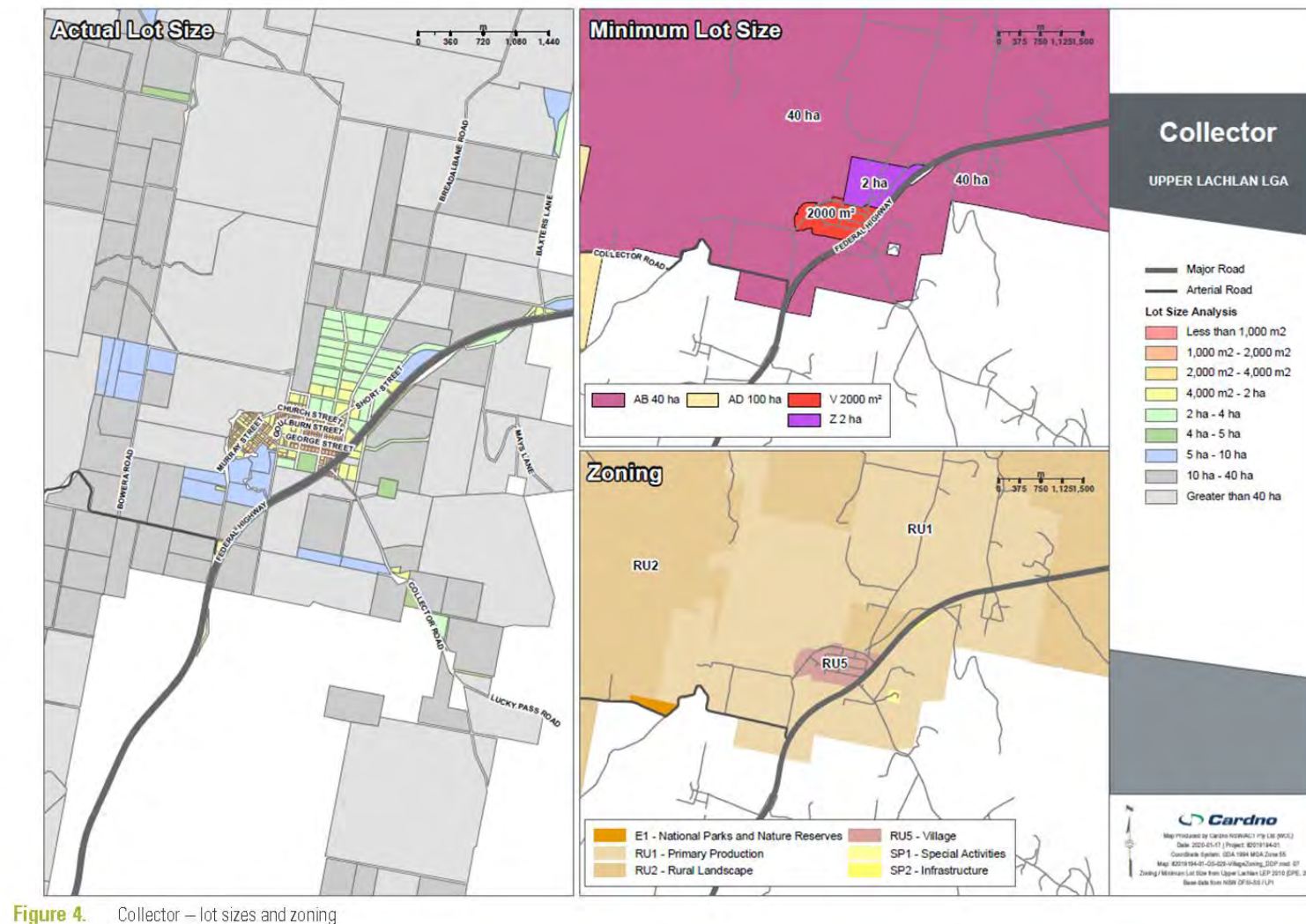


Figure 4. Collector – lot sizes and zoning



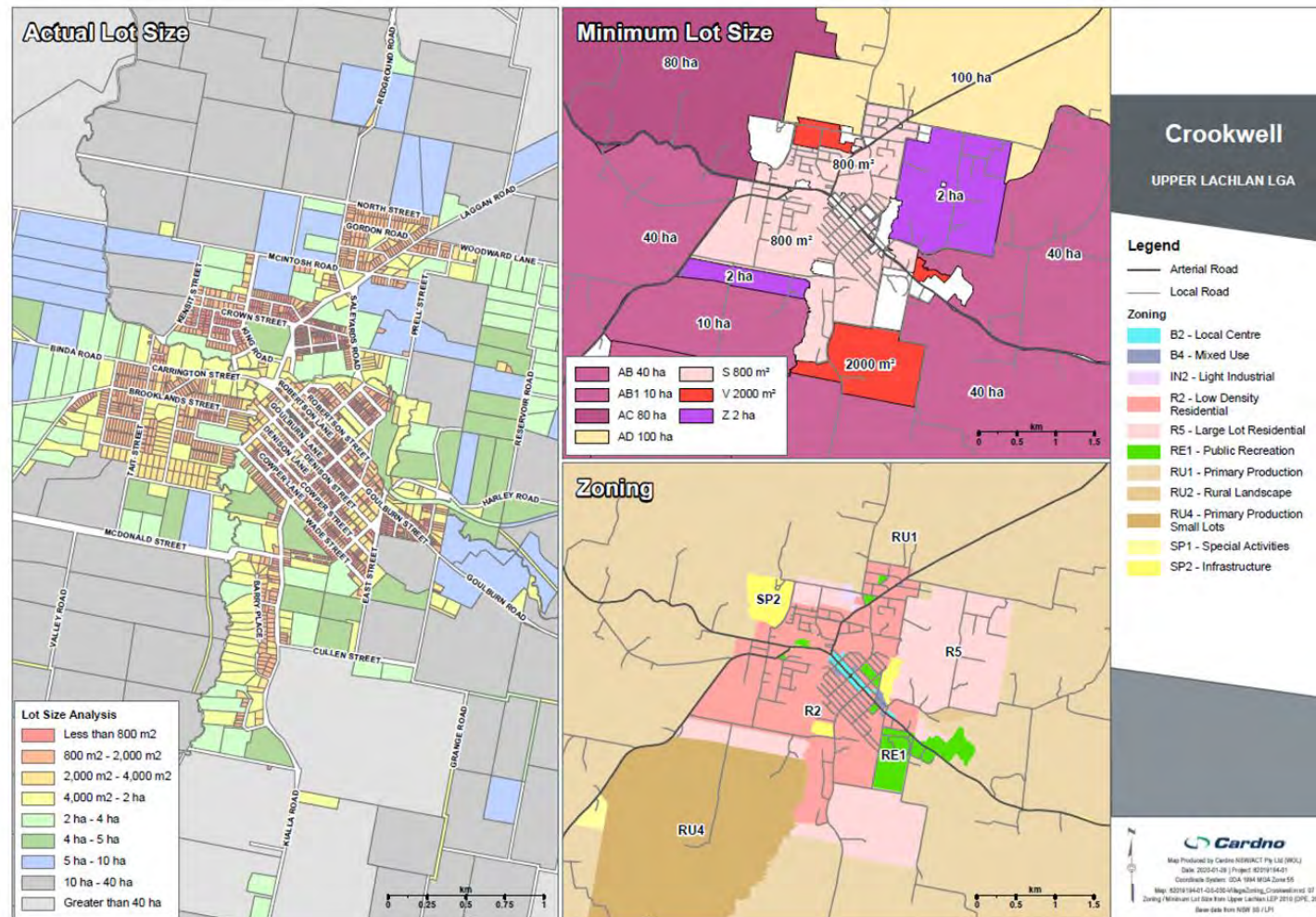
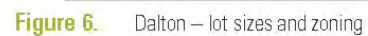
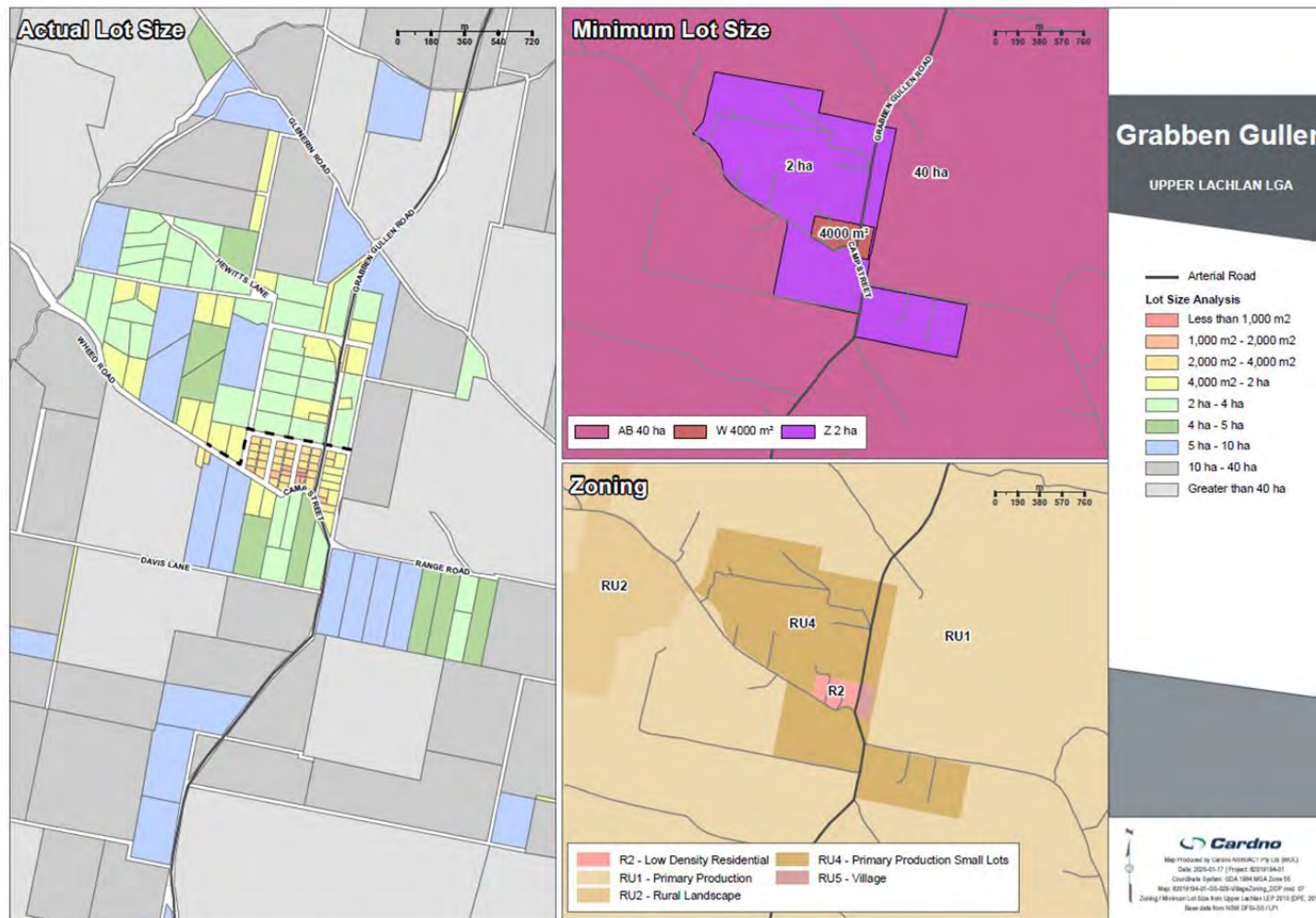
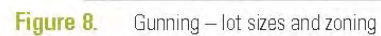


Figure 5. Crookwell – lot sizes and zoning









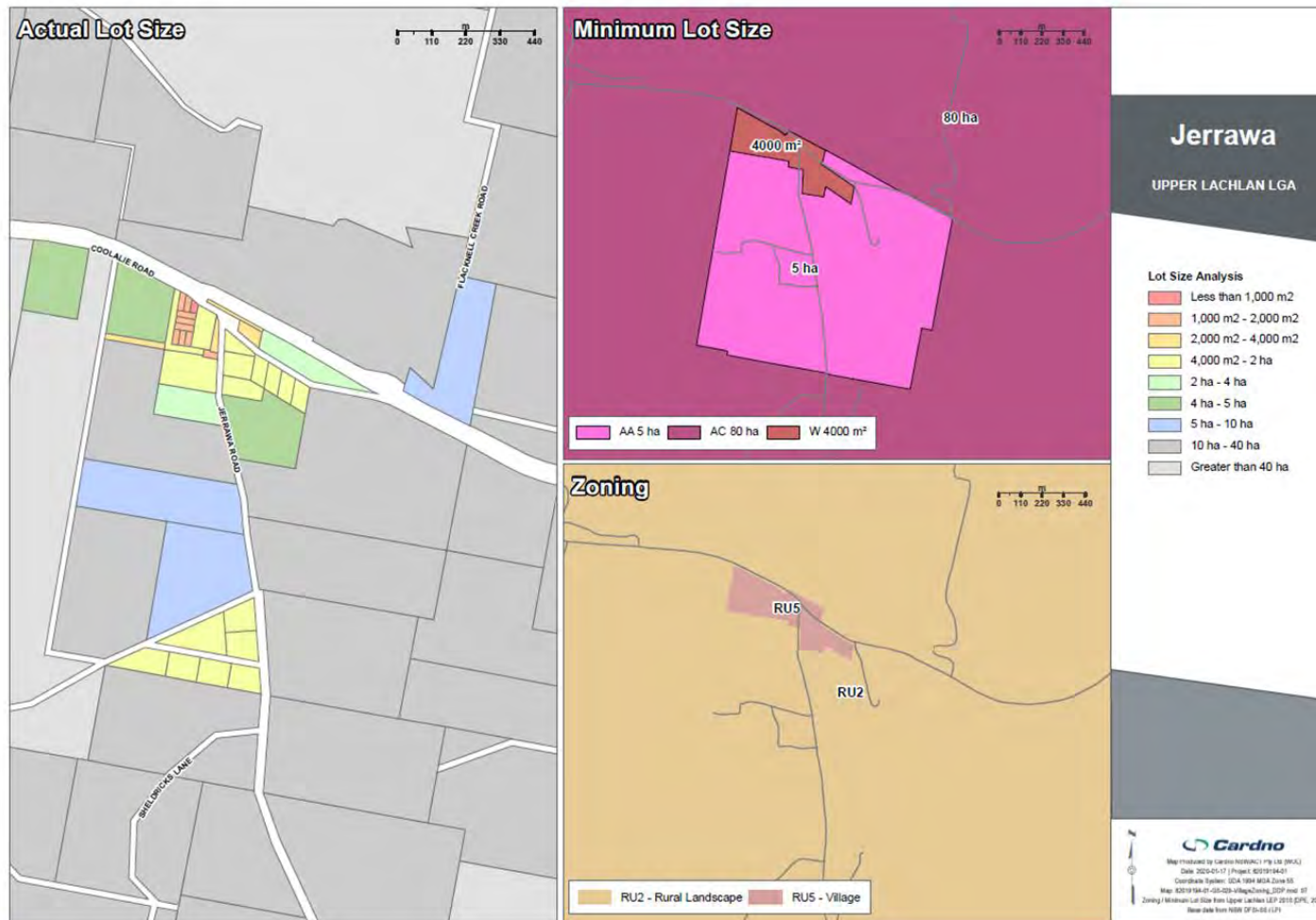
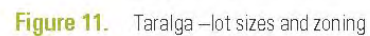


Figure 9. Jewarra – lot sizes and zoning









Upper Lachlan Community Heritage Study 2010

The Upper Lachlan Shire Community Heritage Study was undertaken for Upper Lachlan Shire Council from October 2007 to December 2008. Upper Lachlan Shire Council and members of the local community recognised the heritage significance of many places within the Shire. The Study aimed to provide a comprehensive identification of these places of heritage significance. The purpose was to enhance the historical perspective of these places to enable a more vibrant integration of the history and heritage within a cultural landscape context.

A series of character statements have been developed to support this Strategy.

Upper Lachlan Shire Council Biodiversity Planning framework 2010

The Upper Lachlan Shire Biodiversity Planning Framework recommends strategic measures to protect and enhance biodiversity values within Upper Lachlan Shire Local Government Area.

The data collation and analysis process undertaken for the project identified that important biodiversity values are widespread throughout the Shire and occur on the full range of land tenures, including private property, in national parks and nature reserves, state forests, Council owned land and on Crown Land. The Biodiversity Planning Framework (BPF) has also identified that these important biodiversity values are also present within road reserves, cemeteries, and on lands immediately surrounding the existing towns and villages.

The Framework includes recommendations for strategic planning, and particularly recommendations to inform the new comprehensive Local Environment Plan and Development Control Plan.

Upper Lachlan Social and Community Plan 2013

The Upper Lachlan Social and Community Plan 2013 aims to meet the health, economic, environmental and social needs of people within the Shire in an equitable manner. The Social and Community Plan is closely linked to the Upper Lachlan Strategy Plan – 2020 Vision and State of the Environment Report.

This Plan includes an Action Plan that details how each priority area and key community issues will be addressed.

Upper Lachlan Ageing Strategy 2013

The Upper Lachlan Ageing Strategy has been developed to respond to the significant ageing of the local and broader community. The Strategy recognises that there is a shortage of self-care and assisted care accommodation for senior in the Shire.

Future Direction

The Ageing Strategy stresses the importance of both self-care units and serviced apartments in retirement villages. The connection between future seniors housing and future transport is detailed throughout the report and this is vital to the success of the Shire in accommodating senior individual's needs.

Upper Lachlan Shire Council Villages of Crookwell, Gunning, Collector, and Taralga Floodplain Risk Management Study and Draft Plan 2017

In 2017 Council commissioned the Floodplain Risk Management Study and Plan for the villages of Crookwell, Gunning, Collector and Taralga, recognising that flooding is a significant public risk and constraint to growth in some parts of the Shire.

Flood risk is a significant constraint to new development in the Shire, particularly in and around Gunning. Maps produced as part of that study depicting the 100 year flood lines in Crookwell, Gunning, Collector and Taralga are contained in Appendix A.

Southern Tablelands Regional Economic Development Strategy 2018-2022 (June 2018)

The Southern Tablelands Regional Economic Development Strategy 2018–2022 (the Strategy) sets out a long term economic vision and associated strategy for the three local government areas (LGAs) of Goulburn-Mulwaree, Upper Lachlan Shire and Yass Valley (the Region).

The Strategy aims to leverage the Region's assets: its topography, water, climate and soils, natural resources, proximity to Sydney and Canberra, lifestyle advantages, historic heritage and villages, public order and safety institutions, hospitals and labour supply.



Upper Lachlan Section 7.11 and 7.12 Local Infrastructure Contributions Plans

The Upper Lachlan Section 7.11 and Section 7.12 Development Contributions Plans apply to applications for development which will or are likely to, require the provision of additional or upgraded public facilities or works in order to satisfy the additional demand. This demand is caused by the additional population from new housing and from new employment generated by new or expanded industrial and commercial development.

We note that Council will be revising these plans to reflect the new numbering changes Environmental Planning and Assessment Act and to include new Servicing Plans for Crookwell and other towns and villages pocket treatment plans being prepared to cater for growth.

Development contributions are required to ensure that access to facilities and services that support a quality of life for all sections of the community is not eroded by new development which results in additional social and economic costs on the community. By ensuring that new development contributes to the real cost of development in the wider context, this plan seeks to ensure that economic, environmental and social sustainability is achieved.

Development contributions are levied for the following items within the Upper Lachlan LGA:

- roads
- waste management
- open space and recreation
- community facilities
- emergency services

A list of the capital works and costs associated with new infrastructure supports that Plan.

Development Servicing Plan for Sewer – Crookwell, Gunning and Taralga (2009) and Section 64 Plans

The aim and objectives of this Development Servicing Plan for Sewer are to:

- (a) ensure that adequate sewer infrastructure is provided for as part of new development;
- (b) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of contributions on an equitable basis;
- (c) ensure that the existing community is not burdened by the provision of sewer infrastructure as a result of future development; and
- (d) enable Council to be both publicly and financially accountable in its assessment and administration of the Development Servicing Plan.

This plan applies to all lands that are likely to require connection and/or additional capacity within the sewer infrastructure systems servicing the Upper Lachlan Shire Council towns of Crookwell, Gunning, and Taralga.

Development Servicing Plan for Water – Crookwell, Gunning and Taralga (2009) and Section 64 Plans

The aim and objectives of this Development Servicing Plan for Water are to:

- (a) ensure that adequate water infrastructure is provided for as part of new development;
- (b) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of contributions on an equitable basis;
- (c) ensure that the existing community is not burdened by the provision of water infrastructure as a result of future development.
- (d) enable council to be both publicly and financially accountable in its assessment and administration of the Development Servicing Plan.

This plan applies to all lands that are likely to require connection and/or additional capacity within the water infrastructure systems servicing the Upper Lachlan Shire Council towns of Crookwell, Gunning, Taralga and Dalton.



2. LGA Snapshot

Upper Lachlan Shire is located in the southern tablelands of New South Wales and occupies a total land area of 712,883 ha. The Shire is well connected with a transit link between Canberra and Sydney. Canberra is 100km to the south of the LGA. Sydney is approximately 200km to the north. Bathurst is 130km to the south east. Goulburn is approximately 60km to the west.

The Shire's population is currently approximately 7,500 people of which approximately 2,700 people reside in Crookwell.

The Upper Lachlan Shire was formed as an LGA in 2004 from the shires of Crookwell, Mulwaree and Gunning. It is made up of two towns (Crookwell and Gunning) and ten villages (Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Jerrawa, Lagan, Taralga and Tuena). The towns and villages are distributed across the LGA and are a variety of sizes. The historical nature and picturesque scenery of the area has given the locality a strong rural character and an idyllic 'country town' aesthetic. The area's natural beauty and close proximity to Canberra gives residents a high quality of life. The Upper Lachlan Shire is often known as 'the Shire of villages'.

Crookwell is the main town and is centrally located within the Shire with connections to Yass, Goulburn, Canberra, Southern Highlands and Sydney. Goulburn and Gunning Roads pass through the centre of the town.

The Shire of Upper Lachlan is part of the Tablelands region along with the local government areas of Goulburn-Mulwaree and Yass Valley. The region is located in the south of NSW, 190 kilometres from Sydney. Crookwell is identified as one of the main centres in the region along with Goulburn and Yass.

Due to the Shire's size and location it is becoming an increasingly popular destination for tourism. Agricultural trends are shifting and diversifying with many rural holdings shifting towards new and innovative farming methods. This is slightly modifying the overall terrain and landscape in the area.

The Shire is conveniently located in close proximity to a variety of national parks including Abercrombie River National Park, Mares Forest National Park and Taro River National Park. The Shire's large geographic coverage and proximity to a range of services and industries is what makes it an idyllic location for both tourists and residents.

Like other regional centres across Australia, a significant proportion of young people aged 18-24 years are migrating out of Upper Lachlan Shire for education and employment purposes. Young families moving into the Shire are attracted to the rural lifestyle and proximity to Canberra, especially the Gunning – Dalton district that is more easily accessible.

People moving into the Shire in recent years generally came from South and western Sydney, the ACT, Yass and some from overseas. Amongst these is a significant and growing group of lifestyle seeking retirees.

The Shire is set to be significantly affected by the increasing out migration from the capital cities.

Over the last 6 years, a combined 107,737 people have relocated away from Greater-Sydney.

Inland regional areas of NSW are destinations for people leaving Sydney. The most popular areas being the larger regional centres, often within a relatively easy drive of the metropolitan area.

People close to or already in retirement are increasingly leaving the cities to move to the ever-popular retirement destinations – coastal areas or towns close to Sydney.

Real estate commentators agree there is a growing trend for people relocating away from Sydney which will continue to shift housing demand to other parts of Australia.



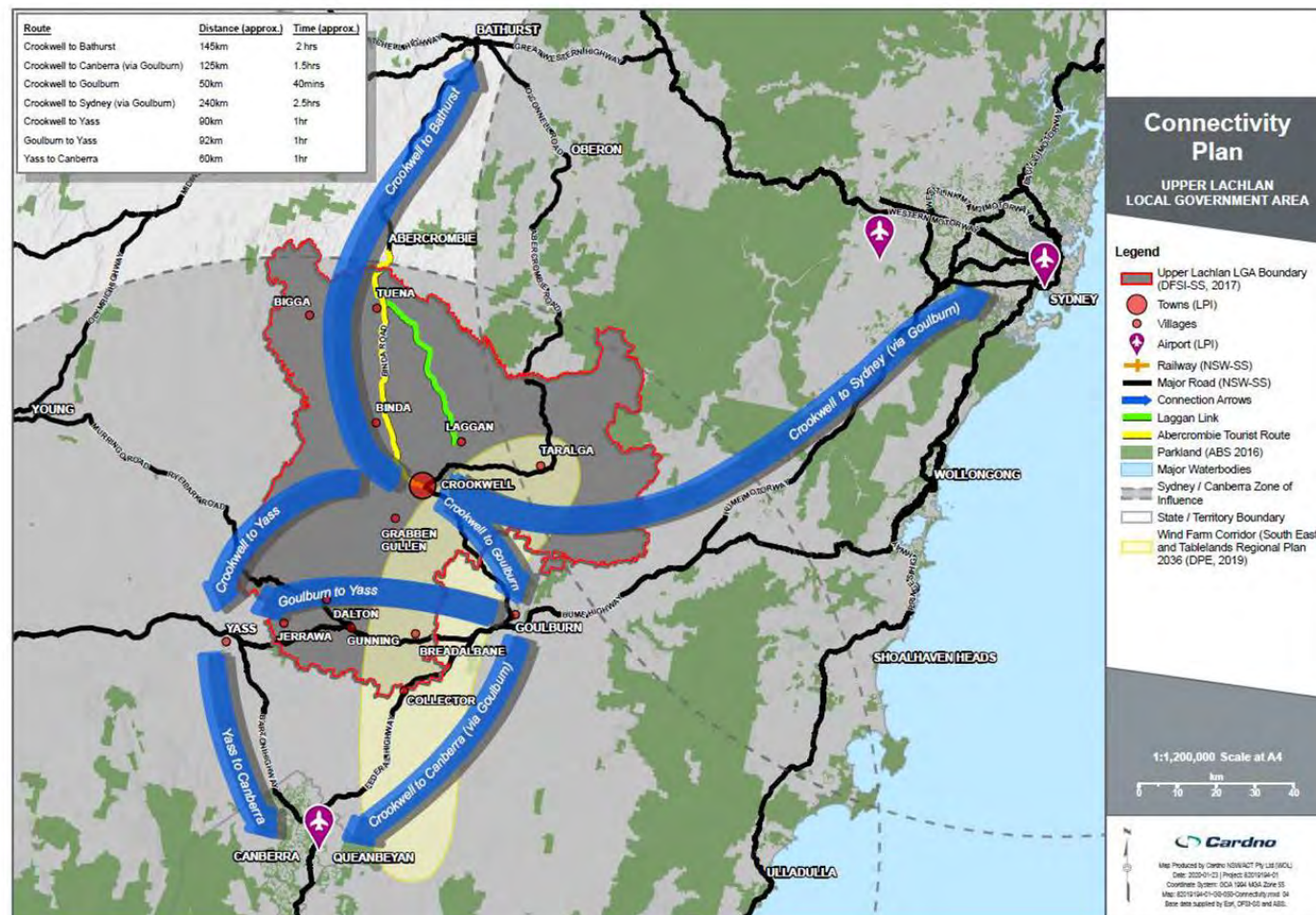
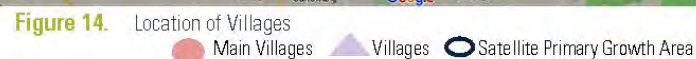


Figure 13. Connections to broader regions and capital cities



The Upper Lachlan Shire is predominantly rural in its settlement pattern with two main towns, Crookwell and Gunning servicing the Shire along with the villages of Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Jerrawa, Laggan, Taralga and Tuena. Each centre has its own unique history, identity and purpose. There is a strong sense of community in all the centres with markets and other celebrations held throughout the year across the Shire. The township of Laggan holds monthly Village Markets, the Crookwell Garden Festival in November and the Crookwell Potato Festival in May.



The Shire has a rich agricultural history. The locality is traditionally known for its excellent soils, fine wool and potato production, historic and picturesque countryside. Agriculture is the main landuse in Upper Lachlan LGA covering approximately 70% of the total area. Agriculture is mainly grazing with some cropping, mixed farming and rural residential land. Minor landuse changes in recent years have seen a decrease in land under timber production and a corresponding increase in conservation land and the introduction of significant wind farming operations.

Figure 15. Grazing and renewable energy



The 12 villages

Crookwell is the primary administrative and market centre of the Upper Lachlan Shire with a rich history and known for the fertile farmlands that surround the town. The town is approximately 2.5 hours' drive from Sydney via Goulburn, and 1.5 hours from Canberra.

Prior to white settlement the area was inhabited by the Gundungarra people.

Crookwell was officially surveyed and named in 1860. In the early days wheat became the staple crop and potatoes were used to loosen the soil. Some sheep were introduced to stool the wheat while cattle ate down the long grass. In 1864 the town population was 130. Just eight years later, the community had grown to over 1,000.

In 1874 the Commercial Hotel (now the Horse & Hound Hotel) in Goulburn Street and the Primary School were built, followed by the Bank of NSW in 1875 (now the Crookwell Visitor Information Centre) and the Court House and Police Station in 1878.

At the 2016 census, Crookwell had a population of 2,641.



Figure 16. Crookwell heritage railway

Gunning is approximately 50km to the southwest of Crookwell and directly accessible by the Hume Motorway to both Canberra and Sydney, making it a desirable location for tourists from those cities. It is the closest centre to Canberra in the Shire. Gunning is approximately one hour drive to the centre of Canberra.

The area was originally occupied by the Gundungurra and Ngunnawal people.

In more recent years the area around Gunning has become known for its fine merino wool production.

The town was important in Australia's colonial and 19th Century history. Gunning was settled very early in the colonial period, beginning in 1821 with exploration led by Hamilton Hume and in 1824 Hume, famously with William Hovell who charted the route from Gunning south to what was later to become Melbourne. At Fish River, four kilometres east of Gunning, is the commemorative memorial erected in 1924 to mark the hundredth anniversary of the Hume and Hovell expedition.

The wide main street, Yass Street, still shows many examples of 19th century architecture, especially the ground floor of the Telegraph Hotel, London House, the post office, the old printery, the old bank, the courthouse and the commercial precinct centred around Caxton House.

The built and natural history of the town are important attractions for tourists who come to visit such places as the Royal Hotel Dalton and the prehistoric Fossil Rock. At the 2016 census, Gunning had a population of 600.



Figure 17. Gunning main street



Taralga is located in the eastern section of the Upper Lachlan Shire and is used as a base for visitors going to the Wombeyan Caves, a historic limestone cave that attracts thousands of tourists annually. Taralga is known for its fine wool production, its known heritage items and buildings and the Taralga Australia Day Rodeo. The areas rich soil and pastures produce fine wool, prime lamb and beef and the growth of berries. Taralga has award winning dining and eateries throughout the area including the Argyle Inn that is the oldest trading hotel in Taralga. At the 2016 census, Taralga had a population of 400.



Figure 18. Heritage houses in main street of Taralga

Laggan has a rich history as a by-pass and stopping point on the main road between Goulburn and the goldfields of Tuena. Now, Laggan, approximately 9km from Crookwell is a peaceful village filled with hamlet clusters. Tourists are drawn to the picturesque mountains and is still a popular stopover for people to rest and recover on long journeys. Every month the Laggan village markets occur offering a home backed, gown and made items. At the 2016 census, Laggan had a population of 358.



Figure 19. Historic church in Laggan

Collector, founded in 1829 is only 60km north of Canberra CBD and at the northern end of Lake George. With a rich history plagued by bush ranger activities the town is now home to sustainable technologies. The Collector wind farm is located on the border of the village, providing 150 locally sources jobs as well as providing sustainable energy to houses in the Southern Tablelands. Collector is situated in the Lake George wine region, and several wineries have been established near the village. At the 2016 census, Collector had a population of 313.



Figure 20. Collector hotel

Binda is located 20km north of Crookwell and 120km south of Bathurst. Binda has a history that dates further back than any other village in the shire. The town was formerly a gazette in 1851, now housing a collection of public and private historical buildings. Binda is the original administrative centre of the Abercrombie district, with possession of the first police station, post office, courthouse and government school. Binda is arguably the most famous for the annual Picnic Races held on the Funny Hill property since 1848, an outstanding tradition that has been kept intact. Binda also boasts a very colourful bushranging history. The built and natural history in the village can be further interpreted in St James Anglican Church and the Old Binda Mill that has been converted to a B&B. At the 2016 census, Binda had a population of 280.



Figure 21. Federal Hotel Bigga



Grabben Gullen is 14km from Crookwell and gets its name from an aboriginal word meaning “small waters”. The Lachlan River runs through the western side of the village, a series of feeder streams that provide perfect conditions for a range of precious rocks and minerals including sapphires, garnets, zircons and gold. These have been found in abundance over the years. At the 2016 census, Grabben Gullen had a population of 253.



Figure 22. Historic pub in main street of Grabben Gullen

Bigga, located just 58km northwest of Crookwell, is the gateway to Lake Wyangala and Reflections Holiday Park. The village is most famous for its fine wool production. The village is also well known for a variety of water sports including skiing, jet skiing, boating etc. One of Bigga's main economic drivers is tourism due to its diverse landscape, perfect for a wide variety of leisure activities. At the 2016 census, Bigga had a population of 245.



Figure 23. Bigga main street

Dalton, located just north of the Hume Highway that links Sydney and Melbourne, is 79 kilometres from Canberra and 8km northwest of Gunning, is a one of the smaller villages that make up the Southern Tablelands. The town's most idyllic features include a 40-million-year-old fossil that is open for public viewing adjacent to Oolong Creek, and the Royal Hotel where locals and visitors can watch the sunset over the Australian bush. This village is also located on a fault line, experiencing constant minor tremors. At the 2016 census, Dalton had a population of 195.



Figure 24. Dalton hotel

Breadalbane is a small village located on the Lachlan River headwaters and not far from Goulburn, adjacent to the major Hume Highway which links Sydney to Melbourne and near the start of the Federal Highway to the Canberra. The village is also situated on the Main Southern Railway, the NSW portion of the Sydney–Melbourne rail line although the station was closed in 1974. At the 2016 census, Breadalbane had a population of 100.



Figure 25. Breadalbane former pub in main street



Jerrawa is a small village on the northern side of the Hume Highway about 17km from Gunning and 30 km to the east of Yass. It is located on the rail line. However, the station was decommissioned in 1975. At the 2016 census, Jerrawa had a population of 73.



Figure 26. Jerrawa local store and Post Office

Tuena is located in the far north west of the Shire approximately 60km from Crookwell, 85km from Bathurst and 20 km from the Abercrombie Caves. Tuena is arguably the most famous of all the towns in the Upper Lachlan LGA. It is known as the location where gold was first discovered in 1851. This made the village a huge attraction for miners looking to make their fortune. To this day gold panning is still a regular activity drawing tourist to the village all year round. Tuena Creek and with Abercrombie Caves are also significant tourism drivers with guided walks and a series of recreational activities available at each spot. The natural history over this expanse is one of the most significant in NSW. At the 2016 census, Tuena had a population of 59.



Figure 27. Historic pub in Tuena

Predominant Built Forms in the Shire



The predominant built forms in the Upper Lachlan Shire reflect the historic agricultural nature of the region. The large expanse of agricultural land and smaller villages contain predominantly smaller farm houses. However, as you move towards the townships and the main centres the built form changes to original stone and brick houses, some dating back to the 1880's. The retention of original housing in villages contributes to a historic non-urban character that appeals to retirees, people wanting a lifestyle change and tourists.

Currently there is an abundance of 3-4 bedroom dwellings in the shire and although in high demand, based on the existing and projected household demographics, 1-2 bedroom smaller dwellings are in very short supply.

Strategies to diversify housing options facilitating smaller more affordable dwellings in the Shire will address this mismatch and are considered appropriate and supportable in specific locations.

The community told us, and research confirmed, a serious shortage of crisis and other short-term accommodation, seniors housing and assisted care accommodation.



B. Our People

Unlike other regional areas, the population of the Upper Lachlan Shire has remained reasonably stable in recent years. The population is ageing. At the 2016 Census 24.5% of the community were aged 50 or over. The smallest age group in the Shire at the 2016 census was the 30-34 year olds who made up only 1.8% of the population. Outmigration of youth (18-24 years old) in search of employment and/or to access education is reflected in the census figures that records that 238 people in that age group left the Shire while only 71 migrated here. The trend of an ageing demographic is evident and brings opportunities and challenges in regards to housing, health and economy.

Currently the most common household type is a couple without children. This cohort makes up 30.9% of the population according to 2016 Census data. Most households are made up of 2 people (36.3%) followed by 1 person households (29%) which makes a combined percentage of 65.3% of households with 2 or less individuals residing. In addition, the census statistics reveal a high level of housing stress for both renters and homeowners in the Shire.

C. Our Economy

Agricultural production is a very important contributor to not only the Upper Lachlan Shire but to the greater Australian market. The Upper Lachlan has an above NSW average market share in particular agricultural production industries including Livestock Slaughtering, Wool Production and Vegetable Growing. In recent times there has been a shift in focus to diversify agricultural business to incorporate new ventures including olive growing, alpaca fibre farming and horse studs. As discussed above, tourism is becoming a major part of the economic picture of the Upper Lachlan, with tourism becoming the third major industry in the shire behind the obvious Retail and Agricultural sectors. The importance to diversify and create attractions for the growing tourism industry in the area will be paramount in the growth of the area. Agriculture, forestry and fishing still remain the largest sub-categories of employment in the Upper Lachlan Shire.

The median weekly household income in the Upper Lachlan Shire is \$1,161 according to the 2016 Census data. Employment in the area stands at 96.1%, which is relatively high in relation to broader regional employment data. This employment status is built from a combination of full time and part time employees. Unemployment is low with only a 3.9% unemployment rate compared to the broader regional NSW with a 6.6% unemployment rate.

Rental and mortgage stress is a prevalent problem in the Upper Lachlan and it varies across the different parts of the Shire. Crookwell is where rental pressure is being felt the most with over

one quarter (26.2%) of the rental population in the area that, in the broader sense, is lower than the regional NSW average of 32.5% (Profile ID). Mortgage stress is higher in the Upper Lachlan as opposed to the broader regional NSW mortgage stress.

The shire's most dominant industries as previously mentioned are Agriculture, Forestry and Fishing generating 1,199 local jobs in 2107/18 alone and generating \$55 million (profile id). The second largest being Health Care and Social Assistance providing 252 jobs in the Upper Lachlan LGA. In 2018, there were 3,525 employed residents in the shire, of this number 46.3% were employed full time and 32.2% worked part time. With the total number of local jobs available in the area at 2,929 and the number of employed residents sitting at 4,119 it is evident that a significant number of individuals are having to travel outside of their LGA to find work. This suggests an undersupply of employment in the area placing economic pressure on the Lachlan Shire.

Tourism is becoming a major economic driver for the Upper Lachlan Shire with many of the villages, especially Gunning, are easily accessible via the Hume Highway and is in close proximity to Yass and Canberra. The Shire receives more than 150,000 domestic visitors per annum according to the Upper Lachlan Tourist Association 2020 Strategic Plan, 2011. Most of the visitors come from within NSW which equates to approximately 90% with the majority of visitors residing from Sydney, Canberra and the South Coast. However, there is a shortage of tourist accommodation generally in the Shire.

It was indicated that on census night there were approximately 250 visitors staying in the shire. The Upper Lachlan Shire Council slogan for tourism is 'The Shire of Villages'. With a key tourism strategy aimed at encouraging visitors through highlighting the uniqueness of each village. The growth of tourism in the area has been on a steady incline facilitating the local economy and providing jobs in the service sector. IN 2017/18 the accommodation and food services sector is providing 168 locally sourced jobs, which has increased from 149 in 2012/13.

The overall growth in the vast majority of employment industry sectors represents the indicative progress the Upper Lachlan LGA has been making as a regional economic centre. With future growth in the population forecasted, it is likely the economy will continue strengthening, providing much needed appropriate employment for local citizens.



D. Key Infrastructure, Services and Facilities

Upper Lachlan is located on the Southern Tablelands 45km west of Goulburn, approximately 60km North of Canberra, 130km south-east of Bathurst and 230km south of Sydney. Upper Lachlan Shire benefits from well-developed transport infrastructure including roads and rail lines. There is a commercial bus route that runs from Crookwell to Goulburn twice a day and community transport available a couple of times a week in and around the Upper Lachlan Shire. The main Southern Railway line services through the Upper Lachlan Shire and has stations at Gunning and Jerrawa.

A transport service exists for the elderly that are transport disadvantaged. Valmar Community Transport provide a specialist car service to get to and from activities and appointments in and around the shire. The fares are priced appropriately for senior citizens potentially on a pension.

Road hierarchy

Regional Roads:

The Upper Lachlan Shire is serviced by the main State registered M31, Hume Motorway, which runs through Gunning and is used as the main arterial road network from Sydney to Canberra. The Federal Highway, the M23 to Canberra, runs south off the Hume Motorway past Lake George and through to Collector.

Local road network:

The area is serviced by numerous local roads that are controlled and maintained by Council, that connect the villages to the towns, such as:

- > Dalton Road (Sealed)
- > Cullerin Road (Sealed)
- > Grabben Gullen Road (Sealed)
- > Collector Road (Sealed)
- > Gundaroo Road (Sealed)

Rural bridges

A significant cost to Council is the repair, maintenance and replacement of its ageing rural bridges and has a program of progressively replacing many of the timber bridges across the Shire spanning both local and regional roads.

Tourist Drives:

There are five tourist routes identified in the Shire:

- > *Wine to Caves Route* – from the Kingsdale Winery, through Crookwell, Binda and Tuena to the Abercrombie Caves;
- > *Explorers and Bushrangers Route* – follows the path of pioneers and outlaws, taking in Gunning, Fish River, Breadalbane and Collector;
- > *The Tablelands Way* – scenic drive through the highlands of the Great Dividing Range taking in Goulburn, Taralga and Bunnaroo Falls;
- > *Sapphire and Gold Country Route* – exploring the country that brought riches to some and hardship to others during the gold rush times of the mid to late 1800s between Gunning and Tuena; and
- > *River to River Route* - this journey spans the Sydney Water Catchment from Crookwell to Wollondilly River Country.

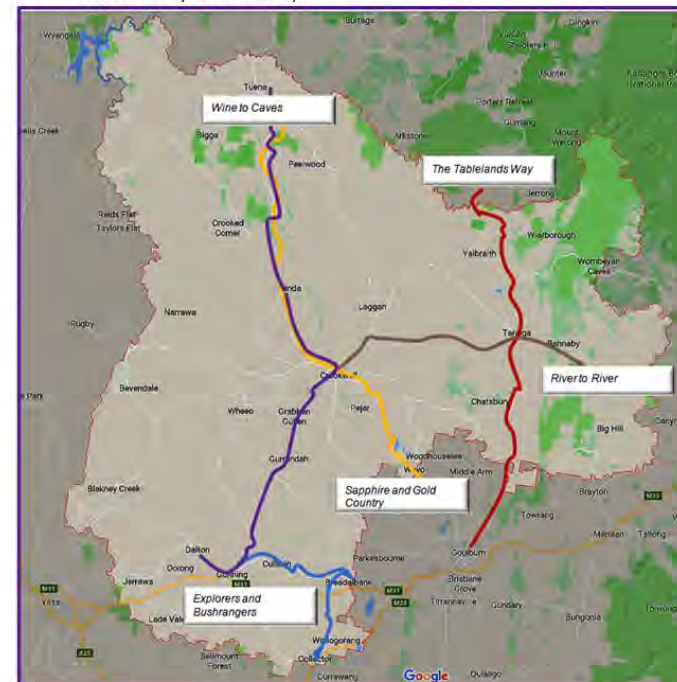


Figure 28. Tourist drives



The Goulburn to Crookwell Rail Trail project:

Council is currently seeking state government funding to develop part of a new walking and cycling trail following the line of a disused railway line between Crookwell and Goulburn. Council have already undertaken a feasibility study, the planning and the environmental studies to support the project. This trail would provide an important link for both residents and tourists visiting the Shire. The roads around the Shire are popular with motorcyclists and cyclists.

Health and Aged care facilities

The following community health and aged care facilities are provided in the Shire.

- Crookwell Neighbourhood centre – Crookwell
- Gunning & District Community Health - Gunning
- The Health Care Centre – Crookwell
- Crookwell Child and Family Health Centre – Crookwell
- Crookwell District Hospital – Crookwell
- The Health Care Centre – Crookwell
- Crookwell Mobile Children's Services – Crookwell
- Crookwell/Taralga Aged Care Ltd – Crookwell
- Injuries Compensation Advice – Taralga
- Respite Care – Crookwell
- Uniting care aged care Facility – Crookwell
- Viewhaven Lodge Nursing home - Crookwell
- Ambulance Service of NSW – Crookwell

In total the Upper Lachlan Shire is home to 7 doctors, 1 dentist, 18 bed hospital and 44 bed nursing home located in Crookwell, Gunning District Community Health Services and a Medical Centre as well as a 23-bed nursing home located in Taralga, including 33 over 55 lifestyle units.

Aviation Facilities

There is a Council owned aerodrome on Kialla Road which is 5km south of Crookwell. Located at almost 900m above sea level it operates for light aircraft and has a single grass strip landing.

Communities facilities

Community engagement and facilitation is embedded within the Shire community with many Lions Clubs, Rotary Clubs, Meals on Wheels, Legacy Clubs, Men's Sheds, Red Cross and Vinnies occupying the Upper Lachlan. There are also a number of Churches and religious societies in the area.

The Shire Library is located in the Crookwell Memorial Hall complex. Both Crookwell and Gunning have public swimming pools operated by the Council. There are two child care centres in the Shire, one in Crookwell and the other in Gunning.

There are seven Council operated Community halls across the shire in the villages and a Regional Art Gallery in Crookwell. In addition, there are another 10 Church, school, CWA, Senior Citizens, Masonic and scout halls across the shire.

The following community facilities are provided in the Shire.

- Rural Fire Service – Crookwell
- NSW Police Service – Crookwell
- State Emergency Service – Wollongong
- Centrelink – Crookwell
- NDIS Services - Crookwell

Open space and recreation facilities

The Upper Lachlan Shire has a strong sport following and is home to a multitude of different sporting clubs and related activities including Hockey, Rugby league, Touch Football, Swimming, Netball, Tennis, Golf, Horse Riding and Gymkhana. All up there are a total of 3 Golf Clubs, 21 Sporting Complexes, 3 Fishing Clubs and 2 Bowling Clubs that cater for the Shire with over 20 registered clubs listed on the Upper Lachlan Shire Council Webpage.

Council owns and operates five showgrounds and 17 public parks/ sporting fields.

Education institution facilities

There is a range of education facilities available in the Upper Lachlan LGA, these include:

- 9 public primary schools – in Crookwell, Gunning, Binda, Bigga, Breadalbane, Collector, Dalton, Laggan and Taralga;
- 1 high school in Crookwell; and
- 1 catholic primary school in Crookwell

The closest tertiary education facilities include the Illawarra Institute of TAFE located in Goulburn and either the Australian National University or University of Canberra, both located in Canberra.

Retailing and main street shopping

The two main street shopping centres are Crookwell and Gunning, with the only major chain supermarket being the IGA in Crookwell's main street. Residents most commonly travel to



Goulburn for weekly shopping needs as there are no 'big box' department store shopping centres in the Shire.

More limited shopping is available to varying degrees in the villages. Both the towns and villages provide pleasant main street shopping experiences for both the local populations and tourists. Each village centre provides a community focal point. Although Collector does not currently have a traditional main street shopping area.

Other community activities in the Shire

Residents of the Upper Lachlan Shire have developed a strong agricultural identity with its history and rural landscapes. The shire boasts a broad range of vibrant community events including farmer's markets, fishing competitions and a multitude of farm festivals which help showcase the overall rural sense of community. Locals and tourists alike enjoy the scenic backdrop and historic nature of the Shire and all have a varying way of interacting with the area. These interactions may come through forest tours and bushwalks in the multiple National Parks and Reserves the locality has to offer or a trip to the Taralga Wildlife Park or even a stroll through the Crookwell Art Gallery.

The Shire has a strong foundation in sport and offers recreational activities and facilities to the public and visitors all over the Upper Lachlan. Activities including Golf, Shooting, Horse Riding, fishing and Archery are just to name a few. Competition sport and activities also exist in the Shire that include Rugby League, Soccer and Hockey. These types of competition sports encourage people from around the area to come to the Upper Lachlan and experience the towns and communities.

The Shire is also home to wedding venues, hatted restaurants and a number of festivals, the most famous being the Crookwell Potato Festival and the Collector Pumpkin Festival.

The Shire is home to licensed hotels and clubs, cafes, restaurants and bakeries to facilitate the community. There are 14 licensed hotels/clubs, 10 cafes, 9 restaurants, and 5 bakeries in the LGA.

E. Heritage and Environmental Values

Council and members of the local community recognise and value the heritage significance of many places within the Shire. Heritage mapping is included in Appendix B. y

Indigenous Heritage

The Indigenous Wiradjuri, Gundungurra and Ngunnawal peoples are believed to have used the shire as travelling routes. The majority of accounts regarding the landscape of Upper Lachlan

before European settlement is attained in the journals of early explorers. Aboriginal people continued to reside in the area after European settlement with a degree of conflict.

Early European settlement of the region for farming led to conflicts between the Indigenous occupants of the land, the Gundungurra people, and the European explorers. However, unlike other parts of the country the indigenous Aboriginal people remained in the area after the

Europeans had settled. There are several known Indigenous archaeological sites located along the Tarlo River which is located just north of Goulburn.

The Gundungurra Land Council refers to the area in the catchment of the Fish and Campbells rivers as Burra Burra. The route taken by guide O'Connell in the 1830's is significant in establishing the boundary between the Gundungurra and Wiradjuri people.

There are very few European records relating to the district during colonisation. It was reported that in 1851 nearly 100 Indigenous people native to Binda attacked the Crookwell Aboriginal clan who had murdered some of their people. It has been identified that Tarlo was among districts named to occupy the Mulwaree Aborigines. The three significant tribes of Argyle were the Tarlo, Burra Burra and Mulwaree. The Mulwaree were particularly hostile in their country of Taralga.

European heritage

The first Europeans to explore the area of Upper Lachlan Shire were John Wilson, John Price and Roe. It soon became evident that the Argyle region was most suitable for pastoral expansion, settlers began moving to the area to produce a greater yield. Land was granted in the area to cater for the increasing livestock numbers that were accommodating a growing population.

Upper Lachlan has an exceptional mining history dating back to 1851. The Tuena Creek diggings produced gold yields for nearly five years. The Wombeyan Marble Quarry began production in 1941 when the first mining lease was granted by the Department of Mines. The Crookwell Iron and Steel company's mining operation was also conducted around this time period representing the former economic capabilities of the Upper Lachlan Shire.

The modern landscape not only reflects the strong historic nature of land uses in the area, it shows the developing technological advancements, changing farm practices, legislative controls initiated by the governing bodies and the improvements in building structures. By the late 1880's there was a desire for farmers to build solid stone or brick houses which is an important part of the Upper Lachlan's built historic nature.

Although agricultural heritage is the main proponent for historic artefacts in the Upper Lachlan Shire, there was also an early drive into mining, in particular Gold, Marble and Iron. The Shire



was not known for its Gold yield, however there was a major push for a particular white sacchoroidal marble which occurred in Wombeyan in enormous quantities. The Wombeyan Marble Quarry commenced in 1941 and continued all the way up until 1997. This has developed a strong mining history for the area and remnants of its heritage exist in the current landscape.

There are a number of listed heritage items in the villages.

- *Bigga* contains five listed heritage items, including two churches and the local school. Bigga General Cemetery in the north-east of the town is also heritage listed.
- *Binda* contains nine heritage items, which are primarily buildings, as well as two cemeteries and the Kangaloolah Creek Bridge.
- *Breadalbane* is a small village with multiple heritage items including two churches, two homesteads, a school and an inn.
- *Collector* contains eight built heritage items, including two churches, three inns/hotels and a cemetery.
- *Crookwell* contains 33 listed items of built heritage. These are mostly small civil and commercial buildings throughout the centre of town, as well as homesteads, rail and church grounds towards the peripheries.
- *Dalton* contains 10 listed items of built heritage including two cemeteries.
- *Grabben Gulien* contains the heritage listed Albion Hotel.
- *Gunning* contains 26 heritage listed items. These are mostly small buildings in the centre of town as well as larger sites of significance on its peripheries such as Boureong homestead immediately north of the railway station.
- South-west of *Jerrawa* is the heritage listed Mundoonen Nature Reserve.
- *Laggan* is a small village containing seven sites of built heritage. These are three churches, a cemetery, a school, a hotel and a memorial hall.
- *Taralga* contains 31 heritage listed sites in the village including civil, commercial and residential buildings. Additionally, the town has a heritage listed railway station at its south, and a heritage shearing site at Woolshed Creek to the north.
- *Tuena* village centre contains seven heritage listed items, including three churches and a hotel. Approximately 4 km north of the town are a number of heritage listed culverts.

Maps identifying all listed heritage items in the villages are contained in Appendix B.

Environmental Values

The Upper Lachlan Shire has a long history of farming, agricultural practices and pastoral land uses and is known internationally for its fine wool. The extensive natural grasslands, grassy woodlands and pastures attracted farmers to the area from around NSW which had an adverse effect on the native vegetation. Expanses of clearing and logging occurred to support the growing industry which essentially helped the Shire to become a major agricultural exporter.

Clearing was, in the most part, bounded to the fertile basalt plateaux in the central half of the Shire which has led these areas to be prime cropping locations. Notwithstanding the significant impacts early settlers had on the area, significant amounts of native forests and bushlands remain in the Upper Lachlan with the majority residing within Crown Lands and small sections of private property. The importance of retaining this vegetation and the conservation values they represent are very important to the overall biodiversity of the Upper Lachlan which is currently home to threatened and vulnerable ecological communities, flora and fauna species.

As mentioned above there are other parcels of remnant native vegetation communities that are managed either by Crown Lands or by private treaties and Voluntary Conservation Agreements (VCA) – currently one property south of Gunning has a VCA and has been gazetted under the *National Parks and Wildlife Act 1979*.

The vegetation communities are diverse and include both native and exotic species which were introduced by the initial agricultural settlement in the area. As such, there are approximately 60 different native vegetation communities that have been identified in the Upper Lachlan with 6 of which named as an Endangered Ecological Community (EEC) under the *Biodiversity Conservation Act 2016* (BC Act) or the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). Unfortunately, the Shire has been subject to immense amounts of clearing thus not allowing for the natural growth and distribution of the native flora species and communities. These vegetation communities are the habitat for 6 threatened flora species listed under the BC Act and 1 listed as endangered under the EPBC Act. The Bionet Atlas has identified records of 253 native species sighted within the Upper Lachlan Shire which includes birds, mammals, amphibians and reptiles. Of the 253-native species, 25 have been listed as threatened under the BC Act. The value of the remnant native vegetation is high as to retain the diverse native flora and fauna to the area.

Council's Biodiversity Framework report identifies areas of environmental significance in the Shire. Refer Figure 29 below.



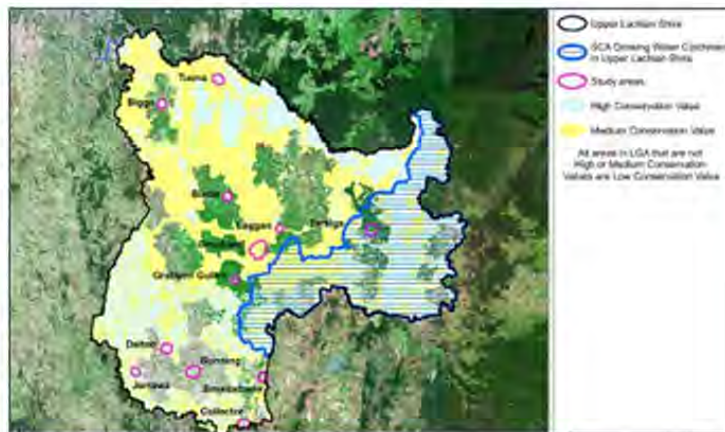


Figure 29. Conservation Significance Assessment Map

Source: Upper Lachlan Shire Biodiversity Framework

The landscape is dominated by rivers and creeks flowing through ancient valleys and areas of significance, some of the natural heritage items in the area include:

- > Wombeyan Caves
- > Tarlo River National Park
- > Lampton Creek
- > Fossil Leaf Beds in Dalton
- > Mundoonen Nature Reserve
- > Rowes Lagoon

These locations have a strong historic foothold on the Upper Lachlan and play an important role in the historic values upheld by the area. Heritage and Environmental aspects form a part of an areas identity and it is from this identity that attract people to the area either as tourist destinations or for a permanent lifestyle change which the Upper Lachlan Shire has identified as two of the major 'growing' trends in the area in regards to future economies and lifestyle.

The individual villages and environs contain a variety of valued environmental areas.

Bigga Cemetery in the north-east of the village is known to contain several species of native orchid have been recorded. Multiple threatened bird species have been recorded in the centre of village. Bigga itself is situated in an area of remnant and regrowth bushland, and degraded grassland.

Native orchids and protected bird species have been recorded the *Binda* village, scattered in remnant bushland. Remnant trees present a fire risk in the north of the town.

Breadalbane village is just north of the Wet Lagoon Nature Reserve and sits amidst forested areas, including the *Southern Tableland Dry Sclerophyll forest*.

Collector is also home to many protected species of plants and animals. The green and golden bell frog, which is listed as endangered in NSW has been recorded north of the town.

Crookwell contains areas of protected fauna, including bird, marsupial and reptile species. Crookwell also has a very large density of *Biophysical Strategic Agricultural Land* immediately east and west of the town.

Dalton contains remnant, although in some cases severely disturbed bushland. There are two cemeteries in which several species of protected orchids have been recorded. The town is also home to multiple protected bird and marsupial species. There have been platypus sightings close to Oolong Creek south of the town.

Grabben Gulien village is surrounded at its south, and south-west by bushfire prone land. Despite the mostly remnant and degraded quality of the surrounding bush, multiple protected plant and animal species have been found in and around the village. Grabben Gulien rests on a substantial area of *Biophysical Strategic Agricultural Land*, extending particularly from the town's southern and eastern edges.

Several species of protected birds, marsupials and reptiles have been recorded throughout the village of *Gunning*.

South-west of *Jerrawa* is the heritage listed Mundoonen Nature Reserve. This area and multiple others nearer to the township are bushfire prone. Protected bird and reptile species have been recorded there as well as in and around the village.

Laggen village is sparsely populated by remnant bushland. Protected animal species have been recorded in the village.

Large tracts of *Biophysical Strategic Agricultural Land* surround *Taralga* on most sides. Several protected animal species and at least one native orchid have been recorded in and around the village.

Tuena is geographically constrained between hilled and forested land. Many protected plant and animal species have been recorded in and around the village, including platypuses at its south.

Maps identifying all environmental constraints to future development are contained in Appendix B.



In addition, a NorBE assessment ensuring the water quality in the Upper Lachlan protected and enhanced through future development. An assessment of this nature will continue to be required in a development consent under council's LEP.

F. Bushfire risk

Much of the Shire is affected by bush fire risk. The existing towns and villages are generally safe from bush fire. Maps identifying all areas so effected in and around the existing towns and villages are provided in Appendix C.

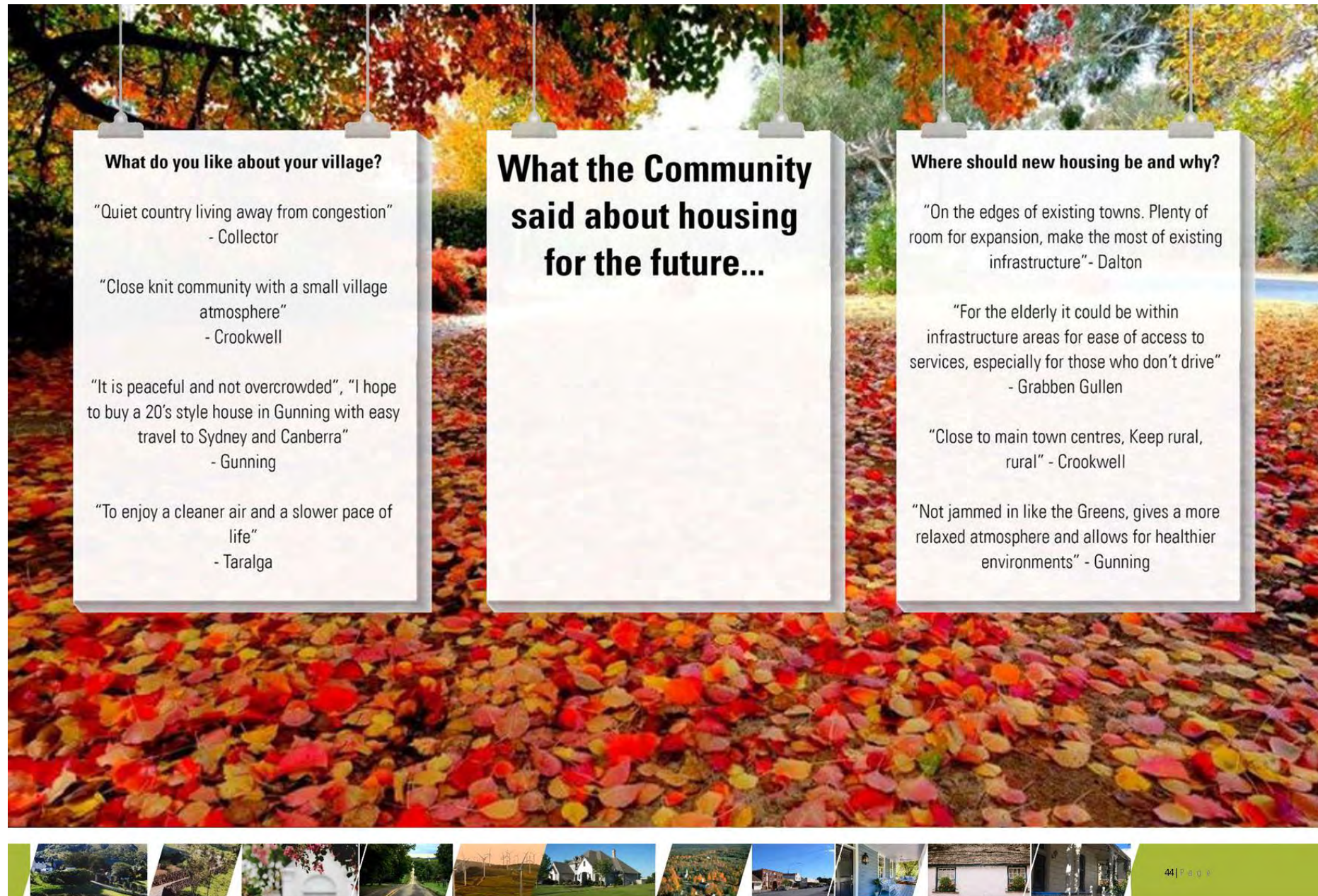
G. Flood risk

Crookwell, Gunning, Tarauga and Collector are subject to flood risk to varying degrees. The growth of Gunning is the most significantly affected by flood risk. Flood maps of these towns and villages are included in Appendix A.

H. Water Catchment

As mentioned in Section 1, parts of the Shire fall within the Sydney Water Catchment which requires any new development to ensure it will not impact on the quality of water entering the catchment.





3. What the Community said about housing

For the Strategy to be successful and embodied in future development projects it must recognise the views and aspirations of the community. With this in mind Council has engaged widely with the community to:

- ✧ Contribute to planning principles adopted for future housing in the Shire
- ✧ Provide feedback
- ✧ Participate in the ongoing review of the final adopted Strategy and Implementation Plan

A. Community visioning workshops

Prior to preparing the Draft Strategy, a number of community visioning workshops were held by council and their consultants. The workshops were an opportunity to record and understand the community's vision for the future of housing in the Shire and the constraints and opportunities for growth. The workshops were a means to gather community knowledge on the current housing supply, any gaps in that supply and recommendations from the community.

The workshops were conducted on the 17 to 19 of April 2019 and were held in the villages of Bigga, Collector, Crookwell and Gunning. Another workshop was scheduled in Taralga but no community members attended. A summary of the outcomes of these workshops is provided in Table 3-1.

Table 1 Workshop 1 Feedback

	Comments	Opportunities
Bigga	The majority of attendees to the workshop have been living in Bigga for more than 3 years. The overall population of the village has declined. The school used to have 40 kids, now only 6. Highlighted a need for upgrade in tourist link road to Cowra. One particular participant felt Bigga is far too isolated, lacking in critical services and infrastructure.	Supportive of hamlet style development Welcoming of tourists Accepting of reducing lot sizes Prioritise link road to Cowra

Collector	Collector has an excellent community presence as indicated by a number of participants. However, an additional 800 residents are required to meet the quota for a supermarket and there are simply not enough people to uphold certain industries.	Build more tourist accommodation Allow lot size reduction (no less than 1,300m ²) Better style of housing Discourage temporary housing Stormwater and sewer
Crookwell	There is a distinctive need for specific types of housing such as community housing, nursing homes, town houses, accommodation for women, safe houses, affordable housing. The community believe new housing would be most appropriate on the edge or fringe of the village.	Supportive of hamlet style housing Medium density in village zone Old nursing home could be reused for social/community housing
Gunning	Growth between Gunning and Canberra is affecting the profile of Gunning, the population doubles on the weekend. A new master plan for the area is required to address the above concerns. The increasingly dry climate is resulting in minimal yields from land based agriculture. Infrastructure upgrades are needed. Need more children and young adult facilities, child care currently at maximum intake.	Supportive of hamlet style development Medium density and shop top village zones Greater diversity in housing Amend LEP to ensure ground floor of main street is non-residential

The workshops highlighted some common challenges amongst villages in the Upper Lachlan. Many have recorded a loss in population. Residents noted there were not enough services, amenities and employment opportunities in the area. Many of these areas are hot spots for weekend tourism and do not have the appropriate infrastructure to accommodate this brief influx in population. It is clear that growth and development need to occur in these areas. There was support for reduction in lots sizes and rezoning facilitating rural residential growth.



B. On line survey

An online survey was conducted to seek information on the community's vision for housing in the future. The survey asked participants to identify issues and any changes they would like to observe in Upper Lachlan.

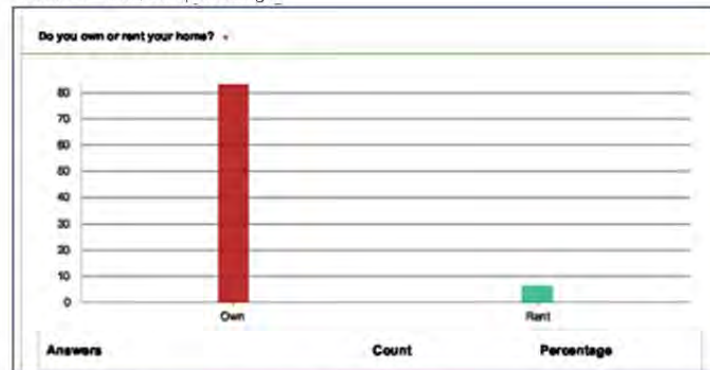
Table 3-2 analyses the key findings from the survey. The analysis is a mixture of both qualitative and quantitative responses that aim to interpret the community's future aspirations for housing provision in the Upper Lachlan. Many respondents lived locally in villages while some were land owners from Canberra and Sydney and elsewhere.

A total of 92 online surveys were completed.

Key statistics from this survey were as follows:

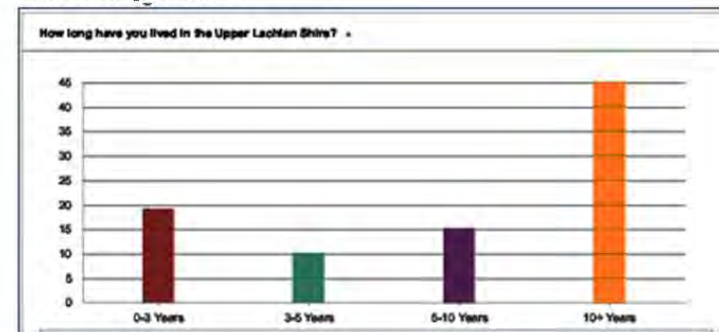
92% of respondents own their home.

Table 2 Own/rent percentages



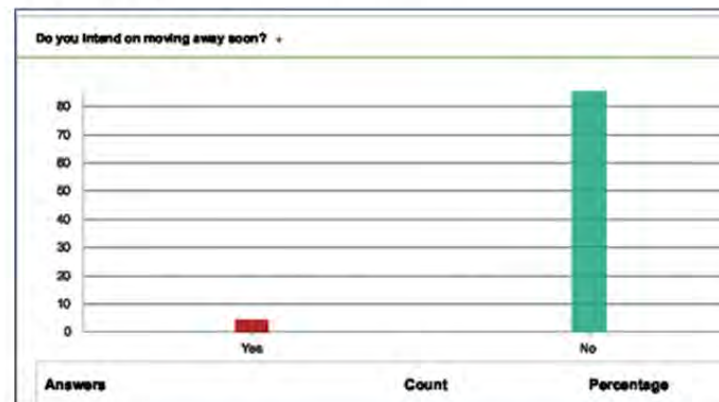
45% of respondents have lived in the Shire for 10 years or more.

Table 3 Length of tenure



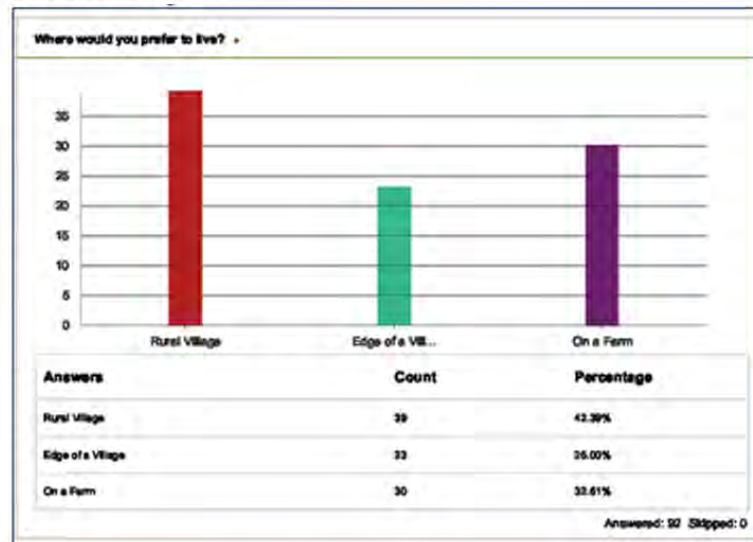
92.4% do not intend moving from the Shire soon.

Table 4 Moving



42.4% of respondents said they preferred to live in the village, 32.5% on a farm and 26% at the edge of a village.

Table 5 Housing Choice



Additional findings and example comments from the survey are provided in Table 6 below.

Table 6 Online survey summary comments

Community feedback	Analysis / implications for growth planning
The majority (48.91%) of residents in the shire have lived there for an excess of 10 years.	This indicates that people who live in the shire are for the most part happy in the area. Usually this is a result of adequate transport infrastructure, social interventions, community initiatives, water, sewerage and electricity etc.
An extremely small minority (4.35%) of resident's plan on moving away from the shire.	With such a high percentage of residents remaining in the area for long periods of time, increased housing needs to be supplied for new buyers to the area as the current situation identifies few residents leaving the area.
Residents would largely prefer to live in a rural village or town, with others choosing a farm lifestyle and the smallest percentage of participants preferring to live on the edge of a village.	Most people in the Shire stated that a rural village is the most convenient form of living, close to services and amenities that are essential to many people.

	<p>Whilst far away from an urban village centre, planners should make certain that essential services are still accessible to those living in the rural areas</p> <p>Semi-rural properties on the fringe would be the cheapest option for buyers. The gradual expansion of centres will mean that services will gradually become closer to those on the fringe. Nonetheless, 25% of people who completed the survey still want to live in rural town or village edge housing.</p>
<p>Locals when asked what they would change about housing in summary said the following:</p> <ul style="list-style-type: none"> Smaller minimum lot size Improvements to transport infrastructure More affordable housing <p>Note: Many moving from farmland into an urban village centres for retirement.</p>	<p>Participants in the survey referred to the longevity of the development application approval process. It is critical to note that the vast majority of cases fail to provide sufficient information for lodgement and this can cause major delays to the process. Planning needs to address this issue by creating a simplified and streamlined system that improves collaboration between applicant and assessor</p> <p>The decreasing success of farming due to severe weather complications has left large amounts of underutilised land that would be better suited to subdivided semi-rural housing on the fringe of rural villages. For this to happen minimum lot sizes need to be reduced to make developments and subdivisions feasible.</p>
<p>When asked where new development should be concentrated residents had the following to say:</p> <ul style="list-style-type: none"> On the Canberra side of Gunning Evenly distributed development so services can be shared equally Residents in growth in smaller villages such as Collector 	<p>By creating more development closer to Canberra, it will allow more resident to live closer to work cutting commuting times. This is welcomed, as previously mentioned in the strategy, the Upper Lachlan Shire does not have large enough industries to provide all residents with appropriate work,</p> <p>Services do need to be shared evenly among developments, however new service infrastructure can be developed to meet future needs.</p> <p>The resistance is largely due to residents not wanting to lose the 'small town feel' in their current residency. However, without growth of some degree these towns can often be forgotten about and abandoned as more and more people move to places with more opportunity.</p>
<p>Council should be taking the following into consideration when looking for suitable locations for development:</p> <ul style="list-style-type: none"> Access Transport Easy DA process New developments draw inspiration from pre-existing historical buildings/restoration of heritage 	<p>The vast majority of residents in the shire are car dependant due to the lack of public transport. With increased development and infrastructure there may be greater opportunities for other transportation methods.</p> <p>The historical character of the area needs to be supported in newer developments. A level of continuity in design and aesthetics to ensure the twelve villages remain historically significant.</p>



- There needs to be a variety of housing options. With the ageing population in the shire much of this should be aimed to accommodate seniors. The most common household type are couples without children and this needs to be factored in as well. All demographics need to be considered when analysing future needs and trends. Large Lot Residential development is mentioned in detail in the Upper Lachlan Growth Strategy.

Community Views

Collector - Enjoy the rural lifestyle, great community, easy living

Bigga - Good place to raise children, community spirit

Crookwell - Quiet nice place, good community, originally weekender moved permanently as like country lifestyle, farming – good red basalt soil, soft rolling hills, landscape and easy commute to Sydney and Canberra

Gunning - Rural quietness, wanted a big block, housing affordable, great location close to major centres, married to a farmer, value the rural lifestyle, love the community, more friendly than Canberra.

Collector— "Quiet country living away from congestion"

Crookwell – “Close knit community with a small village atmosphere”, “Friendly town and family ties to Biala in 1800’s”, “I returned to bring my family up in a small friendly community with family support”

Gunning – “It is peaceful and not overcrowded”, “I hope to buy a 20’s style house in Gunning with easy travel to Sydney and Canberra”, “I was born here, it is home”

Taralga – “To enjoy a cleaner air and a slower pace of life”

Dalton – “On the edges of existing towns. Plenty of room for expansion, make the most of existing infrastructure”.

Crookwell – “Close to main town centres, Keep rural, rural”

Grabben Gullen – “For the elderly it could be within infrastructure areas for ease of access to services, especially for those who don’t drive”.

Gunning – “Not jammed in like the Greens, gives a more relaxed atmosphere and allows for healthier environments”. Ensure growth and tourism doesn’t damage the unique culture and character

Refer to Appendix D for the complete surveys and results.

The community workshops and on line survey gave Council great insight into the views and aspirations of residents on existing housing supply, any gaps in that supply, 'road blocks to growth and vision for the future housing in the Shire.



C. Key Stakeholder's Views

In addition to the community workshops and on-line survey a number of key stakeholders in the community were contacted for their views on existing housing in the Shire and any gaps in supply and recommendations for the future.

The key stakeholders with an interest in the supply, demand, geographic distributions and type of housing include the Department of Family and Community Services (FACS), social housing providers, Youth Council representatives, Indigenous Community representatives, Chambers of Commerce, key infrastructure providers such as Roads and Maritime Services (RMS) and real estate agents and property managers. The following is a summary of the issues highlighted from targeted discussions with these stakeholders.

Department of Housing and Other Social Housing Providers (Argyle Community Housing & Southern Cross Housing)

The current social housing scenario in the Upper Lachlan has been identified in a current state of undersupply much like the rest of NSW. After consulting with various social and community housing providers the potential issues that could occur as a result of this undersupply are:

- Increased homelessness as housing prices become increasingly unaffordable
- Social fragmentation of society and increase in antisocial behavior
- A spike in unemployment
- Poor access for disadvantaged individuals to services and facilities
- Out migration to larger town centers for better opportunities, services and facilities

Current Initiatives Response

Presently, social housing is being incentivized through council initiatives. Specifically, the department of housing is supporting Council in proactively seeking agreements with builders and investors. Through incentives such as unzoning's and reduced levies newly developed buildings can more effectively be allocated to affordable housing. Following consultation with the Department of Housing and Argyle Community Housing, present initiatives include maintaining the current social housing that is available in the Upper Lachlan and entering into a dynamic collaboration with council to ensure more affordable housing stock becomes available in the future.

Argyle Community Housing provided the following responses to email survey:

Table 7 Argyle Community Housing comments

Question	Answer
Would you say there is an over or under supply of affordable housing in the Upper Lachlan?	Big under supply
Is there a demand for affordable housing in the Upper Lachlan, where do these people come from?	Yes absolutely, especially in Crookwell
What is the current state of affordable housing in the area, is it safe, clean etc?	Immaculate, very well kept. They are also in close proximity to other essential services and infrastructure.
Where are your current social housing establishments?	Properties in Goulburn and Crookwell. Yass is home to the biggest social housing development in that region.
In your opinion, what do we need to do to fix this problem?	More properties



D. Real Estate Agents and Property Managers

Real Estate Agents

A number of real estate agents responded to our survey as follows:

Table 8 Real Estate Agent responses summary in the Upper Lachlan

Question	Summary responses
1. What is the current level of demand for housing? (low, moderate, high)	Medium - high
2. Would you say there is an over or under supply of housing?	Under Supply
3. What is the average purchase price of a house?	\$250,000 to \$340,000
4. What is the average price of land?	\$150,000 - \$210,000
5. Is there a demand for rental properties?	Yes
6. What is the average weekly rental cost?	\$300
7. Would you say there is currently a lack of housing choice?	Yes
8. What type of housing does the market call for?	3-4 Bedroom residential, Seniors housing
9. Any other trends worth noting?	Increase in first home buyers
10. Housing Affordability, where are buyers coming from?	Sydney, Canberra and surrounding areas Biggest trend of over 50's retirees moving to the Shire.

We can compare the results of the above table with similar studies conducted in Sydney, Canberra and Goulburn. All four areas recorded an undersupply of housing in the area, this is particularly dominant for social and affordable housing. Similarly, the ageing demography of all area's has contributed to an undersupply in seniors housing along with the services and facilities required for elderly individuals.

In contrast to the trend of first home buyers in the Upper Lachlan region, more Sydneysiders are finding it increasingly difficult to afford their first home. There is an evident out flow of seniors and retirees from Sydney to areas such as the Upper Lachlan, Canberra and Goulburn pursuing a 'tree change'. It is likely this trend will continue to develop over the coming years provided appropriate seniors services and facilities are acquired and maintained.

Table 9 Property prices according to real estate agencies in Sydney, Canberra and Goulburn

Question	Sydney	Canberra	Goulburn
1. What is average price for a house?	\$1,000,000 – 1,100,000	\$650,000 - 720,000	\$380,000 - \$550,000
2. What is the average purchase price of land?	\$450,000 - \$600,000	\$350,000 - \$500,000	\$275,000 - \$400,000
3. What is the average weekly rental cost?	\$500	\$550	\$350

Source: Elders Rural Service

After consulting with various real estate representatives from Upper Lachlan, Sydney, Canberra and Goulburn it is evident housing, land and rental prices vary dramatically. The Upper Lachlan shire is the most affordable of the four localities by a considerable margin.

Real estate agents in the village of Crookwell were asked to answer the following questions in response to the growth of the area.

Question 1: What are the rural lifestyle housing preferences of buyers?

It can be noted that the majority of buyers in the Upper Lachlan are pursuing a farm lifestyle. There has been a small increase in interest for medium density town houses.

Source: Crookwell Elders Rural Service

Question 2: What observable house and farm size package sales trend in the Shire?

The most sought-after house size is a 3-4-bedroom free standing house, commonly on a large block of land used for farming and/or agricultural purposes. The respondent outlined the vast range of land parcel sizes, blocks of 10-15ha are becoming increasingly appealing to buyers.

Source: Crookwell Elders Rural Service

Property Managers

After consulting with a representative of the Commonwealth Bank of Australia's (CBA) Crookwell branch a greater understanding of the present housing needs and wants of the Upper Lachlan were achieved.

Similar to the responses from *Elders Rural Service*, the majority of buyers in the Upper Lachlan are perusing a rural to semi-rural lifestyle.

There has been a small change in housing tenure as the percentage of people who fully own their property has decreased over the past ten years. This has been particularly evident in the Crookwell region. This trend coincides with the increase in renters in Crookwell and small decrease in owners with an outstanding mortgage.



4. Research evidence

In order to establish if housing supply of the appropriate type and number will be delivered by Council's current planning controls the following factors need to be considered:

- Demographic indicators of social and economic factors
- Housing demand trends and diversity
- Housing supply trends and diversity
- Land use opportunities and constraints
- Assumptions around previous population projections
- Possible impacts of planned new infrastructure, regional planning strategies and intra state migration trends which effect likely population projections

Analysis of these indicators provides a more informed understanding of the future housing needs in the Shire over time.

A. Current Population

The current population of Upper Lachlan Shire is 7,853 (*ABS, 2016 Census*).

Based on 2016 Census Data, the largest age group within the Upper Lachlan Shire is 50-54 year olds, which represent 8.5% of the population. This is significantly higher than the proportion aged 50-54 years in Regional NSW (6.8%). The second largest age cohort is 55-59 year olds who represent 8.1% of the population. (*Profile ID*)

The smallest age groups belong to 85 year olds and older (2.4%), 80-84 year olds (3.1%) and 20-24 year olds (3.9%). The percentage of 20-24 year olds is significantly less than that for Regional NSW comprising 3.9% of the population. (*Profile ID*)

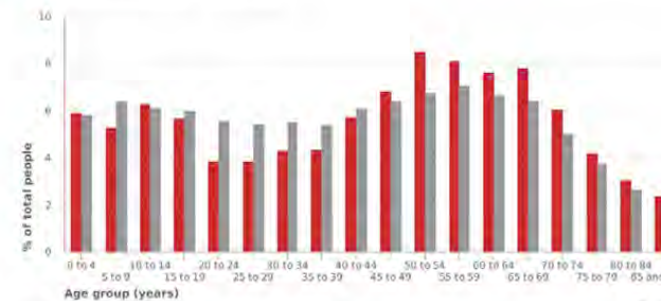
The distribution of males and females across all age groups is relatively even. There are slightly more males aged 0-4 years compared to females, and slightly more females aged 30-34 years compared to males within the Upper Lachlan Shire. (*Profile ID*)

Table 10 Age Structure

Age structure - five year age groups, 2016

Total persons

■ Upper Lachlan Shire ■ Regional NSW



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Australian standard). Compiled and presented in (Profile ID), the population experts.

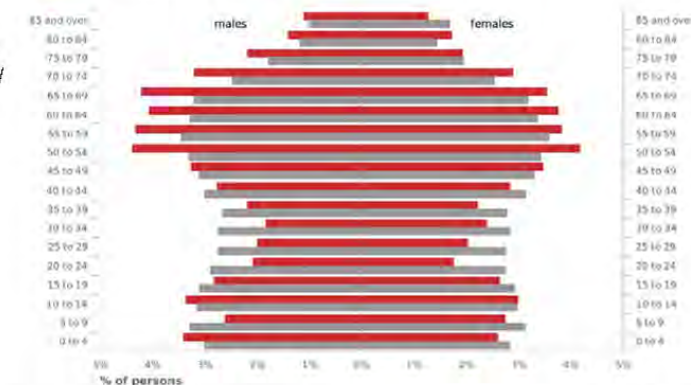
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the population experts

Table 11 Age-Sex Distribution

Source: Profile ID

Age-sex pyramid, 2016

■ Upper Lachlan Shire ■ Regional NSW



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Australian standard). Compiled and presented in (Profile ID), the population experts.

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B. Household Types and Family Composition

Based on 2016 Census data, the most common household type in Upper Lachlan LGA are couples without children, which represent 30.9% of households. This is closely followed by lone person households that make up 26.4% of households, and couples with children which represent about a quarter of all households (24.8%). These figures are typical of household types across Regional NSW.

One parent families represent only 7% of households compared with 11% across Regional NSW.

The highest concentration of 'couples without children' households is located within the Gunning-Dalton District (30.9%). 'Lone person' households are more common within and around Crookwell (29.3%) and 'couples with children' have higher representation within the Gunning-Dalton District (30.9%).



Household type

Upper Lachlan Shire - Total households (Enumerated)				2016				2011				Change 2011 to 2016
Households by type		Number	%	Regional NSW %	Number	%	Regional NSW %	Number	%	Regional NSW %		
Couples with children		784	24.8	25.4	765	26.2	26.7					+19
Couples without children		980	30.9	27.0	974	33.4	27.7					+6
One parent families		222	7.0	11.0	244	8.4	11.3					-23
Other families		28	0.9	0.9	28	1.0	0.9					0
Group household		48	1.5	3.1	17	0.6	3.0					+31
Lone person		837	26.4	25.5	777	26.6	25.6					+59
Other not classifiable household		207	6.5	5.1	66	2.3	2.8					+141
Visitor only households		61	1.9	2.0	46	1.6	2.0					+14
Total households		3,167	100.0	100.0	2,920	100.0	100.0					+246

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

Household type, 2016

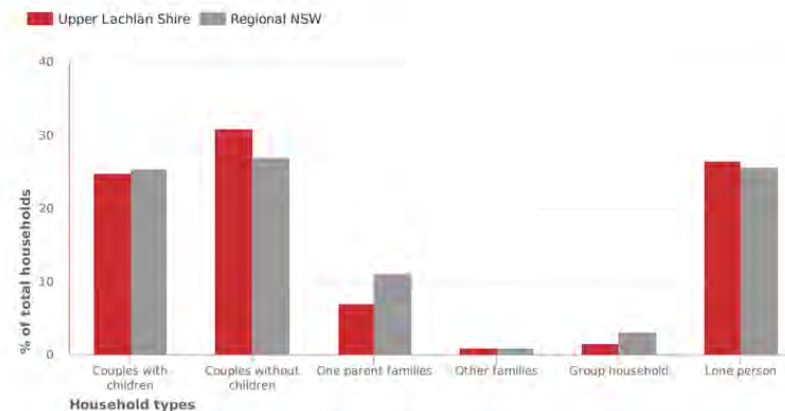


Table 12 Household Types

Source: Profile ID

Older couples without children' (aged 65 years and over) account for 14.5% of total households within Upper Lachlan Shire. Lone person households are also more commonly made up of older people, representing 13.5% of households. (Profile ID)

Middle aged couples without children' and 'middle age lone persons' represent 13.3% and 9.5% of households respectively. These figures exceed that for Regional NSW, which account for 10% households made up of middle aged couples without children and 8.9% of middle age lone persons.

Only 3.1% of households are young people without children (aged 15-44 years), which is marginally below that for Regional NSW (4.5%). The total number of lone person households within the Shire has significantly increased since 2011 (+59 persons).



Households without children by life stage

Upper Lachlan Shire - Households (Enumerated)	2016			2011			Change
Households without children	Number	%	Regional NSW %	Number	%	Regional NSW %	2011 to 2016
Couples without children	980	30.9	27.0	974	33.4	27.7	+6
Young couples without children	99	3.1	4.5	118	4.1	4.6	-20
Middle-aged couples without children	422	13.3	10.0	454	15.5	11.5	-32
Older couples without children	459	14.5	12.5	401	13.7	11.6	+58
Lone person households	837	26.4	25.5	777	26.6	25.6	+59
Young lone persons	108	3.4	4.7	108	3.7	5.3	0
Middle-aged lone persons	302	9.5	8.9	268	9.2	9.1	+34
Older lone persons	427	13.5	12.0	401	13.7	11.2	+26
Group households	48	1.5	3.1	17	0.6	3.0	+31
Total households without children	1,865	58.9	55.6	1,769	60.6	56.3	+96
Total households	3,167	100.0	100.0	2,920	100.0	100.0	+246

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

Households without children, 2016

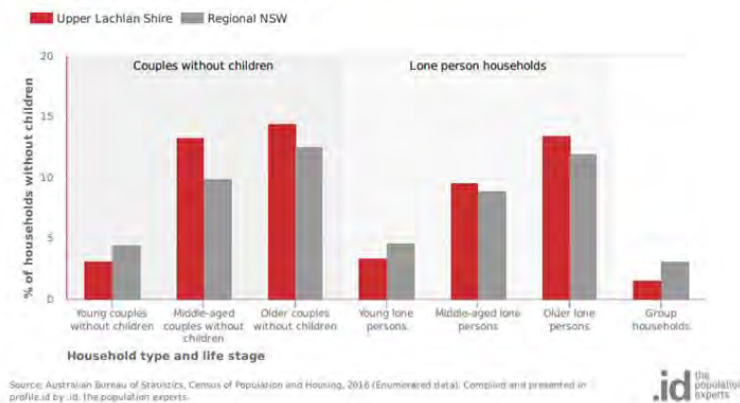


Table 13 Age profile of households without Children

Source: Profile ID

Almost a quarter (13.1%) of total households were couples with young children (aged under 15 years), and 8.1% were couples with older children (children aged 15 and over only), compared with 13.6% and 8.0% respectively for Regional NSW. Single parents with young children (aged under 15 years) account for only 2.5% of households.

The number of couples with young children has increased since 2011 (+9), while the number of single parents with young children has decreased significantly (-23)

Households with children by life stage

Upper Lachlan Shire - Households (Enumerated)			2016			2011			Change 2011 to 2016
Households with children	Number	%	Regional NSW %	Number	%	Regional NSW %			
Couples with children	784	24.8	25.4	765	26.2	26.7	+19		
Couples with young children	415	13.1	13.6	405	13.9	14.4	+9		
Couples with mixed-age children	111	3.5	3.8	114	3.9	4.2	-4		
Couples with older children	258	8.1	8.0	245	8.4	8.1	+13		
Single parents with children	222	7.0	11.0	244	8.4	11.3	-23		
Single parents with young children	80	2.5	4.4	86	3.0	5.0	-7		
Single parents with mixed-age children	26	0.8	1.4	42	1.4	1.5	-16		
Single parents with older children	116	3.7	5.2	115	4.0	4.9	0		
Total households with children	1,006	31.8	36.4	1,010	34.6	38.0	-4		
Total households	3,167	100.0	100.0	2,920	100.0	100.0	+246		

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

Households with children, 2016

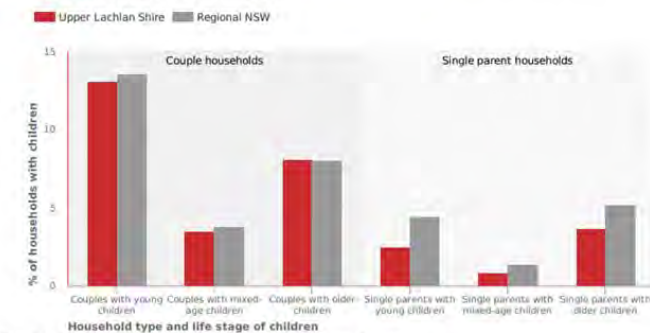


Table 14 Age Profile for Households with Children

Source: Profile ID



Average Household Size

Most households within Upper Lachlan Shire are made up of two (2) people (36.3%), followed by one (1) person households (29%). Four (4) and Five (5) person households account for the least amount, representing 11.6% and 5.9% respectively. (Profile ID, 2016 Census)

Since 2011, the number of one and two person households has increased, while larger households have decreased. Refer to figure 12.

Table 15 Household Size

Source: Profile ID



Household size

Upper Lachlan Shire - Households (Enumerated)	2016			2011			Change
Number of persons usually resident	Number	%	Regional NSW %	Number	%	Regional NSW %	2011 to 2016
1 person	844	29.0	27.5	772	27.8	26.9	+72
2 persons	1,123	38.6	36.3	1,075	38.7	36.5	+47
3 persons	348	12.0	14.2	357	12.8	14.3	-9
4 persons	337	11.6	13.2	335	12.1	13.3	+2
5 persons	173	5.9	6.0	186	6.7	6.2	-13
6 or more persons	87	3.0	2.8	55	2.0	2.9	+32
Total classifiable households	2,912	100.0	100.0	2,782	100.0	100.0	+130

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [id.](#), the population experts.

Culturally and linguistically diverse backgrounds

Based on 2016 Census data, most residents of Upper Lachlan Shire were born in Australia (83.6%). Only 6.7% of residents were born overseas, most commonly in the United Kingdom (2.8%) or New Zealand (0.9%).

Table 16 Place of Birth

Source: Profile ID



Birthplace - Summary

Upper Lachlan Shire - Total persons (Usual residence)	2016			2011			Change
Birthplace	Number	%	Regional NSW %	Number	%	Regional NSW %	2011 to 2016
Total overseas born	518	6.7	11.2	539	7.5	10.8	-22
Australia	6,433	83.6	80.9	6,322	87.7	83.8	+110
Not stated	746	9.7	7.9	345	4.8	5.4	+401
Total Population	7,697	100.0	100.0	7,208	100.0	100.0	+489

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

Over 90% of Upper Lachlan Shire residents speak English at home. Of the 1.6% who spoke a language other than English, 0.2% spoke German, a further 0.2% spoke Greek and 0.1% spoke Mandarin. Residents who speak Mandarin have risen by 7 people since 2011.

Table 17 Language Spoken at Home

Source: Profile ID



Language spoken at home - Ranked by size

Upper Lachlan Shire - Total persons (Usual residence)	2016			2011			Change
Language (excludes English)	Number	%	Regional NSW %	Number	%	Regional NSW %	2011 to 2016
German	14	0.2	0.3	19	0.3	0.3	-5
Greek	11	0.1	0.2	29	0.4	0.2	-18
Mandarin	10	0.1	0.4	3	0.0	0.2	+7



Indigenous Population

Based on 2016 Census data, a total of 178 Indigenous persons reside in Upper Lachlan Shire, which represents 2.3% of the total population. This is lower than that for Regional NSW which is 5.5%.

Table 18 Indigenous Population

Source: Profile ID

+

Selected subpopulation categories

Upper Lachlan Shire - Total people (Usual residence)	2016			2011			Change 2011 to 2016
Population group	Number	%	Regional NSW %	Number	%	Regional NSW %	
Males	3,917	50.9	49.2	3,615	50.2	49.3	+302
Females	3,785	49.1	50.8	3,585	49.8	50.7	+200
Aboriginal and Torres Strait Islander population	178	2.3	5.5	127	1.8	4.7	+51
Australian citizens	6,927	89.9	88.7	6,695	93.0	90.8	+232
Eligible voters (citizens aged 18+)	5,420	70.4	68.3	5,184	72.0	69.1	+236
Population over 15	6,346	82.4	81.6	5,862	81.4	80.6	+484
Employed Population	3,525	96.1	93.4	3,535	98.0	93.9	-10
Overseas visitors (enumerated)	12			8			+4

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016 (Usual

Homelessness

Based on 2016 Census data a total of 24 persons were categorised as homeless in Upper Lachlan Shire. Homelessness was not recorded by Local Government Area under the 2011 so a direct comparison cannot be made.

Across NSW the number of people experiencing homelessness has increased since 2011, accounting for more than 73% of the national increase. The rate of older persons experiencing homelessness has also increased, from 26 persons per 10,000 of the population in 2011 up to 29 persons per 10,000 in 2016. (Mercy Foundation, 2016 census data)

The ABS reports that homelessness is not just the result of too few houses. Causes are many and varied. Domestic violence, a shortage of affordable housing, unemployment, mental illness, family breakdown and drug and alcohol abuse all contribute to the level of homelessness in Australia (FaHCSIA, 2008). Homelessness is not a choice. Homelessness is one of the most potent examples of disadvantage in the community, and one of the most important markers of social exclusion (Department of Human Services, 2002).

Need for Assistance

Based on 2016 Census Data, a total of 453 Upper Lachlan residents (5.9%) reported needing help in their day-to-day lives due to disability. Most of these people (69.2%) are aged 80 years and over. Since 2011 the number of persons requiring assistance has risen by 83 people.

Table 19 Need for Assistance

Source: Profile ID

+

Need for assistance with core activities by age

Upper Lachlan Shire - Persons (Usual residence)	2016			2011			Change
Assistance needed by age group (years)	Number	% of total age group	Regional NSW %	Number	% of total age group	Regional NSW %	2011 to 2016
0 to 4	5	1.1	1.3	3	0.8	1.1	+2
5 to 9	8	2.0	3.8	0		3.0	+8
10 to 19	31	3.4	3.6	28	3.0	2.6	+3
20 to 59	123	3.5	3.6	82	2.5	3.2	+41
60 to 64	27	4.6	7.0	39	6.7	7.3	-13
65 to 69	46	7.6	7.9	41	8.4	7.7	+4
70 to 74	40	8.6	9.6	20	5.7	9.6	+19
75 to 79	31	9.7	14.1	47	15.4	14.8	-17
80 to 84	59	24.7	23.1	41	22.0	24.7	+18
85 and over	85	44.5	43.8	66	43.6	48.3	+19
Total persons needing assistance	453	5.9	6.3	370	5.1	5.8	+83

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

C. Tourist and visitor population

Destination NSW have not prepared tourism statistics for the Upper Lachlan Shire. Profiles are only prepared for Local Government Areas with *adequate International Visitor Survey* and *National Visitor Survey* sample to produce robust results.

However, the Upper Lachlan Tourist Association 2020 Strategic Plan, 2011 states that the Shire receives more than 150,000 domestic visitors per annum including 80,000 domestic day visitors and 70,000 domestic overnight visitors. An estimated 1,500 international tourists visit each year. On average an overnight visitor will spend \$129 per night in the region, or approximately \$86 for a day trip. The three key groups that visit country NSW are the compatriots (most families) 35%, the Peer Group Travellers' (seeking a fun experience) 18% and the 'Wanderers' (modern day explorer) 17%.

Most of the visitors to the Upper Lachlan (approx 90%) come from within NSW. The three areas that have supplied the greatest share of visitors in 2011 are Sydney the ACT and the South Coast.

There are constraints to accommodating the tourism population, particularly in the busy seasons of February through to April. It is extremely difficult to find overnight accommodation especially in



Crookwell and surrounds. B&Bs are decreasing. Longer stay accommodation is limited. This particularly creates constraints on the length of time tourists can spend in the shire, especially large groups that may arrive by bus. This hinders the potential profitability of the tourism sector in the shire with tourists moving on to Canberra, Sydney and the South Coast after only day trips or overnight stays in Upper Lachlan Shire.

D. Income, employment and housing stress

Household Income

Based on 2016 Census data, the medium weekly household income is \$1,161.

Income quartiles allow us to compare relative income-earning capabilities across time. Analysis of the distribution of households by income quartile in Upper Lachlan Shire compared to Regional NSW shows that there was similar proportion of households in the highest income quartile as well as a similar proportion in the lowest income quartile. (Profile ID). The most notable change 2011-2016 was the percentage of households in the highest income quartile.

Table 20 Household Income quartiles

Source: Profile ID

Household income quartiles

Upper Lachlan Shire - Households (Enumerated)	2016			2011			Change 2011 to 2016
	Number	%	Regional NSW %	Number	%	Regional NSW %	
Lowest group	834	31.6	31.6	798	31.7	31.3	+36
Medium lowest	764	28.9	29.4	751	29.8	28.9	+12
Medium highest	623	23.6	23.2	615	24.4	23.7	+7
Highest group	418	15.8	15.8	354	14.1	16.1	+64
Total Households	2,640	100.0	100.0	2,520	100.0	100.0	+120

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id.](#), the population experts.
(Enumerated data)

Rental and Mortgage Stress

Mortgage or Rental Stress is defined by the National Centre for Social and Economic Modelling (NATSEM) as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on home loan repayments. (Profile ID)

Crookwell had the highest proportion of people experiencing mortgage stress within the Shire.

In 2016, 10.7% of Upper Lachlan Shire's households purchasing their dwelling were experiencing mortgage stress compared to 9.8% in Regional NSW. (Profile ID)



While Upper Lachlan Shire had a higher proportion of households experiencing mortgage stress than Regional NSW, it is important to note that the distribution of mortgage stress varied across the Shire. Proportions ranged from a low of 3.5% in Rural Upper Lachlan (North) to a high of 11.9% in Crookwell and District. The four areas with the highest percentages were:

- > Crookwell and District (11.9%)
- > Gunning - Dalton and District (8.4%)
- > Taralga and District (7.6%)
- > Rural Upper Lachlan (North) (3.5%)

Table 21 Mortgage Stress

Source: Profile ID



Mortgage Stress, 2016

Upper Lachlan Shire - Enumerated				
Area	Number	Total households with a mortgage	Percent %	
Crookwell and District	36	302	11.9	
Gunning - Dalton and District	26	311	8.4	
Rural Upper Lachlan (North)	3	87	3.5	
Taralga and District	16	209	7.6	
Upper Lachlan Shire	99	922	10.7	
Regional NSW	29,669	302,103	9.8	
Canberra Region	2,381	26,862	8.9	
New South Wales	85,559	844,376	10.1	
Australia	284,567	2,871,424	9.9	

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016. Compiled and presented in atlas.id by [.id](#), the population experts.

In 2016 Crookwell also had the highest proportion of people experiencing Rental Stress in the Shire, which equated to just over a quarter of all renting households (26.2%). This is considerably less when compared to that for Regional NSW which is 32.5%. (Profile ID)

While rental stress is less pronounced in Upper Lachlan Shire in comparison to Regional NSW, it is important to note that this measure varied geographically within the Shire. Proportions ranged from a low of 0% in Rural Upper Lachlan (North) to a high of 35.0% in Crookwell.

Table 22 Rental Stress

Source: Profile ID



Rental stress, 2016

Upper Lachlan Shire - Enumerated			
Area	Number	Total renting households	Percent %
Crookwell and District	87	248	35.0
Gunning - Dalton and District	8	108	7.8
Rural Upper Lachlan (North)	0	48	0.0
Taralga and District	11	82	13.9
Upper Lachlan Shire	133	508	26.2
Regional NSW	90,807	279,465	32.5
Canberra Region	6,300	21,581	29.2
New South Wales	238,583	839,521	28.4
Australia	729,709	2,606,643	28.0

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016. Compiled and presented in atlas.id by [.id](#), the population experts.



Employment and 'Local' or 'Key' Workers

Based on 2016 Census data, 96.1% of the Upper Lachlan Shire residents are employed on either a full-time (59.2%) or part-time basis (34.8%). The total unemployment rate is 3.9%, which is significantly lower than that for Regional NSW (6.6%). Since 2011 there has been a decrease in full-time employment (-91) and an increase in part-time jobs (+61). Unemployment has also risen since this time by 1.9% from 2%.

Table 23 Employment

Source: Profile ID

Employment status							
Upper Lachlan Shire - Persons (Usual residence)							
	2016			2011			Change
Employment status	Number	%	Regional NSW %	Number	%	Regional NSW %	2011 to 2016
Employed	3,525	96.1	93.4	3,535	98.0	93.9	-10
Employed full-time	2,171	59.2	55.2	2,261	62.7	56.7	-91
Employed part-time	1,277	34.8	36.3	1,214	33.7	35.0	+62
Hours worked not stated	77	2.1	1.9	58	1.6	2.1	+18
Unemployed (Unemployment rate)	143	3.9	6.6	71	2.0	6.1	+72
Looking for full-time work	89	2.4	3.9	42	1.2	3.8	+47
Looking for part-time work	54	1.5	2.7	29	0.8	2.4	+25
Total labour force	3,668	100.0	100.0	3,606	100.0	100.0	+61

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

The dominant employment industry within the Shire is agriculture (25.8%). Health Care and Social Assistance is also a key contributor (10.9%).

Since 2011, the most significant growth has occurred within the following industries:

- > Transport, Postal and Warehousing (+30)
- > Administrative and Support Services (+29)
- > Accommodation and Food Services (+21)
- > Rental, Hiring and Real Estate Services (+21).

Decline has occurred within Agriculture, Forestry and Fishing (-50), Manufacturing (-37) and Retail Trade (-30).

Over half of the population also work within the Shire (55.2%). A significant proportion also work outside the area (38.6%). Most work-related travel is to Goulburn Mulwaree LGA and the ACT. These localities are the nearest large population and commercial centres.

E. Existing housing

Dwelling Structure

Based on 2016 Census data, 93% of Upper Lachlan Shire residents live in separate houses. Only 2.1% of dwellings are categorised as medium density, and there is no high density housing. A further 2.6% reside in caravans or cabins.

Since 2011 housing within the Shire has increased as follows:

- > Separate houses +255 dwellings.
- > Medium density housing +24 dwellings.
- > Caravans, cabin, houseboat +76 dwellings

Table 24 Dwelling Structure

Source: Profile ID

Dwelling structure							
Upper Lachlan Shire - Dwellings (Enumerated)							
	2016			2011			Change
Dwelling type	Number	%	Regional NSW %	Number	%	Regional NSW %	2011 to 2016
Separate house	4,008	93.0	80.2	3,756	96.4	81.5	+252
Medium density	92	2.1	14.3	68	1.8	14.0	+24
High density	0		2.5	0		2.2	0
Caravans, cabin, houseboat	114	2.6	1.7	37	1.0	1.7	+76
Other	64	1.5	0.7	32	0.8	0.5	+32
Not stated	33	0.8	0.7	3	0.1	0.2	+30
Total Private Dwellings	4,311	100.0	100.0	3,897	100.0	100.0	+414

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

The dwelling structure across villages within the Shire is fairly consistent. The Gunning-Dalton and District has the highest proportion of separate dwellings (97.6%). Crookwell and District has the highest amount of medium density dwellings (4.5%), and Rural Upper Lachlan has the highest number of caravans or cabin style dwellings. Refer to table 6-11 below.



Table 25 Village Dwelling Structure

Source: Profile ID

	Crookwell and District	Gunning-Dalton and District	Rural Upper Lachlan (North)	Taralga and District
Separate House	94%	97.6%	91.1%	92.6%
Medium Density	4.5%	0.7%	-	0.6%
Caravans, cabin, houseboat	0.5%	0.6%	6.9%	3.8%

Since 2011, the number of separate dwellings within each village district has increased, most significantly in Taralga and District, which now accommodates an additional 117 dwellings. The greatest increase to medium density housing occurred in Crookwell and District (+12). The growth of caravans, cabins and houseboats was most common in Rural Upper Lachlan (North) (+48) and Taralga and District (+29). A decline in people living in caravans, cabins and houseboats occurred in Crookwell but increased in other villages. Refer to table 6-2

Table 26 Village Dwelling Structure Growth 2011-2016

Source: Profile ID

	Crookwell and District	Gunning-Dalton and District	Rural Upper Lachlan (North)	Taralga and District	Totals
Separate House	+76	+43	+13	+117	249
Medium Density	+12	-2	-	+2	12
Caravans, cabin, houseboat	-11	+3	+48	+29	69

Number of Bedrooms

Based on the 2016 Census, dwellings with 3 bedrooms were the most common in Upper Lachlan Shire Council (40.1%), followed by 4 bedroom dwellings (27.1%). 1 bedroom dwellings only accounted for 3.7%.

Table 27 Number of Bedrooms per Dwelling

Source: Profile ID

Number of bedrooms per dwelling

Upper Lachlan Shire - Households (Enumerated)	2016			2011			Change 2011 to 2016
	Number	%	Regional NSW %	Number	%	Regional NSW %	
0 or 1 bedrooms	117	3.7	4.5	101	3.5	4.7	+16
2 bedrooms	415	13.1	16.9	434	14.9	18.1	-20
3 bedrooms	1,271	40.1	40.4	1,266	43.3	43.3	+4
4 bedrooms	860	27.1	24.5	825	28.2	23.7	+34
5 bedrooms or more	217	6.8	5.6	174	6.0	5.1	+42
Not stated	289	9.1	8.1	120	4.1	5.1	+169
Total households	3,169	100.0	100.0	2,923	100.0	100.0	+245

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled

The lack of one and two bedroom dwellings is reflective of the low number of medium density housing across the LGA. Most detached dwellings currently on the market within the Shire typically have three or more bedrooms. (Domain)



Tenure and Landlord Type

Based on 2016 Census data, most households (73%) in Upper Lachlan Shire were purchasing or fully owned their home, with only 16% renting privately or through a social housing provider (Profile ID)

Since 2011 the proportion of households who fully owned their home has decreased by 19 dwellings and those with mortgages have increased by 19 households. The total number of rental households has also increased by 41. Of this increase, 13 households were rented as social housing and 20 were private rentals.

Table 28 Housing Tenure

Source: Profile ID

Housing tenure							
Upper Lachlan Shire - Households (Enumerated)							
Tenure type	2016			2011			Change 2011 to 2016
	Number	%	Regional NSW %	Number	%	Regional NSW %	
Fully owned	1,407	44.5	35.5	1,426	49.0	36.6	-19
Mortgage	915	28.9	28.6	834	28.7	29.7	+81
Renting - Total	508	16.1	26.5	466	16.0	27.0	+41
Renting - Social housing	38	1.2	4.2	25	0.9	4.8	+13
Renting - Private	421	13.3	21.6	400	13.8	21.4	+20
Renting - Not stated	49	1.5	0.7	41	1.4	0.8	+8
Other tenure type	34	1.1	1.0	40	1.4	0.9	-6
Not stated	299	9.5	8.4	142	4.9	5.8	+157
Total households	3,163	100.0	100.0	2,909	100.0	100.0	+253

Source: Australian Bureau of Statistics, [Census of Population and Housing 2011](#) and 2016. Compiled

Although the total number of rental households has increased since 2011, rental properties are still under represented when compared to other areas in Regional NSW. A recent search for rental properties on the Domain property website revealed approximately five (5) private rental properties are currently available within the Shire. Three of these properties were located within Crookwell. This indicates a rental accommodation shortage.

Seniors Housing

Council's Future Direction Statement contained in the 2013 *Ageing Strategy* was:

"In 2025 Upper Lachlan Shire will be an age-friendly community which provides opportunities for older people to live active and fulfilling lives. It will be a place that is a destination of choice for older persons, encourages participation in a wide range of living opportunities and reflects a spirit of community and tolerance that will ensure a way of life that facilitates ageing."

That Strategy recognises that *"the built environment has a critical impact on the mobility, independence and quality of life for older people"*.

There is currently a shortage of independent, high and low care housing for seniors in the Shire. This was recognised by Council in the 2013 Strategy and committed Council to the following:

"Council, the Housing NSW and community groups/private providers, will continue to investigate options for an increase in the supply of various forms of housing within the Upper Lachlan Shire including the key areas of:

- Aged Care Homes and Retirement Villages, and
- Community Housing and Public Housing.

Currently the following housing is available for seniors in the shire:

Nursing homes / high care seniors living

- Viewhaven Lodge – 45 high care beds - Nursing home of Crookwell Taralga Aged Care - Crookwell
- Banfield House Hostel - Crookwell
- Phillip RH Chalker Sunset Lodge – 23 beds - Provided by Crookwell Taralga Aged Care - Taralga NSW 2580
- Sunset Lodge - 23 beds - High and low care - Taralga

Retirement living units

- McDonald Street Units - Retirement living by Crookwell Taralga Aged Care - Crookwell
- Uniting Clifton - Retirement living by Uniting Independent Living, Crookwell
- Nura Village, Crookwell
- Lions Club self-care units, Gunning

Social housing

Social housing primarily refers to housing stock that is held by a public agency or not-for-profit organisation that is made available for rent by eligible households. Table 6-1 provides a breakdown of social housing households in the Shire and the region.



Table 29 Households Renting Social Housing

Source: Profile ID

Households renting social housing, 2016**Upper Lachlan Shire - Enumerated**

	Area	Number	Total households	Percent %
Crookwell and District		26	1,289	2.0
Gunning - Dalton and District		3	717	0.4
Rural Upper Lachlan (North)		0	486	0.0
Taralga and District		5	682	0.7
Upper Lachlan Shire		38	3,167	1.2
Regional NSW		44,523	1,055,202	4.2
Canberra Region		2,752	89,845	3.1
New South Wales		123,263	2,774,866	4.4
Australia		354,451	8,861,642	4.0

Source: Australian Bureau of Statistics, [Census of Population and Housing 2016](#). Compiled and presented in atlas.id by [.id](#), the population experts.

Based on 2016 Census data, a total of 38 households are currently living in dwellings leased as social housing. This represents 1.2% of households within the Upper Lachlan Shire.

The NSW Department of Family and Community Services (FACS) describes social housing as secure and affordable rental housing for people on low incomes with housing needs, and includes public (Government), community and Aboriginal housing. In NSW Public Housing is managed by FACS, while community housing is managed by non-government organisations.

At the present time FACS do not manage any public rental housing within Upper Lachlan Shire. The closest FACS managed properties are located within Goulburn Mulwarwee Shire.

Information provided by FACS indicates that the supply of public housing within the Southern Tablelands Region does not meet the current demand. The current waiting period for public housing is at least three months. However placement can take over a year in some instances.

According to FACS, the high demand for public housing in the Southern Tablelands Region is most likely due to the lack of affordable housing options within the private rental market combined with the rising cost of living. FACS are also experiencing an increase in housing required for persons with special or complex needs as a result of disability, mental health, drug and alcohol abuse.

There are no social housing providers based within Upper Lachlan Shire. The following community housing providers operate within the Southern Tablelands Region and manage properties within the Shire:

Argyle Community Housing Pty; and
Southern Cross Housing.

The current waiting period for public housing is at least three months, however practical fixed placement can take over a year in some instances.

Unoccupied dwellings – holiday homes and investment properties

Profile ID records that at the last census 1,125 dwellings in the Shire were recorded as unoccupied. This represents 26.1% of the total dwellings in the Shire. This is more than double the Regional NSW average. This indicates the strong ongoing influence of holiday homeowners and rural property investors living in the cities or other parts of the region.

Airbnb and Short-Stay Accommodation

Since Airbnb assists homeowners to take existing housing stock and turn it into short-term accommodation, it has flow on effects for housing prices. By repurposing dwellings that might otherwise provide for long-term housing, Airbnb and other providers of short-term accommodation is straining an already under-supplied housing market in Upper Lachlan Shire.

Modelling from the Reserve Bank of Australia (RBA, 2019) shows that Airbnb is having a definite effect on rental prices. The RBA reporting found that vacancy rates are the “strongest predictor” of rents, demonstrating that the conversion of long-term rental stock into Airbnb-style tourist accommodation is reducing rental stock, and subsequently reducing vacancy rates.

There are currently 36 Airbnb properties in the Shire. Figure 27 below shows the average rental size and growth in Airbnb rentals in the Shire since 2016. The results indicate that there has been a significant growth in the number of Airbnb's coming onto the market since 2016, particularly dwellings with one and three bedrooms. This trend is expected to continue and will put increasing pressure on rental prices, increase the number of unoccupied dwellings and exacerbate affordability in the Shire.

It is important to note that the State government is in the process of amending a range of pieces of legislation governing Airbnb establishments. They recently exhibited a draft *Short-term Rental Accommodation Planning Framework* for public comment.

The intended effect of the proposed changes will be:

- the introduction of a land use definition and permissibility for 'short-term rental accommodation'(STRA);
- the introduction of exempt and complying development criteria for STRA which will include a maximum number of days that STRA can operate in a calendar year;
- allowing councils outside Greater Sydney to set the number of days that a dwelling can be used for STRA without development consent or with a complying development certificate, to no lower than 180 days per year, to meet the needs of their communities; and
- the introduction of minimum fire safety and evacuation requirements for premises used for STRA.





Table 30 Airbnb rental growth statistics

Source: Airbnb.com.au

Another issue that affects Airbnb's that Council is addressing is that Tourist and visitor accommodation is currently prohibited in a number of the residential and rural zones, including the Village zone. Council is in the process of preparing a Planning Proposal to allow these uses in the Village zone.

Median house prices

According to www.realestate.com.au, www.housesales.com.au, and discussions with local real estate agents, median sales and rental figures for the villages are currently on average as follows:

Table 31 Median house price and rents

Crookwell: \$345K Median House Price \$285 Median Rent Per Week \$360,758 Median Unit Price	Taralga: \$353,280 Median House Price \$213 Median Rent Per Week \$318,738 Median Unit Price
Gunning: \$303k Median House Price \$420 Median Rent Per Week \$313,294 Median Unit Price	Collector: \$537,563 Median House Price \$420 Median Rent Per Week
Bigga: \$286,544 Median House Price	Laggan: \$555,003 Median House Price

Interestingly, Units in Crookwell and Gunning are more expensive on average than single houses which would tend to indicate both a high demand and a shortage of this type of accommodation in these localities.

Rents in Gunning are high based on the average purchase price of dwellings and units, again suggesting a strong demand and shortage of rental stock.

Discussions with local real estate agents provided further insights into the housing market in the Shire. Three agents agreed to participate in a phone survey and their responses were summarised as follows:

- > There is currently a medium to high demand for housing in the Shire.
- > There is currently an undersupply of houses.
- > There is growing demand for rental properties.
- > There is currently a lack of housing choice in the Shire.
- > Current market demand for seniors housing, family sized residential development and smaller units
- > There has been a recent influx of first home buyers in the area.
- > Buyers coming from Sydney (particularly over 50's retirees), the surrounding Southern Tablelands and local investors.



Development approvals over last 5 years illustrate mismatch

A review of development applications approved by Council over the last five years, when compared with the demographic profile of the community, demonstrates the mismatch in housing types being provided and community needs.

As detailed in Table 6-3 below, only one seniors living development (2014) and one multiunit development (2015) were approved in the Shire in the last five years. This may account for the growth in applications for transportable dwellings.

There has also been a slowing of applications for subdivision, perhaps reflecting the community views expressed at workshops that minimum lot sizes in the villages are too large.

Table 32 DA Statistics 2014-2018

Source: Council

DA type	2014	2015	2016	2017	2018
Single dwellings	31	50	34	28	31
Alts & Adds	49	47	43	41	30
Subdivision	21	11	15	20	11
Multi-unit dwellings		1			
Seniors living	1				
Transportable Dwellings	8	6	12	10	9
Dual Occupancy	1	1			1
Tourist accommodation					3

F. Housing supply under current planning controls

This section analyses the supply of housing, the capacity and feasibility of the existing planning controls to provide new housing in the Shire.

All the towns and villages in the Shire have capacity for further infill residential development for many years to come. Priority for significant growth should in the short to medium term be given to the three centres that are connected to town water and sewer infrastructure, Crookwell, Gunning and Taralga. Growth should also be considered in Collector due to its strategic location in close proximity to Canberra.

There is however ample zoned land for residential in the other villages to cater for growth in the medium to long term.

Detailed mapping has revealed significant areas within each village, already zoned to permit residential development that are either vacant or under developed.

Table 29 below details the land available in each village for further residential development.

Table 33 Under developed land in the villages

Village	Total Lots	Number of Lots - Developed	Number of Lots - Under Developed	% of Lots Under Developed
Crookwell	1758	1367	391	22%
Grabben	9	6	3	33%
Gullen				
Gunning	508	277	231	45%
Dalton	128	65	63	49%
Bigga	120	54	66	55%
Taralga	337	140	197	58%
Collector	300	114	186	62%
Laggan	121	39	82	68%
Binda	56	17	39	70%
Breadalbane	20	6	14	70%
Tuena	100	22	78	78%
Jerrawa	20	3	17	85%
TOTAL	3477	2110	1367	

Table 30 provides actual areas of vacant or under developed residential land in each of the villages.



Table 34 Underdeveloped or vacant residential land by area in each village

Location	Under Developed		Developed	
	Lots with area > permissible Minimum Lot Size in LEP	Area (ha)	Lots with area > permissible Minimum Lot Size	Area (ha)
Bigga	2	1.02	-	-
Binda	-	-	-	-
Breadalbane	5	25.58	2	1.84
Collector	80	342.26	44	18.83
Crookwell	322	561.56	603	151.74
Dalton	31	23.41	10	6.37
Grabben Gullen	3	1.31	2	0.88
Gunning	170	627.30	198	34.50
Jerrawa	6	6.52	2	1.14
Laggan	3	3.59	3	1.98
Taralga	163	104.84	84	17.61
Tuena	18	22.17	3	2.67
TOTAL	803	1720	951	238

Figures 30-35 outline the key investigation area of each village in determining land that is suitable for facilitating growth in the Upper Lachlan Region.

CROOKWELL

If all capacity of existing R2 zone land were developed to capacity the town would add a further 3,972 residents (approximately 560 hectares).

GUNNING

Gunning growth areas within the existing settlement area are severely impacted by the flood management issues but there is still capacity within the village for infill development (approx 620 hectares).

COLLECTOR

Collector has a large area of rural village (RU5) land that is underutilised and is constrained both by the Collector River flooding to the west and Federal highway issues to the east. A belt of ecologically important land combine with travelling stock reserves to create a greenbelt expansion limit to the north.

A feature of the settlement is the reliance on bore water and septic tanks that creates a requirement for larger than usual lot sizes were integrated sewer available to change RU5 to R2 this would double potential growth. There is approximately 342 hectares of already zoned

TARALGA

The Taralga village has a significant bank of residential land available at a minimum lot size of 1,000m², with the large areas of undeveloped land capable of providing for a further 4,262 (approx 105 hectares).

Surrounding villages not mentioned above retain their capacity for growth as represented in the figures below. Moreover, it is equally if not more important these smaller villages are given the opportunity to grow ensuring current residents remain and future buyers are incentivised.



Key

- existing settlement area
 investigation area



Figure 30. Bigga and Binda settlement boundaries and investigation area



Key
existing settlement area
investigation area



Figure 31. Breadalbane and Collector settlement boundaries



Key

- ▮ existing settlement area
- ▮ investigation area

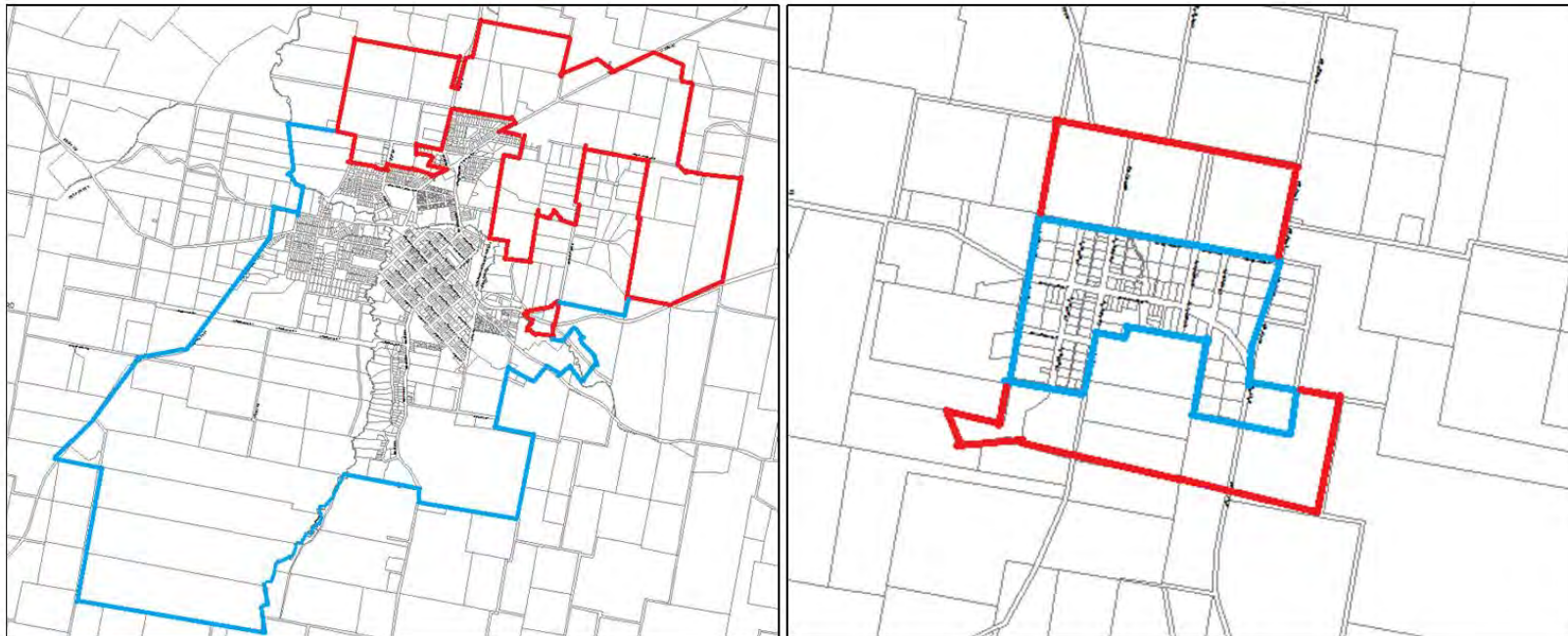


Figure 32. Crookwell and Dalton settlement boundaries and investigation area



Key

- ▬ existing settlement area
- ▬ investigation area



Figure 33. Grabben Gullen and Gunning settlement boundaries and investigation area



Key

- ▮ existing settlement area
- ▮ investigation area



Figure 34. Jerrawa and Laggan settlement boundaries and investigation area



Key

- ▮ existing settlement area
▮ investigation area

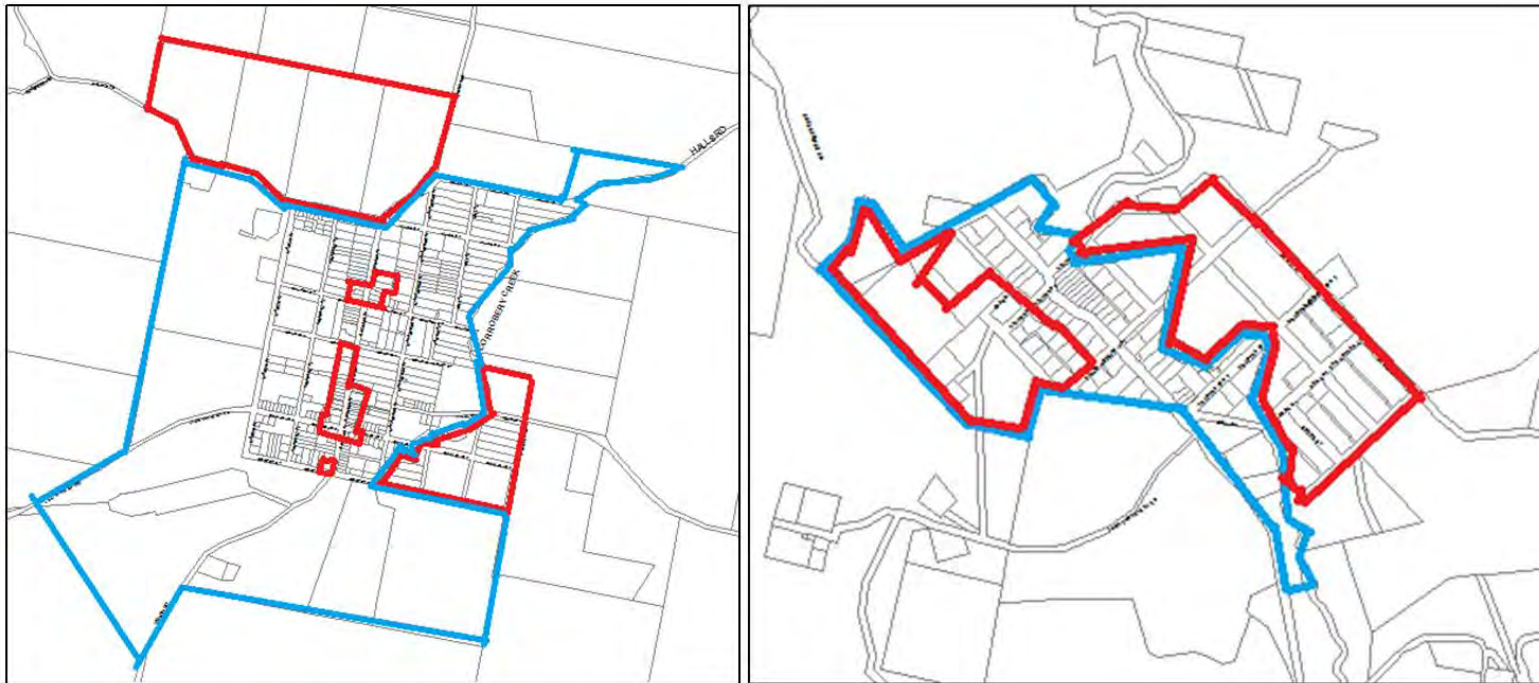


Figure 35. Taralga and Tuena settlement boundaries and investigation area



5. Drivers of Population Change

A. The shift from major cities – regional migration

Australia is among the most mobile societies in the world with 15% of the population changing their address within Australia in the year prior to the 2016 Census, and 39% changing their address in the five years prior to the Census. According to the ABS this may be a product of declining levels of home ownership, with renters generally being more mobile than owner occupiers.

The ABS report that Aboriginal and Torres Strait Islander people have a higher rate of mobility than non-Indigenous Australians. While high mobility often takes the form of short-term or circulatory moves, Aboriginal and Torres Strait Islander people also display a higher level of permanent mobility than the non-Indigenous population, as measured by changes of address. Some 18% of Aboriginal and Torres Strait Islander people changed address in the year prior to the Census, based on age-standardised rates, compared with 15% for the non-Indigenous population.

Regional internal migration is the movement of people from one region to another within Australia (both interstate and intrastate). Net regional internal migration is the net gain or loss of population through this movement.

Figures on regional internal migration for 2017-18 were published in the government document "Regional Population Growth, Australia, 2017-18". In that document Sydney had the highest net loss of all Greater Capital Cities in 2017-18 (-27,300 people), followed by Perth (-5,800) and Adelaide (-5,100). Most people departed Sydney for Rest of New South Wales (50,200), Melbourne (15,000) and Rest of Queensland (13,200).

Over the last 6 years, a combined 107,737 people have relocated away from Greater-Sydney

It reports that inland regional areas of NSW are destinations for people leaving Sydney. The most popular areas being the larger regional centres, often within a relatively easy drive of the metropolitan area.

People close to or already in retirement are increasingly leaving the cities to move to the ever-popular retirement destinations – coastal areas or towns close to Sydney.

Real estate commentators agree there is a growing trend for people relocating away from Sydney which will continue to shift housing demand to other parts of Australia.

Better quality infrastructure and employment opportunities in regional areas in recent years is attracting significant intrastate migration.

B. Actual migration in and out of the Shire

At the last census migration into and out of the Shire differed depending on age groups. In 2016 the age group with the highest net migration was persons aged 25 to 34 years (+115) followed by 45-54 years (+111) and 55-64 years (+109).

Table 35 Migration by Age Group

Source: Profile ID

Migration by age group 2016

Upper Lachlan Shire			
Age group	In migration	Out migration	Net migration
5 to 11 years	+140	-81	+59
12 to 17 years	+84	-89	-5
18 to 24 years	+77	-238	-161
25 to 34 years	+216	-101	+115
35 to 44 years	+185	-101	+84
45 to 54 years	+205	-94	+111
55 to 64 years	+207	-98	+109
65 years and over	+138	-150	-12
Total population	+1,362	-1,117	+245

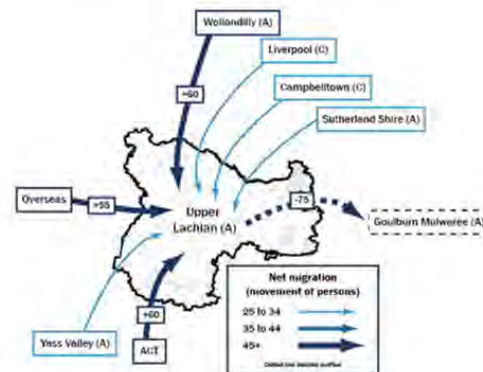
Source: Australian Bureau of Statistics, [Census of Population and Housing](#), 2016 (Usual Residence Data). Compiled and presented in profile.id by [.id](#), the population experts.

Like other regional centres across Australia, a significant proportion of young people aged 18-24 years are migrating out of Upper Lachlan Shire for education and employment purposes. Young families moving into the Shire are attracted to the rural lifestyle and proximity to Canberra, especially the Gunning – Dalton district that is more easily accessible. (Profile ID)

People moving into the Shire generally came from South and western Sydney, the ACT, Yass and some 55 new residents from overseas. (Profile ID)



Historical migration flows, Upper Lachlan Shire, 2016-2011



*Overseas refers to arrivals only.

Population and Housing Forecasts, 2016 to 2036, prepared by AT (the population experts), October 2018

Table 36 Migration pattern

Source: Profile ID

Population projection data collated by the NSW Department of Planning and Environment forecast a total population of 7,400 by 2036, which represents a change of -0.2% by 2036. (NSW Department of Planning and Environment)

Taking a closer look at growth across the Shire, the population of the Gunning – Dalton district is forecast to increase by 3.56% by 2036. This growth is likely due to the district being located within closer proximity to Canberra and the Hume Highway. (Profile ID)

C. Changes in state government policies

Based on recent factors such as increasing out migration from Sydney and Canberra and conscious decisions by state government planners and infrastructure providers to focus growth on the regions close to Sydney and Canberra we believe the community should plan for a higher growth rate of between 2 and 3% by 2036.

D. New strategic planning focus on growing regions near major cities

There has been a very recent shift by the state and federal governments to supporting the growth of regional areas. This is evident in recent state and regional strategic land use and infrastructure plans. The Hon. John Barilaro Deputy Premier, NSW Minister for Regional NSW in the forward to the *A 20-Year Economic Vision for Regional NSW* stated:

"Many of our state's regional areas have room to grow and are keen to draw in more investment, generate job opportunities and attract skilled workers. The government wants to make it easier and provide more choice for people to live and work in regional NSW."

The Economic Vision document states that regional growth planners should not necessarily rely on traditional methods of population projection, stating that they do not believe regional NSW's future should be constrained by what has happened previously. The plan acknowledges that there are now a wealth of opportunities for regional NSW and that forethought and evidence-based decisions are needed to realise these opportunities.

It goes on to report that NSW undergoing rapid urbanisation, but unlike before, people are increasingly moving to urban centres other than Sydney.

The plan recognises the geographic constraints of Greater Sydney have seen nearby areas of NSW grow, with people moving out of the dense, unaffordable environment of Sydney.

E. Significant spending in infrastructure

The 20 Year Economic Vision is supported by the *Regional NSW Services and Infrastructure Plan*. This Plan contains a raft of new infrastructure planned for regional areas in the short, medium and long term.

New transport infrastructure and initiatives planned for the Southern Tablelands region include:

- > New Regional Rail Fleet - the entire regional train fleet will be replaced including 60 XPT passenger cars (plus 19 diesel locomotives), 23 XPLOER and 28 Endeavour passenger cars for services between Sydney, Canberra, Melbourne, Brisbane and major NSW regional centres.
- > Seamless cross-border travel to the ACT through government to government cooperation
- > Faster rail connections between Sydney and Canberra
- > Completion of the duplication of Barton Highway
- > Lachlan Valley Way improvements
- > Electrification of the intercity network to Goulburn
- > Hume Motorway/Highway improvements



F. Changes to migration policy – compulsory regional settlement

The Federal Government is unveiling a plan to introduce mandatory settlement for some new migrants in regional areas to ease population pressure on Melbourne and Sydney.

Australia has a number of visas, including 489 Skilled (Provisional), Regional Sponsored Migration Scheme (187) and Skilled Regional (Permanent) 887 - that are designed to encourage migrants to regional areas.

Currently, most states running their own migration programs support visa applications of migrants with the condition that they live and work for two years in those states, for some visas- in designated areas.

G. Changes to how people work

With many jobs now being very mobile there is an increasing trend for people to work remotely or from home and only needing to be accessible to major town and cities for face to face meetings. This trend is a global phenomenon which is expected to continue to grow. Many professions are computer based and workers no longer need to attend the traditional office environments. This presents the opportunity for workers to make lifestyle choices to leave the cities for the regional areas.

H. Choices of an ageing population

In the last few decades, it's no secret that Australia's population has been slowly ageing, as evidenced by an increasing number and proportion of people at the upper end of the age spectrum. Australia's population is ageing, with the over-65s soon to be the fastest growing segment of the population. For several of the most recent census periods, growth in the population living outside capital city statistical divisions (SDs) has been greater than that within the metropolitan areas.

One element in this growth has been from people at or close to retirement making a 'sea' or 'tree' change from the major cities for more affordable housing and quieter lifestyles. The highest growth has been in regional cities and towns in easy reach of capital cities with good infrastructure.

I. Changes to agricultural practices

Changes to the nature of farming practices and hence rural settlement is taking place within the Shire. Aggregation of rural properties and technological innovation has led to a reduction in the number of farm families and in agricultural workforces. The introduction of the renewable as economic implications for the energy enterprises in the Shire has in part helped to boost

rural employment. However, the loss of rural population has implications for the economic viability of the villages and towns in the Shire.



6. Population Projections

As previously mentioned Upper Lachlan needs to be planning for a higher growth rate of 2-3%. The current projection in place are not taking into consideration the pattern of out migration currently occurring in both Sydney and Canberra. The Southern Tablelands provide the perfect semi-rural lifestyle that is still in close enough proximity to job opportunities. This trend known as the 'lifestyle push' is influencing a considerable number of individuals. With employment becoming increasingly flexible, people are looking to live in an area that offers a higher quality of life as opposed to an area that is in close proximity to employment.

As discussed above, it is critically important to recognise that population projections based on current patterns and previous trends alone do not determine appropriate planning policies, these must be formulated in the context of current state and regional planning and economic strategies, structural demographic change and changes in housing affordability in cities amongst other factors.

The following tables depicts projected future population growth at two and three percent over the next 20 years in the Shire which are not considered unreasonable based on the current 'drivers for growth' at play.

It is assumed that projections are just that and would be subject to monitoring and review throughout the life of the Strategy. Should state government planning policy and infrastructure spending in the region markedly change these projections would obviously be effected and would require review.

Table 37 2% and 3% population forecasts

Years	2% Cumulative Growth	3% Cumulative Growth
5	8,670	9,104
10	9,527	10,554
15	10,519	12,235
20	11,614	14,133

A. Population age structure projections

Using the same assumptions as Profile ID for age structure changes over time, the table 38 represents the projected growth by age for Upper Lachlan at 2% based on the new drivers for growth mentioned above.

Table 38 2% population growth

Upper Lachlan Shire- Total Persons		2016		2026		2036		Change between 2016 and 2036
Age group (years)		Number	%	Number	%	Number	%	Number
0 to 24		2,165	27.7	2,458	25.8	2,962	25.5	797
25 to 49		1,919	24.4	2,210	23.2	2,683	23.1	764
50 to 74		2,964	37.8	3,420	35.9	3,937	33.9	973
75 and above		787	10.1	1,440	15.1	2,032	17.5	1,245
Total Persons		7,837	100	9,527	100	11,614	100	3,779

Table 6-4 below represents the projected growth by age for Upper Lachlan at 3%

Table 39 3% population growth

Upper Lachlan Shire- Total Persons		2016		2026		2036		Change between 2016 and 2036
Age group (years)		Number	%	Number	%	Number	%	Number
0 to 24		2,165	27.7	2,723	25.8	3,604	25.5	1,439
25 to 49		1,919	24.4	2,449	23.2	3,265	23.1	1,346
50 to 74		2,964	37.8	3,798	35.9	4,791	33.9	1,827
75 and above		787	10.1	1,066	15.1	2,473	17.5	1,686
Total Persons		7,837	100	10,554	100	14,133	100	6,296

The Upper Lachlan has an ageing population with the majority currently ranging from 45 to 70. The issue of age appropriate infrastructure is only going to become heightened over the next 20 years. There is a consistent influx of out migration from central business districts such as Canberra and Sydney to rural areas, especially in seniors undergoing 'the lifestyle push'. With a 2-3% growth rate, it is critical age appropriate infrastructure and services are provided to facilitate the growth of the 12 villages.

A significant number of adolescents will be transitioning to adults over the next 10 years. This means age appropriate infrastructure is essential in accommodating their needs. These include tertiary education services, places for social interaction, infrastructure that accommodates healthy living and appropriate public transport.

B. Previous Population projections

Two population projections were carried out previously. One by Profile ID who predicted a -0.83% drop in population in the Shire by 2036. The other, the *2016 NSW and Local Government Population and Household Projections, and Implied Dwelling Requirements* prepared by the NSW Department of Planning and Environment forecast an additional 200 dwellings by 2036, which represents a total change of only 0.3%.



Both of these appear to have been based on 'more of the same' strategic land use and infrastructure planning at state level. In our opinion, given the renewed interest in the Sydney Canberra Corridor and the views of many landuse planners and the community that Sydney is reaching its tipping point both in terms of scarcity of land for residential development and affordability, the Upper Lachlan will see more pressure for growth in the coming years than predicted by Profile ID and the Department of Planning & Environment.

This has been the experience in other areas of the state where the state has invested in significant infrastructure improvements. Such as case is Coffs Harbour which reached its 20 year population projection in five years as a result of the Pacific Highway upgrade and other infrastructure improvements in the region.

C. Dwelling Requirements/ gaps in supply

The population of Upper Lachlan Shire is ageing, with an increasing number of lone households. Based on this trend, smaller, more affordable dwellings that can accommodate one or two persons are required. These dwellings should be centrally located with easy access to services to assist ageing residents, who are more likely to have special needs and may require daily assistance.

Smaller dwellings may also provide an affordable housing option for couples with or without children and relieve some of the housing stress recorded in the census.

Current housing stock is primarily made up of three bedroom stand-alone dwellings. Based on recent real estate sales, one or two bedroom dwellings are uncommon. On this basis we can assume that greater housing choice and diversity is required within the Shire to better meet the needs of the existing and future populations in the Shire.

The community informed us that there is also a growing demand for 'rural living' accommodation on the periphery of the villages.

The community also expressed concern at the lack of independent and assisted care seniors' accommodation as well as crisis and social housing.

At the present time the Department of Family and Community Services (FACS) do not manage any public rental housing within Upper Lachlan Shire.

FACS do however report a high demand for public housing in the Southern Tablelands Region generally due to the lack of affordable housing options within the private rental market combined with the rising cost of living. FACS are also experiencing an increase in housing requests for persons with special or complex needs as a result of disability, mental health, drug and alcohol abuse.

There are no social housing providers based within Upper Lachlan Shire.

There is also a shortage of short term and tourist accommodation in the Shire.



7. Environmental & infrastructure constraints to providing more housing

A. Environmental

This section identifies environmental and heritage constraints for the provision of new housing in the Shire. Potential cultural or environmental constraints to future housing development are identified. Maps of all environmental constraints and flood risk are contained in Appendix A.

Bigga

The village of Bigga contains five sites of heritage value, including two churches and the local school. Bigga General Cemetery in the north-east of the town is also heritage listed, inside of which several species of native orchid have been recorded. Multiple threatened bird species have been recorded in the centre of town. Bigga itself is situated over areas of remnant and regrowth bushland, and degraded grassland.

Binda

Binda contains 9 heritage items, mostly buildings, as well as two cemeteries and Kangaloolah Creek Bridge. Native orchids and protected bird species have been recorded in the town, which is scattered with remnant bushland. Remnant trees present a fire risk in the north of the town.

Breadalbane

Breadalbane is a small town with multiple heritage items including two churches, two homesteads, a school and an inn. The Wet Lagoon Nature Reserve in the south of the village is also heritage listed. Patches of bushfire prone forest are found around the town, including Southern Tableland Dry Sclerophyll forest, which may contain several threatened and endangered plant and animal species.

Collector

Collector contains 8 built heritage items, including two churches, three inns/hotels and a cemetery. The town is scattered with bushfire prone vegetation, which is also home to many protected species of plants and animals. The green and golden bell frog, which is listed as endangered in NSW has been recorded north of the town.

A Flood Risk and Bushfire Prone land map for Collector is contained in Appendix A and D respectively.

Crookwell

There are 33 listed items of built heritage in Crookwell. These are mostly small civil and commercial buildings throughout the centre of town, as well as homesteads, rail and church grounds towards the peripheries. Crookwell contains protected fauna, including bird, marsupial and reptile species. Crookwell has a very large density of Biophysical Strategic Agricultural Land immediately east and west of the town.

A Flood Risk map for Crookwell is contained in Appendix A.

Dalton

Dalton contains substantial bushfire prone areas, with a larger area of bushfire prone land to the town's south-east. Most of this is from remnant and in some cases severely disturbed bushland. It has 10 listed items of built heritage including two cemeteries in which several species of protected orchids have been found. The town is also home to multiple protected bird and marsupial species. There have been platypus sightings close to Oolong Creek south of the town.

A Bushfire Prone land map is contained in Appendix D.

Grabben Gullen

The Albion Hotel in Grabben Gullen is heritage listed. The town is surrounded at its south, and south-west by bushfire prone land. Despite the mostly remnant and degraded quality of the surrounding bush, multiple protected plant and animal species have been found in and around the town. Grabben Gullen rests on a substantial area of Biophysical Strategic Agricultural Land, extending particularly from the town's southern and eastern edges.

A Bushfire Prone Land map is contained in Appendix D.

Gunning

Gunning contains 26 heritage listed items. These are mostly small buildings in the centre of town as well as larger sites of significance on its peripheries such as Boureong homestead.



immediately north of the railway station. Several species of protected birds, marsupials and reptiles have been recorded throughout the town.

A Flood Risk map for Gunning is contained in Appendix A.

Jerrawa

South-west of Jerrawa is the heritage listed Mundoonen Nature Reserve. This area and multiple others nearer to the township are bushfire prone. Protected bird and reptile species have been recorded in and around the town.

A Bushfire Prone Land map for Jerrawa is contained in Appendix D.

Laggan

Laggan is a small town containing 7 sites of built heritage. These are three churches, a cemetery, a school, a hotel and a memorial hall. The area is sparsely populated by remnant bushland. Protected animal species have been recorded in the town.

Taralga

There are 31 heritage listed sites in the township of Taralga including civil, commercial and residential buildings. Additionally, the town has a heritage listed railway station at its south, and a heritage shearing site at Woolshed Creek to the north. Large tracts of Biophysical Strategic Agricultural Land surround Taralga on most sides. Several protected animal species and at least one native orchid have been recorded in and around the town. A Flood Risk map for Taralga is contained in Appendix A.

Environmental Constraints mapping for all twelve villages is contained in Appendix B.

B. Infrastructure

Potable water

Water supply quality and security has historically been an issue in the Shire and is a significant constraint to growth. Council supply reticulated and treated water to:

- > Crookwell;
- > Taralga;
- > Gunning; and
- > Dalton.

Council also supply bore water in part as a community service in several villages including Crookwell, Taralga, Gunning and Dalton.

Other villages in the Shire depend on private bores and rainwater tanks for their water supply.

Water Quality:

The quality of drinking water in the Shire was identified as an issue in a review of Council's Integrated Water Management in 2012. Council has recognised this and secured funding for new water treatment plants at Gunning and Dalton and replacement of mains in Gunning, together with funding for a new treatment plant and new service reservoir at Taralga.

Water Security:

The review also highlighted the issue of water supply security, particularly in Gunning, Dalton and Taralga. Council has been working to address these issues with measures such as:

- > Upgrading a new 100ML off-creek storage for Gunning;
- > A new bore treatment plant at Dalton;
- > Improved treatment process to allow groundwater to regularly supplement supply at Taralga;
- > Connection of the Harley Rd bores to the Crookwell Dam;
- > Effluent reuse scheme at the Taralga Sewerage Treatment Plant for irrigation of local farms;
- > A trail storm water harvesting system in Crookwell for irrigation of a playing field;
- > Investigations into supply of town water to Collector;
- > Community education program aimed at minimising wasteful water use

The review reported that Crookwell is licensed to extract 400ML/ year. Current annual demand is in the order of 300ML/year so is expected to be sufficient to meet future demand for many



years to come. However, the Lachlan River and Woolshed Creek that supply Gunning and Taralga have not historically been secure water sources, especially during drought.

Impact of climate change:

The review identified the issue of impact of climate change on water security. In this regard, climate change is predicted to result in increased temperatures and reduced rainwater runoff. The review goes on to recommend the adoption of adaptive planning controls that require the conservation and source diversification of water in the Shire to minimize the impacts of climate change on the community and agricultural uses. Accordingly, Council is investigating inclusion of best practice water sensitive urban design approaches to development for inclusion in their controls for development.

Water Sensitive Urban Design Approach to growth:

The objective of Section 10.5 of Council's current Development Control Plan Staging of development in expanded village areas and the provision of essential infrastructure is:

"To ensure the expansion of village areas and the provision of infrastructure is provided in a staged approach which will deliver improved efficiencies and sustainability for long term growth and operation."

A key consideration under Section 10.5 is that new development in growth areas minimise potable water demand and wastewater production.

Section 7.2.3.7 of this Strategy provides some best practice recommendations for additional controls and guidelines to encourage and maximise water conservation and reuse utilising Water Sensitive Urban Design (WSUD) elements in new development in the future. Water conservation and reuse is also a key requirement of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. That policy calls for all new developments and renovations of a value greater than \$50,000 to achieve up to a 40% reduction in potable water consumption and 40% in greenhouse gas emissions.

For the 2019 end of year the following water consumption was predicted to be:

- Dalton – used 10,217 kiloliters consumed across 84 consumers
- Gunning – used 48,558 kl consumed across 356 consumers
- Taralga – used 42,396 Kl consumed across 212 consumers
- Crookwell – used 198,517 Kl consumed across 1277 consumers.

Methods of achieving WSUD in residential areas include:

- Rainwater tanks for reuse of roof runoff in washing machines;
- Use of recycled water for toilet flushing and irrigation;
- Bio retention/detention basins/swales along the edges of parkland corridors/ and artificial wetlands to remove pollutants and to reduce peak flow rates; and
- Gross pollutant traps

Methods of achieving WSUD for ground water management include:

- Limit additional impervious areas on the site; and
- Encourage water infiltration at the base of bio-retention basins and swales

Queanbeyan Council have adopted water and energy objectives by adopting the principles of sustainable development in terms of the overall usage of water and energy within the neighborhood. Controls include:

- Neighborhood Structure Plans will achieve water savings of between 50 – 70%.
- Neighborhood Structure Plans will reduce the demand on potable water by ensuring connection is available to a recycled water service.
- Neighborhood Structure Plans will reduce energy consumption by precinct through initiatives such as optimization of street and block orientation.
- Neighborhood Structure Plans shall reduce demand for energy and carbon footprint by encouraging largely self-contained township.

Sydney Water

WSUD aims to improve the ability of urban environments to capture, treat and re-use stormwater before it has the chance to pollute and degrade our creeks and rivers.

Benefits:

- Reducing the quantity of stormwater runoff
- Improving the quality of stormwater runoff
- Protecting and restoring creeks and rivers
- Improving wildlife habitat
- Improving the appearance of streets and parks
- Cooling our local environment by retaining water

By integrating the methods of water and energy sensitive design above, a 40% reduction in potable water and energy use is achievable.



Sewer

Sewerage services are provided by Council in Crookwell, Gunning and Taralga only, with sewerage treatment plants in each center. Other villages in the Shire depend on on-site septic tanks for sewer.

Ageing infrastructure has led to Crookwell treatment Plant exceeding its licensed discharge volumes due to severe flooding. To address this issue Council has an ongoing program to replace sewer mains in Crookwell.



8. Population and housing vision

Building on the analysis, community engagement and opportunities and constraints analysis, the overarching Vision for housing was developed to form the foundation for the Housing Strategy:

“To manage the demand for housing and associated population growth in a sustainable way to support a prosperous future for the community of Upper Lachlan while recognising and preserving the particular values, characters and liveability of the existing villages and rural areas within the Shire.”



9. The Priorities

The Vision is to be supported by the following objectives, strategic framework and development principles based on the known and projected population in the Shire in the short medium and long term. Analysis of the current housing and land supply revealed that there is currently ample appropriately zoned and sized land in the existing towns and villages to cater for predicted population growth.

In the medium to long term areas have been identified and amendments to planning controls recommended to cater for predicted growth from the drivers of migration discussed above.

A. The Strategy Objectives

Based on the evidence on the current housing in the Shire, the demographic characteristics of the community, gaps in housing supply, state and regional strategic, economic and infrastructure plans and extensive community and stakeholder engagement the objectives of the Strategy are as follows:

- To ensure the Upper Lachlan community is prepared for future growth in the region and ensures sustainable, liveable communities into the future in the Shire;
 - To capitalise on the Sydney/Canberra Corridor development to attract more investment into the Shire;
 - To ensure the unique characters of the individual villages is preserved as growth occurs;
 - To ensure that heritage sites and areas of ecological value are protected;
 - To ensure that new development does not occur in bush fire prone or flood affected land;
 - To contain future residential development within established village boundaries on the basis that there is ample vacant and underdeveloped land in existing villages to enable the development of more than the required number of new dwellings for at least the next 20 years;
- Concentrate growth in the largest existing villages that have access to town water and sewer infrastructure;
- Encourage a greater choice of housing in the Shire in appropriate locations to better support the existing and emerging needs of the local community, including the rising demand for adaptable universal housing suitable for an ageing population and smaller, more affordable dwellings for first home buyers and those in housing stress in the Shire;

Encourage housing developers to adopt universal access and sustainability principles in their developments with particular emphasis on developments near activity centres to provide real alternatives for residents with mobility limitations or those wishing to age in place.

Work with social and crisis housing providers to encourage more housing in the Shire for those most in need;

Work with industry providers to encourage more tourist accommodation in the Shire;

Review Council's LEP minimum lot sizes as a means to encourage a greater range of housing types in the Shire, for example shop top housing in the core of the main villages of Gunning, Taralga and Collector;

Review Council's LEP controls for large lot rural residential subdivision on the edges of villages. This form of development is unsustainable. Consider enabling 'cluster rural' or 'hamlet' style development in appropriate areas to provide a rural lifestyle choice

B. Strategic framework for urban and rural growth in the Shire

Urban growth principles developed for settlements in the shire are firstly approached from a hierarchical basis of population and economy. The hierarchy creates four key centres and a further five sub centres. The key settlement centres are Crookwell, Gunning, Collector, and Taralga. The sub centre settlements have been considered ordered based on a range of economic and geographical considerations but principally on the basis of available essential services, proximity to larger centres and available land for growth and change over time. These sub centres are Laggan, Binda, Dalton, Tuena, and Bigga. The remaining sub centres are potential sites of growth subject to project specific opportunity. Those that are on tourist routes are a priority.

Rural growth principles are based on increasing the number of farming families and diversification of farming practices. The growth in rural areas will be directed to small lot productive farming enterprise and more sustainable rural residential subdivision models with focus on areas adjacent to settlements.



C. Land use planning principles to address housing mismatch and encourage housing growth

Support the settlement hierarchy

Additional housing is provided within infill areas in the existing villages, particularly the larger villages that are already connected to water & sewerage infrastructure that are close to shops, community services and facilities, employment and transport.

Facilitate greater housing choice – general, social, affordable and aged housing

Review Council's LEP landuses to facilitate a greater range of housing types in the Shire, particularly to cater for renters, seniors, first home buyers, tourists and for those in special need.

Investigate reducing lot sizes in selected villages

While there is ample land for residential development in all of the villages, a major roadblock to residential development voiced by the community, particularly in Gunning, was that the LEP minimum lot sizes were too large. As mentioned above, the majority of lots in Gunning are below the minimum lot size of 1,000sqm in the village zone which creates issues for redevelopment. Another issue in Gunning is the number of areas in a single ownership in the town centre that have not been developed in recent years.

Encourage shop-top housing – in main streets of villages

Shop top housing development can serve to connect and activate the street-front of the commercial areas in the villages while providing a different smaller, more affordable housing type and more residents in the centres. Council will plan for and create and to address the land bank constraint. Investigate new forms of rural residential on periphery: include regeneration of disused, derelict, remnant and heritage dwellings and structures in rural areas (think UK barn conversion solutions to diversity in housing choice and keeping families on farms).

Investigate new forms of rural residential on periphery of villages - Cluster rural/hamlets, adaptive reuse of old farm buildings

Traditional forms of large lot residential development are no longer sustainable. The possibility of introducing development standards and suitable areas for rural hamlets on the large lot rural residential zones on the periphery of the villages should be further investigated.

This may also include encouragement of the use of disused, derelict, remnant and heritage dwellings and structures in rural areas for permanent or tourist accommodation.

Facilitate wider range of tourist accommodation

Investigations revealed there to be a shortage and little choice of type of tourist accommodation in the Shire. Investigate the range of tourist accommodation permitted in the various urban zones in each village to facilitate a wider choice in tourist accommodation offered in the Shire. Seek amendments to the LEP zonings to allow tourist accommodation in the Village and other urban zones within the towns and villages.

Encourage application of Water Sensitive urban design in new development

As Australia's rainfall and runoff are among the world's most variable, it makes water management very challenging when planning for growth. Water availability and quality is a constraint to growth in the Shire, which will increase with the growing effects of climate change.

Council therefore recommends that the community support and encourage the application of Water Sensitive Urban Design Principles in their controls for new development. The long-term economic efficiencies of WSUD systems to individual households and communities are well documented.

Water Sensitive Urban Design (WSUD) integrates land and water planning and management into urban design and planning of new developments. WSUD is based on the idea that urban development must address the sustainability of water and minimise impacts on the water environment. WSUD aims to reduce the impact of development on natural systems and demand for potable water from reticulated systems by using alternative sources of water such as rainwater and treated wastewater. The objectives of WSUD are:

- > Protect natural systems; protect and enhance natural water systems within urban developments
- > Integrate stormwater treatment into the landscape
- > Protect water quality
- > Protect the water quality
- > Reduce run-off and peak flows
- > Add value while minimising development costs by minimising the drainage infrastructure cost of development

Methods can include:



- > detaining, rather than rapidly conveying stormwater
- > capturing and using stormwater and grey water as alternative water sources
- > using landscaping in streets and parks to filter water
- > water-efficient landscaping
- > requiring water efficient appliances
- > treating wastewater to a suitable standard for re-use and/or release to river systems
- > purpose-built wetlands to capture and treat water run-off and provide habitat for wildlife
- > urban water harvesting water tanks

The mechanism to introduce more detailed WSUD objectives and controls will be through amendment of Council's Development Control Plan.

D. Towns and villages identified for growth in the short to medium term

CROOKWELL

Crookwell, the largest centre in the Shire is projected to grow with in the existing residential areas through densification and infill through transition from single dwelling lots to dual occupancy, townhouse and apartment development. New residential expansion is considered appropriate to the north and east in the medium to long term.

While Crookwell has capacity within the existing R2 zone to add a further 3,972 residents and the adjacent RU4 would add 413 new rural living dwellings. Analysis of the existing lands in each town and village revealed that while some of this land maybe developed in the short term the additional northern residential and RU4 areas identified could provide an additional 4,258 residents and 3,130 farmers in the medium to long term. The additional total population could be 11,773 if the future growth area and existing areas were developed. A total population that could be accommodated in the town, inclusive of existing 1,760 residents then could reach 13,533.

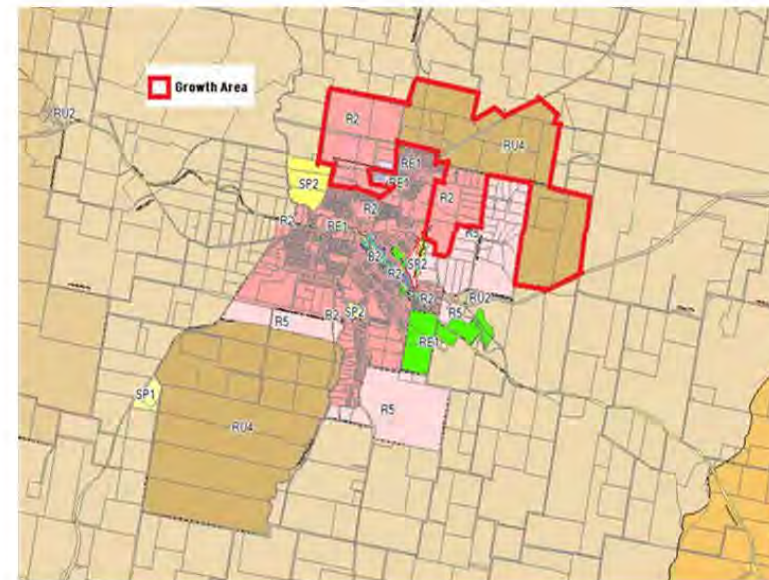


Figure 36. Crookwell - recommended housing growth areas map

Vision for the town: Crookwell develops as the centre for service and administration as part of the regional network of major rural towns across NSW. Accordingly, its focus is towards developing a regionally distinct town brand and identity that augments the rural service functions and community service provision.

GUNNING

Gunning growth areas within the existing settlement area are severely impacted by the flood management issues and therefore while there is some opportunity for infill within existing urban foot print a new growth area has been identified to the west for growth in the medium to long term.

This area is predicated on bridging and service establishment west of the railway corridor and anticipates opening up a development front equal to the existing area of Gunning east of the railway line i.e. approximately 250ha additional to the existing western 5.5ha of rural village



land. Using the same grid base blocks and lot sizes it could be anticipated that approximately 2,500 additional lots could provide for a population of 6,000 residents.

The potential additional growth could be supported by a growth in industrial land provision.

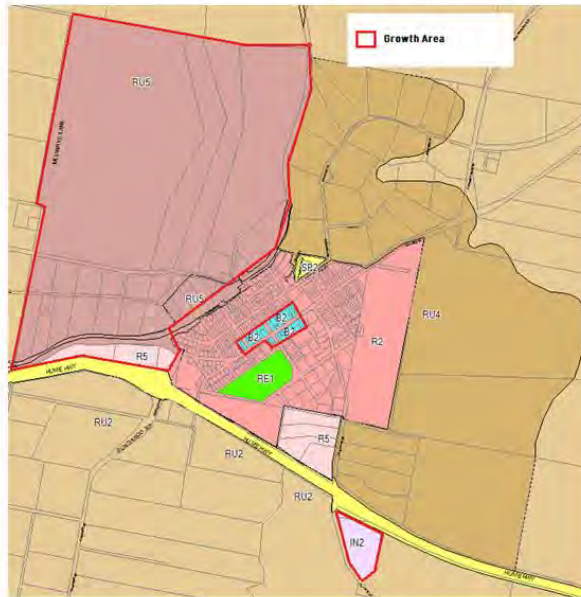


Figure 37. Gunning - recommended housing growth areas map

Vision for the town: Gunning becomes the major development front and gateway major centre leveraging its rail and road connectivity.

COLLECTOR

Collector has a large area of rural village (RU5) land that is underutilised and is constrained both by the Collector River flooding to the west and Federal highway issues to the east. A belt of ecologically important land combine with travelling stock reserves to create a greenbelt expansion limit to the north. Current population is put at around 313 (ABS 2016).

A feature of the settlement is its reliance on bore water and septic tanks that create a requirement for larger than usual lot sizes. Provision of a network sewer system and treatment

plant would enable reduced lot sizes and support change from RU5 to R2 that would double potential growth.

The structure plan anticipates rezoning the existing large lot residential (R5) area as rural village (RU5) and creation of a large lot residential (R5) area to the east. On flood prone land RU4 small scale productive rural activities are designed to focus growth on economic uses that support both village and rural communities. This creates a potential growth population of new 418 farmers and 631 village residents. Where alternative solutions to individual septic tanks can be found that enabled the village to be changed to R2 the population could grow to 1,487 residents.

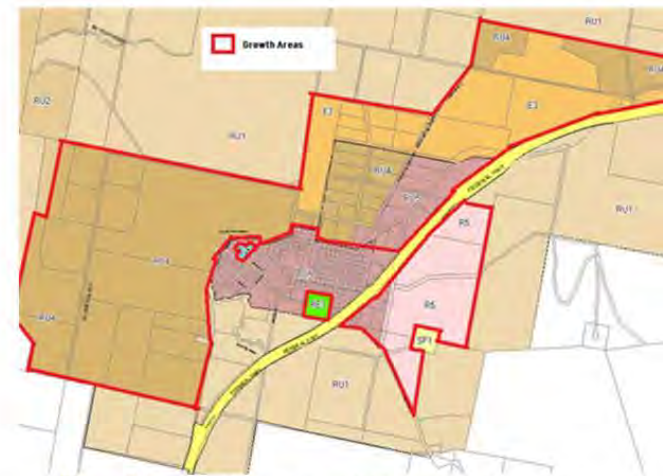


Figure 38. Collector - recommended housing growth areas map

Vision for the village: The Collector settlement retains its overall small village agricultural settlement character.



TARALGA

The Taralga village has a significant bank of residential land at available a minimum lot size of 1,000m² that suggests that economic growth rather than land development is the primary impediment to growth. Although the Corrobery Creek is a constraint the main flood prone land is as a consequence to overland flow to the creek.

The population is 467 (locality ABS 2016) and with the large area of undeveloped land capable of providing for a further 4,262 of residential and rural intensive productive lands.

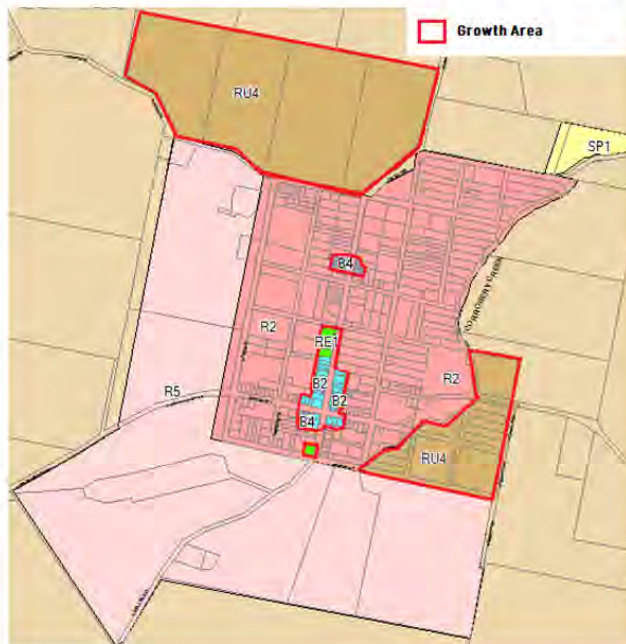


Figure 39. Taralga - recommended housing growth areas map

Vision for the village: Taralga retains its tourism appeal consolidating around the centre and major heritage features with additional recreational centre piece.
The other villages

BINDA

The primary area of growth remains within the existing village zone, but appears limited by land banking. The location of the cemetery to the north and church, community facilities and other residential sized lots south of the village form natural boundaries to the extent of village expansion.

The residential lifestyle developments occurring east above and behind the village do not appropriately facilitate a RU 2 zone outcome and should be brought into the village strategic planning. While the sports field and community garden on the western side of Queen Street are appropriate to the fold inundation risks associated with the creek there is sufficient area available to promote intensive small lot rural production activities appropriate to the village location, vistas and character.

There are two identified expansion areas west and east of Queen Street. The growth areas are in the Rural 2 zoned areas adjacent to the existing village and in the case of the eastern expansion areas are already in a minimum lot size 2ha area. The Western expansion area is currently in Ru2 zoned areas with an 80ha minimum lot size.

The eastern extension of RU5 village that utilizes existing road reserves and corresponding reduction from 2ha to 4,000m² provides a yield of 33ha and 82 lots.

The addition of Ru4 zoned areas west of the creek and east of Edward Street seeks to recognize both the rural artisan market opportunity in proximity to the village and to clearly demarcate the village boundary from large lot rural areas. Only the western economic greenbelt utilizes the floodplain land and provides an increased yield from the reduction in lot size from 80ha to 2ha that is currently the minimum for the eastern expansion area.

The less productive hillslope land west of Edward Street towards the existing village is large lot residential opportunity and acknowledges the existing subdivision and land use patterns. The change in zoning does not alter the existing yield or number of dwelling entitlements. The 28ha area of u4 rezoning west of Queen Street will provide a potential yield of 14 new lots/dwellings.

The change of RU2 to village Ru5 and corresponding reduction from 2ha to 4,000m² increases the yield along Queen Street and the Jarvis/Edward/Bishop Street block to reflect the existing lot sizes. The existing yield from Ru2 is 14 lots and dwellings. It is anticipated that with the change to Ru5 the potential yield will increase to 70 is creates an additional yield of 56 new lots and dwelling.

The change from Ru 2 to R5 large lot residential involves a change to the minimum lot size from 2ha to 1 ha size creating an additional maximum potential of 22 new lots/dwelling entitlement.



The consequential increase would provide Binda with a maximum village size, inclusive of the existing dwelling capacity, to a total maximum potential of 92 additional lots/dwelling entitlements.

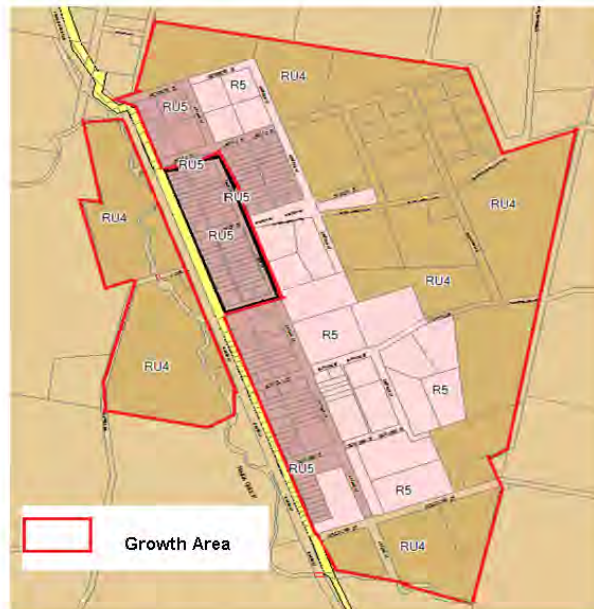


Figure 40. Binda – recommended housing growth areas map

LAGGAN

A key feature of the village is its predominantly linear growth along Laggan, Woodhouselee and Peelwood Roads with limited depth of development away from the road or along the bisect of Redground Heights Road or the Laggan-Taralga Road. Woodhouselee Road had also developed as a secondary spine for growth south of the village. Laggan is situated within a bowl and framed by prominent ridgelines to the east and north west that provide a clear delineation between the rural lands beyond and those observable from the village or key roads.

There are opportunities to continue the northern village expansion towards the cemetery and west along Redground Heights Road. Some opportunity exists to preposition the large lot rural productive lands around the village to smaller lot productive uses to diversify the areas economic and aesthetic mix and ensure the village surrounds are focused as rural rather than large lot residential. The small number of residents ensure commercial uses are limited and mostly focused on weekend trade. This is unlikely to alter without a significant growth in the population. Accordingly, the village should retain its local small scale while providing additional tourism hospitality in the form of rural events that benefit from the existing uses and rural appeal such as weddings, special events, day spar resorts and rural winter retreats. Other than special events the overall nature of any experiences of Laggan benefit from its intimate and small scale.

There is some opportunity to grow the village along Redground heights and further along the linear road. Spine however the primary growth areas are those beyond the village that cater for intensified rural production on small lots. The valley sides and along Reedy Creek are suitable to rural uses requiring intensive labor and capital that is contingent with specialization and diversification in rural production. The sector diversification in horticulture and animal husbandry can augment the traditional farming practices of the area and bring workers and tourists to the village.

A clear opportunity exists for a specialty café, with pop up option sites, located close to the village centre. The hotel car park and playground are two such areas a temporary use could be created. While the former Catholic Church on the corner of Laggan and Redground heights roads is similarly ideal location for business uses catering to tourism and farm gate opportunities.



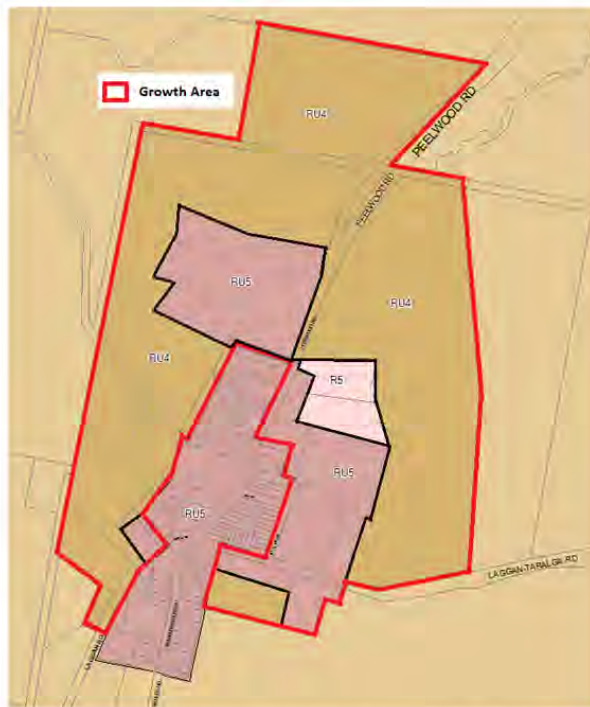


Figure 41. Laggan – recommended housing growth areas map

Biophysical Strategic Agricultural Land Mapping

Biophysical Strategic Agricultural Land (BSAL) has been mapped to inform the State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 (SEPP MPEI). The mapping identifies land with high quality soil and water resources capable of sustaining high levels of productivity. In essence the completed delivery of this state-wide initiative will ensure valuable environmental resources are safeguarded from extractive industries and overdevelopment. The identification of BSAL land that corresponds with the growth areas of Grabben Gullen, Taralga, Laggan and Crookwell will require further analysis to determine the viability of development on this sensitive land. See Appendix E for BSAL mapping.

E. Exploring additional dwelling types in the Shire

In order to address a range of housing gaps identified in this strategy the range of housing choice in the Shire must be addressed. A high percentage of households are living in housing stress due to unaffordable, inappropriate or unavailable housing to meet their needs.

Shop top housing in village centers

The village centres generally lack cohesion and connection with many punctuated by vacant lots. This is partly due to lack of economic impetus for growth in the past. If the drivers for regional growth continue the Shire should see economic growth and increasing demand for housing in the Shire.

A feasibility analysis of shop top housing was carried out for a three storey shop top housing development. The analysis revealed that in Crookwell such a development could return an approximate financial return of 32-36% in Crookwell and 14-18% in Gunning. Shop top housing would provide much needed smaller dwellings while protecting the ground floor retail uses in the village cores.

Town House developments are an emerging trend allowing farmers and rural residents to transition from the farm to the village. These town houses will better enable communities to age in place as opposed to relocating to an area with a more diverse and appropriate housing variety. Town houses are in close proximity to the main street of the village to ensure minimal travel distances to facilities. Furthermore, tourist accommodation in the form of bed and breakfast activity will be encouraged to locate within a precinct development and buffering between the commercial main street from adjoining residential areas. Town housing will facilitate elderly individuals in recognising the intrinsic relationship they share with their respected village and providing the housing and services to soundly age in place.

A new approach to rural residential - hamlet or cluster rural

Traditional two and five-hectare rural residential development is becoming an unsustainable form of housing often leading to the erosion of the environmental and/or agricultural value of land. This zoning is not a preferred subdivision model in many parts of the shire where the emphasis is on rural rather than residential use. Additionally, Council are transitioning towards a RU4 small lot productive farming alternative.

It is recommended that the community consider the introduction of alternate forms of rural residential development, for example rural hamlet or cluster development models.



Rural and conservation cluster or hamlet development have also been called “open space development”. They are considered a preferable alternative to large lot “rural sprawl” and increasingly the most viable options for maximising sustainability.

Reintroducing the ‘rural hamlet’ into the settlement hierarchy is aimed at re-establishing the population densities of rural communities to levels experienced previously when the land was intensively used for more intensive agricultural/farming purposes without significant impacts on agricultural or environmental uses/values. It also seeks to encourage a greater sense of community than traditional large lot rural residential subdivision.

Cluster or ‘hamlet’ development is the grouping of a particular development’s residential structures on a portion of the available land, reserving a significant amount of the site as protected open space or agricultural uses.

The open space created by cluster developments can be used in three ways:

- Communal use by residents as part of a community title arrangement (e.g. private passive or active recreational areas)
- Preservation of agricultural land
- Protection of wildlife habitat

This form of development can help preserve the balance between natural systems and human activity if the required open space is sufficiently large to accommodate rural resource activities and environmental processes.

From a visual landscape perspective clusters can be designed to resemble farm complexes in rural areas.

The hamlet model enables more rural lifestyle dwellings to be delivered on the periphery of existing villages, close to services using far less agricultural land while also creating a sense of place and community in these developments.



Figure 42. Existing farm complex in Crookwell similar layout to hamlet

Reuse, rehabilitation, and replacement of rural buildings

An additional approach we are actively pursuing is the reinstatement of historic building sites based on the UK barn conversion movement and English and Welsh planning policy. With an objective to reinstate the existing use right framework for former historic dwellings and structures. This will likely eventuate in a more advantageous outcome for the Upper Lachlan shire as opposed to the generation of Hamlet clusters.

Barn and historic structure conversions offer an alternate style of living with often elevated ceilings, full height cart entrances and open living areas providing for a great sense of space, creating contemporary interiors in a more period envelope. Consequently, these conversions are attracting a younger market to rural areas and encouraging restoration of rural heritage. Alternatively, downsizers have also shown particular interest in these self-contained conversions.

The purpose of this strategy is to provide alternative housing options that retain rural families on the land while protecting the operational requirements of farms and the character and setting of the rural environment. While based on enabling rural farming families and farm workers remaining in a rural setting, additional consideration is given to the reinstatement of the built form for tourism accommodation, including self-catering, home occupations and artisan economic activity. These developments will be required to respect the history, built form, design vernacular and materials of the locality and relevant guidance in the DCP provisions.

These conversions are perfectly suited to the Upper Lachlan region. The repurposing of many underutilised historic timber and stone barns, structures and former dwellings in beautiful rural locations where planning approval for a new free-standing home is unrealistic, will provide greater housing stock and diversity to support the livability of the villages.



Figure 43. Former barn converted into a residential living space



10. Mechanisms to deliver sustainable growth

LEP (PP) and DCP Amendments

- > Amend minimum lot sizes in the Village zone in the villages where the majority of lots are smaller than the LEP currently permits
- > Amend permissible land uses in Village zone to enable a greater choice in housing and tourist accommodation in the towns and villages
- > Review LEP zonings and minimum lot sizes to facilitate additional housing growth on the peripheries of Crookwell, Gunning, Taralga and Collector
- > Include new clause in the LEP to permit rural hamlets and introduce maps where hamlets are permissible into the LEP, similar to the Byron Bay LEP.
- > Introduce comprehensive objectives and controls into Council's DCP requiring new developments to adopt Water Sensitive Design principles in new development.

Non Statutory Mechanisms for growth

- > Council undertaking catalytic improvements to the public domain and services from grants funds
- > Prepare a Housing Implementation Plan
- > Continued engagement with the community and other stakeholders, particularly those involved in aged, social and crisis housing delivery in the region
- > Coordinate provision of essential infrastructure with expansion of settlements



11. Next steps

The draft Upper Lachlan Housing Strategy continues the dialogue between residents, businesses and Council to plan for sufficient housing to meet our future needs.

During public exhibition the opportunity will be created to hold roundtables with interested community members and stakeholder groups to ensure local voices and opinions inform and influence the Final Strategy.

Following consideration of all feedback, a final Housing Strategy will be published.

Following adoption of the final Housing Strategy Council will prepare more detailed housing delivery plans for the short, medium and long term for each village and town to provide the basis for any required legislative changes to Council's Local Environmental Plan or Development Control Plan.

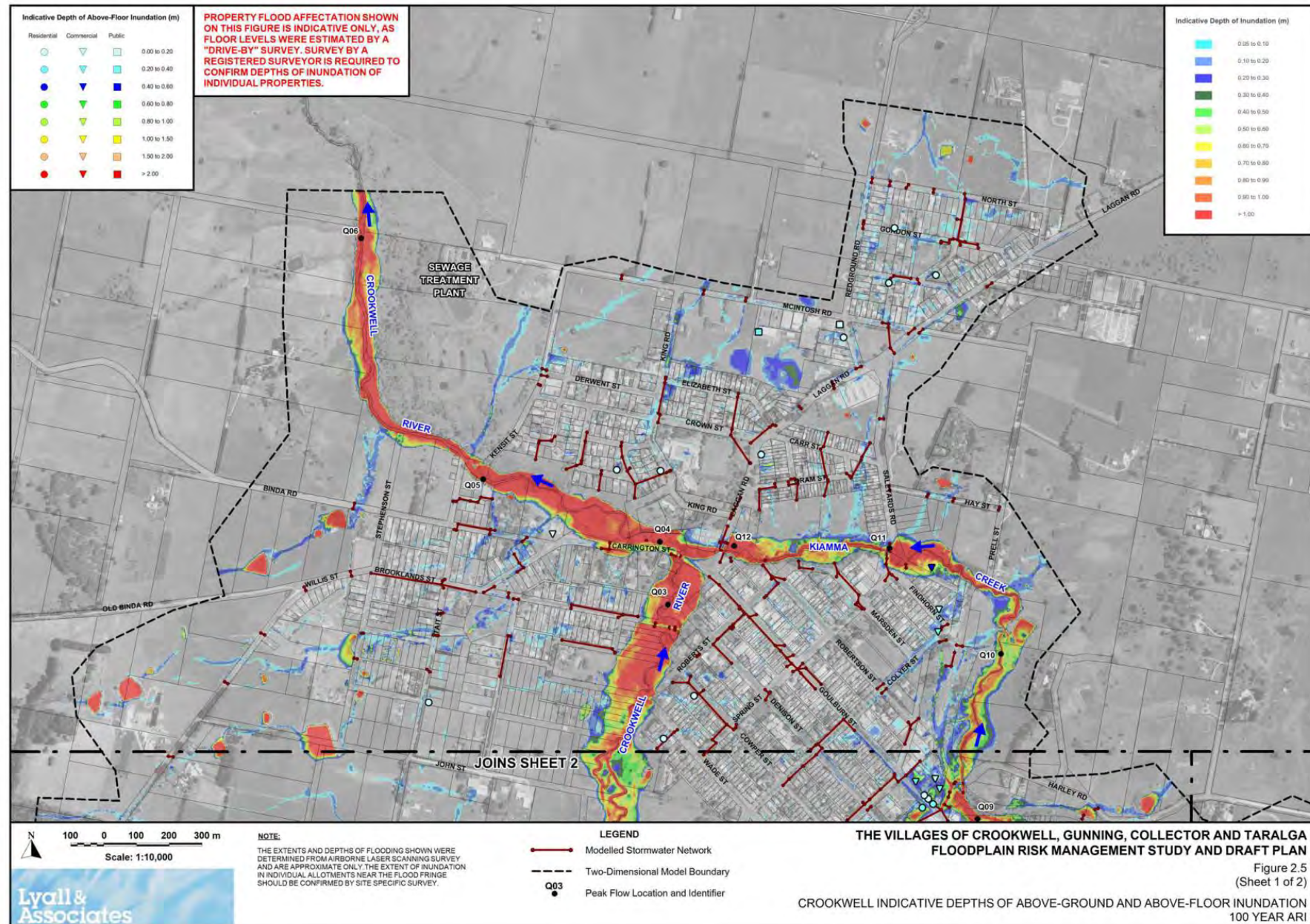
The Delivery Plans will also be prepared in close consultation with the community and other stakeholders with drafts placed on formal public exhibition for review prior to adoption for implementation.

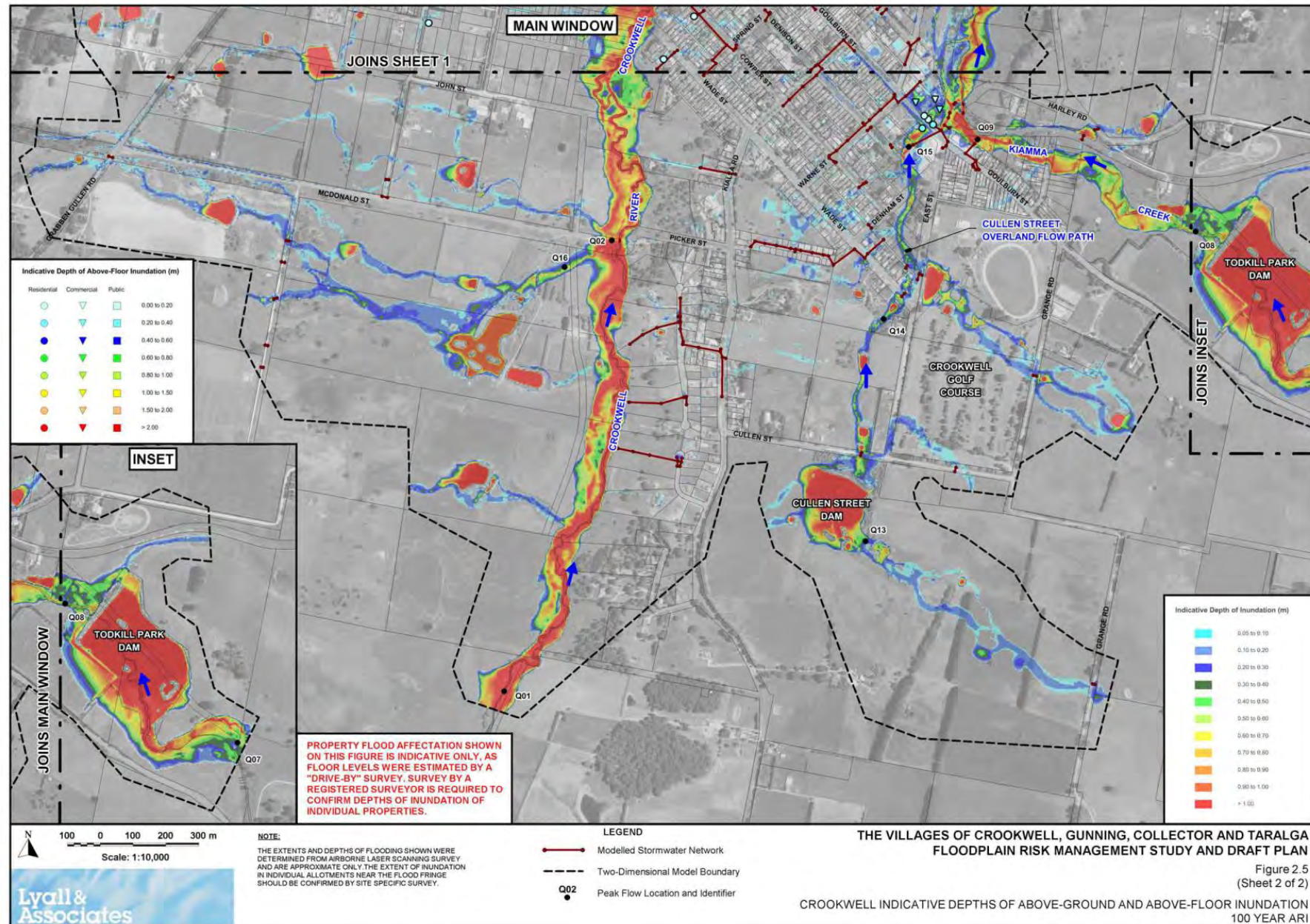


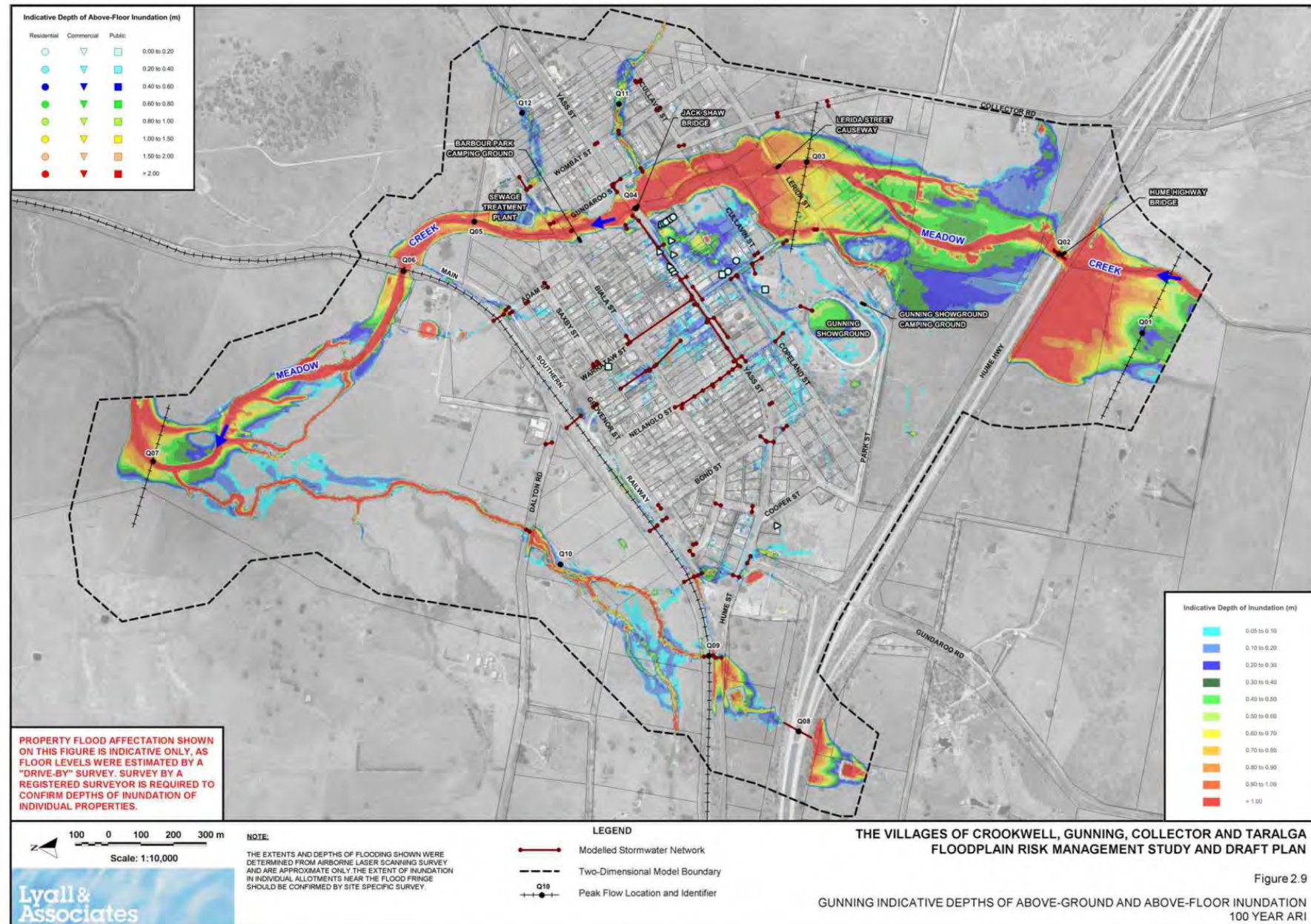
APPENDIX **A**

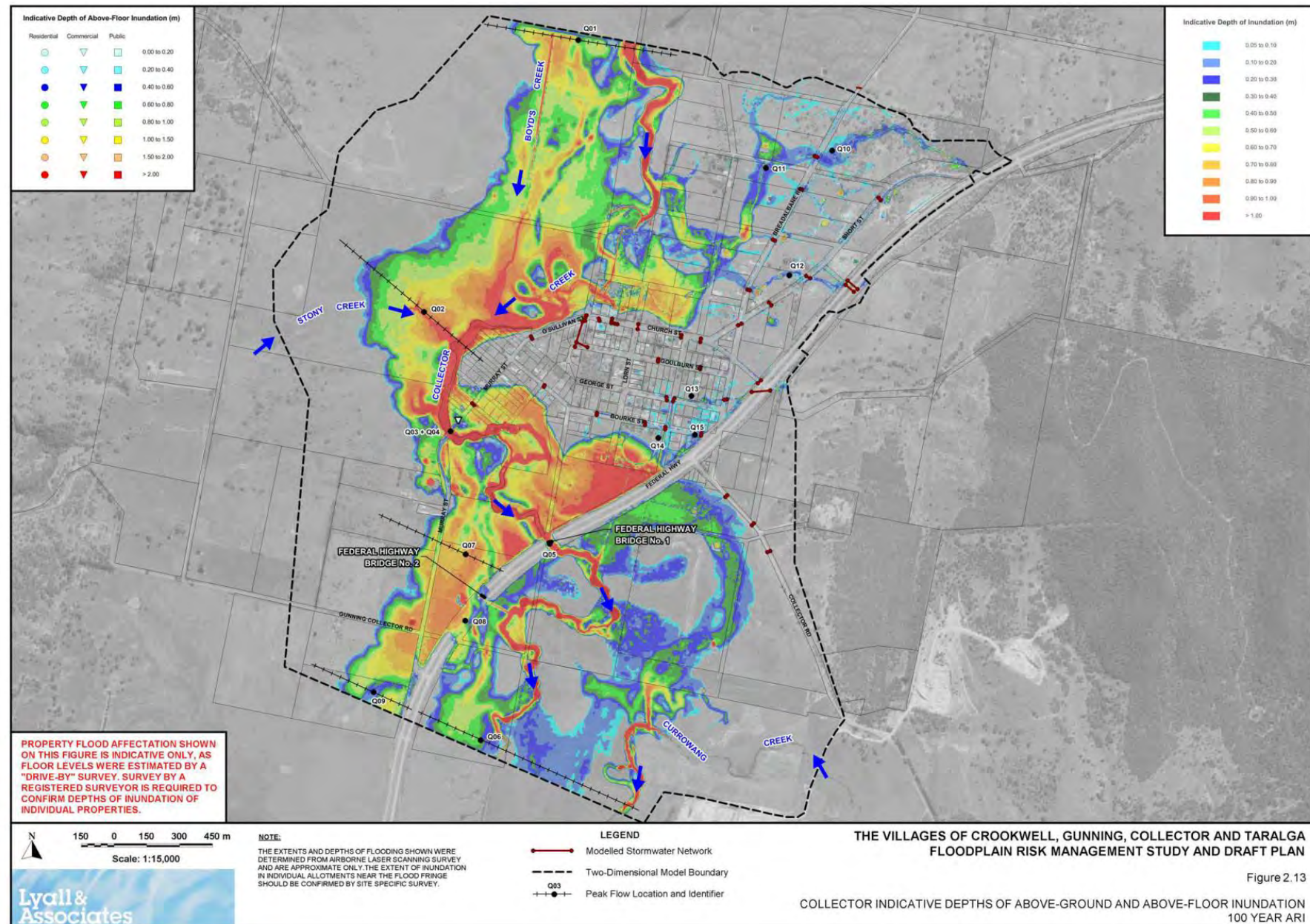
Flood Maps

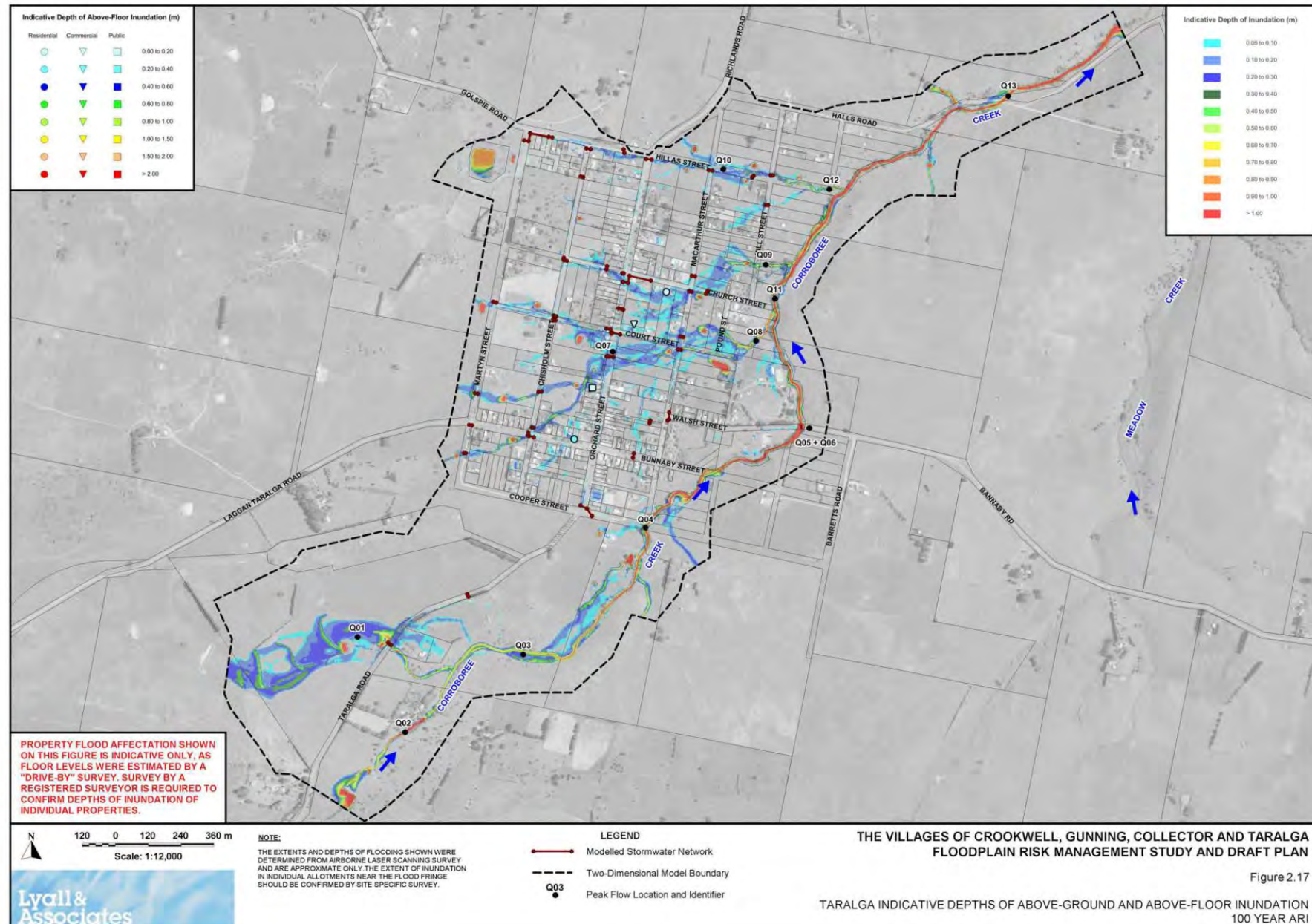








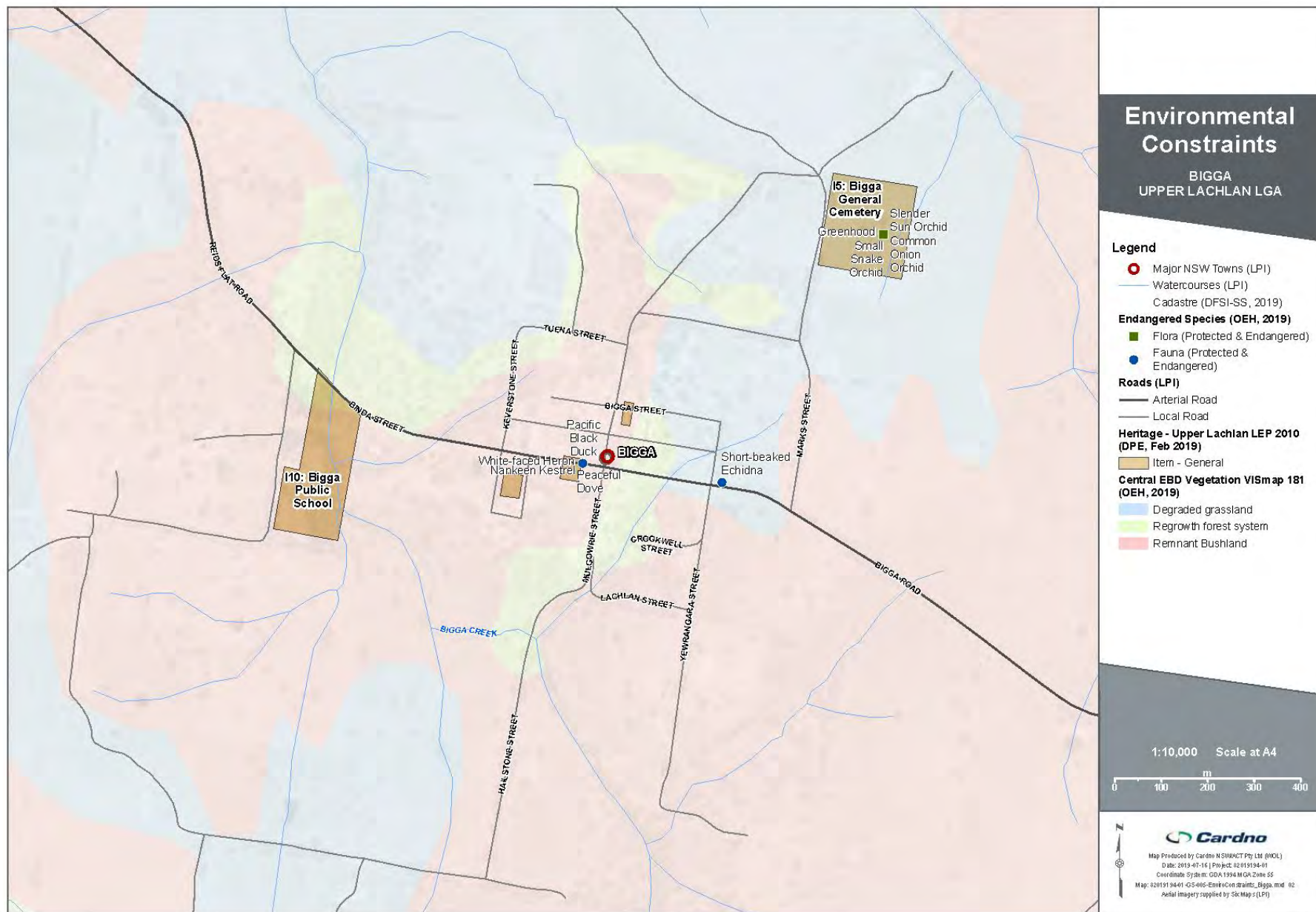


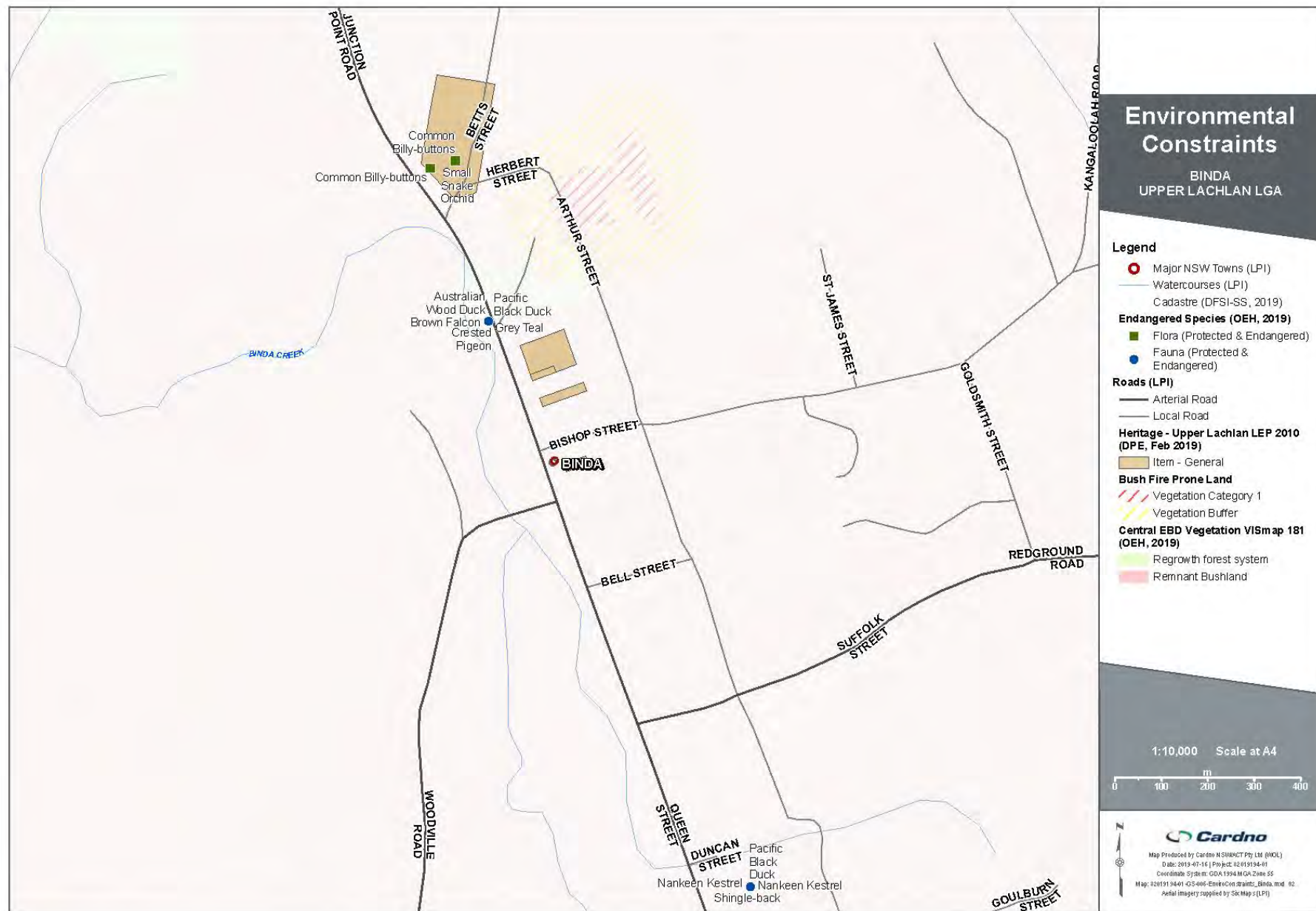


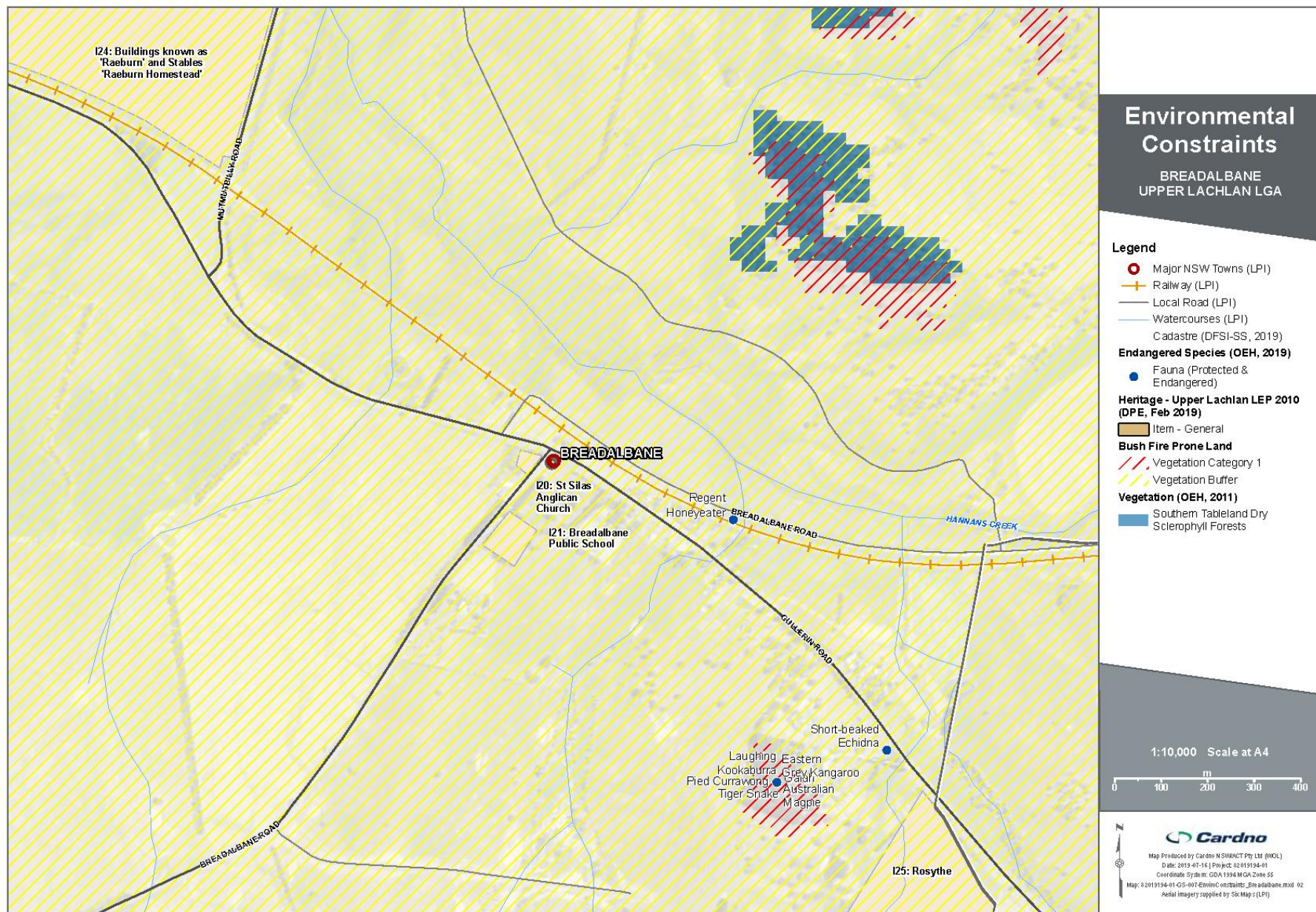
APPENDIX **B**

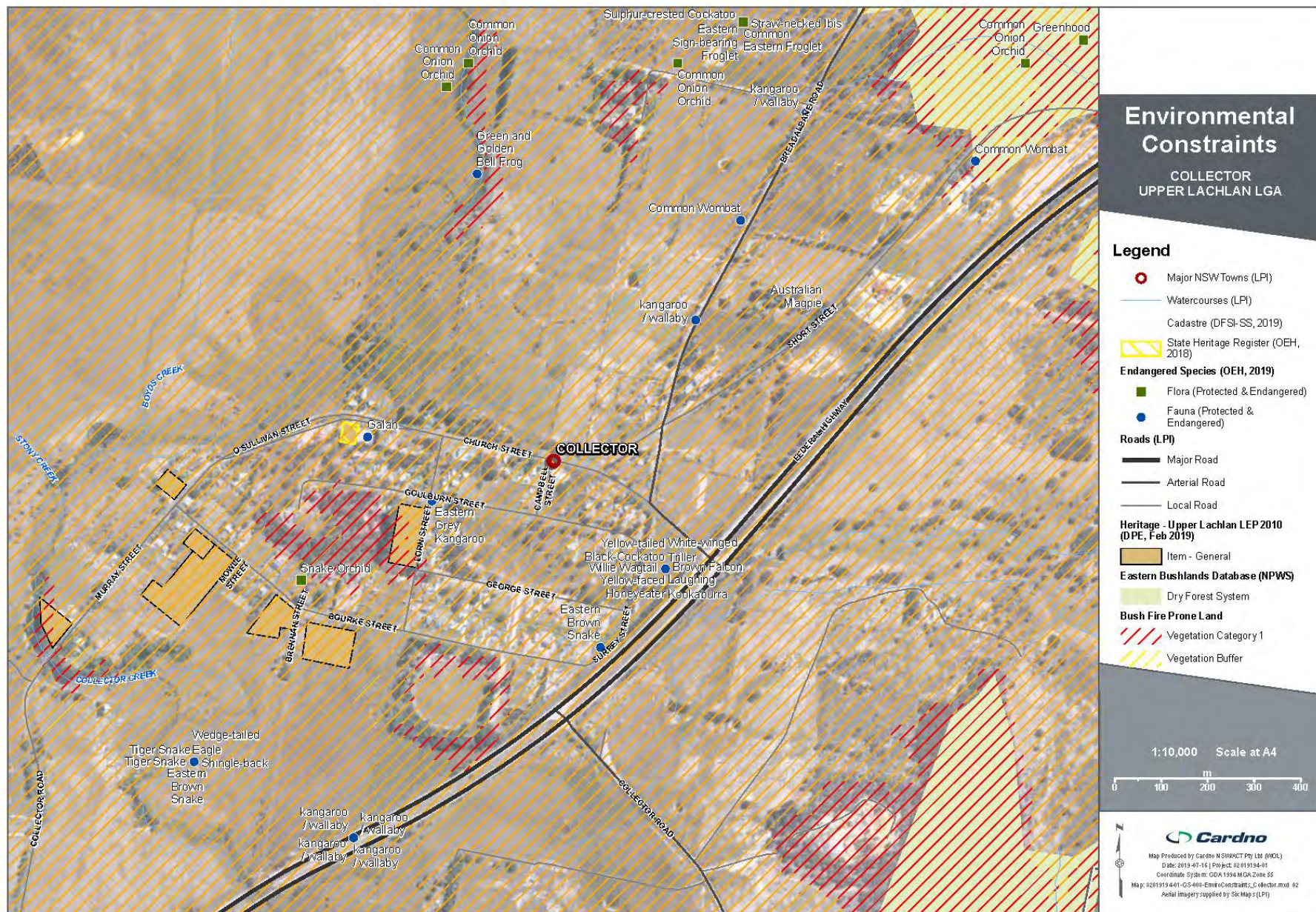
Environmental Constraints Maps

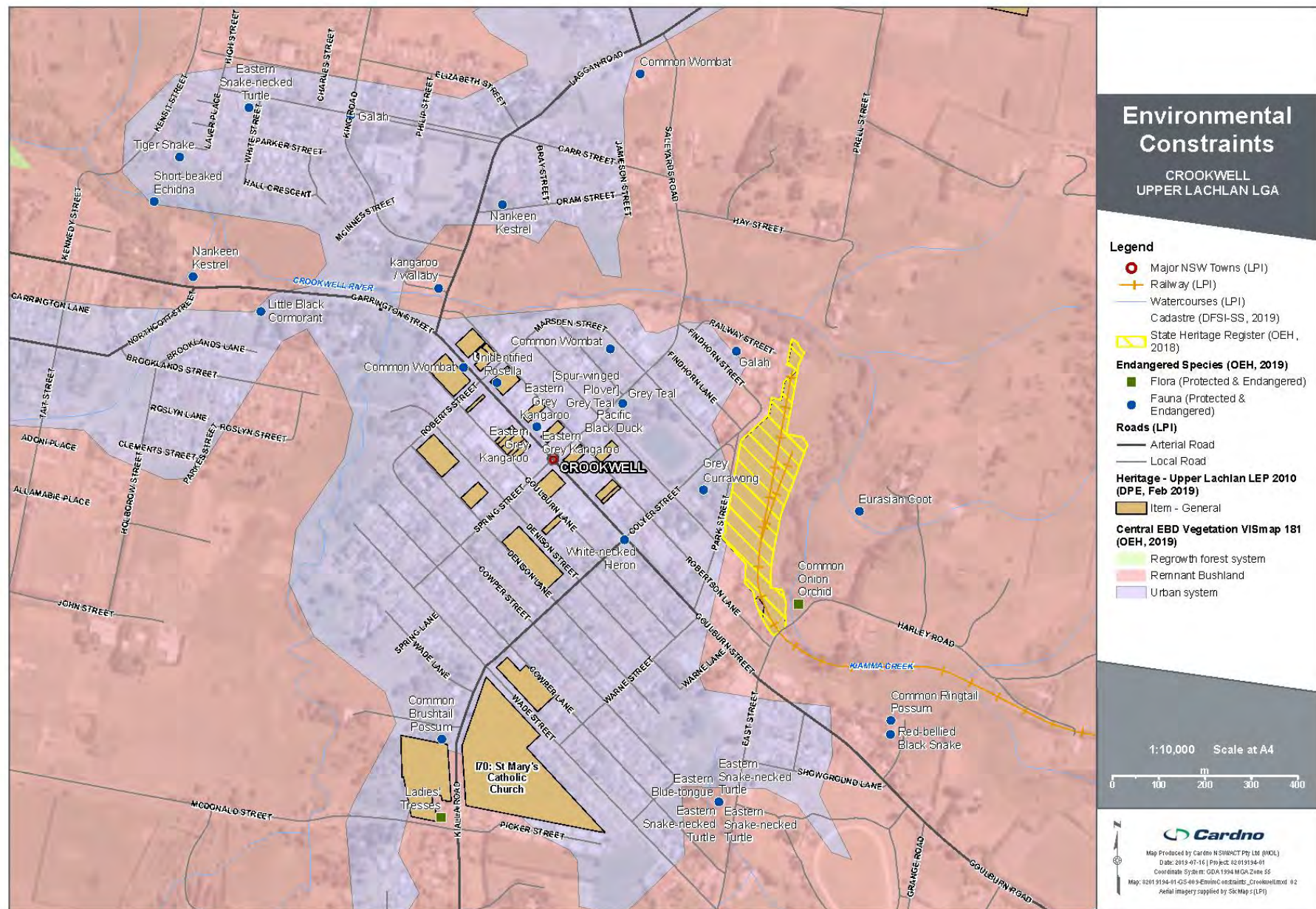




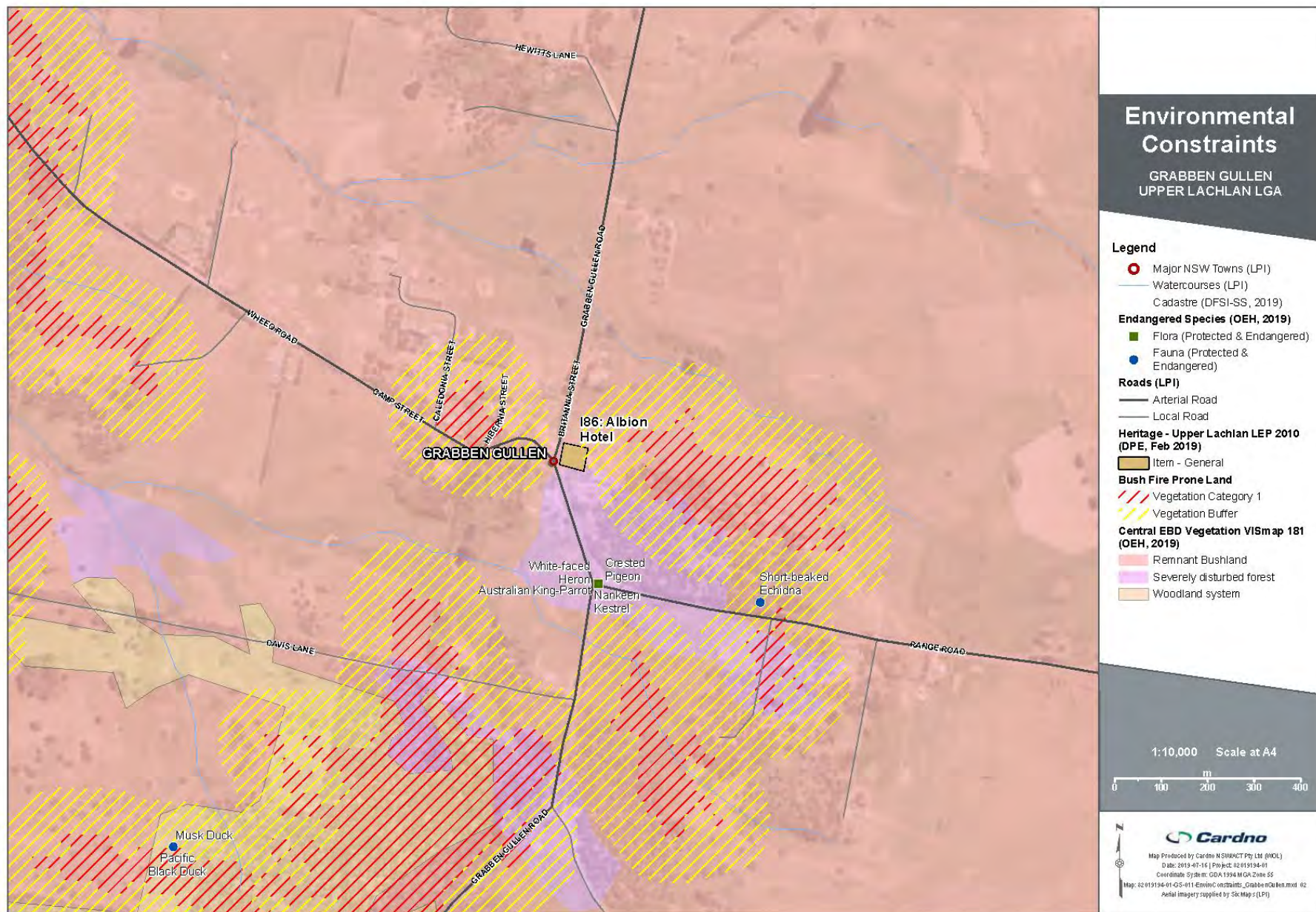


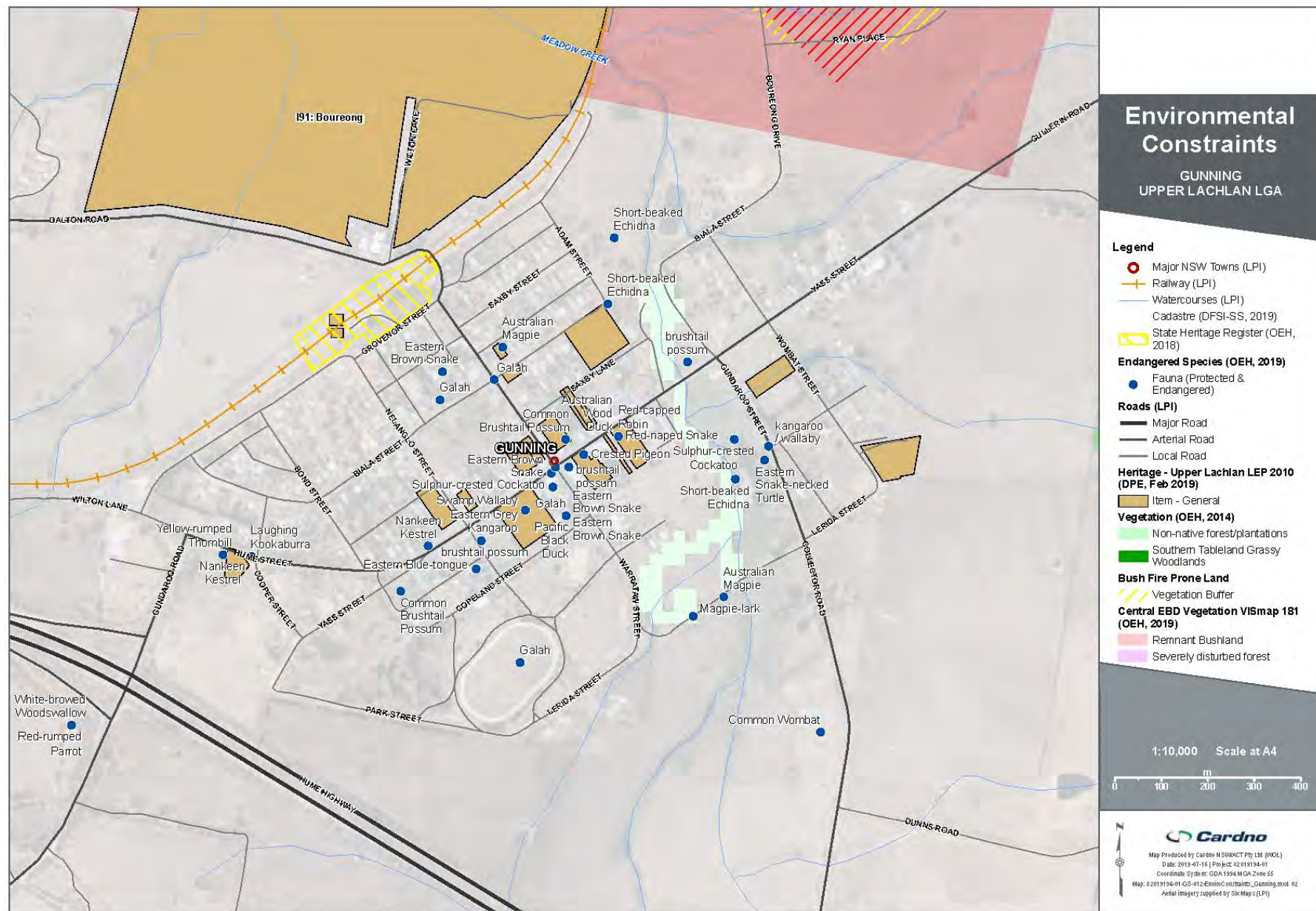






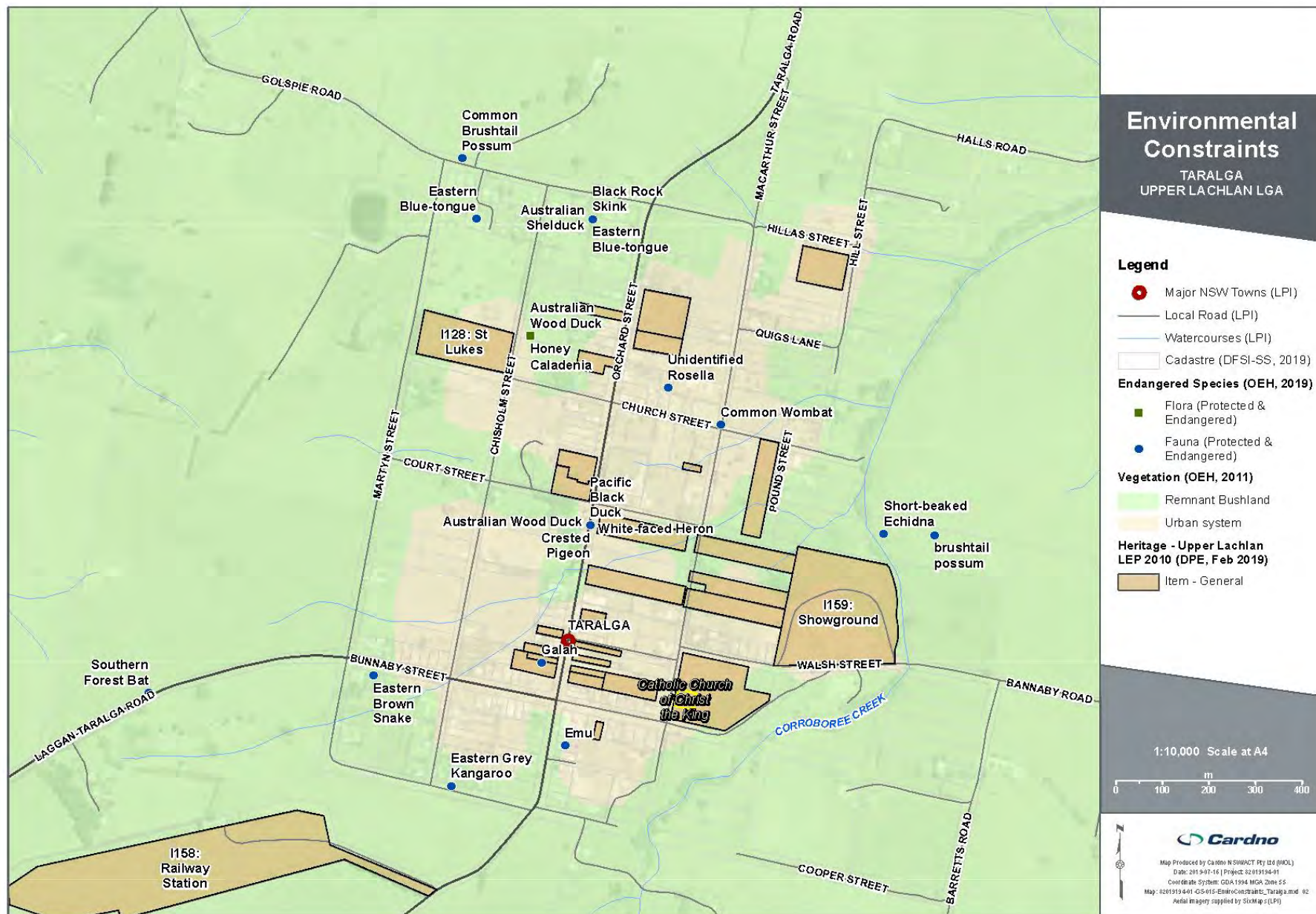


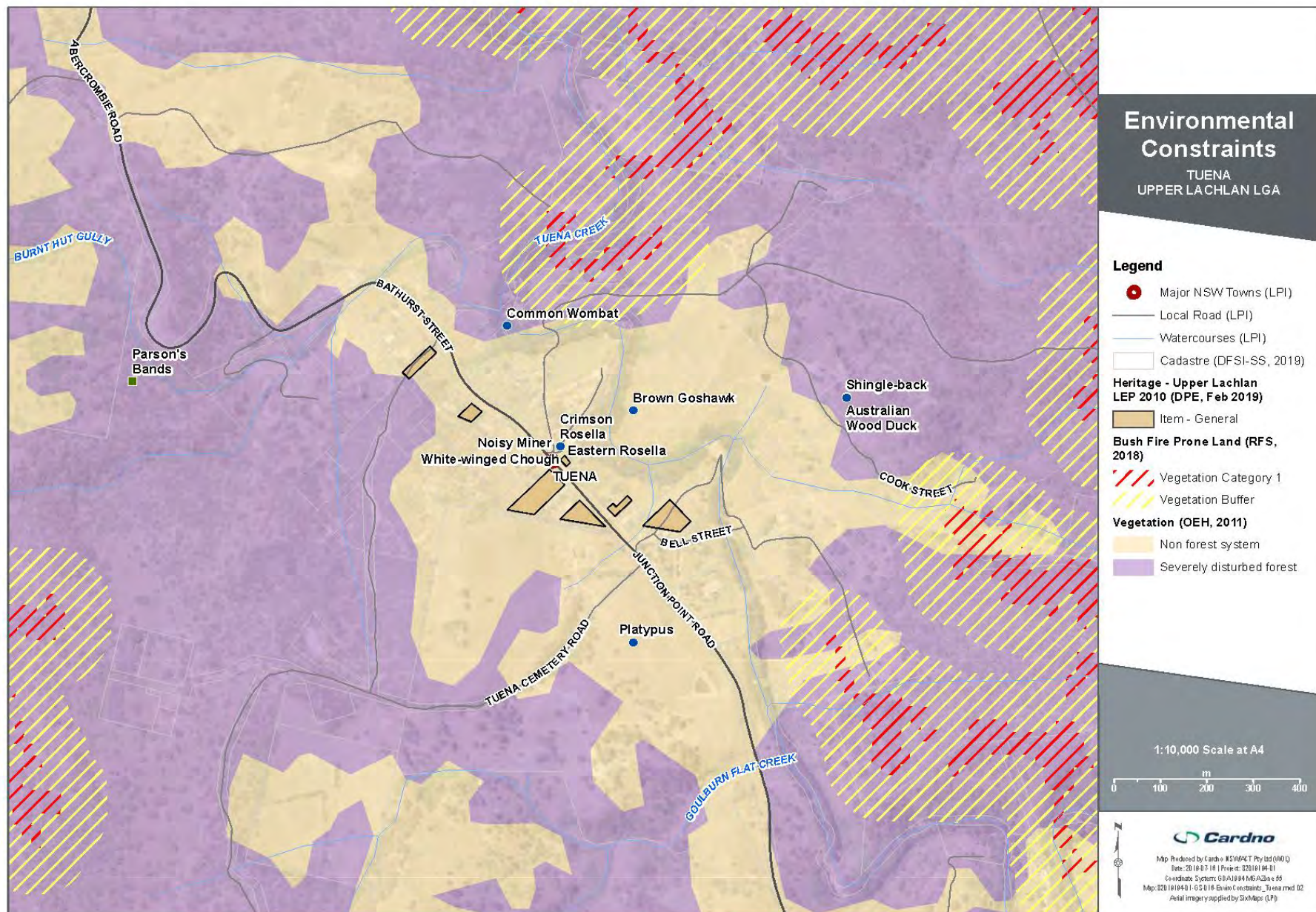








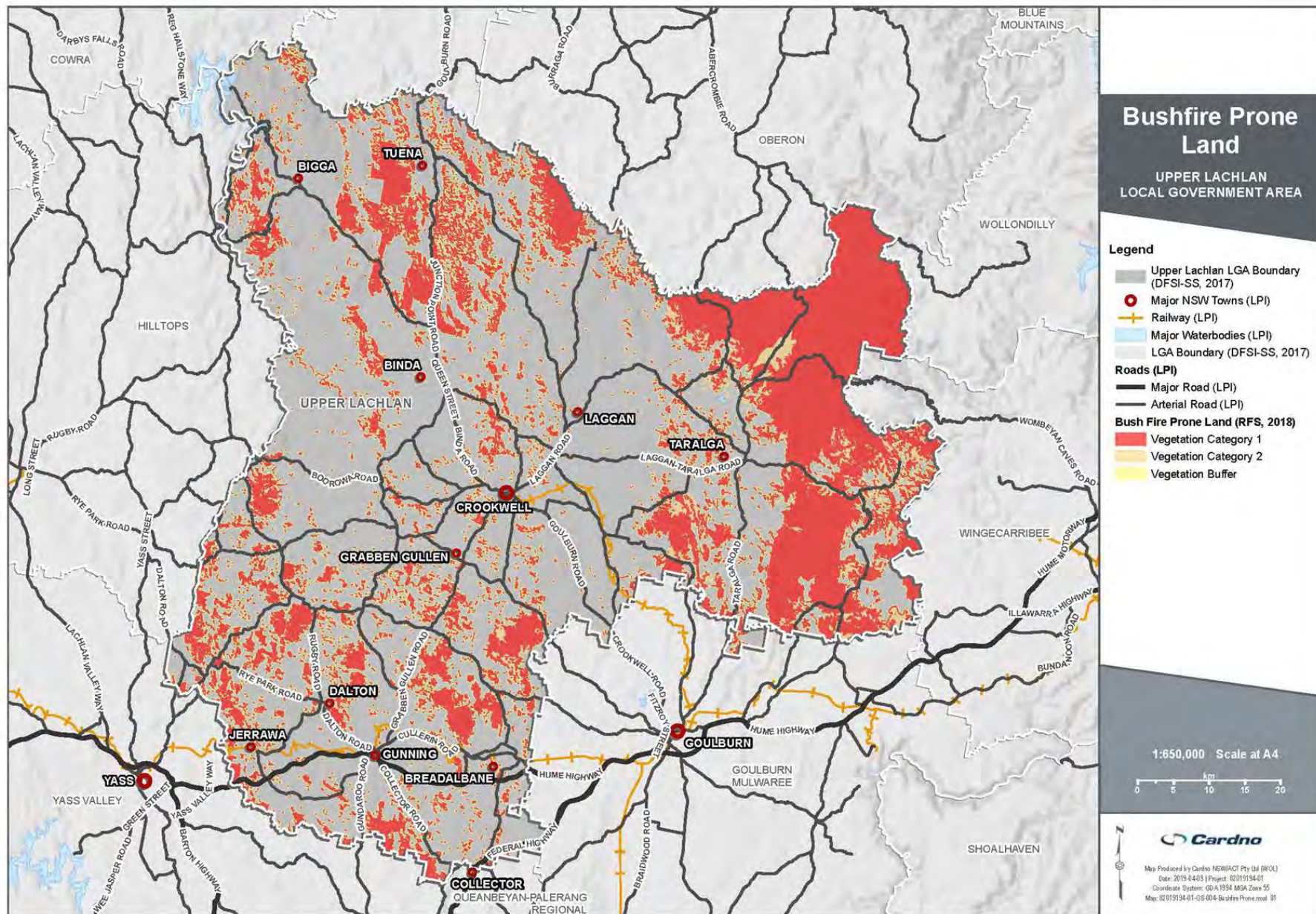




APPENDIX **C**

LEP Bushfire Risk Maps





APPENDIX **D**

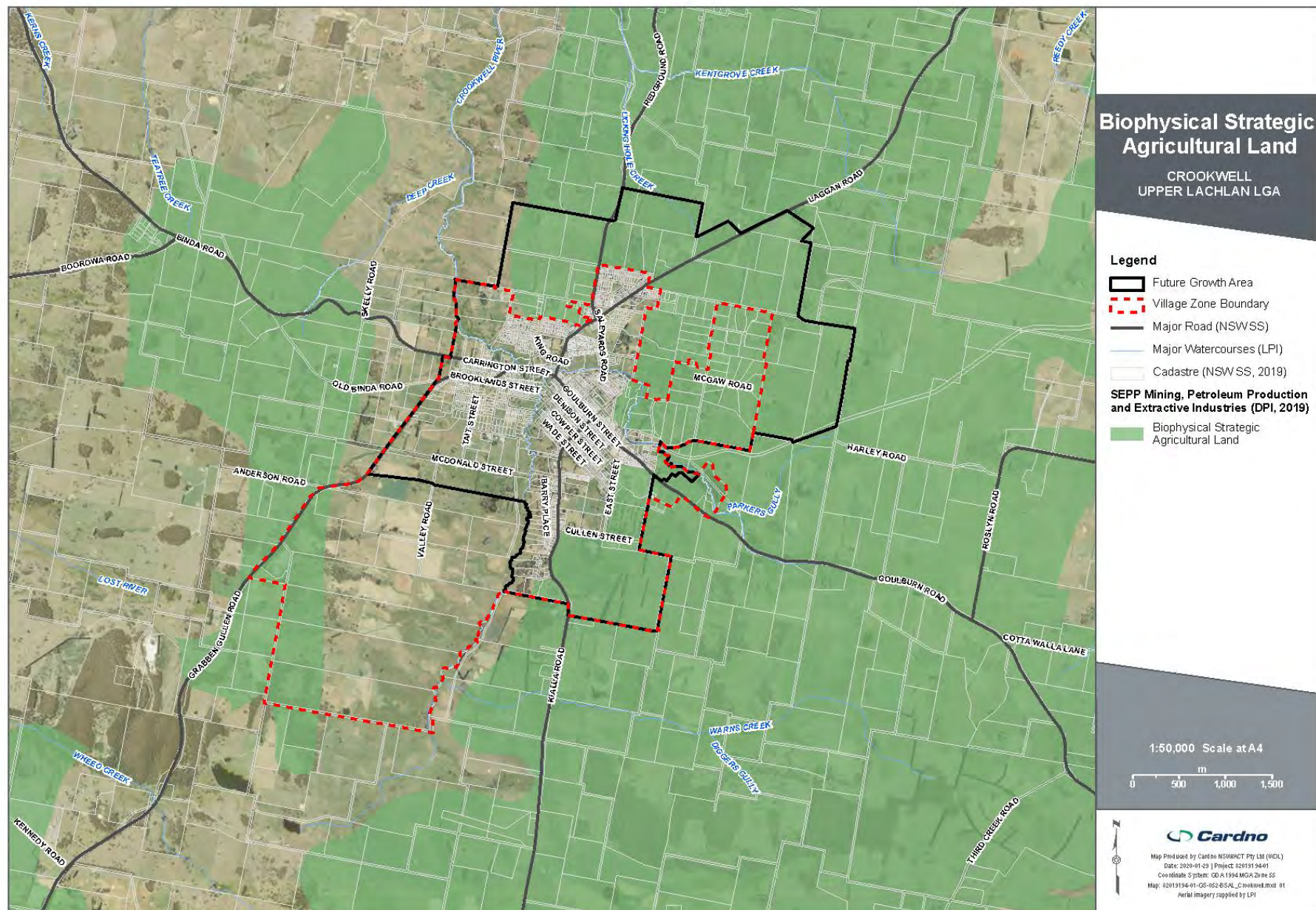
Online Survey Results



APPENDIX **E**

BSAL Maps











UPPER LACHLAN SHIRE COUNCIL
MINUTES OF THE
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ON 18 JUNE 2020

SECTION 12: INFRASTRUCTURE DEPARTMENT

Nil

SECTION 13: FINANCE AND ADMINISTRATION

**ITEM 13.1 INTEGRATED PLANNING AND REPORTING - ADOPTION OF
2020/2021 COUNCIL PLANS**

103/20 RESOLVED by Cr Searl and Cr McCormack

1. Council, in accordance with Sections 8A-8C and Sections 403-406, of the Local Government Act 1993 resolve to adopt the following Strategic Plans:-
 1. Operational Plan 2020/2021;
 2. Delivery Program 2020/2021 – 2023/2024;
 3. Long Term Financial Plan 2020-2029;
 4. Infrastructure Plan 2020-2029; and
 5. Workforce Plan 2020/2021 – 2023/2024.
2. Council approves expenditure and votes money according to the integrated financial budget contained within Council's 2020/2021 Operational Plan.
3. Council make the Revenue Policy, including Fees and Charges, and operational and capital budget as outlined in the 2020/2021 Operational Plan. The net consolidated operating result is a budget surplus, before capital grants and contributions, totalling \$414,768.
4. Council in accordance with Section 506, of the Local Government Act 1993, and the Office of Local Government advice, and in accordance with the Independent Pricing and Regulatory Tribunal of NSW determination, hereby adopt a 2.60% permissible Ordinary (General) Rates Increase for 2020/2021.
5. Council in accordance with Section 566 (3), of the Local Government Act 1993, hereby resolves that the Interest Rate to apply for 1 January 2021 to 30 June 2021 to all overdue Rates and Charges be calculated at the maximum permissible Interest Rate of 7.00% per annum, calculated on a daily basis, as determined by the Office of Local Government. An Interest Rate of 0.00% per annum will apply for the period of 1 July 2020 to 31 December 2020.

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6. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0017410 for Farmland Rating Category inclusive of a Base Amount of \$490.00 per Assessment being 26% of the total amount payable for land categorised as Farmland, for the year 2020/2021.
7. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0027940 for the Residential Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 40% of the total amount payable for land categorised as Residential, for the year 2020/2021.
8. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0021313 for the Residential – Non Urban Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 33% of the total amount payable for land categorised as Residential – Non Urban, for the year 2020/2021.
9. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0070890 for the Business – Crookwell Rating Category inclusive of a Base Amount of \$240.00 per Assessment being 25% of the total amount payable for land categorised as Business - Crookwell, for the year 2020/2021.
10. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0052580 for the Business – Gunning Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 34% of the total amount payable for land categorised as Business – Gunning for the year 2020/2021.
11. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0044210 for the Business – Taralga Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 33% of the total amount payable for land categorised as Business – Taralga for the year 2020/2021.

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12. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0202300 for the Business – General Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 6% of the total amount payable for land categorised as Business – General for the year 2020/2021.
13. Under the Local Government Act 1993, pursuant to Sections 535, 537 and 543 (1), Council make a general ordinary rate Ad-Valorem of 0.0084360 for the Mining Rating Category inclusive of the Base Amount of \$240.00 per Assessment being 12% of the total amount payable for land categorised as Mining for the year 2020/2021.
14. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Crookwell Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
15. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Taralga Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
16. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Dalton Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
17. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Water Supply Annual Charge subject to a Water Access Fee of \$463.00 and a Water Availability Charge of \$463.00, for the year 2020/2021.
18. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Access Charge of \$820.00 per Assessment categorised as Residential Occupied and an Access Charge of \$538.00 for Residential Unoccupied, for the year 2020/2021.
19. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Non-Residential and Business of \$820.00, a Sewerage Discharge Factor of 0.77 and a Usage Charge of \$3.21, for the year 2020/2021.

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20. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Churches / Schools / Hospitals / Nursing Homes and Parks of \$820.00, a Sewerage Discharge Factor of 0.50 and a Usage Charge \$3.21, for the year 2020/2021.
21. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Gunning Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Commercial of \$820.00, a Sewerage Discharge Factor of 0.60 and a Usage Charge of \$3.21, for the year 2020/2021.
22. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Crookwell Sewerage Supply Access Charge of \$820.00 per Assessment categorised as Residential Occupied and an Access Charge of \$538.00 for Residential Unoccupied, for the year 2020/2021.
23. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Crookwell Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Commercial of \$820.00, a Sewerage Discharge Factor of 0.60 and a Usage Charge of \$3.21, for the year 2020/2021.
24. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Crookwell Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Non-Residential and Business of \$820.00, a Sewerage Discharge Factor of 0.77 and a Usage Charge of \$3.21, for the year 2020/2021.
25. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), 501 and 552, Council make a Crookwell Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Churches / Schools / Hospitals / Nursing Homes and Parks of \$820.00, a Sewerage Discharge Factor of 0.50 and a Usage Charge of \$3.21, for the year 2020/2021.
26. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Taralga Sewerage Supply Access Charge of \$820.00 per Assessment categorised as

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Residential Occupied and an Access Charge of \$538.00 for Residential Unoccupied, for the year 2020/2021.

27. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Taralga Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Non-Residential and Business of \$820.00, a Sewerage Discharge Factor of 0.77 and a Usage Charge of \$3.21, for the year 2020/2021.
28. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1), 501 and 552, Council make a Taralga Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Commercial of \$820.00, a Sewerage Discharge Factor of 0.60 and a Usage Charge of \$3.21, for the year 2020/2021.
29. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), 501 and 552, Council make a Taralga Sewerage Supply Best Practice Pricing Access Charge per Assessment categorised as Churches / Schools / Hospitals / Nursing Homes and Parks of \$820.00, a Sewerage Discharge Factor of 0.50 and a Usage Charge of \$3.21, for the year 2020/2021.
30. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496, Council make a shire wide Domestic Waste Management Service Charge of \$485.00 per service for the year 2020/2021.
31. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496, Council make a shire wide Domestic Waste Management Availability Charge of \$191.00 per Rateable Assessment. This annual charge is for each vacant property that is categorised as Residential and is in the pickup service area, for the year 2020/2021.
32. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 501, Council make a Commercial Waste Service Charge of \$575.00 per service for each rateable Assessment categorised as Business – Gunning, Business – Taralga and Business – Crookwell, for the year 2020/2021.
33. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1) and 501, Council make a Commercial Waste Availability Charge of \$191.00 per Assessment for Rateable Assessments

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categorised as Business – Gunning, Business – Taralga and Business – Crookwell, for the year 2020/2021.

34. Under the Local Government Act 1993, pursuant to Sections 535, 543 (1) and 501, Council make a Rural Waste Annual Charge of \$210.10 per Rateable Assessment categorised as Farmland, Residential – Non Urban, and Residential, for properties that do not have a Domestic Waste Management Charge and do not have a Domestic Waste Management Availability Charge for the year 2020/2021.
35. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496A, Council make a Stormwater Management Annual Charge for the towns of Taralga, Crookwell, Gunning and Collector of \$25.00 per Rateable Assessment categorised as Residential, for the year 2020/2021.
36. Under the Local Government Act 1993, pursuant to Sections, 535, 543 (1), and 496A, Council make a Stormwater Management Annual Charge for the towns of Taralga, Crookwell, Gunning, and Collector of \$50.00 per Rateable Assessment categorised as Business – Gunning, Business – Taralga, and Business – Crookwell, for the year 2020/2021.
37. Under the Local Government Act 1993, pursuant to Section 502, Council make a Water Supply User Pay Consumption Charge for the towns of Taralga, Crookwell, Gunning and Dalton. The charge Tariff 1 - \$3.21 per kilolitre consumed up to a maximum of 200 kilolitres and charge for Tariff 2 - \$4.25 per kilolitre consumed above 200 kilolitres, for the year 2020/2021.

- CARRIED

Councillors who voted for:- Crs P Culhane, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

Councillors who voted against:- Crs R Cummins, P Kensit and R Opie

An amendment was moved by Cr Cummins and Cr Opie

1. Council reviews the 2020/2021 Operational Plan to ensure that at least 33% of the 2020/2021 budget is allocated to environment, economy and community projects including but not excluded to swimming pools; community halls; libraries; streetscape; bike

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trails; recreation and sporting fields; small business; tourism promotion.

On being put to the meeting the amendment was lost and the original motion was carried.

[- LOST]

Councillors who voted for:- Crs R Cummins, P Kensit and R Opie

Councillors who voted against:- Crs P Culhane, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

ITEM 13.2
104/20

PENSIONER CONCESSION POLICY

RESOLVED by Cr Searl and Cr McCormack

1. Council adopts the reviewed Pensioner Concession Policy.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins, P Kensit, R Opie, D O'Brien, B McCormack, J Searl, J Stafford and J Wheelwright

Councillors who voted against:- Nil

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POLICY:-	
Policy Title:	Pensioner Concession Policy
File Reference:	F10/618-04
Date Policy was adopted by Council initially:	28 September 2006
Resolution Number:	249/06
Other Review Dates:	15 September 2011 and 16 October 2014, 18 May 2017
Resolution Number:	358/11 and 325/14 and 142/17
Current Policy adopted by Council:	18 June 2020
Resolution Number:	XX/20
Next Policy Review date:	2023

PROCEDURES/GUIDELINES:-	
Date procedure/guideline was developed:	
Procedure/guideline reference number:	

RESPONSIBILITY:-	
Draft Policy developed by:	Director of Finance and Administration
Committee/s (if any) consulted in the development of this Policy:	N/A
Responsibility for implementation:	Director of Finance and Administration
Responsibility for review of Policy:	Director of Finance and Administration

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OBJECTIVE

To provide eligible pensioners with the statutory pensioner concession relating to rates and charges, as specified in Section 575, of the Local Government Act 1993.

POLICY STATEMENT

Council will provide a consistent approach to verifying all pensioner concession applications and apply appropriate internal controls to maintenance of pension details.

This policy sets out the terms and conditions required to be met by eligible persons for a pensioner concession under the Local Government Act 1993.

PROCEDURAL GUIDELINES

1. Council's procedure under Section 579, of the Local Government Act 1993, is that all pensioners make initial application for rebate on the prescribed form and that any backdating of the rebate be limited to only the prior year of application.
2. Council's procedure under Section 582, of the Local Government Act 1993, is that Council will not provide any additional waiver or reduction in rates, charges and interest due by any person.
3. That validation of eligible pensioner reference card holders will be carried out by Council staff twice each year in conjunction with Centrelink and the Department of Veteran Affairs verification processes.
4. The reversal of pensioner rebates will be made as required by Section 584, of the Local Government Act 1993, if a person ceases to be eligible for a reduction, under this Division, of rates or charges to cease, the entitlement is taken to cease on the last day of the quarterly instalment period during which those circumstances occurred.

ENTITLEMENT TO PENSIONER CONCESSION

The Local Government Act 1993, Chapter 15, Part 8 - Concessions, Division 1 provides concessions for eligible pensioners.

Entitlement is granted under Section 575, of the Local Government Act 1993, which states the following.

"If an eligible pensioner is the person solely liable, or a person jointly liable with one or more other persons, for a rate or charge levied on land on which a dwelling is situated, the rate or charge is, on application to the Council and on production to the Council of

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evidence sufficient to enable it to calculate the amount of the reduction, to be reduced in accordance with this Section.”

APPLICATION FOR PENSION CONCESSION

Pensioners requesting a rebate are required to submit an application on the prescribed form and the production of a current Pension Concession Card as sufficient evidence to calculate the amount of the rates and charges reduction, allowed under the Local Government Act 1993. The eligible pensioner must meet the above entitlement criteria to receive a pensioner concession.

AMOUNT OF PENSION CONCESSION

The maximum amounts of the pensioner rebate allowed is adjusted downwards proportionally subject to whether the person/s making the application is solely liable or jointly liable with eligible dwelling occupiers.

The total amount of annual pension concession by which:-

- (a) All ordinary rates and charges and for domestic waste management services levied on any land for the same year are reduced is not to exceed \$250;
- (b) All water supply special rates or annual charge so levied are reduced is not to exceed \$87.50;
- (c) All sewerage special rates or annual charge so levied are reduced is not to exceed \$87.50.

STATUTORY PENSION CONCESSION FUNDING

Council receives a Pensioner Concession Subsidy of 55% of all concessions granted in the financial year. The subsidy represents both State and Commonwealth funding. Council funds the balance of 45% of the pensioner concessions granted.

PENSIONERS TEMPORARILY IN HOSPITALS OR NURSING HOMES

Council staff will be empathetic in all circumstances related to permanent, partial and/or temporary incapacitation of eligible pensioners.

If a ratepayer is required to leave their principal place of living for a temporary period with an intention to return to their home, Council will assess whether the ratepayer is still eligible for a pensioner concession. Factors for consideration include whether the property is vacant or only occupied by the ratepayer's spouse during the time of their absence.

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If a residence is leased on a commercial basis this will negate the sole principal place of residence status for the property and the pension concession will be removed for the property.

RELEVANT LEGISLATION AND RELATED COUNCIL POLICY

- Local Government Act 1993 (as amended);
- Local Government (General) Regulation 2005;
- Independent Commission against Corruption Act (ICAC) 1988;
- Anti Discrimination Act 1977;
- NSW State Records Act 1998;
- Government Information (Public Access) Act 2009;
- Privacy and Personal Information Protection Act 1998;
- Office of Local Government Rating and Revenue Raising Manual;
- Council's Code of Conduct for Councillors, staff and delegates of Council;
- Council's Code of Meeting Practice;
- Council's Rates and Charges Hardship Assistance Policy;
- Council's Debt Recovery Policy;
- Council's Service Delivery Policy;
- Council's Records Management Policy;
- Council's Privacy Management Plan;
- Council's Complaints Management Policy;
- Council's Delegation of Authority Policy; and
- Council's instrument of delegations from the General Manager to Council staff.

VARIATION

That Council reserves the right to vary the terms and conditions of this policy.

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SECTION 14: GENERAL MANAGER

ITEM 14.1 CROOKWELL DISTRICT HOSPITAL - UPGRADE UPDATE
105/20 RESOLVED by Cr Searl and Cr Wheelwright

1. Council receives and notes the report as information.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

ITEM 14.2 COVID-19 REPORT
106/20 RESOLVED by Cr Searl and Cr Kensit

1. Council receives and notes the report as information.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

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ITEM 14.3 **WYANGALA DAM WALL RAISING PROJECT UPDATE**
107/20 **RESOLVED** by Cr Searl and Cr Wheelwright

1. Council receives and notes the report as information.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

SECTION 15: LATE REPORTS

Nil

SECTION 16: REPORTS FROM OTHER COMMITTEES, SECTION 355
COMMITTEES AND DELEGATES

ITEM 16.1 **REPORTS FROM COMMITTEES FOR THE MONTH OF JUNE**
108/20 **RESOLVED** by Cr Searl and Cr McCormack

That Item 16.1 - [Minutes of Committee/Information] listed below be received:

1. Taralga Historical Society – Newsletter No: 2/2020.

- CARRIED

Councillors who voted for:- Crs P Culhane, R Cummins,
P Kensit, R Opie, D O'Brien,
B McCormack, J Searl, J Stafford
and J Wheelwright

Councillors who voted against:- Nil

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SECTION 17: NOTICES OF MOTION

The Mayor Clr Stafford, Clr Opie and Clr Culhane left the Chamber in accordance with their declaration the time being 10.17am. Deputy Mayor Cr Searl assumed into Chair.

ITEM 17.1 NOTICE OF MOTION - DEFERRED FROM MAY MEETING

Motion lapsed from lack of seconder.

“That Council waive the payment of rates for businesses under Councils Rating Categories for Crookwell, Gunning, Taralga and General – excluding those businesses owned by Local Government, Essential Services, Churches and other public institutions, for a period of six (6) months, to take effect from the 1st July 2020.”

The Mayor Clr Stafford, Clr Opie and Clr Culhane returned to the Chamber the time being 10.18 am. The Mayor resumed the Chair.

SECTION 18: QUESTIONS WITH NOTICE

Nil

THE MEETING CLOSED AT 10.18 AM

Minutes confirmed 16 JULY 2020

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Mayor