
Growth Strategy 2013 - 2033

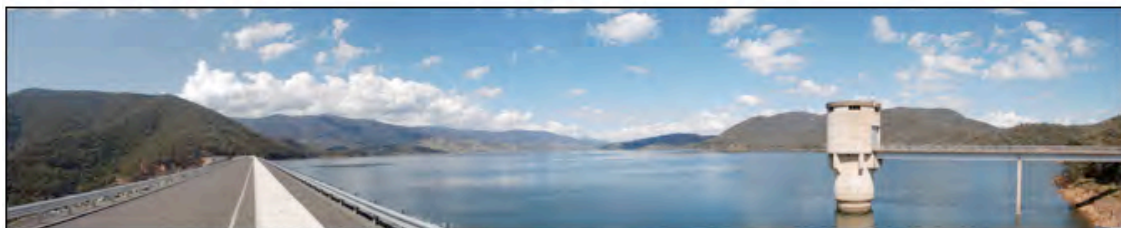


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1 INTRODUCTION

Tumut Shire is located on the boundary of the southwest slopes and southern tablelands of NSW, from the alpine environs of Kosciuszko National Park to the Murrumbidgee River plains and productive Riverina. It boasts a diverse landuse mix and landform characteristics providing many opportunities for sustainable landuse activities and lifestyles.

Traditionally a rich beef, wool and horticultural area, it also has a growing tourism sector and a strong manufacturing base centred on plantation forestry.

Flanked by the Kosciuszko National Park, the Shire is known for its scenery, climate and strong community involvement. The Shire includes the main service centre of Tumut, the historic town of Adelong, the horticultural centre of Batlow, picturesque Talbingo on the banks of Blowering Dam as well as the communities of Cabramurra and Brungle. (Source: Tumut Social Plan 2010-2015)

This Growth Strategy document focuses on landuse management and allocation to ensure sustained growth throughout the Tumut Region. It will assist Council's leadership in responsibly managing and delivering sustained outcomes for the local environment, economy and community.

1.1 Background

In 2010, Tumut Shire received an allocation of funding via the NSW Planning Reform Fund to prepare a conversion LEP and Growth Strategy for the Shire.

The conversion LEP was prepared by Council and commenced on 21 December 2012 as Tumut Local Environmental Plan 2012.

In 2011, work commenced on the preparation of a Growth Strategy for the Shire involving the following specific tasks:

- Finalising the Tumut Growth Strategy by drawing all of the existing Tumut Shire strategic documents into one overarching document;
- Preparing Local Environmental Studies for proposed development areas to determine whether they are suitable to be developed for the proposed uses, including an indicative concept plan that includes consideration of when these areas should be released for development;
- Recommending preferred zones for use in the amending LEP for the Shire, being consistent with the Standard Instrument (LEP);
- Preparing the amending LEP to the specifications of the State Government Departments and agencies and liaising with Council (the Council will prepare the associated mapping);
- Preparing a supporting comprehensive DCP; and
- Preparation of a Heritage List for the Shire.

Utilising the existing resources within Council and data sources from other external agencies the following Tumut Growth Strategy has been prepared, together with separate support documents and studies. Over the past few years Council has been preparing specific land use strategy reports to address known issues and needs, with the ultimate vision that these separate strategies would provide the data and action items to complete an overall Shire-wide growth strategy. These separate documents and studies include:

1. Environmental Protection and Hazard Analysis in Tumut Shire – March 2008
2. Tumut Shire Rural Land Use Strategy – May 2008
3. Tumut Commercial Land Use Strategy – June 2008
4. Tumut Housing Strategy – June 2004

5. Tumut Parks Strategy 2005-2015
6. Tumut Industrial Lands Study 1998
7. Tumut CBD Parking Strategy 2001

This document is, therefore, predominantly a consolidation of strategic planning work previously initiated by Council and summarised within the following pages.

1.2 Aim

The Growth Strategy aims to provide a consolidated strategic landuse planning document for ongoing sustainable landuse management that:

- Provides directions and certainty for future growth;
- Maintains and improves the existing levels of services and facilities for the community;
- Enhances the quality of life for all residents;
- Acknowledges all stakeholders and the roles they play within the framework of land management;
- Protects and conserves the heritage of the area;
- Acknowledges the environmental sensitivities of the Shire and establishes a plan of management to ensure they are appropriately preserved; and
- Minimises risks to the Shire population through the management of land in relation to natural hazards.

1.3 Methodology & Document Structure

The methodology used in preparing this Growth Strategy included;

- Identifying key players and data sources relating to various components of the strategy document;
- Review of existing planning documents, studies and other available/relevant spatial and non-spatial data;
- Conducting site surveys and photographic capture of key localities and feature of the local area;
- Liaison and consultation with Council, Community Groups, local area residents, other relevant government and non-government agencies; and
- Analysis, interpretation and presentation of outcomes including recommendations based on best practice planning principles.

1.4 Study Area

The study area is the whole of the Tumut Shire Council local government area, as shown in Figure 1 below.

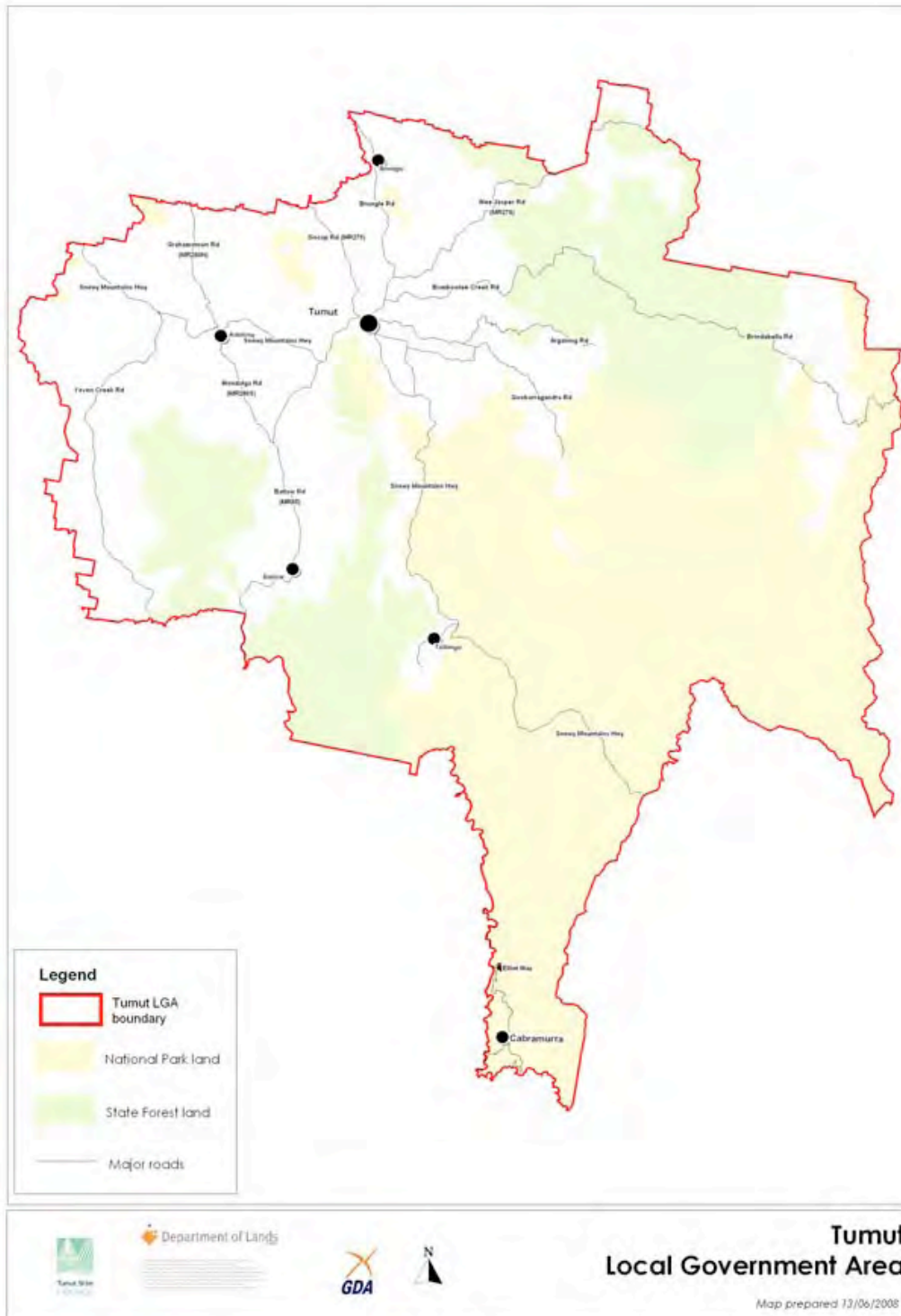


Figure 1: Tumut LGA (Source: Tumut Shire Council)

2 PLANNING CONTEXT

This section reviews current plans, policies and studies from State, Regional & Local area sources relevant to Tumut Shire and its Growth Strategy.

2.1 State Plan

NSW 2021, was released in September 2011 by the NSW Government as a 10-year strategic plan to:

- Rebuild the economy
- Return quality services
- Renovate infrastructure
- Strengthen our local environment and communities
- Restore accountability to Government.

The NSW State Plan sets clear priorities to guide Government decision-making and resource allocation. Clear goals have been set to improve the confidence and integrity of the NSW Planning System, invest in critical infrastructure and build sustainable livable centres throughout metropolitan and regional NSW.

Under the NSW State Plan (NSW 2021), Tumut Shire is included in the Riverina Regional Action Plan, which is discussed in the following section.

2.2 Regional Planning

To complement NSW 2021 and existing long term initiatives, Regional Actions Plans identify immediate actions the NSW Government will prioritise over the next few years. These plans are an initial response to key actions raised by communities across NSW. Tumut Shire is located within the boundaries of the Riverina Regional Action Plan.

The Riverina Regional Action Plan contains a list of priorities that take advantage of the region's location at the centre of South-East Australia's major population area, supporting new and innovative business concepts, products and services, as well as encouraging economic growth and development. From a series of public forums, the priorities identified by communities within the Riverina include:

- **A prosperous and diverse economy**, consolidating its place as one of Australia's premier food and agricultural suppliers and fostering the development of new industries to improve local employment opportunities
- **A skilled and competitive workforce**, allowing better access to education and training opportunities for young people to support the growth of existing and new industries
- **Coordinated and effective service delivery to support stronger communities**, improving outcomes for the vulnerable and disadvantaged people to foster healthy communities
- **Quality infrastructure to deliver critical services**, with the provision and maintenance of effective road and water infrastructure.

A map of the Riverina Region is provided below in Figure 2.

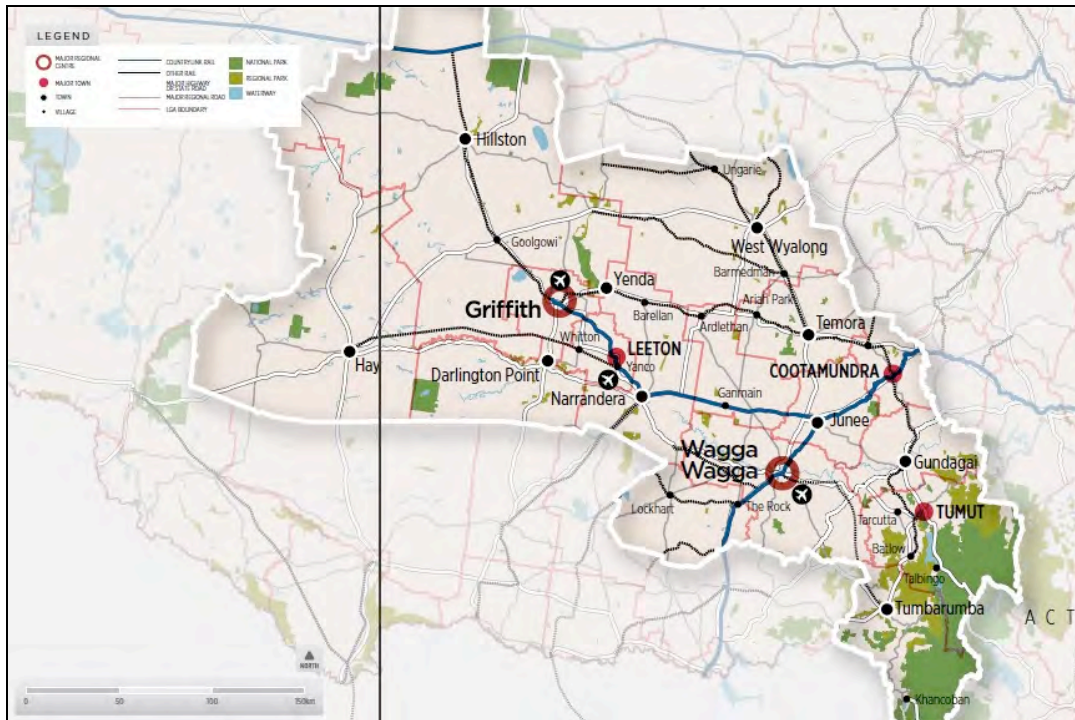


Figure 2: Riverina Region (Source: REROC)

2.3 Regional Development Australia

Regional Development Australia (RDA) is an Australian Government initiative that brings together all levels of government to enhance the growth and development of Australia's regions. A national network of RDA committees has been established to achieve this objective.

In respect of Tumut, the RDA-Riverina office provides contact and summary of initiatives being implemented for the benefit of facilitating long-term sustainability of the Riverina Region.

2.4 Riverina Eastern Regional Organisation of Councils

Tumut Shire is a member of the Riverina Eastern Regional Organisation of Councils (REROC). REROC activities are focused predominantly in three areas:

- Resource Sharing
- Finding Regional Solutions for Local Problems
- Regional Representation

The long-term voluntary membership of the Shire with REROC is a reflection of the ongoing positive outcomes derived from being part of a collective representative regional body.

2.5 Tumut Shire Council Local Environmental Plan 1990

The Tumut LEP 1990 was the former planning instrument guiding planning and development in the Tumut Shire. This LEP was recently repealed and replaced by Tumut Local Environmental Plan 2012 (the conversion LEP) on 21/12/12.

2.6 Standard Instrument (Local Environmental Plans) Order 2006

The Standard Instrument LEP Program was initiated in 2006 by NSW Planning & Infrastructure to create a common format and content for LEPs. The Tumut Local Environmental Plan 2012 (the conversion LEP) and subsequent LEP's for the Shire

will be implemented under this common format and content.

2.7 Ministerial Directions (s117 directions)

The Minister for Planning, under section 117(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) issues directions that relevant planning authorities such as local councils must follow when preparing planning proposals for new LEPs. The directions cover the following broad categories:

- employment and resources
- environment and heritage
- housing, infrastructure and urban development
- hazard and risk
- regional planning
- local plan making.

The Tumut Shire's local environmental plans will be prepared with respect to the s117 directions as issued by the Minister.

2.8 Tumut Local Environmental Plan 2012 – Conversion LEP

The Tumut LEP2012 is the current planning instrument for the Shire and took effect on 21/12/12. LEP2012 is referred to as a "conversion" or "translation" LEP due to directions from the Minister for local councils with older planning instruments to translate/convert the intent of existing controls into the new standard instrument LEP template.

Tumut LEP2012 replaced the previous Tumut and Yarrowlumla LEP's that covered all areas of the Shire.

2.9 Tumut Shire Social Plan 2010 – 2015

The 2010-2015 Social Plan for the Tumut Shire forms the basis of a strategic direction for recognising and meeting the social needs of the community throughout the Shire.

The Social Plan was adopted by Council on 26/10/10 and contains demographic and economic profiles based on the Australian Bureau of Statistics available data at the time of publication (ABS 2006). The plan also reviewed the implementation strategies contained in the previous 2005-2010 Social Plan.

The priority areas for the current plan include:

- Building Community Capacity
- Improving Access
- Investing in our Children
- Preparing for an Ageing Population
- Encouraging greater participation in Education, Training & the Workforce
- Encouraging greater participation in Recreational Activities
- Creating a More Inclusive Community
- Improving the Community's Health
- Creating a Safe Environment

The Social Plan data and priorities are important background elements that shape the landuse strategies for the Shire. For the purposes of landuse planning and a local growth strategy for Tumut, local demographic data is examined closer in the following section.

2.10 State of the Environment Report

The 2004 State of the Environment report, together with subsequent updates in 2008 and 2009, provides detailed information relating to a number of environmental indicators relevant to the Shire.

The SOE indicates that conservation is the main landuse, involving about 44% of the Shire or about 200,300 hectares. Changes in landuse during the reporting period were directed at protection of forest ecosystems and conservation of biodiversity resources. Approximately 18,300 hectares of timber production land was converted for conservation purposes and three new nature reserves and one state conservation area dedicated. The majority of the converted land was part of the Southern Regional Forests Agreement to help develop a comprehensive, adequate and representative reserve system.

Agriculture is the second largest landuse, on about 24% of the Shire or about 109,300 hectares. No significant changes occurred with respect to agricultural landuses during the reporting period. One hundred hectares of agricultural land was converted to pine plantations.

Figure 3 indicates major landuse in Tumut Shire.

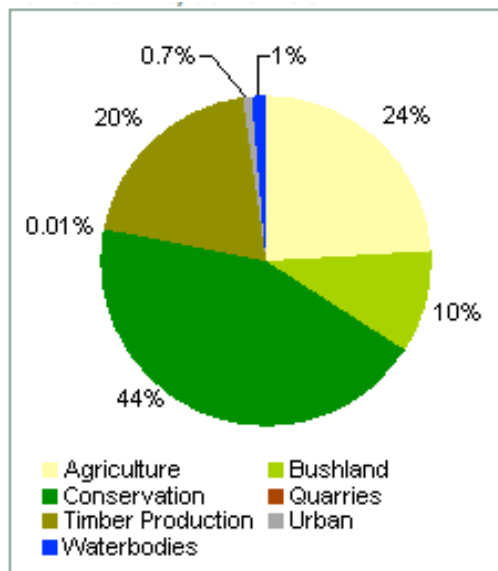


Figure 3: Major Landuse in Tumut Shire (Source: SOE 2004)

The State of the Environment Report has been used extensively within this report to provide detail of the conditions of the natural environment within the Shire.

2.11 Tumut Region Economic Development Strategy (Dec 2010)

The Tumut Region Economic Development Strategy (TREDS) was adopted by Council in February 2011 and replaces the Vision 2020 strategy document. It identifies key features and elements of the Tumut region that underpin its future economic development:

- A surprisingly diverse and sophisticated regional economy
- Geographic and demographic advantage
- An ideal location for professional, engineering and service industries
- At the forefront of sustainable industrial activity

The TREDS provides a status and strategy position for the following primary drivers of the Tumut Region economy:

<u>Industry Sector</u>	<u>Economic Driver</u>
- Timber	- Education
- Tourism	- Health
- Horticulture	- Transport
- Agriculture	- Communications
- Retail	- Innovation
- Retirement	- Climate Change

2.12 Strengthening Basin Communities Project

The Strengthening Basin Communities (SBC) is a program, which the Commonwealth Government is funding in recognition of the changes faced by the communities in the Murray Darling Basin as a result of reduced water availability and climate change. The REROC *“World with Less Water: Climate Change Impacts on Councils in the South Eastern Riverina project is a component of the SBC Program”*. The objective of this project is to help participating REROC Councils understand the implications associated with climate change and reduced water availability. This will also help increase the resilience of REROC communities to expected changes.

For the Tumut Shire, the Land Use and Strategic Development Action Plan component of this project provides key actions that can assist Council in dealing with the challenges and risks associated with decreasing water availability and climate change:

- Revise flood levels and planning provisions to reflect climate change extreme rainfall
- Revision of DCP to provide consistent approach to water management and asset development
- Stormwater Infrastructure and Drainage (impact of extreme rainfall)

3 LOCAL PROFILE AND DEMOGRAPHIC

This section reviews the most current statistical data relating to the Shire, providing quantifiable data to underpin recommended Growth Strategy options. Local Profile and Demographic data is provided in detail within the associated study documents that accompany this growth strategy.

3.1 General

The Community Profile provided in Council's current Social Plan 2010-2015 is based on data from the ABS 2006 Census.

ABS 2011 Census data is now available. Extracts for Tumut Shire including "Quick Stats" snapshot and expanded community profile are provided below and in Attachment 1. Extract of 2011 Census Data is provided as Figure 4.

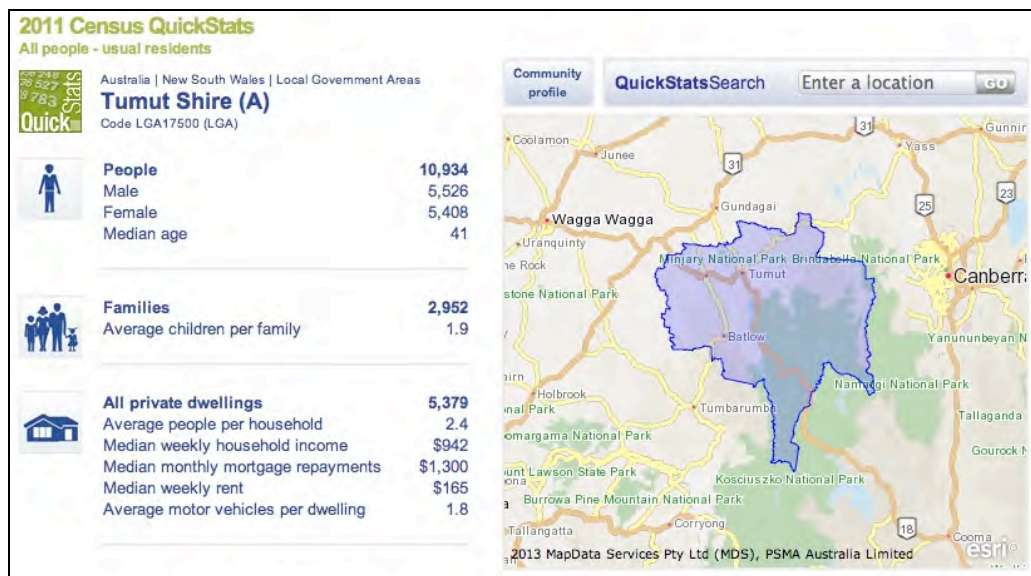


Figure 4: 2011 Census QuickStats Data – Tumut Shire (Source: ABS)

3.2 Population

The population of Tumut Shire at the 2011 Census was 10,934 people, which is an increase of 133 from the 2006 figure. This represents a modest growth of 1.2% between census periods, or an average of 0.3% per year.

For the Shire overall, this is a significant turnaround, where previously population was predicted to continue a downward trend.

However, these figures need to be viewed with caution due to variations in how census data is recorded and published. In the 2001 census, and those prior to that date, population figures were recorded as Place of Enumeration, whereas from the 2006 census population is recorded as the Place of Usual Residence and adjusted accordingly following the census night count.

In addition, interim population estimates published by the Australian Bureau of Statistics record are adjusted figures based on various factors that influence local population change (births, deaths, building statistics, etc), providing a guide on a local area's rate of change.

Overall, Council's approach to strategy implementation will have a direct impact to population growth and demographic mix for the Shire. Population growth can be viewed as one indicator of the success, to a certain degree, of successful strategy implementation.

4 INFRASTRUCTURE AND SERVICE PROVISION

4.1 Existing Infrastructure Provision

The Shire is currently well serviced by existing infrastructure including, road networks, water supply, effluent disposal, drainage networks, electricity, gas and communications.

Council's continue augmentation of these essential services is to be aligned with the adoption of the new growth strategy and amending LEP. An example is the construction of the Tumut-Adelong Pipeline, which will ensure a sustained supply of water to Adelong into the future.

To facilitate orderly and efficient establishment and management of these networks, Council would be encouraged to prepare an overall infrastructure management plan, in cooperation with other service providers.

4.2 Developer Contributions

Currently, Council has S94 plans that cover the following topic, however, only in certain areas of the Shire:

- Management 1999
- Car Parking 1997
- Public roads 1997
- Parks & Recreation 2005-2015

In the process of introducing an amending LEP following the adoption of this growth strategy, it would be recommended that Council review and consolidate the existing contribution plans to align developer contributions with strategic outcomes contained in the new LEP.

In addition, there are potentially other significant areas of contribution (S94A, Voluntary Planning Agreements, etc) that Council may adopt to ensure generation of public funds is equitably acquired for the benefit of the community overall.

5 FUTURE LANDUSE NEEDS OF THE SHIRE – STRATEGIC PRINCIPLES

5.1 Theory Behind Demand for Residential Housing in Regional Areas

The NSW Farmers Association conducted a “Building Rural Communities” project in 2005 part of which was to provide an insight into the impetus and demand for residential/rural residential development in certain areas of the state. What is evident in such study projects is that there is growing evidence that, regional & sub-regional centres are providing opportunities to offer desirable choice for people seeking life-style change.

It is considered that areas such as the Tumut Region, with all of its environmental qualities, ready access to major transportation networks and proximity to centres such as Wagga Wagga, Albury & Canberra, has the potential to attract population in the future.

It is important to protect the economic base of such a township to ensure that there are jobs and income to support the community. In terms of prescribing controls for land subdivision, it must be ensured that the rural sector is adequately supported while opportunities for normal residential and lifestyle blocks also exist.

Based on this theory it is important that, despite the projected low growth in population for the Shire, Council allow for the potential future landuse needs of the Shire and the possibility of increases to the Shire’s population partially based on migration away from larger cities and centres.

5.2 Land Economics

Land Economics is dedicated to the study of land use, natural resources, public utilities, housing and urban land issues. In the analysis and determination of spatial land use allocation, the awareness of land economic implications is essential to ensure strategically responsible decision-making.

Local authorities, related agencies and the wider community all have a role in shaping landuse policies that balance individual needs against the needs of the overall community.

Land use allocation plays a critical role in how land is treated and what impact it has on future development scenarios. Taking into account regional characteristics, land use strategies will vary according to various influencing factors and/or strategic intent aimed at achieving a desired outcome for a local area. It also considers the protection of viable agricultural land and it’s protection from unjustified development resulting in fragmented farming operations and loss of viable agricultural land.

For example, a metropolitan landuse strategy of restriction, containment and control would be counterproductive to a rural regional centre’s needs of attracting growth, providing opportunity and creating an attractive alternative settlement choice.

In Tumut Shire, the key areas requiring discussion includes the need to provide an appropriate release of serviced land to meet the requirements of the Shire but not exceed those requirements and thereby negatively affect land values in the area.

It is also important to include some discussion on the appropriate valuation of environmental resources within the land release areas to ensure that environmental values are protected from inappropriate development of land.

All of these factors are given consideration within the context of this Growth Strategy in light of the implications of land economics, sound landuse planning practice and considering regional context.

5.3 Ecologically Sustainable Development Principles

The inclusion of ESD principles in planning new land release areas and subdivisions will provide Council the opportunity to create high quality environmentally friendly neighbourhoods, which could become self-contained environmentally sustainable communities in their own right.

In order to achieve this outcome it is suggested that Council consider the creation of a sustainability checklist, which can be used in the planning stages of future subdivisions. There are many examples of some of the categories or items, which could be included in the checklist, are outlined below. The aim of the checklist would be to guide the type of development taking place and ensure that it meets certain criteria, which would, in effect, reduce the carbon footprint of the development and increase the overall sustainability.

The sustainability checklist could be implemented broadly at the subdivision level or could be viewed as a tool to be used at the individual (household) level. The outcome of using the list at either level will obviously be of benefit to the environment with the greatest impact resulting from use at the subdivision level being expected. Implementation of BASIX and the recommendations from the REROCS SBS program will ensure that some of these sustainability criteria are met.

Table 1: Sustainability checklist for land development

Action	Level used at	Comment
Water Conservation		
Energy Reduction		
Waste Minimisation		
Reduction in use of Fossil Fuels		
Preservation of biodiversity and natural habitat		
Community enhancement		
Economic benefits		

The implications of households becoming self-sufficient are varied and would ultimately have some influence on landowner's use and enjoyment of their land as well as the community at large.

Individually, households' costs can be significantly reduced through the implementation of some of these ESD measures. In some instances households could become fully self-sufficient and actually generate income by feeding surplus energy back into the grid.

From a community viewpoint, the implementation of some of these measures may lead to reduced direct & indirect costs from both an economic and environmental viewpoint. The self-sufficiency of neighbourhoods may negate the need to install some infrastructure such as sewer and water lines. The environment would also benefit greatly from the implementation of some of these measures, as outlined above.

6 ENVIRONMENTAL PROTECTION AND HAZARD ANALYSIS

An environmental protection and hazard analysis was prepared for the Shire in relation to land, water and biodiversity issues. This comprehensive report covered the following matters:

For Land:

- Land capability constraints
- Steep and erodible land
- Land degradation
- Bushfire
- Noxious Weeds
- Aboriginal Cultural Heritage

For Water:

- Protected streams
- Key fish habitat
- Groundwater vulnerability
- Flooding and floodplain development
- Wetlands

For Biodiversity:

- Native vegetation
- Threatened species
- Endangered ecological communities
- Wetlands habitat
- Key fish habitat
- National park and nature reserves

6.1 Conclusions and Recommendations

The Environmental Protection and Hazard Analysis report for Tumut Shire provides comprehensive data on the above key environmental elements, including detailed conclusions and recommendations to underpin the Tumut Growth Strategy.

Council has made no recommendations regarding bushfire mapping and noxious weeds due to the advanced process of consultation and policy implementation.

Seven (7) key recommendations are made to be included in this Growth Strategy and subsequent amending LEP and DCP documents:

Recommendation 1 – Steep, Erodable, Dryland Salinity and Serpentinite Affected

Incorporate a "land" overlay and clauses into the new LEP, which includes:

- *Steep and erodible land;*
- *Areas known to be affected or vulnerable to Dryland salinity; and Serpentinite.*

So that impacts on these aspects of the environment can be minimised or avoided.

Recommendation 2 – Floodprone Land

Incorporate a "flooding" overlay and clause as a local provision into the new LEP to avoid impacts of flooding on development.

Recommendation 3 – Contaminated Land

Currently Council has no contaminated lands register. It is suggested as a minimum for Council to undertake preliminary contaminated land assessment and hold records for its existing urban areas (and villages) as well as the short to medium term areas nominated for future rezoning.

Recommendation 4 – Urban Salinity

Council to consider the document "salinity solution" and transfer actions through to its Development Control Plan to maintain low urban salinity throughout the shire, in particular to Tumut and Adelong.

Recommendation 5 – Soil Acidity

Reduction of soil acidity can also be achieved by default through appropriate DCP measures used to reduce Urban / Dryland salinity, erosion and threatened species loss.

Recommendation 6 – Native Vegetation and Threatened Species.

a) For the urban & industrial growth area around Tumut, a detailed biodiversity study should be commissioned that results in appropriate zonings being applied (these may form the basis for bio-certification)

b) For the whole Shire, Incorporate a "biodiversity" overlay and clause (that incorporates native vegetation and mapped threatened species habitat) as a local provision in the LEP, so that impacts on biodiversity can be avoided and minimised.

c) For the rural residential / large lot areas include within the DCP clauses that require the planting of a percentage of native and endemic vegetation and trees to increase and improve tree cover and habitat within these areas.

Recommendation 7 – Fish Habitats, Wetlands and Protected Streams

Incorporate a "water" overlay and clauses into the new LEP, which includes:

- *Key Fish Habitats;*
- *Wetlands; and*
- *Protected Streams.*

So that impacts on these aspects of the environment can be minimised or avoided

The landuse reference map (as sourced from the 2004 State of the Environment Report) is provided below as Figure 5.

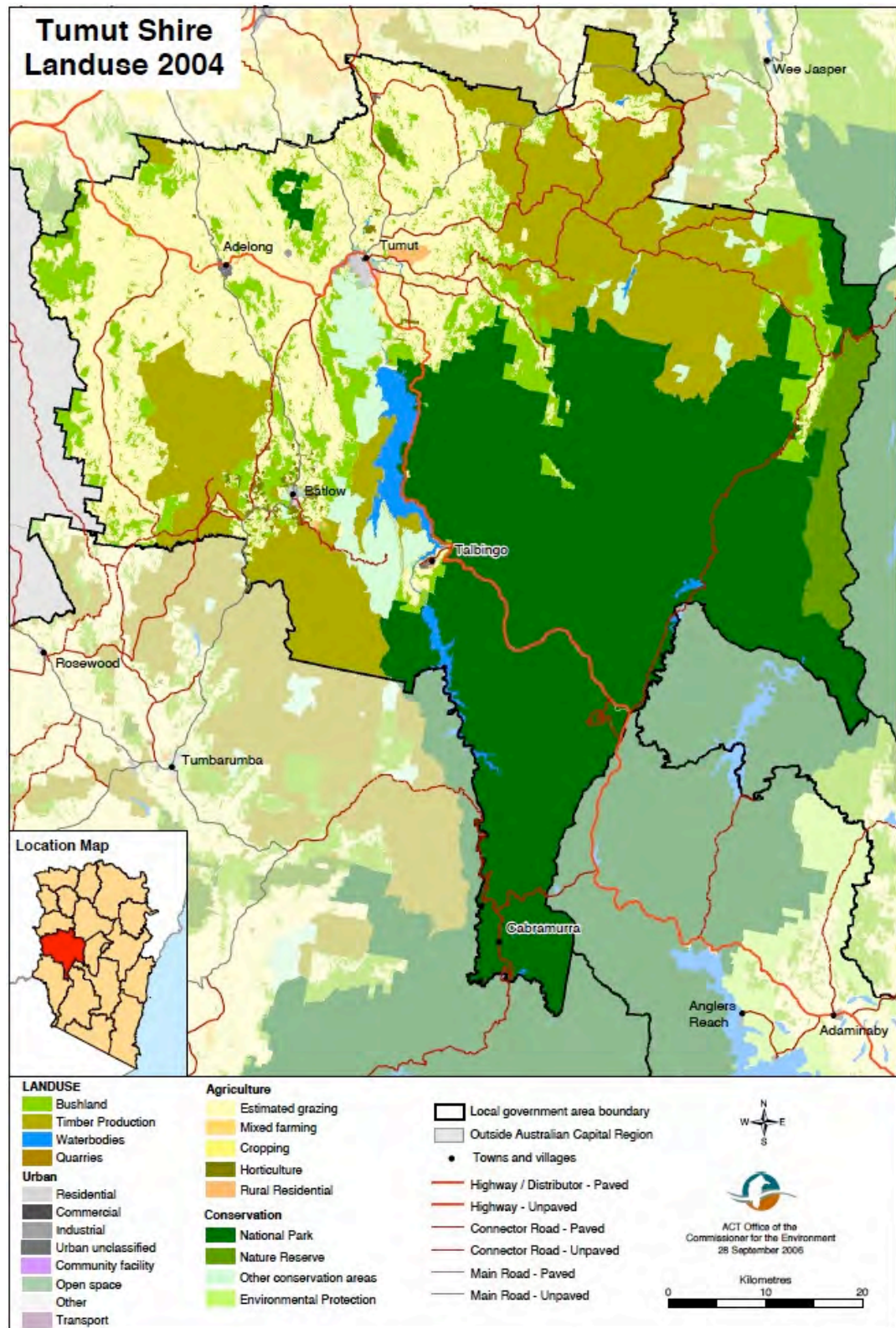


Figure 5: Land Use Map (Source: SOE 2004)

7 RURAL AND RESIDENTIAL LAND USE

The Tumut Shire Rural Land Use Strategy 2008 provided a detailed review and analysis of rural land use activity including the need to accommodate the expansion of residential and rural-residential development throughout the Shire.

Topic areas covered include:

- Reviewing existing rural planning provisions.
- Reviewing existing rural activity, including agriculture/horticulture, the changing role of agriculture, timber production, the future role of forestry, bushland and conservation areas, riparian zones, trends and changes across the rural sector.
- Rural subdivision activity.
- Planning for rural residential living.
- Planning for residential expansion within existing settlement areas.
- Demand/Supply scenario's.

7.1 Conclusions and Recommendations

The following conclusions and recommendations are extracted from the Rural Land Use Strategy 2008.

Urban Housing / Land needs

The existing supply of housing for Tumut Township includes a total of 477 lots of which approx 12.7% service the lower end of the market, 55.2% the Mid Range and 32% the higher range.

Over the last 5 years the average take up rate for Tumut urban area includes approximately 30 houses /lots per annum. When considered against supply this represents 16 years supply.

It is also noted that there was quite a spike in 2006 of 64 dwellings and the figures and ultimate forecasts should be monitored closely in the following 5 years to ensure adequate land supply will be there to meet market demands and keep land affordable.

Of the areas investigated for future urban development (see plan below), the area to the south east of the city is considered the area with the highest priority and should be the subject of an LES to fully determine its capability to support urban development. On preliminary investigation of this area, subtracting land areas that are clearly sensitive and at lot yields of 10 dwellings per hectare density, it is forecasted this area could support approximately 2000 dwellings.

The villages of Batlow and Adelong are anecdotally reported to have ample supply within the village zones. Due to limitations with data capture, it will be necessary to keep more accurate records of activity within the village areas and the rural residential areas surrounding the villages to forecast their needs in the medium term.

With the rezoning process taking potentially some 2-3 years to finalise it is suggested that Council begin to investigate a future residential growth area for Tumut Township as part of the LEP review.

The recommended Local Environmental Studies noted above have been completed and their conclusions and recommendations are provided in the next section of this Growth Strategy.

Since the completion of the Rural Land Use Strategy, there has been an emerging need to incorporate land into the strategy to accommodate additional residential housing allotments. The most significant growth area and takeup rate for housing lots has been within planned "estate" developments.

The area indicated below in Figure 6 provides an opportunity for rezoning to accommodate additional future residential development involving large parcels of land that can be "estate" or "master" planned. There has been some resistance to the orderly or timely development of other previously identified infill development areas of Tumut. The incorporation of this land as an alternative residential development area will help facilitate the provision of service residential land to meet identified demand.

The land involves approximately 38 hectares and could potentially supply between 250 – 300 additional residential dwelling allotments (R2 zone – minimum lot size 600m²), depending on masterplan design and estate features. Direct access to Blowering Road from new subdivisions in this area will not be permitted.

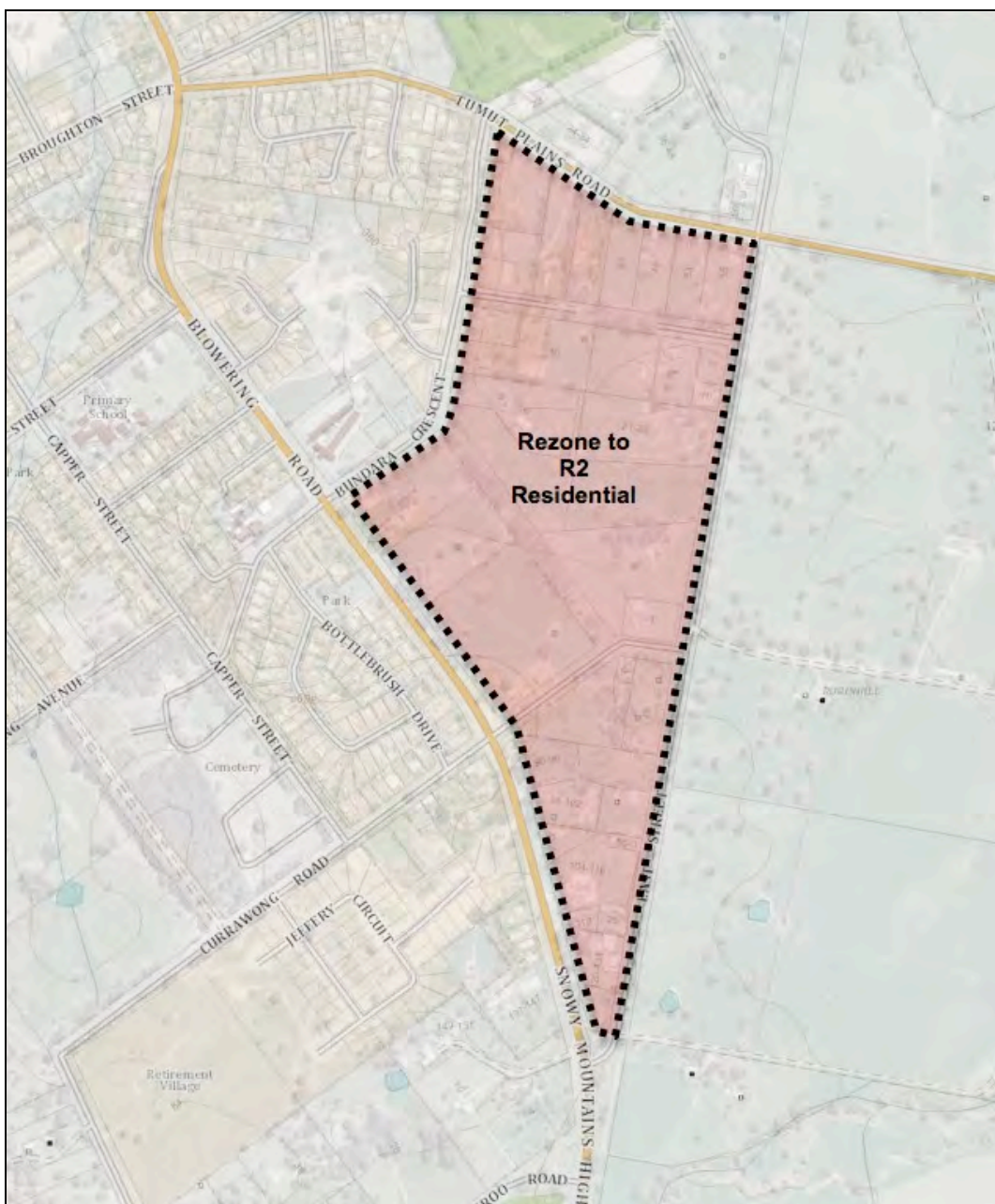


Figure 6: Residential zone expansion – Bundara Crescent/East Street Precinct

Rural Residential Housing / Land Needs

The average rural residential demand / take up for the last five years includes:

- 15 dwellings p/a for Tumut .
- 4 dwellings p/a for Adelong
- 2 – 3 dwellings p/a Batlow
- 0-1 dwelling each year in Talbingo

It is noted for the purposes of forecasting, taking into account concessional allotments and general rural houses that form part of the above figure we have rounded down Tumut Township's forecasted need to 15 dwellings per year. This estimate will have to be reviewed in the next five years and regularly thereafter to ensure land release occurs in relation to demand.

When supply was then compared to demand, the following years supply was derived to assess future needs and timing of future land releases, indicated below:

- Tumut Township 10 years supply
- Adelong 2 years supply
- Batlow 25 years supply (noted that constraints of existing zoned land could be affecting demand)
- Talbingo minimal demand so no forecast necessary.

Tumut and Adelong Investigation Areas are indicated below in Figure 7.

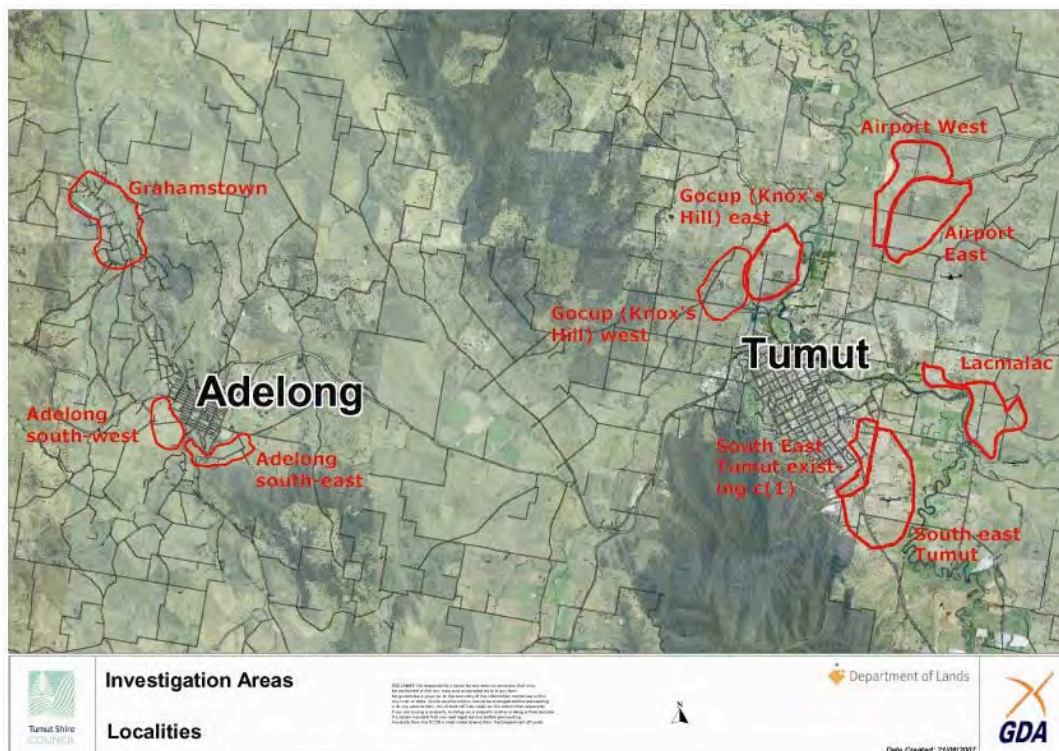


Figure 7: Tumut and Adelong Investigation Areas (Source: Rural Landuse Strategy)

Batlow Investigation Areas are indicated below in Figure 8.



Figure 8: Batlow Investigation Areas (Source: Rural landuse Strategy)

Rural Lot Sizes

Outcomes of the Central West Rural Lands Inquiry were considered and the subdivision activity and farm sizes, locations have been assessed within Tumut over the period since 1988. The average number of rural lots created each year over the period has been in decline for smaller lot sizes or steady for lots over 40 ha. Figures from the Department of Primary Industries reveal an increase in average holding size since 1988. This information suggests that current minimum lot size provisions are adequately protecting farm sizes and there is no information or analysis that warrants raising this figure.

Subdivision activity should continue to be monitored to see the effects of deleting concessional rights as we consider that subdivision activity will experience further reductions.

As a result of the state driven standard LEP format, Council is required to set minimum lot sizes within all rural zones, including large lot residential zones (historically rural residential and small holdings). It is understood that the theory behind this policy is to avoid unnecessary fragmentation of rural land. However, the policy does introduce an element of inflexibility that can potentially frustrate local rural development policy, particularly in shires such as Tumut where the significant variation of local topography can severely constrain the achievement of efficient density outcomes.

Council's amending LEP will ultimately be required to adhere to the standard template format, subject to NSW Planning & Infrastructure's ongoing implementation of current state planning policy. However, Council is encouraged to express its opinion on the current inflexible arrangement and put forward alternative rural land use policy that better relates to the local environment and expectations of the community.

Suggested Zones for Future LEP

The Rural Land Use Strategy 2008 provided a listing of standard zoning titles and descriptions for Residential and Village zones. These zoning descriptors are mandatory within the LEP Standard Instrument.

8 RETAIL AND COMMERCIAL LANDUSE

The Tumut Commercial Land Use Strategy has been prepared which analyses and recommends strategic directions for commercial landuse in the Shire. The document includes investigation of both retail and commercial land uses.

Topic areas covered include:

- Review of existing commercial and retail activities.
- Analysis of needs and strategic direction in the Tumut Town Centre, Batlow, Talbingo and Adelong.
- Regional retail hierarchy and catchment.
- Retail expenditure and trends.

8.1 Conclusions and Recommendations

The following conclusions and recommendations have been extracted from the Tumut Commercial Land Use Strategy:

Tumut while a relatively small centre with a population of 11,172 in the Shire has a strong timber industry labour base. Within the Shopping hierarchy it functions as a subregional centre with a high focus on lower order goods such as food and beverages along with a range of local services. Larger centres of Wagga Wagga in particular along with Albury and Canberra will draw some of the local expenditure for higher order goods and services. It is also noted that Tumut sits in a tourism region, connecting with the Snowy Mountains and the skiing areas of Kosciusko. This adds additional tourism dollars or expenditure to the local economy.

Strategic Recommendations

Although forecasted growth for the shire does not create the need for any additional commercially zoned land bank in the short to medium term, there is always the possibility of a major industry coming to the shire (like VISY) that would create a huge demand across all areas and therefore it is wise to have all the strategic planning work in place to be able to react to those needs when they arise.

As already stated, if the population of Tumut remains static further commercial core will not be required. However, if population does increase due for instance to a major industry coming to town the following table of land requirement against population is recommended.

Table 2: Commercial Requirements with Population Changes

Population	10801	11341	11908	Total Increase
Office Floor space	820 m ²	862 m ²	905 m ²	85 m ²
Retail Floor space	5670 m ²	5897 m ²	6192 m ²	522 m ²
Restaurant and Cafe Floor space	230 m ²	227 m ²	238 m ²	8 m ²
Total	6720 m²	6805 m²	7335 m²	615m²

Based on 5% compound growth, no timeframes set.
Source: Lennon Salvestro planning calculations

Villages – explore commercial zones in village areas.

Continue to support villages in terms of convenience and entrepreneurial activity, which in turn can encourage tourism and business development. Provision being made for cottage industries, tourism facilities and home offices within the village zone. RU5 village zone should allow for this range, diversity and potential within the villages, or if the community prefers the commercial precinct within villages could be zoned B2 Local Centre.

Map extract indicating Retail Catchments is provided below as Figure 9.

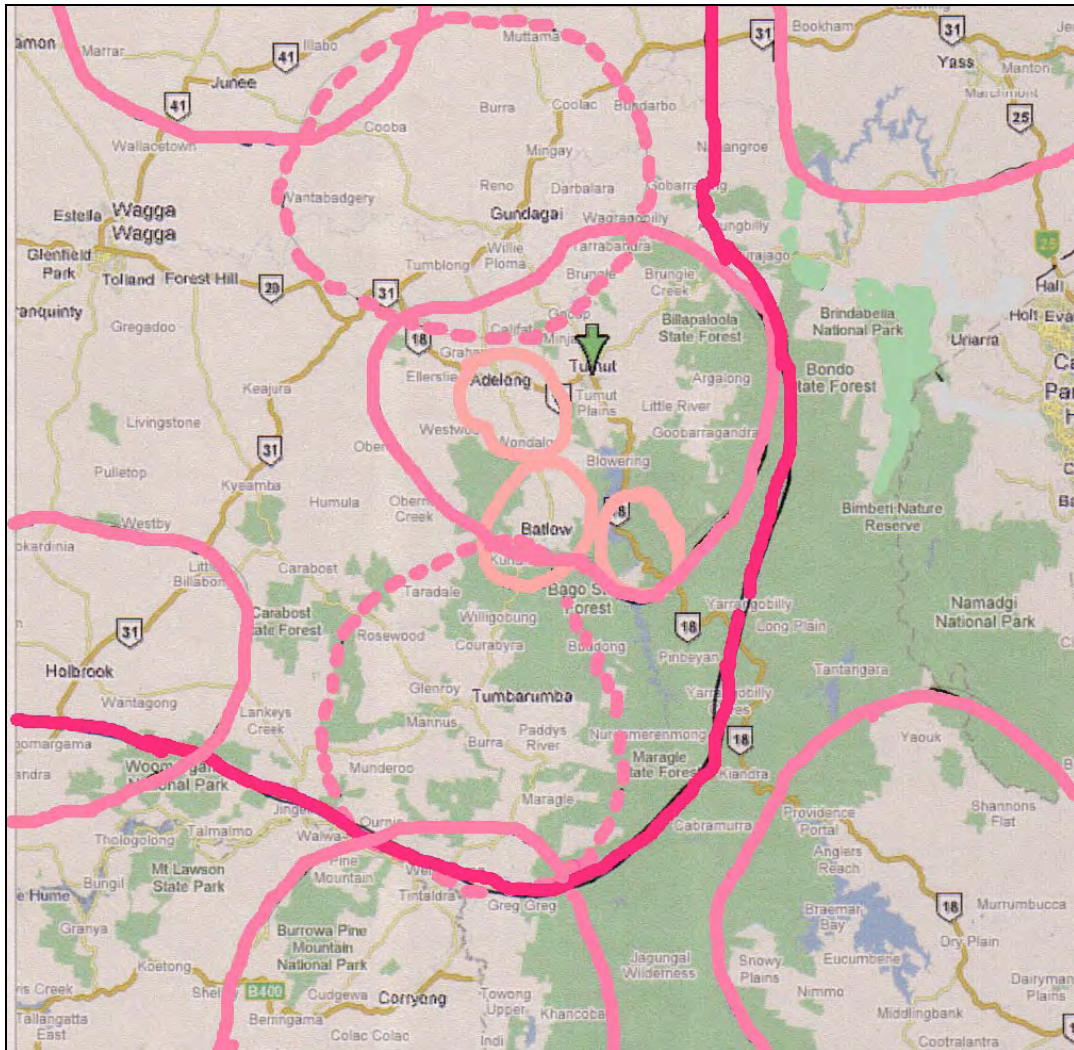


Figure 9: Retail Catchments (Source: Retail and Commercial Landuse Strategy)

8.2 Additional Matters

Council, at its meeting on 24 July 2012, resolved to accommodate the rezoning of Merivale Street, between Fitzroy and Capper Streets, from R3 Medium Density to B2 Local Centre or B4 Mixed Use.

Council's reasoning behind this decision is based on maintaining the CBD as a strong focal point of the local economy. Although forecast growth for the Shire does not create the need for any additional commercially zoned land in the short term, Council wishes to make land available in the event of potential future requirement.

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was also resolved that:

- Proposed industrial land rezonings (draft LEP amendment No.24) to be abandoned as LEP 2012 permits industry in the RU1 zone
- The Sturt Close industrial estate to be added to Schedule 1 of Tumut LEP 2012 as an area where a dwelling house is permissible in conjunction with an industry on the same land. The minimum lot size for the Estate to be increased from 750m² to 1 ha
- The northern side of Merivale Street, between Capper and Fitzroy Streets, to be rezoned from B2 and R3 to B4 mixed Use (subject to no new vehicular access to the Snowy Mountains Highway and provision of adequate on-site parking).

Council, at its meeting on 22 April 2014, subsequently resolved to rezone the northern side of Merivale Street, between Capper Street and Fitzroy Street to B2 Local Centre, as shown in the figure below.

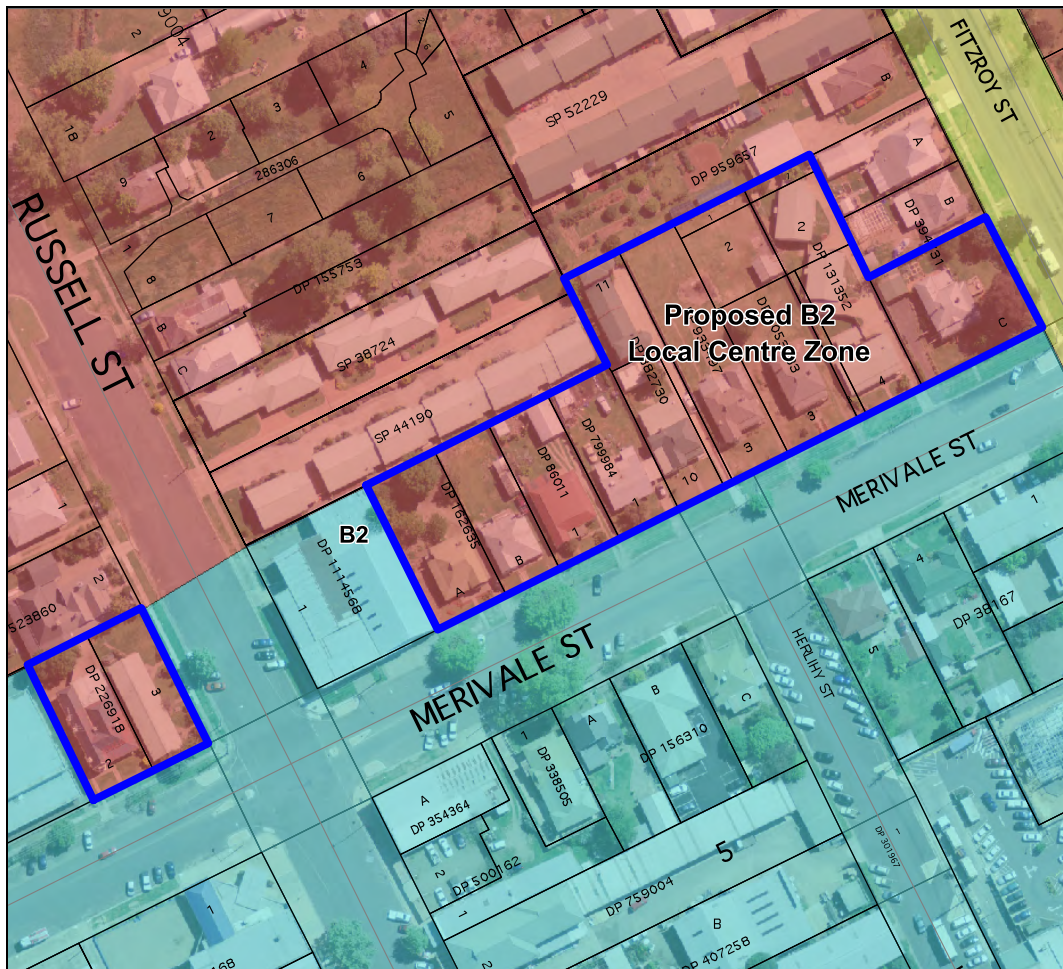


Figure 9a: Merivale Street - Proposed Land Zoning B2 Local Centre (Source: TSC)

9 OTHER STRATEGIC STUDIES

The following strategic studies were prepared and adopted by Council at various periods prior to the current strategic planning exercise. They are considered to still contain relevant strategic landuse directions to underpin this current Growth Strategy.

9.1 Tumut Housing Strategy – June 2004

This Housing Strategy has been prepared for Tumut Council in response to concerns in the local community about the supply of housing and residential land in the Local Government Area (LGA) and the ability to meet the demand for suitable housing, resulting from growth in the timber industry at that time.

The following list of list of recommended strategies were put forward:

1. Council as facilitator: Establish a pro-active role for Tumut Council in facilitating residential development by:

- Formally adopting this Housing Strategy;
- Actively carrying out the actions recommended in it;
- Facilitating the development of land already zoned for residential development.

2. Housing and residential land supply monitor: Prepare a Land and Housing Monitor of the supply and take up of vacant houses, vacant lots and potential lots to ensure a continuous 5-year housing supply pipeline.

3. New planning instruments: Prepare new Development Control Plan(s) for residential subdivision and housing development, and amend the Local Environmental Plan accordingly.

4. Development of surplus land: Prepare a strategy for the rezoning, disposal and development of surplus State Government, Council and institutional land for housing purposes employing a whole of government approach.

5. Development approval process: Prepare and implement formal procedures, documentation requirements and training for the development approval process for inclusion in the new Development Control Plan.

6. Infill housing development: Facilitate infill housing development on underutilised land in urban areas to provide additional housing choices, particularly for seniors, and to assist in securing a medium to long-term supply of residential land.

7. Housing industry: Promote the residential development opportunities in the LGA to the housing industry including peak industry bodies.

8. Expansion of urban areas: Investigate areas around Tumut suitable for long-term urban expansion and residential development, in particular rural residential areas with potential for upzoning to urban residential zones.

9.2 Tumut Industrial Lands Study 1998

The general theme of the Industrial Lands Study was the underutilization of existing zoned industrial land. The focus of development has been to identify underutilized land and promote industrial development in those areas.

The study also promoted the concept of eco-industrial parks and for Council to encourage the establishment of industries that meet eco-industrial themes.

Habitat Planning prepared a Local Environmental Study for land identified for the potential for industrial landuse in Tumut and Gilmore. This study recommended rezoning subject to conditions, which Council will consider in the review of the LEP 2012.

9.3 Tumut CBD Parking Strategy 2001

At the time of adoption, the Tumut CBD Parking Strategy concluded that there is an adequate supply of car parking spaces in the Tumut Central Business District (CBD) to cater for existing retail and commercial development.

The strategy adopted was aimed at ensuring Council implemented action to integrate existing parking facilities in the CBD in order to maintain the viability of the CBD long term. This theme was also underpinned by ensuring attractive streetscapes and linkways were established to improve on the outlook and functionality of the commercial precincts.

10 POTENTIAL GROWTH AREAS

The following potential growth areas were further investigated as future residential growth areas. The detailed Local Environmental Studies prepared for each area form part of this Growth Strategy and are attached. Below are the final recommendations and concept rezoning plans.

10.1 Tumut Investigation Areas

10.1.1 Tumut South East

The location of the Tumut South East study area provides an open landscape with panoramic views over the Tumut river valley and backdrop of vegetated hillscape to the Weriboldera State Conservation Area.

Investigations indicate that land within the northwestern portion of the study area allows for the natural extension of existing essential infrastructure to service future development extending from East Street / Tumut Plains Road, providing a residential living opportunity whilst creating a buffer to active rural landscape and floodplain / river precinct. Therefore, it is considered that the proposed R5 zone (Large Lot Residential) be extended, as indicated on the accompanying Draft Concept Plan, and future development of the land be staged accordingly responding to community needs / demand as well as making provision for the dairy and agricultural activities, whilst operational.

This land has minimal environmental constraints, and interface issues between existing residential land, active agricultural land and floodplain, and contains land zoned for the purpose of rural residential development.

Proximity to floodprone land can be managed through the incorporation of planning and design guidelines and an indicative masterplan that details appropriate environmental response and subdivision design elements to control the placement of dwellings and private open space within new allotments.

Although the land within the northern portion of the study area has the potential to include pockets of higher density development, this should be determined in context with potential future higher density development of land located on the western side of the East Street, as it is considered that providing future housing needs, solely within greenfield-urban expansion areas, is not sustainable due to the limited land opportunity resultant of physical constraints to urban expansion. Achievement of a higher density, and infill development will significantly reduce the amount of greenfield land required which may prove economically more viable as a result of existing essential infrastructure, being essential to manage funding and timing priorities.

The land identified for the expansion of residential development is within reasonable proximity to the Tumut CBD, and the site is well linked by existing road networks.

A further consideration of Council may include incorporating the notion of an eco-village type development responding to the sensitive environment that could be embraced by the wider community as we become more aware of the adverse impacts of traditional forms of subdivision and development on the land.

The land identified for urban expansion contains Stony Creek and riparian which, due to its orientation, presents an opportunity to create a corridor linking the Tumut River precinct with the Weriboldera State Conservation

area. This land has been incorporated into the overall concept landuse plan as a proposed greenway, and it is recommended that Council consider potential scenarios, as provided in section 9.2 of the LES.

Recommendations:

It is recommended, that the existing R5 zone (Large Lot Residential) be extended, as indicated on the accompanying Draft Concept Plan, allowing for future development of the land be staged accordingly in response to community needs / demand, and making provision for the dairy and associated agricultural activities whilst operational.

It is further recommended that:

- 1. Residual land (south of Stony Creek) remain zoned for the purpose of agriculture, and separated into minimum lot sizes of 30ha (east of the Snowy Mountains Highway) and 150ha (west of the Snowy Mountains Highway), as indicated on the proposed Minimum Lot Size Plan; and*
- 2. The Tumut Local Environmental Plan (LEP) 2012, be amended to include reference to a Development Control Plan (DCP), for the subject land; and*
- 3. Future development will require submission of an indicative masterplan / DCP to be prepared, in support of the LEP, and incorporate planning and design guidelines that details appropriate environmental response and subdivision design elements to control the placement of dwellings and private open space within new allotments.*
- 4. Council considers the further investigation of land west of East Street and its potential for higher density, infill residential development that is currently serviced by essential infrastructure.*
- 5. Council consider the potential for creating a greenway linking the river precinct with the Weriboldera State Conservation Area, which may include:*
 - a. Land to be utilised for grazing purposes only;*
 - b. Incentives for landowners to plant out their respective riparian areas with appropriate native grasses / plant species as a treatment to stabilise banks and improve water quality;*
 - c. Create pedestrian access and recreation within potential greenway areas via land acquisition, or similar for administration by Council.*

A Draft Concept Zoning Plan for Tumut South East was considered during the public exhibition period that initially proposed R5 Large Lot Residential (variable minimum lot sizes) and RU1 Primary Production.

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was resolved that the Tumut South East Investigation Area north of Stony Creek and above the 270m contour be rezoned to R3 and R5, with appropriate lot sizes and buffers to areas of high conservation value. Environmental Protection zones to be used with the aim of creating a corridor along Stony Creek. The Standard Instrument release area clause preventing premature subdivision to be added to Tumut LEP 2012 and applied to this land. The land south of Stony Creek to remain RU1 but be adopted in the Strategy as a future urban expansion area.

Indigenous heritage to be identified and protected.

At its meeting on 22 April 2014, Council confirmed the zoning of Tumut South East Release Area to be in accordance with Figure 10 below.

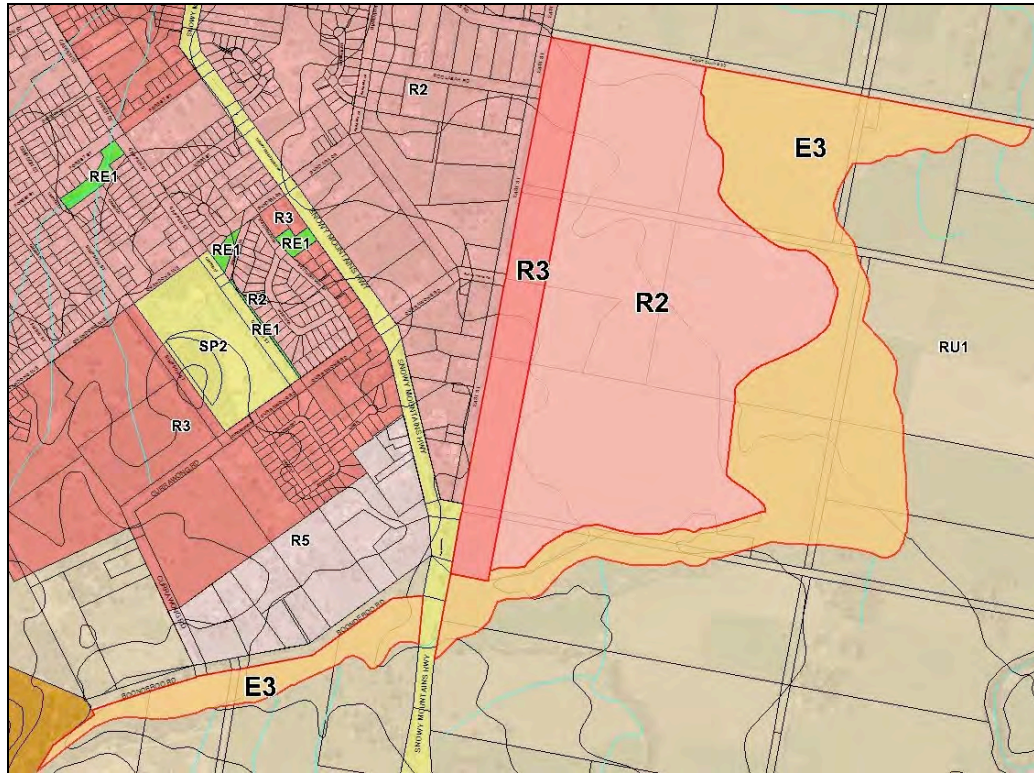


Figure 10: Draft Concept Zoning Plan – Tumut South East Investigation Area
(Source: TSC)

The R2 and R3 residential zones are to have 600 m² and 225 m² minimum lot sizes respectively and the E3 zone to retain the current 30 ha and 150 ha lot sizes. The entire area is to be designated an Urban Land Release Area. The E3 Land Use Table is to ensure that existing agricultural uses remain permissible.

10.1.2 Tumut Boundary Street East

The Boundary Street East study area together with existing developed residential land, form an urban enclosure surrounding the golf course, which adds to the potential amenity of future residential development in the area. The location provides an open, vegetated landscape within a backdrop of hillscape to the south and the Tumut Golf Course to the east. The site affords panoramic views to the north over the Tumut township and river valley.

Investigations indicate that the land has minimal environmental constraints, and interface issues between existing Industrial Precinct, and non-active agricultural land to the rear of the site. However, the land has some limitations to higher density urban development, due mainly by its topography and also as a result of earlier subdivision activity and resultant proximity to the Tumut Golf Course.

Review of the subject land has been considered in context with the adjacent land to the west, due to their connectedness and shared frontages and access to Boundary Street.

The Boundary Street West land is zoned R5 (Large Lot Residential) under the provisions of the LEP 2012, with a minimum lot size of 5000m² for the purpose of residential development and the subject land is zoned R2 (Low Density Residential), with a minimum lot size of 600m² for the purpose of residential development. The current zoning is considered inappropriate, as it does not best reflect the character and carrying capacity of the land.

It is considered that a more appropriate zone is R5 (Large Lot Residential) with the incorporation of building envelopes to control placement of dwellings and private open space with respect to the neighbouring golf course, with a proposed minimum lot size of 2000m². A Concept Layout Plan and Proposed Minimum Lot Size Map are including in the accompanying LES.

Recommendations

It is recommended, that land within the Boundary Street East study area be appropriately zoned to better reflect the character and carrying capacity of the land, and:

- 1. The Tumut Local Environmental Plan (LEP) 2012, be amended to include reference to a Development Control Plan, for the subject land; and*
- 2. A Development Control Plan Development Control (DCP) be prepared, in support of the LEP, and incorporate planning and design guidelines and indicative masterplan that details appropriate environmental response and subdivision design elements to control the placement of dwellings and private open space within new allotments.*

An extract of the Draft Concept Zoning and Minimum Lot Size Plan for Boundary Street East is provided below as Figure 11.

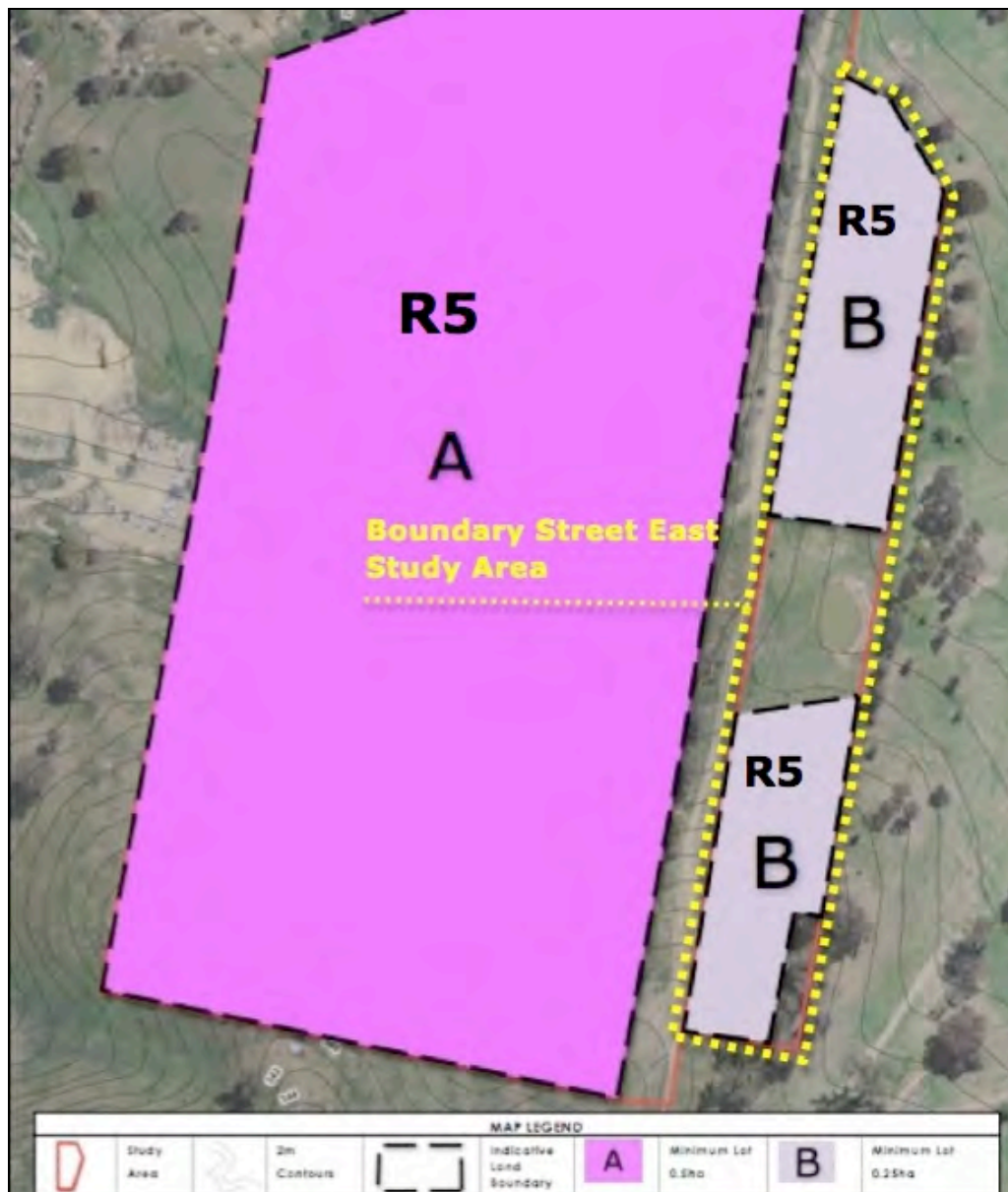


Figure 11: Extract of Draft Concept Zoning Plan & Minimum Lot Size Plan – Boundary Street East Investigation Area (Source: Salvestro Planning)

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was resolved that Boundary Street Investigation Area East be rezoned from R3 to R5 with a lot size of 2,400 m², as shown in Figure 11 above.

10.1.3 Tumut Boundary Street West

The Boundary Street West study area together with land within the Boundary Street East Study Area and existing developed residential land located east of the site, form an urban enclosure surrounding the golf course, which adds to the potential amenity of future residential development in the area. The location provides an open, vegetated landscape within a backdrop of hillscape to the south and views from the eastern side of the ridgeline over the Tumut Golf Course to the east. The site affords panoramic views to the north over the Tumut township and river valley.

Investigations indicate that the land has minor environmental constraints and there are minimal interface issues between the subject land and industrial development located adjacent to the site (separated by Fairway Drive), as well as non-active agricultural land adjoining the southeast and rear study area. However, the land has some limitations due to its interface with adjoining industrial land and past landuse activities. Residential development is also constrained by topography and sensitive vegetation.

Review of the subject land has been considered in context with the adjacent land to the east, due to their connectedness and shared frontages and access to Boundary Street and views over the Tumut Golf Course.

The subject land is zoned R5 (Large Lot Residential) under the provisions of the Tumut LEP, which specifies a minimum lot size of 5000m² for the purpose of residential development. The current proposed zoning is considered appropriate with the character and carrying capacity of the land. However, it is considered that building envelopes be incorporated to control placement of dwellings and private open space with respect to the neighbouring industrial precinct, with a proposed minimum lot size of 5000m². A Concept Layout Plan and Proposed Minimum Lot Size Map are including in the accompanying LES.

Recommendations:

It is recommended, that:

- 1. Land within the Boundary Street West study retains its proposed zoning of R5 (Large Lot Residential);*
- 2. The Tumut Local Environmental Plan (LEP) 2012, be amended to include reference to a Development Control Plan, for the subject land; and*
- 3. A Development Control Plan (DCP) be prepared, in support of the LEP, and incorporate planning and design guidelines and indicative masterplan that details appropriate environmental response and subdivision design elements to control the placement of dwellings and private open space within new allotments.*

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was resolved that Boundary Street Investigation Area West is to retain its R5 zone but have its lot size increased from 5,000 m² to 1 ha, as shown in Figure 12 below. Development is to be restricted to defined building envelopes east of the ridge line.

An extract of the Draft Concept Zoning and Minimum Lot Size plan is provided below as Figure 12.

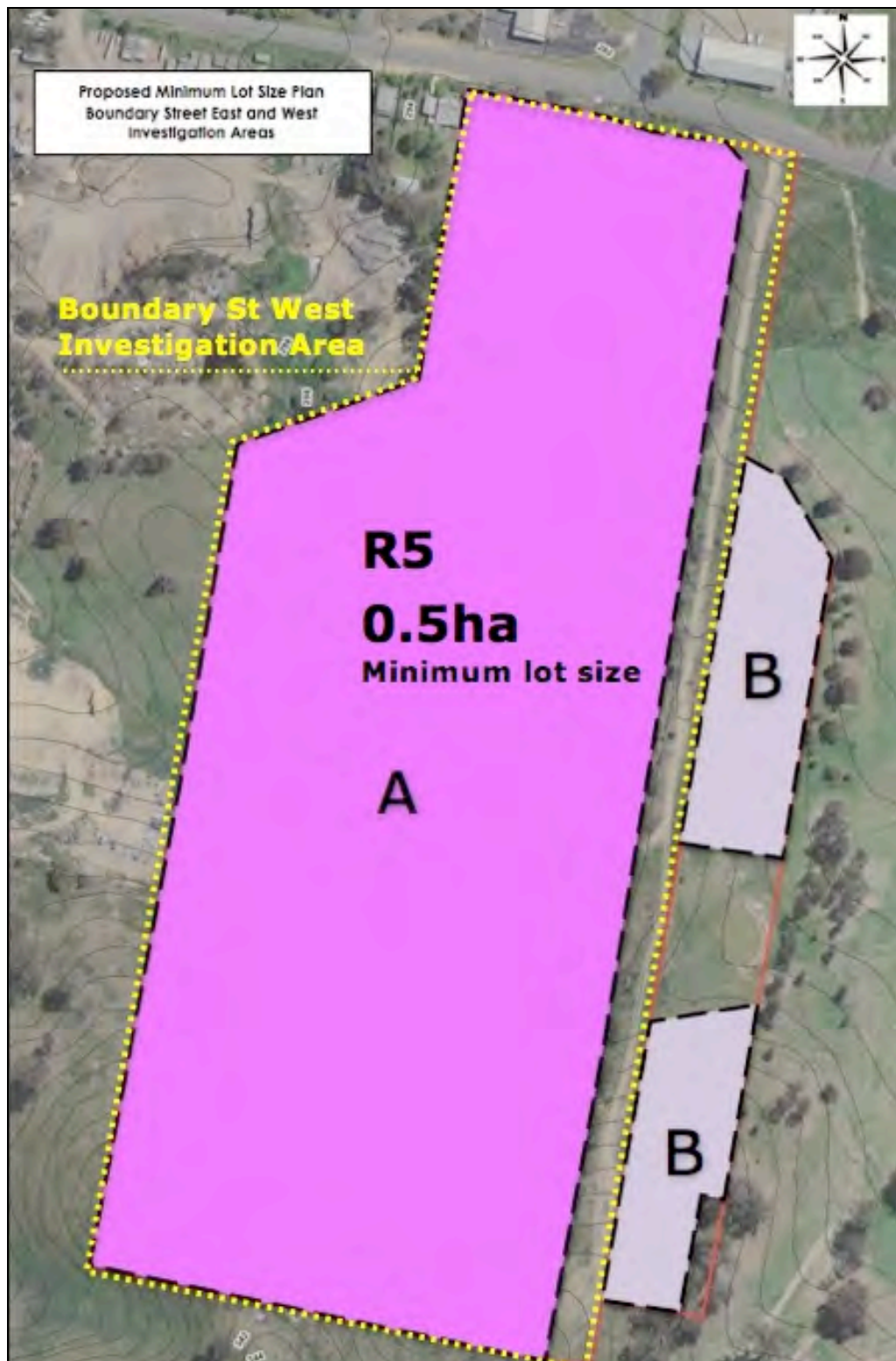


Figure 12: Extract of Draft Concept Zoning Plan & Minimum Lot Size Plan – Boundary Street West Investigation Area (Source: Salvestro Planning)

10.2 Adelong Investigation Areas

10.2.1 Adelong South West

Land within the Adelong South West Investigation Area has been significantly modified through historic land clearing practices associated with agricultural and horticultural land use, providing a greenfield site with minimal challenges.

Desktop investigations suggest that the land has minimal environmental constraints, such as bushfire, flooding, soil contamination and salinity, however its proximity to waterways require the inclusion of buffer areas that constrains potential built environment and overall lot yield. In addition, the subject land is intersected by an optical fibre cable, which will require closer scrutiny and may also impact on overall lot yield.

Land within the study area is well placed for residential expansion purposes for the creation of large lot residential landuse. Rural residential type landuse have traditionally been used to provide a transition from typically fulltime farming land to general urban residential areas, however the size of the resultant rural residential area must be relevant to the adjoining agricultural activity and be able to incorporate mitigation measures to accommodate a desired rural residential living space.

A further consideration of Council may be to incorporate the notion of an eco-village type development that could be embraced by the wider community as we become more aware of the adverse impacts of traditional forms of subdivision and development on the environment. The potential for such a development to aid the environment is significant, given improvements to technologies that could contribute to minimising the ecological footprint of future generations.

In determining the most appropriate outcomes for Adelong, the review of the subject land has been considered in context with land contained in the Adelong South East Study Area.

In comparing the two investigation areas, it is acknowledged that land within the Adelong South East Investigation Area comprises a greater amount of better quality agricultural land compared to land comprising the subject investigation area, and it is considered that the loss of prime agricultural land in this instance would be less significant than land contained in the Adelong South East Study Area.

The creation of additional residential land would add an alternative, land resource to the Shire by providing a residential living opportunity within a rural landscape. Inclusion of this land would assist in strengthening Adelong's role in providing an alternative settlement area within the Tumut sub-region, which is particularly relevant given the land is within reasonable commuting distance of Tumut Township, and is well linked by existing road networks.

In the broader strategic sense, the land will contribute to village growth better able to support local main street business and create greater scope for enhancing the village character and identity, improving community wellbeing.

Recommendations:

It is recommended that land within the Adelong South West Investigation Area be appropriately zoned in accordance with the Concept Landuse Plan;

To include:

- 1. Land comprising the Adelong Cemetery be zoned SP1 – Special Activities;*
- 2. Land north of Black Creek (bordering the Highway) remain zoned RU1 – Primary Production with minimum lot size of 150ha;*
- 3. Land straddling Cemetery Road to be zoned R5 – Large Lot Residential, and apply minimum lot sizes in accordance with the Minimum Lot Size Map;*
- 4. The Tumut Local Environmental Plan (LEP) 2012, be amended to include reference to a Development Control Plan (DCP), for the subject land; and*
- 5. A Development Control Plan Development Control (DCP) be prepared, in support of the LEP, and incorporate planning and design guidelines and indicative masterplan that details appropriate environmental response and subdivision design elements to control the placement of dwellings and private open space within new allotments.*

An extract of the Draft Concept Landuse Plan for Adelong Southwest is provided below as Figure 13.

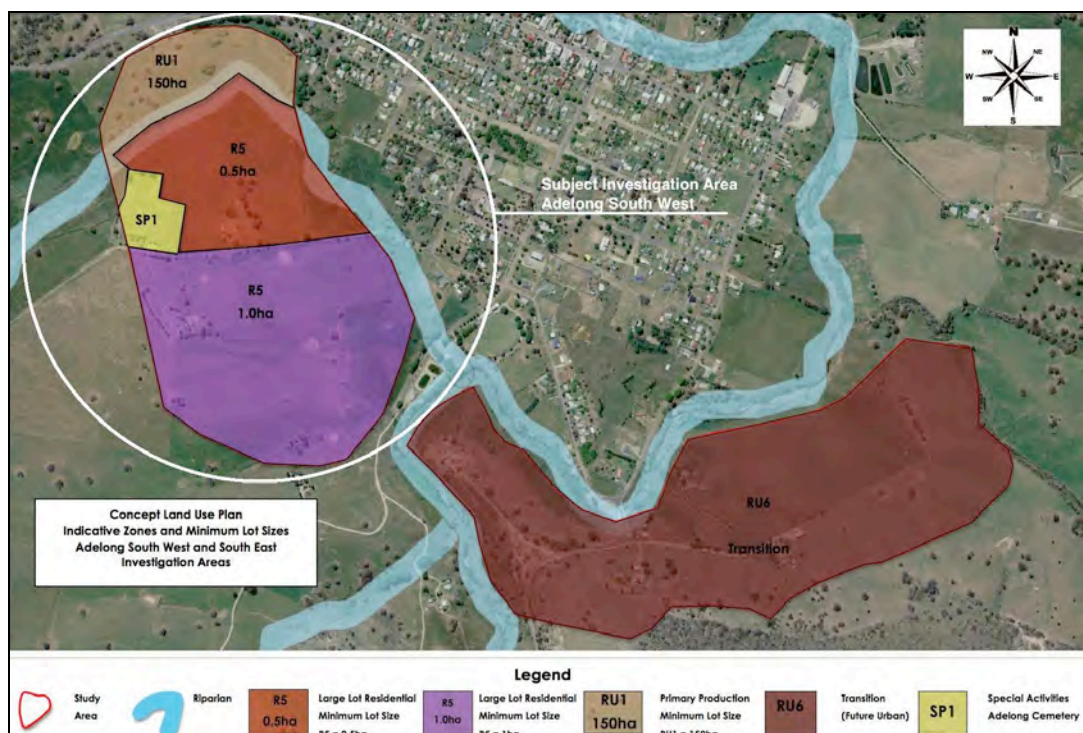


Figure 13: Concept Land Use Plan – Adelong Southwest Investigation Area (Source: Salvestro Planning)

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was resolved that, at this stage, no rezonings take place in Adelong and that Adelong Southwest be identified as a future urban expansion option (see Figure 13).

10.2.2 Adelong South East

The land within the Adelong South East Study Area provides a scenic, open landscape with visual connectivity to the existing village and backdrop to vegetated hillscape. The site affords panoramic views to the village with attractive creek frontage.

The local environment has been modified through historic land clearing associated with agricultural activities, and preliminary investigations indicate the land has minimal environmental constraints.

Although the site is visually connected to the village, the Adelong Creek disconnects the site by its physical barrier resulting in limited access by way of Rimmers Lane.

The subject land is well placed to provide a rural residential style living opportunity within a rural landscape, however demand for land is difficult to quantify, as limited opportunities exist in the village area.

In determining the most appropriate outcomes for Adelong, the review of the subject land has been considered in context with land contained in the Adelong South West Study Area.

In comparing the two investigation areas, it is acknowledged that the subject land, (Adelong South East Investigation Area) comprises a greater amount of better quality agricultural land compared to land comprising the Adelong South West Investigation Area.

Additionally, potential exists for continued sustained agricultural activity from the land, however it is considered that the loss of prime agricultural land in this instance would be more significant than land contained in the Adelong South West Study Area.

Therefore it is concluded that the land be zoned to RU6 Transition as indicated by the map extract provided below.

Recommendations:

It is recommended, that the land within the Adelong South East Study Area be appropriately zoned to RU6 Transition, to recognise its potential to provide for future rural residential style living opportunities to respond responding to growth and demand.

It is further recommended that:

- 1. The Tumut Local Environmental Plan (LEP) 2012 be amended to include provision for the RU6 Transition zone, and*
- 2. The subject land is rezoned as RU6 Transition.*

An extract of the Draft Concept Landuse Plan for Adelong Southeast is provided below as Figure 14.

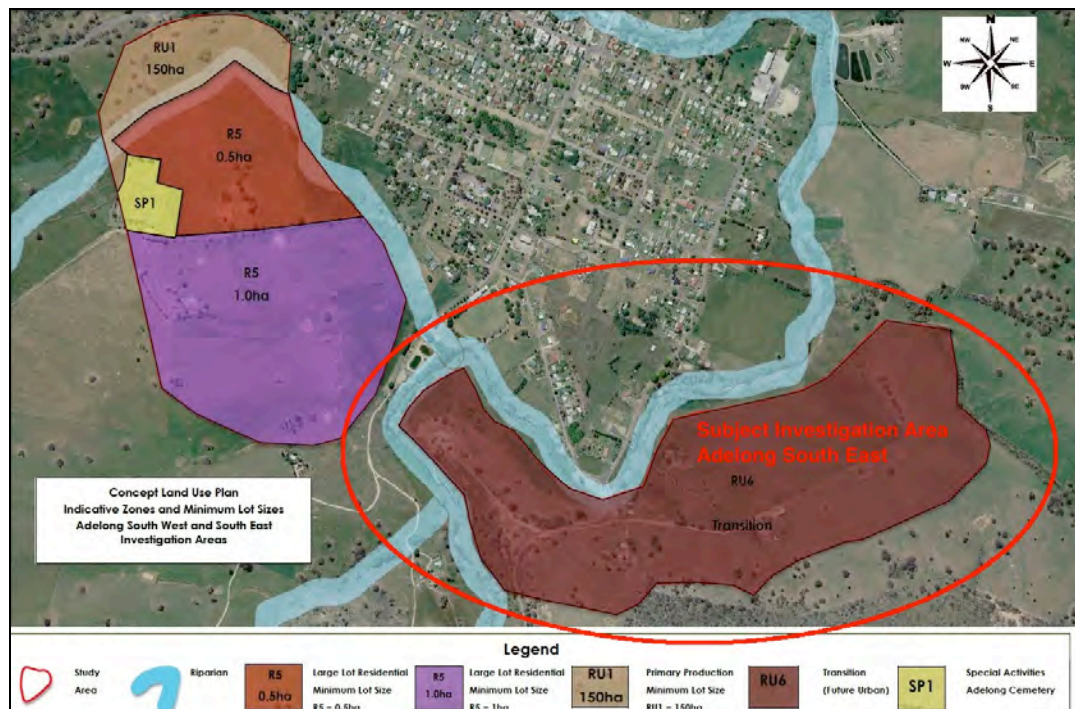


Figure 14: Concept Land Use Plan – Adelong Southeast Investigation Area (Source: Salvestro Planning)

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it is now considered that, at this stage, no rezonings take place in Adelong and that Adelong Southeast be identified as a future urban expansion option (see Figure 14).

The existing village area of Adelong has potential for the provision of general residential infill development of existing residential zoned parcels of land. The existing village zoning is to be retained to ensure landuse flexibility.

10.3 Batlow Investigation Areas

10.3.1 Yellowin Road

The Yellowin Road Investigation Area provides a suitable site for large lot residential development within close proximity to essential infrastructure and services within the village.

The location of the land offers a varying rural setting of high visual quality. The character of the roads strongly influences scenic experience, which vary from enclosed forest settings to open expansive views. The site affords a panoramic view catchment, connecting the land back to its visual context of surrounding orchards, and beyond to the mountains.

Investigations indicate that the land has minimal environmental constraints however appropriate design is required to mitigate natural drainage areas and other land constraints, as well as the potential for conflicts between new development and horticultural activities (whilst active) within and adjacent to the study area.

Several rural smallholdings already exist within the study area, and it is considered that allowing the subject site to be utilised for large lot residential style holdings will not significantly differ from the existing subdivision pattern or character of the land.

Batlow is within reasonable proximity to the Tumut CBD and the site is well linked by existing road networks. The subject land is well placed for large lot residential expansion purposes and would add an alternative, valuable, land resource to Batlow and the Shire by providing a living opportunity within a rural landscape.

As a result of the above analysis, it is considered that the consolidation of this land for residential development will contribute to village growth, support local main street business and create greater scope for enhancing the village character and identity improving community wellbeing.

Recommendations:

It is recommended that the land within the Yellowin Road Investigation Area be appropriately zoned to better reflect the character and carrying capacity of the land, and:

- 1. The Tumut Local Environmental Plan (LEP) 2012, be amended to include reference to a Development Control Plan, for the subject land, and*
- 2. A Development Control Plan (DCP) be prepared, in support of the LEP, and incorporate planning and design guidelines and indicative masterplan that details appropriate environmental response and subdivision design elements to control the placement of dwellings and private open space within new allotments.*

An extract of the Draft Concept Landuse Plan for Yellow Road Investigation Area is provided below as Figure 15.



Figure 15: Draft Concept Landuse Plan – Yellowin Road Investigation Area (Source: Salvestro Planning)

The Draft Concept Minimum Lot Size Map is provided below as Figure 16.

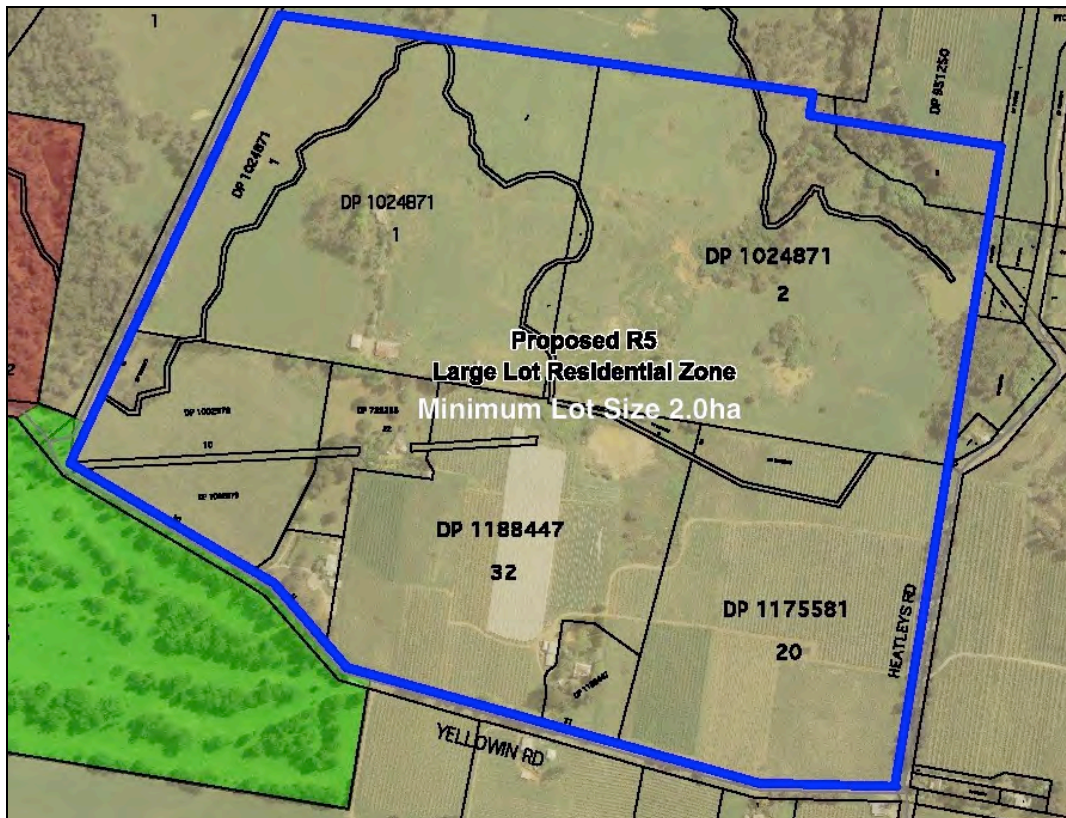


Figure 16: Concept Minimum Lot Size Plan – Yellowwin Road (Source: TSC & SP)

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was resolved that the Yellowwin Road Investigation Area to be rezoned from RU1 to R5, with lot sizes ranging from 5,000m² to 2 ha (depending on constraints). Subsequently, Council resolved on 22 April 2014 to rezone this area to R5 with a minimum 2 ha lot size only, as shown in Figures 15 & 16 above.

10.3.2 Keenans Road

Review of land located within the Kennans Road Investigation Area, indicate that the opportunities afforded by the scenic location of the site are outweighed by the physical and environmental land constraints, and economic practicality.

The study area was zoned for the purpose of rural smallholdings prior to gazettal of the former LEP 1990, however grounds for zoning the land for the purpose of small holdings were unable to be established.

The subject land has been zoned for the purpose of rural smallholdings for more than 20 years, and development has not occurred, and is suggested unlikely to occur in the short to medium term whilst land continues to be utilised for agricultural purposes.

Although appropriate design may mitigate potential conflicts between a higher density residential development and existing landuses within and surrounding the study area, it is considered that challenges associated with topography, environment, access and fundamental servicing, would proscribe future development due to reduced lot yield and prohibitive costs associated with the provision of fundamental infrastructure to service a residential type development.

It is considered that continued zoning for the purpose of residential type development misrepresents land availability and therefore it is advised that Council appropriately zone the land to support the continuing landuse and agricultural activities.

Therefore, it is concluded that the land within the study area be zoned to RU1 – Primary Production as indicated by the draft Concept Land Use and Minimum Lot Size plan.

An extract of the Draft Concept Landuse and Minimum Lot Size Plan for Kennans Road Investigation Area is provided below as Figure 17.



Figure 17: Concept Land Use and Minimum Lot Size Plan – Keenans Road (Source: Salvestro Planning)

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was resolved that the Keenans Road R5 area be rezoned to RU1, with a minimum lot size of 30 ha, as shown in Figure 17 above.

10.3.3 Batlow Urban Area

The nature of rural agricultural activity in the Batlow area has experienced significant change over recent years, including a focus on boutique enterprises such as cider production and cultivation of potatoes and truffles.

There is adequate general residential land within the existing Batlow village boundaries, with significant infill development potential available. However, the current landuse zoning structure appears to be constraining development and there would be strategic advantages to rezoning all the existing village area to a general village zone. This would create landuse flexibility to facilitate development within the local area.

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was also resolved that:

- The B2 Local Centre zone be replaced by a B4 Mixed Use zone and that further consultation of residents and businesses in the area be conducted
- The IN1 zone north of Memorial Avenue to be replaced with a B4 Mixed Use zone or B5 Business Development zone
- The land south of Memorial Avenue between Pioneer Street and Mill Road (as far south as the new hospital) to be rezoned to B4 (this will also correct a mapping error in Tumut LEP 2012).

The above resolutions in relation to the Batlow Urban Area are shown in Figure 18 below.

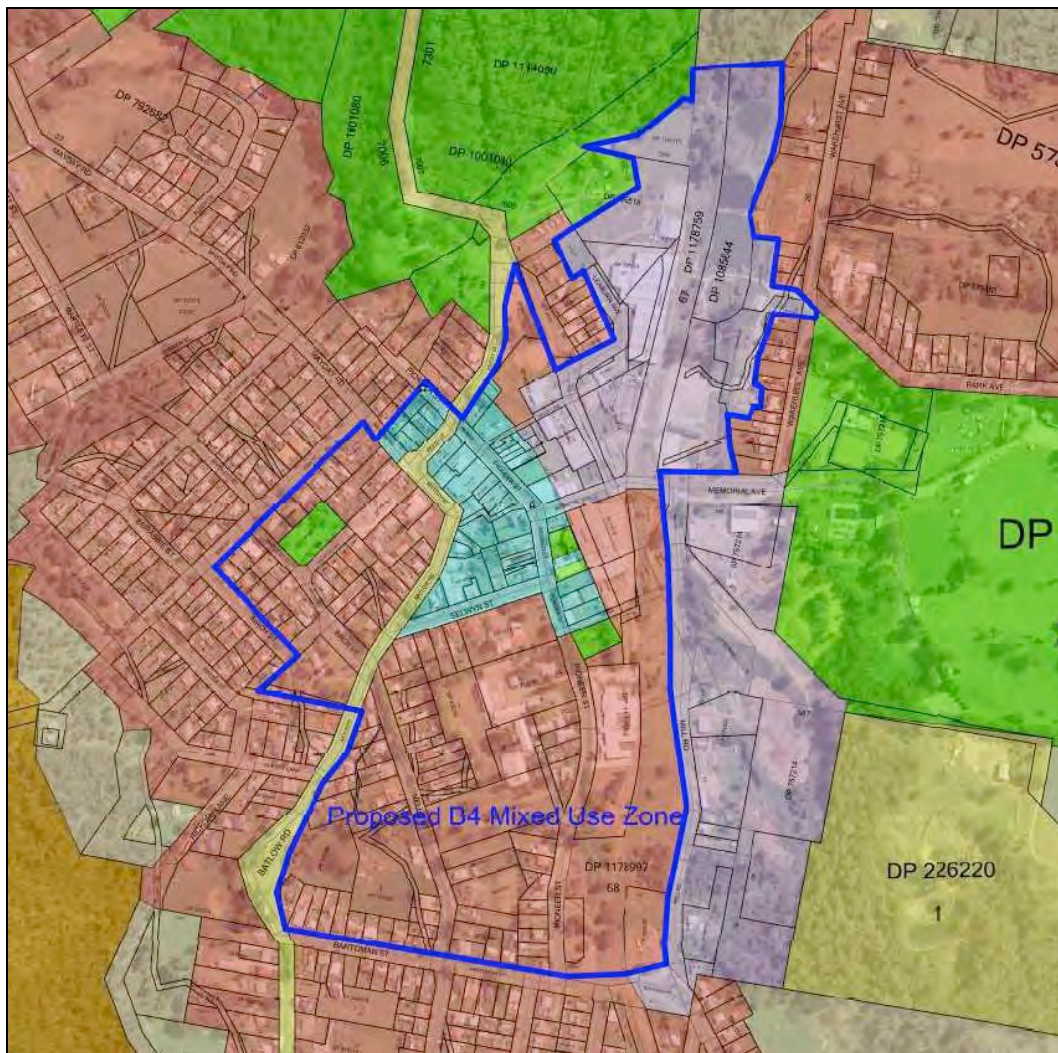


Figure 18: Proposed B4 Mixed Use Zone - Batlow (Source: TSC)

11 OTHER SETTLEMENT AREAS

Other settlement areas including Talbingo, Brungle and various rural valleys have unique locational, recreational and resource characteristics that will continue to be an attraction for consistent settlement and growth.

Existing planning strategies and landuse policies are effectively managing growth and utilisation of land resources throughout these other areas of Tumut Shire. There are no major reasons to alter the current landuse policy mix relating to these other settlement areas.

11.1 Talbingo

The village's strong connection with the Hydro-Electric scheme and growing tourism activity (across all seasons) is an important sustainable feature of the locality. No expansion of the current village zonings are required at this stage.

11.2 Brungle

Brungle is not anticipated to experience any significant growth in the foreseeable future. The existing zoned land will accommodate any future development activity and therefore no changes are proposed at this stage.

Recent community consultation with residents indicated that it was a great place to live, peaceful and quiet location close to the rivers and mountains with great scenery. Residents liked the fact there is minimal traffic and a lot of recreational activities and sporting events. Promotion of Brungle as an alternative town to live in, a tourist destination and strong links with Aboriginal heritage are some of the highlighted features of this area.

11.3 Brindabella Valley

The Brindabella Valley's unique location characteristics have become an increasingly popular destination for tourists seeking the beauty of an isolated area containing strong landscape and historical features. It continues to have a strong link with agriculture, natural landscape heritage and eco-tourism. The current landuse policies that apply to this area are adequate in managing and facilitating development and growth. No change is proposed to existing planning provisions under this growth strategy.

12 HERITAGE

A comprehensive review has been undertaken of the existing heritage item list and potential additions to the list as part of the preparation of this growth strategy.

A separate document titled "Tumut Shire – Heritage Items 2013" has been prepared, which contains descriptions and photographic records of the following list of existing and proposed heritage items:

- Existing & Proposed Tumut
- Existing & Proposed Adelong & Mt Adrah
- Proposed Batlow
- Proposed Tumut Plains
- Proposed Gilmore
- Proposed Gocup
- Proposed Goobarragandra
- Proposed Lacmalac
- Proposed Talbingo
- Proposed Tumorrana

A summary list is included in Attachment 2 of this strategy document.

Following public exhibition of the draft Growth Strategy, and consideration by Council on 26 November 2013, it was also resolved that:

- The Sugar Pine Walk and Pilot Hill Arboretum to be included as heritage items
- "Gibralta", Lot 251 DP 757220 not to be listed.

13 CONSULTATION

13.1 Real Estate Agent Feedback

Consultation was undertaken with real estate industry and HIA representatives during the course of preparing this document. Very little documented response was received.

Further, direct contact was made with a selected industry representatives who indicated that overall, demand for land was difficult to accurately gauge due to perceived lack of appropriate "green field" housing lots. There was a general feeling that house purchasers preferred locations outside of existing established residential areas.

Rural residential land surrounding existing villages was perceived to be lacking in supply. In some areas, there is zoned land available for development; however, there has been no action by the existing landowners to advance this type of subdivision activity.

13.2 Stakeholder & Public Consultation

Stakeholder consultation has been undertaken during the preparation of this growth strategy document, in particular with specific landowners that would potentially be subject to significant rezonings, together with other government and non-government agencies.

The public exhibition generated valuable feedback that has been considered by Council and, where appropriate, incorporated into the final published document.

14 GROWTH STRATEGY IMPLEMENTATION

The format and structure of this Growth Strategy focuses on landuse management and allocation, to ensure sustained growth throughout the Tumut Region. The Growth Strategy is predominantly a consolidation of strategic planning work previously initiated by Council and supplemented other key strategic documents of Council including the Social Plan and Economic Development Plan.

This document is to be read in conjunction with the following comprehensive supporting reports:

1. Environmental Protection and Hazard Analysis in Tumut Shire – March 2008
2. Tumut Shire Rural Land Use Strategy – May 2008
3. Tumut Commercial Land Use Strategy – June 2008
4. Tumut Housing Strategy – June 2004
5. Tumut Parks Strategy 2005-2015
6. Tumut Industrial Lands Study 1998
7. Tumut CBD Parking Strategy 2001
8. Adelong Southwest and Southeast Investigation Areas
9. Batlow Yellowin Road and Keenans Road Investigation Areas
10. Tumut Southeast and Boundary Street Investigation Areas

The public exhibition phase has allowed the community to contribute to the final growth strategy content, demonstrating that community interests have been recognised and appropriately considered.

The Growth Strategy will provide landuse direction under the new Local Environmental Plan 2012 and inform and provide the basis for future Planning Proposals.

15 APPENDICES

15.1 ABS Census 2011 Community Profile Extracts

15.2 Existing and Proposed Heritage Items – Summary List

11035: Document History

Revision	Revision Date	Authorised		
		Name/Position	Signature	Notes
Draft – Rev A	23/04/2013	Lizzie Olesen-Jensen Planning Supervisor		For internal review
Final Draft – Rev A	23/04/2013	Garry Salvestro Director		To TSC for comment
Final Draft – Rev B	31/05/2013	Lizzie Olesen-Jensen Planning Supervisor		TSC edits, for exhibition
Final Draft – Rev C	28/03/2014	Garry Salvestro Director		For adoption by TSC
Final – Rev D	05/06/2014	Garry Salvestro Director		Minor edits, for lodgement with DoP&E



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