



# **ATTACHMENTS**

## ORDINARY MEETING

Thursday 21 May 2026  
10:00 AM  
Council Chambers

### **Contents**

#### **11 ENVIRONMENT AND PLANNING**

##### **11.1 Review of Submissions Received from the Public Exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan**

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**DATE**

1 May 2026

**CLIENT NAME**

Upper Lachlan Shire Council

**PROJECT DETAILS**

Upper Lachlan Housing Strategy and Development Control Plan

**DOCUMENT TITLE**

Currajong Fee Proposal

**PARKES**

1/240 Clarinda Street  
Parkes NSW 2870  
9am - 5pm

**COWRA**

39A Doncaster Drive  
Cowra NSW 2794  
(By appointment only)

**ORANGE**

188 Anson Street  
Orange NSW 2800  
(By appointment only)

**W** [currajong.com.au](http://currajong.com.au)

**ABN** 56644651936



1 May 2026

Hugh Waters  
 Manager of Planning and Regulatory Services  
 By email to: [Hugh.Waters@upperlachlan.nsw.gov.au](mailto:Hugh.Waters@upperlachlan.nsw.gov.au)

#### RE-EXHIBITION OF UPPER LACHLAN HOUSING STRATEGY AND DEVELOPMENT CONTROL PLAN

Thank you for inviting Currajong to prepare a fee proposal relating to further strategic planning work relating to the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan.

It is understood you require assistance with the following tasks, which will be necessary in order to undertake the re-exhibition of the updated Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan:

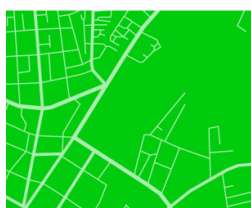
- Coordinate re-exhibition of the Draft Upper Lachlan Housing Strategy Draft Upper Lachlan Development Control Plan, including, including attendance at a minimum of four (4) community workshops over two days.
- Post Exhibition Review and finalisation of the Upper Lachlan Housing Strategy Upper Lachlan Development Control Plan, including a Review of Submissions Report received through the exhibition phase, including the preparation of a Review of Submission Report.

Currajong's Fee to assist with the above tasks is shown below, with a detailed breakdown of costs and other important information included in [Schedule 1](#).

**\$12,500 + GST**

Should you have any questions in relation to this Fee Proposal, please contact me on 0428 254 299 or Claire on 0499 518 868.

Michael Carter  
**DIRECTOR**



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## SCHEDULE 1

### PROJECT INCLUSIONS

Item	Description	Fee
1.	Coordinate re-exhibition of the Draft Upper Lachlan Housing Strategy Draft Upper Lachlan Development Control Plan.	\$5,000
2.	Post Exhibition Review and finalisation of the Upper Lachlan Housing Strategy Upper Lachlan Development Control Plan.	\$7,500
Total Project Fee – Excluding GST		<b>\$12,500</b>
Total Project Fee – Including GST		<b>\$13,750</b>

### PROJECT EXCLUSIONS

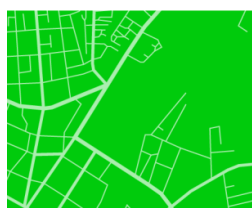
Please be advised that Currajong's Fee Proposal does not account for the following costs:

1. The payment of any fees to third party consultants.
2. Any town planning services required to be undertaken by Currajong that are not described in this Fee Proposal.

### PAYMENT INSTRUCTIONS

Currajong will require all payments to be made via internet transfer to the following bank account details:

Account Name	Currajong Pty Ltd
BSB	082 774
Number	534 402 311



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## SCHEDULE 2

### ACCEPTANCE OF PROPOSAL

Project Details	
Client Name	Upper Lachlan Shire Council
Project Name	Upper Lachlan Housing Strategy and Development Control Plan
Project Address	Upper Lachlan LGA
Key Dates	
Fee Proposal Date of Issue	01/05/2026
Fee Proposal Valid Until	20/05/2026
Project Fees	
As per Schedule 1	\$13,750 inc. GST
Payment Milestones	
As per signed contract	\$13,750 inc. GST

### CLIENT AUTHORISATION

Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



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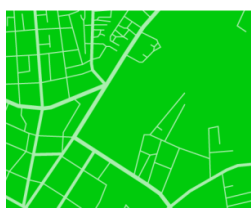
**ABN** 56644651936



## SCHEDULE 3

### CURRAJONG STANDARD TERMS OF SERVICE AGREEMENT

Intellectual Property	
1.	All Intellectual Property provided, produced or applied by Currajong in delivering the Scope of Works is the property of Currajong, and shall remain vested in Currajong.
Alternate Dispute Resolution	
2.	Disputes arising out of or in connection with the agreement hereby created that cannot be resolved within 14 days of a written notice of dispute shall be submitted with the written agreement of the parties to mediation in accordance with the rules and procedures of LEADR (lawyers involved in alternate dispute resolution) within 28 days of a party notifying the other party that the dispute cannot be resolved by negotiation.
Scope of Works	
3	Should a major change of design direction be required once the draft scope of works (as applicable) has been prepared then additional fees may be chargeable at hourly rates unless agreed otherwise.
4	Verbal or written requests for additional meetings, reviews or work beyond the current scope by the client or Council are considered to constitute agreement that the work will be undertaken at the hourly rates in this proposal and will be invoiced accordingly.
5	If the project is discontinued or delayed beyond a period of 6 months, Currajong reserves the right to amend the agreed scope of works and adjust the fee proposal for any additional works required.
Fees and Payment Terms	
6	Payment terms are 14 days from the date of a valid tax invoice. The project will be invoiced by Currajong monthly in arrears (apart from any mobilisation fee).
7	Currajong reserves the right to suspend work on the project if the Client does not adhere to the agreed payment terms.
8	Currajong may charge interest on overdue invoices that are not paid within 14 days. Interest may be charged at 10% per annum, accrued daily.
9	Currajong reserves the right to add debt collection costs to Client invoices that are in default, which may be up to 50% of the invoiced amount in arrears.
10	The estimated fee set out in Schedule 1 is subject to change if this agreement is not accepted and entered into by the Client within 30 days of the date of the Currajong proposal setting out the project scope and fees.



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11 The client is responsible for disbursements incurred by Currajong on your behalf, which may include printing/photocopying costs, travel expense, courier charges.

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Amendments and Variations to the Scope of Works

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12 The Client acknowledges that during the course of the Project there may be a need to, and the parties may agree to, one or more amendment(s) and variation(s) to the project scope.

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13 In that event the Client acknowledges that there will be a variation in the delivery dates and the project fee based on the fees set out in Schedule 1; and the varied project fee and any amended delivery date advised to the Client in writing shall form part of this Agreement.

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Good and Services Tax (GST)

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14 All fees quoted shall be GST exclusive unless otherwise specified.

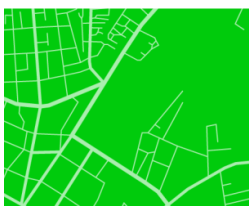
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Use of Material

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15 The Client expressly agrees with Currajong that Currajong shall have the right to use the Project and the name of the Client in brochures used by Currajong in the promotion of its business.

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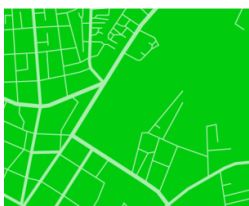
**ABN** 56644651936



## SCHEDULE 4

### CURRAJONG INSURANCE DETAILS

NSW Workers Compensation Insurance	
Insurance Company	Icare
Policy No.	224297101
Expiry Date	28/02/2027
Professional Indemnity	
Insurance Company	Liberty Mutual Insurance Company
Policy No.	PK122500007PI
Extent of Cover (per incident) \$A	\$5,000,000
Extent of Cover (in aggregate) \$A	\$10,000,000
Expiry Date	31/10/2026
Public Liability	
Insurance Company	Liberty Mutual Insurance Company
Policy No.	PK122500007PI
Extent of Cover (per incident) \$A	\$20,000,000
Expiry Date	31/10/2026



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UPPER LACHLAN

HOUSING STRATEGY +  
DEVELOPMENT CONTROL PLAN

**REVIEW OF SUBMISSIONS**

DRAFT - 2026

**PREPARED FOR**

Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

W - [www.upperlachlan.nsw.gov.au](http://www.upperlachlan.nsw.gov.au)

**PREPARED BY**

Currajong Pty  
1/240 Clarinda Street  
PARKES NSW 2870

W - [www.currajong.com.au](http://www.currajong.com.au)

**ACKNOWLEDGEMENTS**

Upper Lachlan Shire Council acknowledges the Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, water and communities. We particularly acknowledge the Gundungurra people as Traditional Owners of land in the Upper Lachlan Shire. We pay our respect original and Torres Strait Islander cultures, and to Elders past and present.

**DISCLAIMER**

This report has been prepared by Currajong Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. This report is for the exclusive use of Upper Lachlan Shire Council. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Currajong Pty Ltd. Currajong Pty Ltd disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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## EXECUTIVE SUMMARY

The Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan were placed on public exhibition from 27 October 2025 to 20 February 2026.

The public exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan involved the following consultation measures:

- Advertisement of the public exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan and the opportunities to participate in the plan-making process via scheduled community meetings and written submissions.
- Invitations to relevant government agencies to provide written submissions on the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan.
- Running of Information Sessions at Collector, Crookwell, Gunning and Taralga in November and December 2025.

As a result of the public exhibition of the Draft Housing Strategy and Draft Upper Lachlan Development Control Plan, Council has received:

- Thirty nine (39) written submissions to the Draft Upper Lachlan Housing Strategy, including seven (7) government agency submissions.
- Thirty six (36) written submissions to the Draft Upper Lachlan Development Control Plan, including six (6) government agency submissions.

The purpose of this Review of Submissions Report is to record feedback received from the public exhibition of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan.

# 01

## PLANNING PROCESS

An overview of the engagement process used to inform the finalisation of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan is as follows:

### 1

#### EARLY STAKEHOLDER ENGAGEMENT

The Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan were launched by Council to the wider community in November 2024.

In addition to general information advertised through Council's website, community noticeboard and social media channels, the project team participated in an early engagement process involving meetings with the community, local stakeholder groups / organisations, and release of a community survey.

### 2

#### DRAFTING OF THE UPPER LACHLAN HOUSING STRATEGY AND UPPER LACHLAN DEVELOPMENT CONTROL PLAN

Using the findings of early engagement, the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan have been prepared.

### 3

#### PUBLIC EXHIBITION OF THE DRAFT UPPER LACHLAN HOUSING STRATEGY AND UPPER LACHLAN DEVELOPMENT CONTROL PLAN

The Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan were placed on public exhibition from 27 October 2025 to 20 February 2026 in accordance with the requirements of the Upper Lachlan Community Participation Plan 2020.

The exhibition process included notices on Council's 'Your Say' webpage, direct engagement with government agencies and stakeholder groups and community meetings at Collector, Crookwell, Gunning and Taralga.

### 4

#### REVIEW OF SUBMISSIONS AND RE-EXHIBITION OF DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

The Review of Submissions Report 2026 (this report) has been prepared to provide Upper Lachlan Shire Council with visibility of the ideas, suggestions and views of stakeholders on the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan.

It is intended the updated Draft Housing Strategy, Draft DCP and the Review of Submissions Report 2026 will be presented to Council for a resolution to re-exhibit finalised draft documents.

Opportunities will be available for stakeholders to review the draft documents and provide further written submissions to Council.

### 5

#### ADOPTION OF THE UPPER LACHLAN HOUSING STRATEGY AND UPPER LACHLAN DEVELOPMENT CONTROL PLAN

Following re-exhibition, of the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan will be finalised and formally adopted by Upper Lachlan Shire Council. An updated Review of Submissions Report will be tabled for Council's consideration as part of the process.

# 02

## DRAFT UPPER LACHLAN HOUSING STRATEGY REVIEW OF SUBMISSIONS

The Draft Upper Lachlan Housing Strategy was placed on public exhibition from 27 October 2025 to 20 February 2026.

As a result of the public exhibition of the Draft Upper Lachlan Housing Strategy, 39 written submissions were received. A detailed review of each submission is documented in this section. Copies of each of each written submission relating to the Draft Upper Lachlan Housing Strategy are included in Appendix A.

In response to issues raised in submissions, the following main changes to the Draft Upper Lachlan Housing Strategy have been made:

- + Chapter 02 Planning Policy Context - includes detail on the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023 and Support for Emergency Management Planning Guidelines 2023.
- + Chapter 07 Housing Supply Needs Analysis - updates to supply and demand calculations for settlements as well as updates to mapping showing agricultural capability, biodiversity values, bush fire prone land and suitability of land surrounding each settlement.
- + Chapter 08 Housing Framework Plans - updates to Housing Framework Plans (Maps 65, 67, 68, 69 and 78) relating to proposed zoning and Minimum Lot Size (MLS) changes.
- + Chapter 09 Precinct Masterplans - updates to masterplans / housing framework plans relating to Urban Growth Area in Crookwell and Gunning.
- + Chapter 10 Planning Priorities and Action - updated Planning Priority Actions relating to relating to renewable energy.
- + Various - Corrections of minor typographical errors, mis-descriptions, map and infographics improvements (where necessary).



NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
1.	NSW State Emergency Services (SES)	<p>Recommends consideration of flooding issues in accordance with the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023, Support for Emergency Management Planning Guideline 2023 and relevant planning directions / circulars.</p> <p>Recommends the Draft Upper Lachlan Housing Strategy include a strategic direction for the restriction of new residential developments in locations with unmanageable risk of exposure to flood, consistent with the NSW Flood Inquiry 2022.</p> <p>Recommends the Draft Upper Lachlan Housing Strategy include measures to effectively understand and mitigate the impacts of natural hazards risks and adapt to a changing climate to build sustainable hazard resilient communities.</p> <p>Recommends the master plans for existing and or new growth areas be prepared with adequate consideration of potential flood impact and align with flood studies, flood risk management studies / plans.</p> <p>Recommends any changes / updates to flood maps be reflected in changes to the Upper Lachlan Local Environmental Plan 2010.</p> <p>Supports the Planning Principle 08 - Flooding in the Draft Upper Lachlan Housing Strategy.</p> <p>Supports the Planning Priorities and Actions in the Draft Upper Lachlan Housing Strategy and in particular Planning Priority 02 – Sustainable and Resilient.</p>	<p>The submission received from NSW SES focuses on the need to consider flooding in all future land-use decision making.</p> <p>The Draft Upper Lachlan Housing Strategy has been prepared having regard to the following flood related information:</p> <ul style="list-style-type: none"> <li>- Upper Lachlan Shire Council Floodplain Risk Management Plan and Study 2017.</li> <li>- Upper Lachlan Local Environmental Plan 2010 Flood Planning Map.</li> <li>- Flood Prone Land Policy 2023, Flood Risk Management Manual 2023.</li> <li>- Support for Emergency Management Planning Guideline 2023.</li> </ul> <p>The Housing Supply Needs Analysis presented in Chapter 07 of the Draft Upper Lachlan Housing Strategy includes mapping to show the extent of flooding in the 1% AEP for each main settlement. Where relevant, commentary on flooding and its effects on housing is provided in the updated Draft Upper Lachlan Housing Strategy. Flood prone land has been excluded from existing housing supply calculations, as this land does not contribute to housing supply opportunities. Masterplans include strategic-level consideration of potential flood risk / impacts.</p> <p>Chapter 07 has been updated to include a new Planning Principle as follows 'Residential development avoids locations with unmanageable risk of exposure to flooding'.</p> <p>Any updates to the Upper Lachlan Shire Council Floodplain Risk Management Plan and Study 2017 will be considered in any future amendments to the Upper Lachlan Local Environmental Plan (LEP) 2010.</p>	<p>It is recommended Council writes to NSW SES, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
2.	NSW Department of Primary Industries and Regional Development (DPI)	<p>Acknowledges the Draft Upper Lachlan Housing Strategy's commitment to balancing future housing needs with agricultural sustainability to ensure future long-term food production capacity is not compromised.</p> <p>Supports the proposed reduction in minimum lot sizes for the existing / future residential development zones within the Upper Lachlan LGA.</p> <p>Supports the proposed infill development strategy to reduce potential impacts on agricultural lands.</p> <p>Supports the future greenfield developments strategically adjacent to existing towns / villages within the Upper Lachlan LGA to minimise land-use conflicts and ensure that future residents benefit from easy access to essential services.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy does not account for the quality / extent of rural land that may be converted to residential, particularly land suitable for primary industry activities.</p> <p>Supports the Draft Upper Lachlan Housing Strategy not proposing additional dwellings on rural land to minimise land-use conflict between lifestyle living and agricultural production on rural-zoned land.</p> <p>Supports the inclusion of temporary / long term housing associated with infrastructure and agriculture projects and requests the opportunity to contribute to these discussions.</p> <p>Requests evaluation of the impact of the proposed residential expansion areas on agricultural land be undertaken prior to the inclusion of this land as a future residential investigation area.</p> <p>Requests a Land Use Conflict Risk Assessment (LUCRA) be undertaken to identify potential impacts on lawful agricultural land-uses and activities.</p>	<p>The submission received from NSW DPI indicates general support for the key findings and recommendations of the Draft Upper Lachlan Housing Strategy.</p> <p>A number of updates to the Draft Upper Lachlan Housing Strategy have been recommended by NSW DPI, which have been addressed in an updated Draft Upper Lachlan Housing Strategy.</p> <p>The Draft Upper Lachlan Housing Strategy is based on careful consideration of the quality / extent of rural land that may be converted to residential land-use, as follows:</p> <ul style="list-style-type: none"> <li>- Chapter 07 includes mapping showing the agricultural capability and suitability of land surrounding each settlement.</li> <li>- Chapter 07 includes further evaluation of the potential impacts of residential expansion on agricultural land, where this is required for each settlement.</li> <li>- Chapter 07 to include new (or amended) Planning Principles that support the protection of high-quality agricultural land.</li> <li>- Recommended growth areas have undergone thorough site analysis and the preparation of conceptual masterplans. Preliminary LUCRA analysis does not identify any significant risks that could not be properly managed / mitigated through careful implementation of design measures, such as the augmentation of urban services, interconnection of the local road network, water sensitive urban design and the establishment of buffers between environmentally sensitive lands.</li> </ul> <p>Any future changes to the Upper Lachlan LEP 2010 will need to be supported by a Planning Proposal and any detailed studies required to justify</p>	<p>It is recommended Council writes to NSW DPI, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
3.	Department of Climate Change, Energy, the Environment and Water (DCCEEW)	<p>Supports the following Planning Principles where biodiversity values are low:</p> <ul style="list-style-type: none"> <li>- Use of Crown land for housing, infill development.</li> <li>- Rezoning of RU2 Rural Landscape to R5 Large Lot Residential on village edges.</li> </ul> <p>Advises several sites identified in the Draft Upper Lachlan Housing Strategy that lie outside of the Villages of Crookwell, Gunning, Collector and Taralga are flood prone land. Advises any future rezoning will require the preparation of a detailed Flood Impacts and Risk Assessment to identify flood constraints and demonstrate consistency with Section 9.1 (2) Local Planning Direction - Focus Area 4: Resilience and Hazards 4.1 Flooding.</p> <p>Suggests Council develop a forward program of flood studies / flood risk management plans to better inform its strategic planning.</p> <p>Suggests Council prepare a Flood Study and Flood Risk Management Study / Plan, consistent with the Flood Risk Management Manual 2023 covering areas identified in the Draft Upper Lachlan Housing Strategy that have limited or no flood information to ensure that the identified sites are suitable for inclusion in the strategy and to understand any limitations due to flood constraints.</p> <p>Suggests further consideration should be given to the use of conservation zones to provide greater certainty for development and to protect these values.</p> <p>Suggests consideration of Biodiversity Certification as a strategic assessment process that is available under the Biodiversity Conservation Act 2016.</p>	<p>proposed changes to zoning, minimum subdivision lot size standards or other provisions. Preparation of detailed LUCRA can be undertaken by a qualified professional at this stage, to fully understand the current / potential use of surrounding lands so as not to sterilise land beyond the intended area of effect.</p> <p>The comments received by DCCEEW indicate general support for the key findings and recommendations of the Draft Upper Lachlan Housing Strategy.</p> <p>The Draft Upper Lachlan Housing Strategy has been prepared following consideration of the following flood related information:</p> <ul style="list-style-type: none"> <li>- Upper Lachlan Shire Council Floodplain Risk Management Plan and Study 2017.</li> <li>- Upper Lachlan Local Environmental Plan 2010 Flood Planning Map.</li> <li>- Flood Prone Land Policy 2023, Flood Risk Management Manual 2023.</li> <li>- Support for Emergency Management Planning Guideline 2023.</li> </ul> <p>The Housing Supply Needs Analysis presented in Chapter 07 of the Draft Upper Lachlan Housing Strategy includes mapping to show the extent of flooding in the 1% AEP for each settlement. Where relevant, commentary on flooding and its effects on housing is provided in the updated Draft Upper Lachlan Housing Strategy. Mapping in Chapter 08 of the Draft Upper Lachlan Housing Strategy has also been updated to include environmental constraint overlays. Masterplans include strategic-level consideration of potential flood risk / impacts.</p> <p>Chapter 07 has been updated to include mapping showing features of the Biodiversity Values Map, maintained by DCCEEW.</p>	<p>It is recommended Council writes to DCCEEW, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Suggests housing affordability consider the impacts to biodiversity and factor in the costs of any offsetting required.</p> <p>Suggests avoiding impacts to the biodiversity values through the strategic planning process should reduce the need for offsetting at the development application stage.</p> <p>Requests the Draft Upper Lachlan Housing Strategy include further analysis of biodiversity constraints, such as the critically endangered ecological community, White Box, Yellow Box, Blakely's Red Gum Grassy Woodland and Derived Native Grassland (box gum woodland), which may constrain the growth of some of the settlements including, Tuena, Bigga, Binda and Collector.</p> <p>Notes areas of Crown land scattered throughout the settlements are being considered for future development for housing and offers assistance in validating the high environmental value mapping for these lands to assist in determining the appropriate areas for development. Requests Chapter 07 of the Draft Upper Lachlan Housing Strategy include further analysis of the areas of high environmental value and how they may constrain the proposed rezoning for each settlement.</p> <p>Requests mapping in Chapter 08 includes high environmental values lands constraints, specifically dealing with critically endangered ecological communities, against the proposed rezoning.</p> <p>Requests mapping in Chapter 09 includes biodiversity constraints.</p> <p>Requests any future planning proposals be consistent with the Local Ministerial Planning Directions, including direction 3.1 Conservation Zones.</p> <p>Requests Planning Priorities Actions 6.1, 6.2 and 6.5 in Chapter 10 include comprehensive biodiversity constraints analysis to ensure actions are achievable.</p>	<p>Chapter 07 has been updated to include further analysis of the areas of high environmental value, as a constraint to residential expansion in certain settlements.</p> <p>Chapter 9.1 Master Planning Principles has been updated to include a new Planning Principle 'to protect important biodiversity areas.'</p> <p>Chapter 10 has been updated to include more detail on the importance of directing housing growth away from areas that are important locations for biodiversity.</p> <p>Any updates to the Upper Lachlan Shire Council Floodplain Risk Management Plan and Study 2017 will be considered in any future amendments to the Upper Lachlan Local Environmental Plan (LEP) 2010.</p>	

NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Offers ongoing support through expertise on biodiversity constraints, mapping analysis and ground surveys to validate mapping.</p> <p>Offers assistance in preparing detailed housing delivery plans to inform changes to the Upper Lachlan LEP, including validating high environmental value land through on ground survey and support in the use of biodiversity certification process to achieve strategic planning outcomes.</p> <p>Offers to review masterplans and encourages consideration of a principle dealing with biodiversity constraints.</p>		
4.	Transport for NSW	<p>Recommends a Transport Impact Assessment (TIA) be prepared to support proposed rezoning or development that results in increased development density and referred to TfNSW in line with current legislative requirements.</p> <p>Recommends the Master Planning Principles in Chapter 09 of the Draft Upper Lachlan Housing Strategy include reference to Guidelines for Bus Capable Infrastructure in Greenfield Sites.</p> <p>Suggests the collector roads in any new urban growth area be designed to be bus capable.</p>	<p>The comments received by Transport for NSW indicate general support for the key findings and recommendations of the Draft Upper Lachlan Housing Strategy.</p> <p>Chapter 09 has been updated to include reference to the Guidelines for Bus Capable Infrastructure in Greenfield Sites.</p> <p>Any future changes to the Upper Lachlan LEP 2010 will need to be supported by a Planning Proposal and any detailed studies required to justify proposed changes to zoning, minimum subdivision lot size standards or other provisions. Preparation of detailed TIA can be undertaken by a qualified professional at this stage, to fully understand traffic impacts.</p>	<p>It is recommended Council writes to Transport for NSW, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>
5.	NSW Rural Fire Service (RFS)	<p>Supports the Draft Upper Lachlan Housing Strategy.</p> <p>Recommends a review of the Bushfire Prone Land mapping be undertaken to inform the finalisation of the Strategy on areas that should address Chapter 4 of their Guideline, Planning for Bushfire Protection (PBP) 2019.</p>	<p>The comments received by NSW RFS indicate general support for the key findings and recommendations of the Draft Upper Lachlan Housing Strategy.</p> <p>The PBP 2019 has been considered at identified growth area sites. Avoidance of high hazard bushfire prone has generally been achieved at identified growth area sites.</p> <p>Since the exhibition of the Draft Upper Lachlan Housing Strategy, the Bushfire Prone Land Map applying to land in the Upper Lachlan LGA has</p>	<p>It is recommended Council writes to NSW RFS, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>been updated, which has been considered in the finalised Draft Upper Lachlan Housing Strategy. In general, the updated Bushfire Prone Land Mapping does not result in any significant changes being required to the Housing Framework Plans detailed in Chapter 08.</p> <p>Chapter 07 has been updated to include the updated Bushfire Prone Land Mapping on the environmental analysis mapping for each settlement, as well as commentary on bushfire risks at each settlement.</p> <p>More detailed Bushfire Risk Assessment would be undertaken (as necessary) to support a Planning Proposal for the amendment of the Upper Lachlan LEP 2010.</p>	
6.	NSW Crown Lands	Provides a copy of the Administration of Crown Roads Policy.	The Draft Upper Lachlan Housing Strategy has considered the strategic planning guidance provided by NSW Crown Lands on the Administration of Crown Roads Policy 2021.	It is recommended Council writes to NSW Crown Lands, thanking them for their submission and advising that an updated draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.
7.	Homes NSW	Supports the prioritisation of increasing the supply of affordable housing in Upper Lachlan LGA and welcomes the opportunity to work with Council in delivering affordable housing projects and Planning Priority 2 – Affordable, including Actions 4.2, 4.6, 4.7 and 4.9.	<p>The comments received by Homes NSW indicate general support for the key findings and recommendations of the Draft Upper Lachlan Housing Strategy.</p> <p>The assistance offered by Homes NSW to support Council in implementing Planning Priority 2 Affordable in the Draft Upper Lachlan Housing Strategy is noted.</p> <p>The assistance offered by Home NSW to connect Council to Community Housing Providers and NSW government agencies advising on affordable housing issues / initiatives is noted.</p>	It is recommended Council writes to Homes NSW, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.

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8.	Name Withheld	<p>Acknowledges the Draft Upper Lachlan Housing Strategy being updated and anticipates the Local Strategic Planning Statement will be amended.</p> <p>Requests a number of amendments to the Draft Upper Lachlan Housing Strategy, including:</p> <ul style="list-style-type: none"> <li>- Amend Map 35 (page 117) to be consistent with the Planning Proposal PP-2023-1416.</li> <li>- Amend the Lot Yield Table (page 116) to include the Planning Proposal PP-2023-1416).</li> </ul>	<p>The comments made the need to update the Upper Lachlan Local Strategic Planning Statement 2020 are supported. In general, LSPS documents are reviewed at least every seven (7) years.</p> <p>The submission requests changes to Map 35 and the Lot Yield Table to ensure the recommendations on zoning and MLS for the land at 43 Harley Road are accurately aligned with the detailed proposed in PP-2023-1416.</p> <p>The changes requested by the submission maker do not have significant implications for the housing supply needs analysis for Crookwell.</p> <p>Map 35 has been updated to show the extent of rezoning to include the proposed R5 Large Lot Residential Zone on the eastern side of the creek line.</p> <p>The Lot Yield Table has been updated to include revised calculations for Site 20 – Harley Road. The area has been increased from 12.9 ha to 14.6 ha, and the lot yield has been increased from 23 lots to 26 lots.</p>	<p>It is recommended Council writes to submission maker, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>
9.	Name Withheld	<p>Suggests the Draft Upper Lachlan Housing Strategy is too complex for sensible input as a public document, and the reason for the lack of public submissions / interest.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy has been prepared by a metropolitan based consultants that has focused on the State government and not the Upper Lachlan LGA community, which is highlighted in a number of errors in the document, such as referring to Gunning as Dalton.</p> <p>Suggests the placing of the Draft Upper Lachlan Housing Strategy and Development Control Plan on public exhibition at the same time shows disregard to the credibility of community input.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy is confusing and lacks clear objectives.</p>	<p>The submission suggests the Draft Upper Lachlan Housing Strategy is too complicated, requests several changes to the housing framework plans relating to Gunning and re-exhibition of the finalised Draft Upper Lachlan Housing Strategy.</p> <p>The Draft Upper Lachlan Housing Strategy has been prepared in accordance with the DPHI Local Housing Strategy Guidelines 2022, and is considered to have a format, structure and presentation that allows for clear messaging of key findings and recommendations.</p> <p>The concurrent public exhibition of the Draft Upper Lachlan Housing Strategy and Draft Development Control Plan has been carried out in accordance</p>	<p>It is recommended Council writes to submission maker, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Suggests the future residential area proposed for Gunning (parallel to the Hume Highway) is unsuitable, due to noise and pollution concerns.</p> <p>Suggests future residential development should be on the eastern side of Gunning, on the road to Crookwell or Breadalbane.</p> <p>Notes five (5) years ago, Upper Lachlan Shire Council (in consultation with the Gunning community) developed a Gunning Master Plan and states the outcome of the masterplan have been generally ignored.</p> <p>Suggests the Gunning Master Plan had wide community support and was developed by professional staff with considerable local knowledge.</p> <p>Supports infill development and shop-top housing.</p> <p>Believes the finalisation of the Upper Lachlan Housing Strategy will benefit the Upper Lachlan LGA.</p>	<p>with the requirements of the Upper Lachlan Community Participation Plan 2020.</p> <p>Preliminary analysis of future residential areas proposed at Gunning near the Hume Highway does not show noise or pollution as significant constraints to development.</p> <p>The Draft Gunning Master Plan was never adopted by Upper Lachlan Shire Council.</p> <p>Support for infill development and shop-top housing is noted.</p>	
10.	Name Withheld	<p>Commends the efforts of Council to bring together the Draft Upper Lachlan Housing Strategy, which is headed in the right direction.</p> <p>Supports the preparation of a Housing Strategy to ensure the future prosperity of the Upper Lachlan LGA.</p> <p>Advises the Draft Upper Lachlan Housing Strategy is an improvement on previous versions, but there remains too much red tape and lack of sync between the needs of Council and developers.</p> <p>Advises housing supply is primarily delivered by private sector, based on commercial realities.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy demonstrates that Council wants to see quality outcomes and faster more affordable pathways that lead to quality outcomes.</p> <p>Suggests Council would benefit from the elimination of unnecessary procedure whilst seeking quality outcomes.</p>	<p>The submission makes general comments on private sector developer challenges, with particular focus on reducing red tape and expanding housing supply in rural-residential locations.</p> <p>The draft Upper Lachlan Housing Strategy aims to show the strategic intent of the Housing Framework Plans for the main settlements in the Upper Lachlan LGA.</p> <p>A Main Street Revitalisation Project does not form part of the scope of the Draft Upper Lachlan Housing Strategy. Similarly, the scope of the Draft Upper Lachlan Housing Strategy does not include a detailed review of the existing rural land within the Upper Lachlan LGA, which is generally carried out in a Rural Lands Strategy.</p> <p>Contributions are applied in accordance with the Environmental Planning and Assessment Act 1979 and are used to fund services and infrastructure required as a direct result of new development. Council is currently preparing new Section 7.11 and</p>	<p>It is recommended Council writes to submission maker, thanking them for their submission and advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further comments on the local housing strategy. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Suggests the Draft Upper Lachlan Housing Strategy lacks a clear strategy to support more affordable 2 to 5 hectare lots for families.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy does little to address the lack of large lot residential lots.</p> <p>Suggests the main street of Crookwell is 'shabby' and highlights the main street restorative work carried out in Adelong and Braidwood.</p> <p>Suggests Council has an overlap in the 2ha minimum lot size between the R5 Large Lot Residential and RU2 Rural Landscape zones.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy appears to only continue the practice of maintaining the existing size of the development cake whilst canvassing how council might maintain a sustainable slice for its own needs.</p> <p>Suggests the existing R5 Large Lot Residential and RU2 Rural Landscape zones are popular, and do not overextend costly provision of services to them.</p> <p>Requests increasing RU2 Rural Landscape zone.</p> <p>Requests a more collaborative approach between developers and Council.</p> <p>Questions the need for certain utility services in rural zones.</p> <p>Questions the need for developer contributions in certain areas.</p> <p>Highlights the need to streamline processes, reduce red tape and reduce costs.</p> <p>Highlights DPHI Planning Policy Circular - Rural Housing Opportunities (PS 08-002).(09/05/2008) Section 117 Direction 1.5 - Rural Lands.</p> <p>Highlights land banking as an issue.</p> <p>Highlights the need for reforms to be implemented in the Draft Upper Lachlan DCP.</p>	<p>Section 7.12 Contribution Plans outside the scope of the Draft Upper Lachlan Housing Strategy.</p> <p>Clause 6.9 of the Upper Lachlan LEP 2010 requires Council to consider essential services required for particular development.</p> <p>It is acknowledged some individual landowners may not be willing or in a position to develop existing urban / village zoned land at this time, however these are not grounds to support rezoning of additional land for urban / village purposes under the Upper Lachlan LEP 2010.</p> <p>The updated Draft Upper Lachlan Housing Strategy and updated Draft Upper Lachlan Development Control Plan are intended to be re-exhibited to allow further opportunity for comments.</p>	

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11.	Name Withheld	<p>Advises the Draft Upper Lachlan Housing Strategy will shape the settlement pattern, housing supply and long-term land-use planning for decades.</p> <p>Advises it is essential the final versions provide clear protection for the future growth, amenity and resilience for townships and rural communities.</p> <p>Suggests a number of amendments to the Draft Upper Lachlan Housing Strategy, including:</p> <ul style="list-style-type: none"> <li>- Map 56 Environmental Analysis – highlights the land encompassed by Taralga-Oberon Road, Hillas Street and Macarthur Streets (a triangular block), is low lying and should be considered Flood Prone.</li> <li>- Map 58 Infrastructure + Servicing Analysis – advises the water supply reservoir is in the north-west of the village.</li> <li>- Housing Supply Analysis (page 149) – highlights the second paragraph refers to Dalton village.</li> <li>- Chapter 06 Final Housing Demand Assumptions – questions the accuracy of the assumption for Taralga of 8 dwellings per annum and suggests it is likely to be closer to 4.</li> <li>- Chapter 07 Housing Supply Analysis for Taralga – suggests reviewing the calculations that have been used to arrive at the lot yield assumptions. For some locations, the referenced methodology does not result in the yield figures that have been detailed in the table.</li> <li>- Chapter 08 Housing Framework Plan for Taralga - suggests reconsideration of the use of the R2 Low Density Residential zone, which is more suited for suburban style residential neighbourhoods. Taralga residents prefer larger lot sizes. An R2 zoning would be inconsistent with Planning Priority No. 3 of the Draft Strategy to ensure new housing projects respect the character values of local streetscapes and neighbourhoods.</li> </ul>	<p>The submission requests changes to the Draft Upper Lachlan Housing Strategy relating to Taralga.</p> <p>For the land encompassed by the Taralga-Oberon Road, Hillas Street and Macarthur Streets, the potential flood liability of the land has been noted, with Map 56 showing the extent of flooding for Taralga as per the Upper Lachlan Shire Council Floodplain Risk Management Plan and Study 2017. It is not intended to update the mapping in the Draft Upper Lachlan Housing Strategy without further studies being completed to ascertain flood extent and risk more accurately. However, the environmental analysis on Map 56 has been updated to note the potential flood risk in low-lying areas in and around Taralga. The infrastructure analysis in Map 58 has been updated to note the water supply reservoir for Taralga towards the north-west of the settlement.</p> <p>The methodology for calculating annual dwelling demand across the Upper Lachlan LGA is described in Sections 6.2, 6.3 and 6.4 of the Draft Upper Lachlan Housing Strategy. The methodology includes an analysis of available NSW Government data as well as historic building approval records held by Upper Lachlan Shire Council to arrive at annual dwelling demand assumptions. The historic approvals data for Taralga (presented in Section 6.3.2 of the Draft Upper Lachlan Housing Strategy) supports the submission maker's calculation that historic dwelling demand for Taralga may be closer to 4 dwellings per annum. A higher dwelling demand has been estimated for Taralga on the basis that it is one of the larger settlements in the LGA, is connected to urban services and may benefit from the other demand drivers explored in Section 6.4 of the updated Draft Upper Lachlan Housing Strategy. On this basis, it is not proposed</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>- Chapter 03 Settlement Profile (Taralga) – advises there is no 'fixed wireless NBN'. Telecommunications options include satellite, Telstra 4G or Starlink.</p> <p>Suggests that modern architecture and dense lot sizes do not fit within the character of the village of Taralga. These outcomes conflict with the historic characteristics of the village.</p>	<p>to update the dwelling demand assumptions for Taralga.</p> <p>The lot yield assumptions for Taralga in Chapter 07 of the Draft Upper Lachlan Housing Strategy have been updated to assume 5.5 lots per hectare for land in the 1,000m<sup>2</sup> MLS area. For the land in the 2-hectare MLS area, a lot yield of 0.275 lots per hectare has been assumed. The adjusted figures reduce the total lot yield from 317 to 223, which provides for 27 years supply.</p> <p>The opposition to the proposed use of the R2 Low Density Residential zone is noted. The updated Draft Upper Lachlan Housing Strategy proposes the use of the R2 Low Density Residential zone for parts of Crookwell, Gunning and Taralga that are serviced by reticulated water and sewerage. The MLS for Taralga is to remain unchanged, which is the main determinant of settlement density / location. Evaluation of likely settlement patterns under existing MLS standards does not reveal any major impacts on the character of Taralga.</p> <p>Incorrect references to Dalton and fixed wireless NBN have been corrected in the updated Draft Upper Lachlan Housing Strategy.</p>	
12.	Name Withheld	<p>Notes the Draft Upper Lachlan Housing Strategy will shape the settlement pattern, housing supply, and long-term land-use planning for decades in the Upper Lachlan LGA.</p> <p>Suggests industrial scale development within 15-20km of settlements has the potential to sterilise land suitable for future housing and undermine the character and amenity that the Draft Upper Lachlan Housing Strategy seeks to preserve. Suggests a 15-20km strategic buffer be located around the settlements to protect future residential growth and avoiding long-term land-use conflicts.</p> <p>Suggests Council require developers to demonstrate that turbines will not diminish residents' amenity and the right to the quiet enjoyment and reasonable future use of property.</p>	<p>The submission makes general comments on issues associated with wind turbines in proximity to settlements to avoid land-use conflicts.</p> <p>Avoidance of land-use conflicts are best achieved through the implementation of an appropriate zoning and MLS framework through a review of the Upper Lachlan LEP 2010.</p> <p>The updated Draft Upper Lachlan Housing Strategy aims to ensure residential land is suitably located / separated from other land-uses, such as industrial and agricultural land-use.</p> <p>The use of buffers in LEP mapping is generally reserved for circumstances where it is necessary to</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Suggests developers should lodge substantial upfront bonds for decommissioning, land rehabilitation and compensation. Council should accept secured funds only – not future commitments or unenforceable promises.</p> <p>Suggests heavy transport associated with large-scale projects will impact rural roads and should be funded by developers and monitored by Council.</p> <p>Suggests REZ projects are required to provide substantial community benefits and Council should not accept less.</p> <p>Suggests that offsets should be used to restore local creeks, woodlands, and farmland corridors. Monitoring should be independent and appointed by Council.</p> <p>Suggests Council should require genuine social licence in the project area before entering into a VPA. Failure to achieve social licence should trigger referral to the Independent Planning Commission (IPC).</p> <p>Suggests breaches of conditions should trigger automatic referral to the IPC and suspension of works until compliance is restored.</p> <p>Believes that these expectations are reasonable, precedent-based, aligned with NSW planning practice, consistent with REZ guidelines within Council's existing statutory discretion.</p>	<p>prevent sensitive land-use activities from encroaching particularly important infrastructure, such as a Sewage Treatment Plant.</p> <p>The application of a 15-20km Mapped Buffer around each settlement in the Upper Lachlan LGA that prevents industries in the buffer is not supported, as it raises multiple land-use, infrastructure and traffic related issues, and is unlikely to be supported by State government authorities / legislation.</p> <p>It is intended new industry / infrastructure proposals will continue to be assessed / regulated in accordance with the NSW Environmental Planning and Assessment Act 1979.</p>	
13.	Name Withheld	<p>Congratulates Council on the commissioning of the Draft Upper Lachlan Housing Strategy and providing an extended period of community consultation.</p> <p>Suggests vacant land between Gunning and the Hume Highway is the most suitable for residential development and highlights two key in-fill sites identified in the Draft Upper Lachlan Housing Strategy that are in this area.</p> <p>Advises the Hume Highway at Gunning does not have any noise attenuation measures, such as barriers.</p> <p>Advises traffic volumes on the Hume near Gunning are approximately 3.5 million vehicle movements per year, with</p>	<p>The submission suggests several improvements to the Draft Upper Lachlan Housing Strategy as it relates to Gunning.</p> <p>The proposed framework plans for Gunning (Maps 73 and 74) seek to accommodate future residential growth through better utilisation of existing zoned land, and by directing large-scale (greenfield) growth to environmentally suitable and serviceable locations that are separated, as much as possible, from the Hume Highway.</p> <p>Potential noise related impacts of the nearby Hume Highway on existing residential zoned land at Gunning are noted. Further intensification of land-</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>45% comprising heavy vehicles and on average, a truck passing Gunning every 20 seconds during night-time hours.</p> <p>States that comparison of traffic volumes with other State highways shows that Gunning experiences significantly higher heavy-vehicle traffic.</p> <p>Suggests Council write to TfNSW requiring a response to the Housing Strategy.</p> <p>Suggests that the proponent for the Park Street in-fill site be required to dedicate land and / or undertake noise attenuation. Also suggests Council commission its own acoustic assessments for the site.</p> <p>Suggests Upper Lachlan Shire Council supports the need for social housing via this Strategy.</p> <p>Suggests upgrades to the water and sewer supply systems in Gunning should occur prior to any further development, and that these works should occur at the cost of developers.</p> <p>Questions whether Section 6.3.1 of the Draft Upper Lachlan Housing Strategy includes approvals made via Complying Development pathways under Private Certificate arrangements.</p>	<p>use in these specific locations has not been recommended in the updated Draft Upper Lachlan Housing Strategy.</p> <p>The specific requirements for developing the Park Street subdivision will need to be properly investigated as part of the preparation of a Development Application for the site, including any traffic or noise related issues.</p> <p>The capacity of existing water and sewer supply systems to accommodate residential growth has been documented in the Draft Upper Lachlan Housing Strategy. Map 42 includes an assessment for key locations that are zoned already for residential purposes, indicating where substantial / significant upgrades would be required to unlock growth. A growth prioritisation framework has also been developed (see Map 74) to ensure a more co-ordinated approach to land-use and infrastructure planning for Gunning.</p> <p>The infographic in Section 6.3.1 of the Draft Upper Lachlan Housing Strategy has been updated to show Complying Development Certificates issued from either Upper Lachlan Shire Council or Private Certifier.</p> <p>TfNSW have provided a written submission to the Draft Upper Lachlan Housing Strategy.</p>	
14.	Name Withheld	<p>Suggests adoption of a minimum 15km exclusion zone around all existing towns for any industrial development.</p> <p>Suggests industrial development within 15-20km of townships has the potential to impact on the suitability of land for future housing and undermine the character and amenity that the Housing Strategy seeks to preserve through land-use conflict, noise, visual and safety impacts.</p> <p>Suggests there could be long-term consequences if townships are restricted from expanding, including reductions to housing supply land, limitations on business expansion, diminished ability to attract and retain services</p>	<p>The submission makes general comments on avoidance of land-use conflicts through the application of large buffers around settlement areas.</p> <p>Avoidance of land-use conflicts are best achieved through the implementation of an appropriate zoning and MLS framework through a review of the Upper Lachlan LEP 2010.</p> <p>The Draft Upper Lachlan Housing Strategy aims to ensure residential land is suitably located /</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>reduced rate revenue, reduced economic activity, and increased pressure on existing infrastructure.</p> <p>Recommends the Draft Upper Lachlan Housing Strategy be amended to include a 15-20 km buffer around all towns and villages.</p>	<p>separated from other land-uses, such as industrial and agricultural land-use.</p> <p>The use of buffers in LEP mapping is generally reserved for circumstances where it is necessary to prevent sensitive land-use activities from encroaching particularly important infrastructure, such as a Sewage Treatment Plant.</p> <p>The application of a 15-20km Mapped Buffer around each settlement in the Upper Lachlan LGA that prevents industries in the buffer is not supported, as it raises multiple land-use, infrastructure and traffic related issues, and is unlikely to be supported by State government authorities / legislation.</p> <p>It is intended new industry / infrastructure proposals will continue to be assessed / regulated in accordance with the NSW Environmental Planning and Assessment Act 1979.</p>	
15.	Name Withheld	<p>Raises concerns about the capacity of existing essential services to support the Draft Upper Lachlan Housing Strategy.</p> <p>Suggests that the Draft Upper Lachlan Housing Strategy be updated to demonstrate that existing services are functioning adequately, are being maintained to an appropriate standard and are capable of supporting the projected increases in housing.</p> <p>Suggests that all servicing information must be clearly detailed, supported by evidence and made publicly available to assure the community that no additional pressure will be placed on existing services that are already stretched.</p>	<p>The submission makes general comments on the need for robust infrastructure planning to support the recommendations in the Draft Upper Lachlan Housing Strategy.</p> <p>The capacity of existing water and sewer supply systems to accommodate residential growth has been documented in the updated Draft Upper Lachlan Housing Strategy, including strategic level assessments for Crookwell, Dalton, Gunning and Taralga. For Crookwell and Gunning, a growth prioritisation framework has also been developed (see Map 75) to ensure a more co-ordinated approach to land-use and infrastructure planning for these settlements.</p> <p>Upper Lachlan Shire Council is currently preparing new Developer Servicing Plans (DSPs) for Crookwell and Gunning. A DSP explicitly defines the relationship between a new development and the infrastructure required to service it and prevents</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			the existing community from subsidising new growth through standard rating mechanisms. Opportunities for public participation in the preparation of the new DSP's will be provided through formal exhibition phases of this project.	
16.	Name Withheld	<p>Supports in principle, the recommendations of the Residential Housing Framework Plan for Collector with respect to the zoning and MLS changes for the land at 10 Breaddalbane Road.</p> <p>Requests consideration of the following specific amendments for the land:</p> <ul style="list-style-type: none"> <li>- First preference. Implement a MLS that allows for 2,000m<sup>2</sup> lots, consistent with adjoining RU5 Village zone.</li> <li>- Second preference. Implement a MLS that allows for 4,000m<sup>2</sup> lots, if Council considers this density more appropriate without further servicing assessment.</li> <li>- Third preference. Implement a MLS that allows for the subdivision of the land to create a minimum of 2 new lots from the existing 12,000m<sup>2</sup> of available land area.</li> <li>-</li> </ul>	<p>The submission is supportive of the proposal in Map 67 Collector – Housing Framework Plan) to rezone the land at 10 Breaddalbane Road, Collector from RU2 Rural Landscape to R5 Large Lot Residential, and requests reconsideration of the proposed MLS to be applied to the land to allow a MLS of 2,000m<sup>2</sup>, 4,000m<sup>2</sup> or a maximum of 6,000m<sup>2</sup>.</p> <p>A review of the growth framework proposed for Collector has been completed and there is strategic merit to support the changes being requested by this submission, for the following reasons:</p> <ul style="list-style-type: none"> <li>- The land is located on the edge of the existing village. An RU5 zoning and a 2,000m<sup>2</sup> MLS matches adjoining land.</li> <li>- Chapter 07 of the Draft Strategy shows that the site is not significantly constrained and could support subdivision to create additional dwelling opportunities.</li> <li>- The proposal is capable of being supported based on the Planning Principles that have been established in the updated Draft Upper Lachlan Housing Strategy for Collector. The site would allow for infill development in a village edge location and would provide housing supply options in a location that is not significantly constrained by flooding, bushfire or biodiversity.</li> </ul>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.
17.	Name Withheld	Requests the rezoning of Lot 1 DP1007245 from RU1 Primary Production to R2 Low Density Residential (with a MLS of	The submission requests rezoning of Lot 1 DP 1007245, North Street, Crookwell from RU1 Primary	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further

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		<p>1,000m<sup>2</sup>) and R5 Large Lot Residential (with a MLS of 4,000m<sup>2</sup>).</p> <p>Advises the rezoning of the land to R2 Low Density Residential and R5 Large Lot Residential was previously supported by Upper Lachlan Shire Council at the Ordinary Meeting held in February 2022 relating to the Upper Lachlan Local Strategic Planning Statement 2020.</p> <p>Highlights on Map 68 of the Draft Upper Lachlan Housing Strategy, Area 5 is proposed to be rezoned from RU1 Primary Production to R1 General Residential (including a reduction of the MLS from 100 hectares to 600m<sup>2</sup>). Suggests that a more appropriate MLS for this location would be 1,000m<sup>2</sup>.</p>	<p>Production to R2 Low Density Residential, in light of previous recommendations about the site.</p> <p>Maps 68 or 69 of the Draft Upper Lachlan Housing Strategy show the Housing Framework Plans for residential and large lot residential land-use in Crookwell. An assessment has been completed to determine if there are merits to support the request to update the Housing Framework Plans to show rezoning and MLS changes for the land identified as Lot 1 DP 1007245, with the following findings being noted:</p> <ul style="list-style-type: none"> <li>- The land is located on the immediate edge of the existing urban area.</li> <li>- The land was investigated for future urban expansion in the Upper Lachlan Strategic Planning Statement 2020.</li> <li>- The land is shown on Map 32 (Crookwell – Environmental Analysis Map) to include significant extents of High Environmental Value (HEV) biodiversity. Further desktop and site investigation confirms the land is heavily vegetated.</li> <li>- The land is shown on Map 32 (Crookwell – Environmental Analysis Map) to be contain Category 2 Bushfire Prone Land.</li> <li>- Urban services are located in close proximity to the site.</li> <li>- The amount of land (generally) that has been identified for potential future residential land-use in Crookwell far exceeds that which is required to satisfy short-, medium- and long-term demand projected by the Draft Upper Lachlan Housing Strategy for Crookwell.</li> <li>- The environmental characteristics of Lot 1 DP 1002745 make the land less suited to urban land-use when compared to other sites that</li> </ul>	<p>opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>have been considered for similar development potential as part of the Review of Submissions and subsequent update of the Draft Upper Lachlan Housing Strategy.</p> <p>At this stage, Lot 1 DP 1007245 North Street, Crookwell is not intended for rezoning from RU1 Primary Production to R2 Low Density Residential and R5 Large Lot Residential.</p>	
18.	Name Withheld	<p>Suggests a number of amendments / improvements to the Draft Upper Lachlan Housing Strategy, including:</p> <ul style="list-style-type: none"> <li>- The intended timeframe for the implementation of the Draft Upper Lachlan Housing Strategy (20 years) should be detailed in the Executive Summary and Chapter 01 Project Introduction.</li> <li>- A more appropriate timeframe for the implementation of the Draft Upper Lachlan Housing Strategy would be 10 years, with a mid-term review after 5 years. A specific commitment on such a review should be included in Chapter 11 of the Draft Strategy.</li> <li>- More detail could be included on the benefits of renewable energy (including solar, battery storage community batteries, EV charging) for housing and subdivision in the Upper Lachlan LGA.</li> <li>- Chapter 09 dealing with Masterplanning Principles should include renewable energy principles. Principle No. 1 should also be amended to include provision for renewable energy.</li> <li>- Map 80 should be amended to include renewable energy options.</li> <li>- The Planning Priorities in Section 10 should be updated to include principles for renewable energy such as roof-top solar for housing, infrastructure to create local area networks, community battery storage projects and community electricity distribution networks.</li> </ul>	<p>The submission requests a number of changes to mapped and written detail in the Draft Upper Lachlan Housing Strategy.</p> <p>A number of changes have been made throughout the updated Draft Upper Lachlan Housing Strategy to reflect suggested changes in the submission, as follows:</p> <ul style="list-style-type: none"> <li>- The Executive Summary and Section 01 Project Introduction have been updated to include a reference to the delivery of housing in the Upper Lachlan LGA over the next 20 years.</li> <li>- Section 10.2 Planning Priority 2 – Sustainable and Resilient has been updated to include a reference to the benefits of renewable energy provisions for residential development, including roof top solar, batteries storage and community batteries for subdivision.</li> <li>- A Planning Principle has been included in Section 9.1 relating to Renewable Energy.</li> <li>- Map 80 Crookwell Urban Growth Area No. 2 Concept Masterplan has been updated to include a Renewable Energy Master planning Principle.</li> <li>- Section 10.2 Planning Priority 2 Sustainable, Resilient, Section 10.4 Planning Priority 4 Affordable, Section 10.3: Planning Priority 3</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<ul style="list-style-type: none"> <li>- Map 70 to be updated to include missing numbers and legend details.</li> <li>- Map 75 to be updated to correct labelling errors.</li> </ul> <p>Notes the community survey (presented in Appendix A) did not seek information on household renewable energy resources and aspirations.</p>	<p>Character and Liveability and Section 10.5 Planning Priority 5 Responsive have been updated to include planning principles / actions relating to renewable energy.</p> <ul style="list-style-type: none"> <li>- Maps 70 and 75 have been updated to include a legend of the label and numbering index.</li> </ul> <p>The updated Draft Upper Lachlan Housing Strategy has been prepared in accordance with the DPHI Local Housing Strategy Guidelines 2022. The methodology / timeframes applied ensures alignment with recognised best practice strategic planning processes and reviews, including Councils Integrated Planning and Reporting Framework.</p>	
19.	Name Withheld	<p>Opposes Lot 24 DP 1119250, 4273 Goulburn Road, Crookwell being identified for zoning and MLS changes in the Draft Upper Lachlan Housing Strategy, and request the land be removed as an investigation area.</p> <p>Notes the Upper Lachlan Shire Council resolved at the Ordinary Council Meeting held on 18 December 2025 to refuse Planning Proposal 2023-1584 which sought to rezone Lot 24 DP 1119250 from RU1 Primary Production to R2 Low Density Residential and R5 Large Lot Residential.</p> <p>Advises the Draft Upper Lachlan Housing Strategy has 69 years of supply of available land for Crookwell. Land may not be currently available on the market but will be in 5, 10 or 20 years.</p> <p>Suggests improving infrastructure to service land already within Crookwell and not impacting prime agricultural land.</p> <p>Requests a number of amendments to the Draft Upper Lachlan Housing Strategy, including:</p> <ul style="list-style-type: none"> <li>- Removal of Lots A and B DP 1119250 from Map 68 (Crookwell – Residential Housing Framework Plan) on the basis that the land is in their ownership, is high-grade State Significant Farmland and is part of a large viable farm.</li> </ul>	<p>The submission requests removal of Lot 24 DP 1119250 and Lots A and B DP 1119250 from Maps 68 and 69 of the Draft Upper Lachlan Housing Strategy and well as several other map changes.</p> <p>Whilst it is acknowledged that Upper Lachlan Shire Council has previously resolved to refuse a Planning Proposal for the rezoning of Lot 24 DP 1119250, Goulburn Road, Crookwell, there is merit for further consideration of this land for urban purposes for the following reasons:</p> <ul style="list-style-type: none"> <li>- The land is located on the edge of the existing village.</li> <li>- Chapter 07 of the Draft Upper Lachlan Housing Strategy shows Lot 24 DP 1119250 and Lots A and B DP 1119250 are not significantly constrained by flooding, bushfire or biodiversity and could support subdivision to create additional dwelling opportunities.</li> <li>- The proposal is capable of being supported based on the Planning Principles that have</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<ul style="list-style-type: none"> <li>- Update of Map 33 (Crookwell – Land Use Analysis Map) to remove the detail showing manufacturing and industrial uses on Lots 8 DP 883430, 189 Harley Road, Crookwell and Lot 10 DP 883430, 250 Harley Road, Crookwell.</li> <li>- Update of Map 33 (Crookwell – Land Use Analysis Map) to remove the heritage listing from the entirety of Lot 6 DP 883430, 4147 Goulburn Road, Crookwell, as it is only the dwelling on that parcel that is heritage listed.</li> </ul>	<p>been established in the Draft Upper Lachlan Housing Strategy for Crookwell.</p> <p>The request to remove Lot 1 DP 1119250 from Maps 68 and 69 of the Draft Upper Lachlan Housing Strategy is not supported, as it would limit viable options for meeting projected housing demand in Crookwell over the longer-term.</p> <p>The request to remove Lots A and B DP 179219 from Map 68 is supported, as there are alternate locations identified on the northern edge of Crookwell for long-term urban expansion.</p> <p>The data shown in Map 33 is based on the NSW Land Cover Map. The map has been updated to remove the detail showing manufacturing and industrial uses on Lots 8 DP 883430, 189 Harley Road, Crookwell and Lot 10 DP 883430, 250 Harley Road, Crookwell.</p> <p>A review of the Upper Lachlan LEP 2010 confirms the entire parcel of Lot 6 DP 883430 is identified in Schedule 5 as Item 44 (Wheat Sheaf Inn ruins) and mapped on Sheet HER_005F. The detail in Map 33 of the Draft Upper Lachlan Housing Strategy is accurate and is not proposed to be changed.</p>	
20.	Name Withheld	<p>Requests Lots 2 to 4 DP 1202201, 2880-2898 Laggan Road, Laggan be included in the Housing Framework Plans to be rezoned from RU2 Rural Landscape to RU5 Village, with a minimum lot size of 4,000m<sup>2</sup>.</p> <p>Provides supporting reasons for rezoning / MLS changes, as follows:</p> <ul style="list-style-type: none"> <li>- The site is located in the 'Investigation Area' of the Upper Lachlan Local Strategic Planning Statement 2020.</li> <li>- Council has indicated 'in principle' support to a Planning Proposal to rezone the site from RU2 to RU5 with a minimum lot size of 4,000m<sup>2</sup>, subject to site specific investigations/ specialist reports.</li> </ul>	<p>The submission requests village zoning of Lots 2 to 4 DP 1202201 and a MLS of 4,000m<sup>2</sup>.</p> <p>The following characteristics of the site make the land a suitable candidate for village settlement:</p> <ul style="list-style-type: none"> <li>- The land is located on the immediate edge of the existing village area.</li> <li>- Preliminary servicing analysis indicates the land benefits from access to available urban services (electricity and telecommunications). Reticulated water and sewer supply are not available in the village of Laggan.</li> <li>- The potential suitability of the land for future urban expansion has been investigated prior,</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<ul style="list-style-type: none"> <li>- The site is opposite the Laggan Public School and in close proximity to the village zone.</li> <li>- The site has a favourable topography with gentle slopes, access off Laggan Road and utilities in close proximity.</li> <li>- The site does not have high agricultural viability.</li> <li>- The Draft Upper Lachlan Housing Strategy highlights demand for additional village housing allotments.</li> </ul>	<p>with the land identified in the Upper Lachlan Strategic Planning Statement as an 'investigation area'.</p> <ul style="list-style-type: none"> <li>- Chapter 07 of the Draft Upper Lachlan Housing Strategy shows the site is not significantly constrained by flooding, bushfire or biodiversity and could support subdivision to create additional dwelling opportunities.</li> </ul> <p>Based on the housing demand assumptions in Chapter 06 of the Draft Upper Lachlan Housing Strategy, Laggan is not expected to experience high rates of dwelling growth, with an annual demand for 4 dwellings to be shared across the settlements of Bigga, Binda, Breadalbane, Dalton, Grabben Gullen, Jerrawa, Laggan and Tuena.</p> <p>It is also noted that land on the northern edge of Laggan has recently been rezoned to RU5 Village, with a potential lot yield of 28 lots.</p> <p>Based on projected housing demand at Laggan, there is limited justification to expand the RU5 Village zone in the short to medium term.</p> <p>Lots 2 to 4 DP 1202201, 2880-2898 Laggan Road, Laggan are not identified on Map 77 of the updated Draft Upper Lachlan Housing Strategy for rezoning to RU5 Village.</p>	
21.	Name Withheld	<p>Requests part of Lot 1 DP 830015, 4135 Taralga Road, Myrtleville comprising the homestead block be included on Map 78 (Taralga – Residential Housing Framework Plan) be rezoned from RUI Primary production to R5 Large Lot Residential.</p> <p>A summary of the information that has been provided in support of the request is included as follows:</p> <ul style="list-style-type: none"> <li>- The site is part of a 1,200-hectare agricultural holding that contains a dwelling-house 'Lorraine', situated 1.5km from the village of Taralga. The site shares a</li> </ul>	<p>The submission requests Part Lot 1 DP 830015, 3135 Taralga Road, Myrtleville (approximately 7 hectares) being rezoned to R5 Large Lot Residential as well as minor changes to Map 78.</p> <p>A review of the growth framework proposed for Taralga has been completed and there is strategic merit to support the changes being requested by this submission, for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposal would result in a minor adjustment to the extent of land zoned R5</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>common boundary with R5 Large Lot Residential zone land.</p> <ul style="list-style-type: none"> <li>- The dwelling-house is surplus to the agricultural enterprise and seeks to rezone the land for rural residential purposes.</li> <li>- The proposed 7ha size is complimentary to the dwelling house and ancillary outbuildings and provides sufficient area for stock associated with hobby farms.</li> </ul>	<p>Large Lot Residential on the south-western edge of the village.</p> <ul style="list-style-type: none"> <li>- The proposal retains the status quo in terms of housing supply land in Taralga and is generally regarded to be of limited consequence in terms of supply and demand.</li> <li>- The proposal is largely consistent with the Planning Principles established for Taralga in Chapter 07 of the Draft Upper Lachlan Housing Strategy. The proposal relates to land that is to accommodate an existing dwelling, and which is not significantly constrained.</li> </ul> <p>Map 78 has been updated to show a revised boundary for the R5 Large Lot Residential zone, consistent with the mapping prepared by KMJ Surveying Pty Ltd for the land at Lot 1 DP 830015, 4135 Taralga Road, Taralga.</p>	
22.	Name Withheld	<p>Advises Council has an obligation to ensure the Upper Lachlan Draft Housing Strategy supports the attraction and retention of families and business within the LGA.</p> <p>Advises the village of Binda demonstrates a stable residential base with a high proportion of families and owner occupied dwellings.</p> <p>Advises large renewable energy projects within the LGA can impact the rural landscape and limit new families and businesses to the LGA.</p> <p>Advises the Draft Upper Lachlan Housing Strategy must be read in conjunction with the Upper Lachlan Development Control Plan, Part D.7. Electricity Generating Works.</p> <p>Advises the Draft Upper Lachlan Housing Strategy does not address how the proposed Limerick Wind Farm or the cumulative impact of renewable energy projects has on housing demand, residential amenity or long-term viability of the village of Binda.</p>	<p>The general comments on issues associated with wind electricity generating works are noted, with the following response provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan DCP.</li> <li>- Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>- As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		Suggests the Draft Upper Lachlan Housing Strategy requires strengthening to ensure it safeguards residential character, community well-being and future growth of Binda and Upper Lachlan LGA.		
23.	Name Withheld	<p>Supports the intent of the Draft Upper Lachlan Housing Strategy to provide a structured response to housing supply and affordability.</p> <p>Requests a number of amendments to the Draft Upper Lachlan Housing Strategy, including:</p> <ul style="list-style-type: none"> <li>- Creation of a policy framework that enables merit-based assessment for adaptive reuse of unique or historic buildings, with resulting benefits in terms of preserving character, reducing vacancy and underutilisation of existing structures, and increasing housing supply</li> <li>- Creation of a policy framework to permit a second dwelling on rural lots, with resulting benefits in terms of housing diversity, reducing land fragmentation, increasing rental supply and enhancing financial sustainability for rural land holdings.</li> </ul>	<p>The request for a new policy framework to enable merit-based assessment of adaptive reuse of heritage items is not supported, given there is an established framework under Clause 5.10 Heritage Conservation of the Upper Lachlan LEP 2010 that already provides merit-based assessment of development proposing changes to listed heritage items.</p> <p>The Upper Lachlan LEP 2011 already permits secondary dwellings and dual occupancy in rural zones, with consent.</p>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.
24.	Name Withheld	<p>Suggests the Draft Upper Lachlan Housing Strategy ignores basic planning principles related to lot sizes and compatible land-uses, is flawed in its current form and should not be implemented by Council.</p> <p>Requests the Draft Upper Lachlan Housing Strategy be amended and placed on public exhibition for further comment from the community.</p> <p>Advises the vacant land on Map 70 does not include land within 'Brooklands'. The 'Brooklands' area has a significant amount of vacant land that could yield 200 lots at sizes exceeding 800m<sup>2</sup>. Leaving the lots out of the Draft Upper Lachlan Housing Strategy means the calculations are not correct.</p> <p>Advises Map 68 details a buffer around the Crookwell Sewer Treatment Plant to restrict housing but then recommends</p>	<p>The submission is critical of some of the rationale used in the formulation of the Draft Upper Lachlan Housing Strategy and requests updates / changes to the document for re-exhibition.</p> <p>The Draft Upper Lachlan Housing Strategy aims to show the strategic intent of the Housing Framework Plans for the main settlements in the Upper Lachlan LGA.</p> <p>Map 70 of the updated Draft Upper Lachlan Housing Strategy shows the Housing Framework Plan for residential land in Crookwell. The group of lots within 'Brooklands' has been excluded from the housing supply mapping / calculations, as a number of lots are affected by flooding of the Crookwell River and Kiamma Creek, and do not contribute to housing supply opportunities.</p>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.

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		<p>small 600m<sup>2</sup> residential lots in the buffer zone and adjoining where Council Flood Maps identify the area of overland flow.</p> <p>Advises the existing villages along the railway line have been ignored, including McAlister, Roslyn and Woodhouselee.</p> <p>Suggests Map 68 and 70 need a legend.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy is not a holistic planning proposal as it ignores planning for commercial and industrial land-use and reduces options for future industrial land-use in Crookwell.</p> <p>Seeks clarification as why one property owner (Kialla Road) has a master plan done of their property and asks who paid for this.</p> <p>Suggests some landowners have been favoured over others, which could be seen as corruption.</p> <p>Highlights the need for buffers between prime agricultural land and new lots with housing opportunity to minimise land-use conflict between urban dwellings and farmers.</p> <p>Highlights the cost of extending urban services to the urban fringe.</p> <p>Highlights the need to review bushfire maps to focus on higher risk areas needing buffers and asks for an explanation as to why bushfire mapping was altered.</p> <p>States it is not acceptable that incomplete documents are provided to the community for comment without them knowing fully what is proposed and asks that amended / completed documents be provided to the community so due process and due diligence is followed.</p>	<p>Masterplans include strategic-level consideration of potential flood risk / impacts.</p> <p>Maps 68 and 70 of the updated Draft Upper Lachlan Housing Strategy include details on how to interpret the Crookwell Housing Framework Plan. It is not necessary to update these particular maps with a 'Legend' heading.</p> <p>The buffer around the Crookwell Sewage Treatment Plant is mapped correctly on Map 68 of the Draft Upper Lachlan Housing Strategy, consistent with Map Sheet SPR_005B of the Upper Lachlan LEP 2010. The buffer does not apply to Site 6 in the short-term actions in Map 68.</p> <p>The recommendations of the updated Draft Upper Lachlan Housing Strategy seek to minimise impacts on agricultural land by prioritising housing growth in existing zoned locations, and / or implementing MLS strategies that increase housing supply options in locations where residential density could be increased based on environmental suitability or infrastructure and servicing opportunities. Where expansion of urban land-use has been recommended, these locations are generally on the urban / village edge. Opportunities to create suitable buffers / transitions between rural and residential land-use activity can be explored in future Planning Proposals.</p> <p>The Draft Upper Lachlan Housing Strategy considers the latest NSW RFS Bushfire Prone Land mapping, which includes grasslands. The new RFS mapping is being rolled out throughout NSW, in accordance with a recommended five-year review program. The new Bushfire Prone Land mapping has been considered in the finalisation of the Draft Upper Lachlan Housing Strategy.</p> <p>Chapter 09 of the updated Draft Upper Lachlan Housing Strategy includes a masterplan for Urban Growth Area No. 1 for Crookwell, on the basis that urban land-use for this location was already an</p>	

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			established outcome through the existing zoning and MLS provisions applying under the Upper Lachlan LEP 2010. Masterplans for Urban Growth Areas No. 2, 3 and 4 for Crookwell and Urban Growth Area No. 1 for Gunning have been included in the updated Draft Upper Lachlan Housing Strategy.	
25.	Name Withheld	<p>Opposes wind farms in the Upper Lachlan Shire.</p> <p>Suggests windfarms are proven scientifically to not be beneficial to the environment, land holders and communities.</p> <p>Suggests that Upper Lachlan Shire Council oppose any more windfarms.</p>	The submission makes general comments on the opposition to wind farms, which are noted.	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.
26.	Name Withheld	<p>Recommends updates to Planning Priority No. 2 Sustainable and Resilient, relating to renewable energy initiatives, including:</p> <ul style="list-style-type: none"> <li>- Mandating of rooftop solar and household batteries as a condition of development consent.</li> <li>- Supporting off-grid choices for development in rural settings.</li> <li>- Highlighting the benefits of solar and battery storage for household and business purposes when compared to the unreliability and expense of grid electricity.</li> <li>- Highlighting the economic and environmental benefits of renewable energy, the growing national trends towards this form of energy supply, and the progress being made in terms of the delivery of sustainable energy.</li> </ul>	<p>The submission requests a number of changes to written detail in the Draft Upper Lachlan Housing Strategy related to renewable energy.</p> <p>The updated Draft Upper Lachlan Housing Strategy includes greater consideration of renewable energy initiatives, where practical. The following specific changes are noted:</p> <ul style="list-style-type: none"> <li>- Section 10.2 Planning Priority 2 – Sustainable and Resilient has been updated to include a reference to the benefits of renewable energy provisions for residential development, including roof top solar, batteries storage and community batteries for subdivision.</li> <li>- A new Planning Principle has been included in Section 9.1 relating to Renewable Energy.</li> <li>- Concept Masterplans have been updated to include a Renewable Energy Master Planning Principle.</li> <li>- Section 10.2 Planning Priority 2 Sustainable, Resilient, Section 10.4: Planning Priority 4 Affordable, Section 10.3: Planning Priority 3</li> </ul>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.

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			<p>Character and Liveability and Section 10.5: Planning Priority 5 Responsive have been updated to include planning principles / actions relating to renewable energy for residential development.</p> <p>The request to mandate rooftop solar and household batteries as a condition of consent is not supported, as this is not the appropriate tool to encourage solar energy take-up by private industry sector.</p>	
27.	Name Withheld	<p>Requests land at 3439 Laggan Road, Crookwell be rezoned from RU1 Primary production to R5 Large Lot Residential, for the following reasons:</p> <ul style="list-style-type: none"> <li>- The potential suitability of the land for future urban expansion has been investigated prior, with the land identified in the Upper Lachlan Strategic Planning Statement.</li> <li>- The site represents orderly and logical land use transition.</li> <li>- This proposal supports rural residential demand.</li> <li>- The proposal maintains environmental and agricultural integrity and aligns with strategic planning principles.</li> </ul> <p>Advises a Draft Planning Proposal is attached to the submission.</p>	<p>The submission requests rezoning of Lots 51, 54, 55 and 56 DP 753042 to R5 Large Lot Residential, with changes proposed to Map 68 and 69 in the Draft Upper Lachlan Housing Strategy.</p> <p>Site analysis shows that parts of the site are affected by sensitive land and bush fire prone land mapping.</p> <p>An assessment has been completed to determine if there are merits to support the request to update the Housing Framework Plans to show rezoning and MLS changes for the land identified for rezoning, as follows:</p> <ul style="list-style-type: none"> <li>- The land is located on the immediate edge of the existing urban area.</li> <li>- The current holding pattern is relatively uncomplicated and has geometry that could support an efficient residential subdivision.</li> <li>- The land is shown on Map 32 (Crookwell – Environmental Analysis Map) to include some land that is High Environmental Value (HEV) biodiversity.</li> <li>- The land is shown on Map 32 (Crookwell – Environmental Analysis Map) to be contain Category 2 Bushfire Prone Land.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<ul style="list-style-type: none"> <li>- The land is less constrained than Lots 51 and 54.</li> <li>- The land is shown on Map 32 (Crookwell – Environmental Analysis Map) to be contain Category 2 Bushfire Prone Land.</li> <li>- There is a substantial area of land available within the holding (approximately 32.4 hectares) which would allow for residential subdivision at scale.</li> <li>- Urban services are located in close proximity to the site.</li> <li>- The potential suitability of the land for future urban expansion has been investigated in the Upper Lachlan Strategic Planning Statement 2020.</li> <li>- As the site is located on the urban edge, careful planning would be required to ensure suitable buffers, transitions or densities are created to manage potential land-use conflict risk with adjoining agricultural land.</li> <li>- The amount of land (generally) that has been identified for potential future residential land-use in Crookwell far exceeds that which is required to satisfy short-, medium- and long-term demand projected by the Draft Upper Lachlan Housing Strategy for Crookwell.</li> </ul> <p>Only part of the site (Lots 55 and 56 DP 753042) is identified on Maps 68 and 69 in the updated Draft Upper Lachlan Housing Strategy as Urban Growth Area No. 4, with the site offering potential for a mixture of R1, R2 and RE1 zones and a variety of lot sizes.</p>	
28.	Name Withheld	Suggests Council is entering a critical phase as growth pressures intensify in the Upper Lachlan LGA, particularly in Crookwell and Gunning.	The submission suggests careful approach to urban planning, using a wide variety of mechanisms.	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is

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		<p>Notes there are several subdivisions in Crookwell underway or in advanced planning stages, and Council faces the complex task of balancing housing supply, infrastructure capacity, environmental sustainability and preservation of rural character.</p> <p>Advises small rural systems are typically designed around stable or modest population growth and rapid residential expansion can place unexpected strain on aging infrastructure. Water supply reliability, sewer treatment performance and network capacity must all be evaluated to determine whether upgrades are required before further development proceeds. Without careful planning, the cost of retrofitting infrastructure after capacity is exceeded can be significant and disruptive for residents.</p> <p>Advises waste management presents a challenge. Increased population brings increased waste generation, placing pressure on collection systems, transfer stations and landfill capacity. For rural councils with limited rate bases, the financial implications of expanding waste facilities can be substantial. A housing strategy that fails to incorporate long-term waste planning risks undermining both environmental outcomes and community satisfaction.</p> <p>Advises, Crookwell is a historic rural town, with close ties to its agricultural setting and traditional streetscape. Large subdivisions have the potential to alter this character. While additional housing can support economic vitality, local businesses and community services, poorly integrated developments may erode the qualities that make the town attractive in the first place.</p> <p>Advises a robust Housing Strategy should consider alternative approaches to meeting demand. These might include infill within existing urban boundaries, higher density housing near town centres, or adaptive reuse of underutilised sites. Such approaches can reduce pressure on infrastructure networks and limit outward sprawl onto farmland.</p> <p>Advises converting high-quality agricultural land to residential use can have long-term consequences that are difficult to reverse. Strategic planning must therefore distinguish between land that is suitable for expansion and</p>	<p>The updated Draft Upper Lachlan Housing Strategy has been prepared in accordance with the DPHI Local Housing Strategy Guidelines 2022 and is considered to advocate for a broad approach to future housing provision, including infill and greenfield solutions and the wide network of services and infrastructure required to support housing in the Upper Lachlan LGA.</p> <p>Where practical, the updated Draft Upper Lachlan Housing Strategy gives greater consideration of supporting networks, heritage, character, rural landscapes, services, infrastructure and design controls (staging).</p>	<p>intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>land that should be protected for ongoing agricultural production. Once subdivided, prime land is effectively removed from agricultural use.</p> <p>Advises the challenge for Upper Lachlan Shire Council is not simply to accommodate growth, but to manage it responsibly. Housing supply, infrastructure capacity, environmental stewardship and preservation of rural character must be treated as interconnected priorities.</p> <p>Advises community consultation must play a central role. Residents of Crookwell and Gunning have a strong connection to place and their perspectives on growth, heritage and service provision are invaluable.</p> <p>Suggests with sound technical advice, transparent decision making and a clear long-term vision, the shire can pursue development that strengthens its communities without compromising the very qualities that define them.</p> <p>Suggests careful urban design controls, staged development and alignment with infrastructure capacity are therefore critical.</p> <p>Highlights the Draft Strategy identifies 69.2 years of potential housing supply in the Crookwell area and suggests growth should be sequenced to ensure that roads, drainage, community facilities and public open space keep pace with new housing.</p> <p>Highlights a consultant was previously engaged by Council to assess the capacity of existing water and sewer infrastructure in both Crookwell and Gunning.</p>		
29.	Name Withheld	<p>Concerned about the impacts of the new Bushfire Prone Land mapping for the Upper Lachlan LGA, including lack of consultation, likely increases in construction costs for new housing, misalignment for planning frameworks for future housing land, and inconsistencies with mapped and unmapped land.</p> <p>Suggests the Draft Strategy should look to a fresh future, learning from the past but leading to the future objectives, and advises the current Draft Strategy is an old school</p>	<p>The submission request changes to the Housing Vision and Planning Priorities in the Draft Upper Lachlan Housing Strategy and questions the rationale / process for including some landowners in masterplans and the adoption of new Bushfire Prone Land Mapping.</p> <p>The Draft Upper Lachlan Housing Strategy aims to show the strategic intent of the Housing Framework</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>summary which carries forward all the old rules and limitations and just adds more rules and limitations.</p> <p>Requests confirmation to why one property owner (Kialla Road) has a completed masterplan, and the question is why and who paid for this. This again favours some landowners over others and creates a situation where certain landowners get significant benefit while others don't, which could be seen as corruption.</p> <p>Suggests the following amendments to Section 1.4 – Housing Vision:</p> <ul style="list-style-type: none"> <li>- Reduce changes to minimum lot sizes, setbacks and controls that facilitate duplexes and townhouses.</li> <li>- Introduce changes to planning controls that allow for only small increases in residential densities.</li> </ul> <p>Suggests that Planning Priorities in Section 10 of the Draft Upper Lachlan Housing Strategy should:</p> <ul style="list-style-type: none"> <li>- Increase flexibility of lot sizes and boundaries, including rear street or lane requirements.</li> <li>- Create flexibility to allow rear lane accesses with reduced costs, and the potential for extra housing as the document requires.</li> </ul>	<p>Plans for the main settlements in the Upper Lachlan LGA.</p> <p>The recommendations of the Draft Upper Lachlan Housing Strategy seek to minimise impacts on agricultural land by prioritising housing growth in existing zoned locations, and / or implementing MLS strategies that increase housing supply options in locations where residential density could be increased based on environmental suitability or infrastructure and servicing opportunities. Where expansion of urban land-use has been recommended, these locations are generally on the urban / village edge.</p> <p>The Draft Upper Lachlan Housing Strategy considers the latest NSW RFS Bushfire Prone Land mapping, which includes grasslands. The new RFS mapping is being rolled out throughout NSW in accordance with a recommended five-year review program. The new Bushfire Prone Land mapping has been considered in the finalisation of the Draft Upper Lachlan Housing Strategy.</p> <p>Chapter 09 of the Draft Upper Lachlan Housing Strategy has been updated to include masterplan for identified growth areas.</p> <p>The Housing Vision has been updated to give greater consideration of character / amenity considerations.</p>	
30.	Name Withheld	<p>Concerned about the potential impacts of the proposed Limerick Windfarm.</p> <p>Acknowledges that windfarms are State Significant Development and that Upper Lachlan Shire Council is not in a position to determine applications. Suggests the Draft Upper Lachlan Housing Strategy could be used by Council to block the progress of the Limerick Windfarm, including issues relating to agricultural land, biodiversity, restriction on the expansion of housing development, adverse health effects and damage to visual amenity.</p>	<p>The submission raises concern about the Limerick Windfarm, and the following response is provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan DCP.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Supports the introduction of planning standards that require minimum 3km setbacks for turbines to a boundary of any non-participating property.</p> <p>Encourages Council to ensure that any turbines are constructed in correct (approved) locations.</p>	<ul style="list-style-type: none"> <li>- Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>- As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> </ul>	
31.	Name Withheld	<p>Suggests the Draft Upper Lachlan Housing Strategy does not consider technology changes in housing options, such as modular homes or tiny homes.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy does not consider decentralised renewable options like solar, battery or energy star ratings for houses.</p> <p>Suggests the Draft Upper Lachlan Housing Strategy conflicts with the Preamble in Part D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Suggests Upper Lachlan Shire Council create an Energy Strategy that is consistent with the objectives of the South East and Tablelands Regional Plan 2036.</p> <p>Questions the Southern Tablelands Regional Economic Development Strategy (REDS) 2023 objectives in the Draft Upper Lachlan Housing Strategy.</p>	<p>The submission suggests a number of changes to the Draft Upper Lachlan Housing Strategy, with the following response provided:</p> <ul style="list-style-type: none"> <li>- A Planning Principle has been included in Section 9.1 relating to Renewable Energy.</li> <li>- Section 10.2 Planning Priority 2 Sustainable and Resilient - has been updated to include a reference to the benefits of renewable energy provisions for residential development, including roof top solar, batteries storage and community batteries for subdivision.</li> <li>- Section 10.2 Planning Priority 2 Sustainable, Resilient, Section 10.4 Planning Priority 4 Affordable, Section 10.3: Planning Priority 3 Character and Liveability and Section 10.5 Planning Priority 5 Responsive have been updated to include planning principles / actions relating to renewable energy.</li> </ul> <p>The Upper Lachlan LEP 2010 already permits modular homes / tiny homes as dwellings, subject to consent.</p> <p>An Energy Strategy does not form part of the scope of the Draft Upper Lachlan Housing Strategy and could be considered under a separate project by Council.</p> <p>A review of the objectives of the Southern Tablelands REDS 2023 does not form part of the</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			scope of the Draft Upper Lachlan Housing Strategy and could be considered by Council in any future REDS review involving Council and other relevant government authorities.	
32.	Name Withheld	<p>Requests 53 North Steet, Crookwell be rezoned from RU1 to a mix of R2 Low Density Residential and R5 Large Lot Residential for the following reasons:</p> <ul style="list-style-type: none"> <li>- The land is identified in the Local Strategic Planning Statement as an investigation area / proposed growth area for Crookwell, as per a resolution from Council at the Ordinary Meeting held 17 February 2022.</li> <li>- The northern side of North Street was assessed by Council staff and deemed level, close to infrastructure and accessible.</li> <li>- Suggest the exclusion of this land from the Draft Strategy appears to be a procedural oversight that contradicts a prior formal Council resolution.</li> <li>- The proposal would ensure planning consistency and honour the strategic direction Council has already publicly signalled to the community.</li> <li>- Ease of servicing and rationalisation of roads.</li> <li>- General absence of environmental constraints.</li> <li>- The landowners are prepared to fund the necessary Planning Proposal and technical studies and work with Council on a staged infrastructure plan and ensure that lots sizes maintain the rural character and identify the Crookwell.</li> </ul>	<p>The submission requests rezoning of Lot 2 DP 1007245, North Street, Crookwell from RU1 Primary Production to a mix of R2 Low Density Residential and R5 Large Lot Residential, in light of previous recommendations about the site.</p> <p>Maps 68 or 69 of the Draft Upper Lachlan Housing Strategy show the housing frameworks for residential and large lot residential land-use in Crookwell.</p> <p>An assessment has been completed to determine if there are merits to support the request to update the Housing Framework Plans to show rezoning and MLS changes for the land identified as Lot 2 DP 1007245 for rezoning, for the following reasons:</p> <ul style="list-style-type: none"> <li>- The land is located on the immediate edge of the existing urban area.</li> <li>- The land is shown on Map 32 (Crookwell – Environmental Analysis Map) to be contain Category 3 Bushfire Prone Land.</li> <li>- Urban services are located in close proximity to the site.</li> <li>- He potential suitability of the land for future urban expansion has been investigated prior, with the land identified in the Upper Lachlan Strategic Planning Statement 2020.</li> <li>- Substantial changes are proposed to the Residential Housing Framework Plan for Crookwell as a result of key recommendations in other sections of this Review of Submissions Report. In summary, large areas of Urban Growth Area No. 3 are to be removed from the Framework Plan,</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>which creates an opportunity for alternative sites to be identified for a longer-term (10-15+ years) growth option for Crookwell.</p> <ul style="list-style-type: none"> <li>- As a singular site, the land has geometry which would not be well suited to residential subdivision at scale. If urban expansion was to be supported for this land, it would be necessary to consider identifying adjoining land in order to provide increased opportunity for a more cohesive precinct on the northern edge of the township. The suitability of the adjoining land to the west has been assessed in another section of the Review of Submissions Report, and the identification of that land for urban expansion is not supported.</li> <li>- The amount of land (generally) that has been identified for potential future residential land-use in Crookwell far exceeds that which is required to satisfy short-, medium- and long-term demand projected by the Draft Upper Lachlan Housing Strategy for Crookwell.</li> <li>- Despite Lot 2 DP 1007245, North Street, Crookwell exhibiting some characteristics which support candidacy for future urban expansion, the site is less suitable when compared to other sites that have been considered for similar development potential as part of the Review of Submissions and subsequent update of the Draft Upper Lachlan Housing Strategy.</li> </ul> <p>Lot 2 DP 1007245 is not identified for inclusion in Maps 68 or 69 of the Draft Upper Lachlan Housing Strategy as an option for longer-term residential land-use in Crookwell.</p>	

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33.	Name Withheld	<p>Opposes the Draft Upper Lachlan Housing Strategy in its current form.</p> <p>Questions whether housing outcomes improve as planning becomes more detailed and interventionist, and whether an approach based on rezonings, reductions in MLS, Master planning of growth areas, contribution incentives and structured partnerships for affordable housing delivery is appropriate for addressing projected housing demand in a rural shire.</p> <p>Encourages the adoption of a strategic framework for housing in the Upper Lachlan Shire that is based on fewer prescriptive controls and a greater reliance on property rights and coordination.</p> <p>Believes the current Draft Upper Lachlan Housing Strategy risks increasing planning complexity, expanding Councils role from regulator to market coordinator, creating additional studies, plans and administrative processes and adding certainty through discretionary master planning.</p> <p>Recommends that Council:</p> <ul style="list-style-type: none"> <li>- Develop an alternate framework focused on infrastructure capacity planning, fast track approval pathways and clear 'by right' development categories.</li> <li>- Introduce statutory assessment timeframes for complying and low impact development.</li> <li>- Removes barriers to secondary dwellings, workers accommodation on rural land, modular and prefabricated housing, dual occupancies and small-scale subdivision.</li> <li>- Limit new contribution schemes and prioritise work in kind agreements, transparent infrastructure cost recovery and user-pays models (where appropriate).</li> <li>- Emphasis performance-based standard rather than prescriptive master planning.</li> <li>- Simplify, rather than expand planning layers, as a means of reducing cost-of-living pressures,</li> </ul>	<p>The submission suggests the Draft Upper Lachlan Housing Strategy is too complicated and requests several changes to the housing framework plans relating to achieve an alternate framework focused on infrastructure planning, removal of barriers to secondary dwellings, dual occupancies, workers accommodation, modular and prefabricated housing and small-scale subdivision and fast-tracked planning approvals.</p> <p>The Draft Upper Lachlan Housing Strategy has been prepared in accordance with the DPHI Local Housing Strategy Guidelines 2022, and is considered to have a format, structure and presentation that allows for clear messaging of key findings and recommendations.</p> <p>The development assessment process in NSW involves a fast-tracked approval pathway for residential, commercial and industrial development, as per State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>The Upper Lachlan LEP 2010 already provides the permissibility of secondary dwellings, dual occupancy, rural workers dwellings and subdivision in rural zones, with consent.</p> <p>Contributions are applied in accordance with the Environmental Planning and Assessment Act 1979 and are used to fund services and infrastructure required as a direct result of new development. Council is currently preparing new Section 7.11 and Section 7.12 Contribution Plans outside the scope of the Draft Upper Lachlan Housing Strategy.</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		encouraging local builders, supporting landowners, improving approval certainty, and increasing housing responsiveness.		
34.	Name Withheld	<p>Suggests that the planning in the Draft Upper Lachlan Housing Strategy appears incomplete, inconsistent and does not adequately consider residential, industrial and commercial land-uses or the villages along the Railway line.</p> <p>Raises concerns about fairness and accuracy of the bushfire mapping, with inconsistencies identified in the way mapping shows locations with low and high fuel loads.</p>	<p>The submission suggests the Draft Upper Lachlan Housing Strategy is incomplete and requires more detail around residential, industrial and commercial land-uses and villages along railway lines.</p> <p>The Draft Upper Lachlan Housing Strategy has been prepared in accordance with the DPHI Local Housing Strategy Guidelines 2022, and is considered to have a format, structure and presentation that allows for clear messaging of key findings and recommendations.</p> <p>The Upper Lachlan Housing Strategy project is not a comprehensive land-use strategy and does not include detailed analysis of commercial and / or industrial land-use. The preparation of an Employment Lands Strategy would provide further opportunity to strategically plan for commercial and industrial land-use.</p> <p>The Draft Upper Lachlan Housing Strategy considers the latest NSW RFS Bushfire Prone Land mapping, which includes grasslands. The new RFS mapping is being rolled out throughout NSW in accordance with a recommended five-year review program. The new Bushfire Prone Land mapping has been considered in the finalisation of the Draft Upper Lachlan Housing Strategy.</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
35.	Name Withheld	<p>Supports the Draft Upper Lachlan Housing Strategy, and specifically the planning principles, the proposed adjustments to land-use planning and introduction of a heritage character area.</p> <p>Recommends a number of updates / improvements to the Draft Upper Lachlan Housing including:</p>	<p>The submission indicates general support for the key findings and recommendations of the Draft Upper Lachlan Housing Strategy.</p> <p>A number of updates to the Draft Upper Lachlan Housing Strategy have been recommended in response to the submission, as follows:</p> <ul style="list-style-type: none"> <li>- Chapter 01 of the Draft Upper Lachlan Housing Strategy has been updated to</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<ul style="list-style-type: none"> <li>- Updated / new objectives to Section 1.3 that better relate to sustainability, resilience, character and community outcomes.</li> <li>- Requests further consideration of a number of state government guideline documents in Section 2.2 of the Draft Strategy. Relevant documents to be considered include 'Urban Design for Regional NSW', 'Better Placed', 'Greener Places', 'Movement and Place', and 'Connecting with Country'.</li> <li>- Improvements to Map 1 (Regional Context Map) to provide better visibility of key opportunities and challenges for Upper Lachlan LGA including highway connections, Canberra commute times, Sydney to Melbourne XPT, and the golden triangle of Goulburn, Yass and Canberra.</li> <li>- Amendments to the Local Profile for Gunning in Section 03 of the Draft Strategy.</li> <li>- Further explanation be given on what the term 'medium density' means in the context of the statistics provided in Section 5.7 of the Draft Strategy.</li> <li>- Updating Map 43 (Gunning – Housing Supply Map) to remove Coronation Park as a vacant residential lot.</li> <li>- Improvements to the wording in Sections 07 of the Draft Upper Lachlan Housing Strategy relating to housing challenges.</li> <li>- Correction of the map label for the Gunning Residential Housing Framework Plan, which currently references Crookwell.</li> </ul> <p>Notes the Draft Upper Lachlan Housing Strategy as being thorough, well written and referenced, with good principles and clear graphics.</p>	<ul style="list-style-type: none"> <li>- include new objectives that better relate to sustainability, resilience, character and community outcomes.</li> <li>- Section 2.2 of the Draft Upper Lachlan Strategy has been updated to includes details of other key policies impacting housing at the State level, including 'Urban Design for Regional NSW', 'Better Placed', 'Greener Places', 'Movement and Place', and 'Connecting with Country'.</li> <li>- Map 1 (Regional Context Map) has been updated to provide greater visibility of key opportunities and challenges for Upper Lachlan LGA, including highway connections, Canberra commute times, Sydney to Melbourne XPT, and the golden triangle of Goulburn, Yass and Canberra.</li> <li>- The Local Profile for Gunning in Section 03 of the Draft Upper Lachlan Housing Strategy has been updated to include further details about the township's access / proximity to highway and rail networks.</li> <li>- Section 4.2 of the Draft Upper Lachlan Housing Strategy has been updated to remove duplicate responses to 'Housing Challenges'.</li> <li>- Section 5.7 of the Draft Upper Lachlan Housing Strategy has been updated to provide further explanation of the term 'medium density' in the context of Upper Lachlan LGA.</li> <li>- Map 43 (Gunning – Housing Supply Map) has been updated to remove Coronation Park as a vacant residential lot.</li> <li>- Chapter 07 of the Draft Upper Lachlan Housing Strategy has been updated to include additional challenges for Gunning. The new challenges include the delivery of</li> </ul>	

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			<p>housing whilst maintaining village character and ensuring there is greater connection between housing and other aspects of village life including the main street, open space, and community facilities.</p> <ul style="list-style-type: none"> <li>- Map 75 (Gunning – Growth Prioritisation Framework) has been updated to remove incorrect labelling referring to 'Crookwell'.</li> <li>- Section 9.1 of the Draft Upper Lachlan Housing Strategy has been updated to improve the wording / terminology for Masterplanning Principle No. 2.</li> </ul>	
36.	Name Withheld	<p>Provides commentary on a range of housing related matters for general consideration as part of the finalisation of the Draft Upper Lachlan Housing Strategy, related to the following key issues:</p> <ul style="list-style-type: none"> <li>- Background information relating to housing in Upper Lachlan LGA, including an overview on current planning rules, prevailing lot sizes, and demographic trends.</li> <li>- Economic and affordability implications, including the benefits of smaller lots, and strategies that seek to increase housing mix and diversity.</li> <li>- Infrastructure and service efficiency, including the benefits of infill development versus urban sprawl.</li> <li>- Community and social dynamics, including changing housing preferences towards smaller typologies.</li> <li>- Environmental considerations, including the need to manage the cumulative impact of housing development in locations without access to reticulated sewerage, and managing urban heat impact (associated with loss of green spaces in higher density living).</li> <li>- Key benefits of smaller typologies in regional towns including increased housing affordability, more efficient utilisation of land, facilitating better access to</li> </ul>	<p>The submission provides general feedback / observations on housing related issues.</p> <p>The summary of key issues / small town characteristics is noted and reflected in the finalised Draft Upper Lachlan Housing Strategy, where practical.</p> <p>The recommendations in the Draft Upper Lachlan Housing Strategy are specific to the main settlements of Crookwell, Gunning, Collector, Taralga, Grabben Gullen, Jerrawa, Dalton, Bigga, Binda, Breadalbane and Tuena and have been developed following strategic environmental, land-use, infrastructure and servicing analysis.</p> <p>The recommendations of the Draft Upper Lachlan Housing Strategy also seek to address the requirements for small lot, standard, low density and large lot residential land-use across the Shire.</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>services and amenities, reducing infrastructure costs, encouraging diverse housing options, reducing environmental impacts, and supporting town centre revitalisation.</p> <p>Highlights the key characteristics that contribute to small town character, including:</p> <ul style="list-style-type: none"> <li>- Historic streetscapes and built form.</li> <li>- Connection to surrounding environments and landscapes.</li> <li>- Lower residential densities.</li> <li>- Strong social networks.</li> <li>- Contribution of agriculture, mining, forestry and rail / transport to local economies.</li> <li>- Essential civic anchors.</li> <li>- Heritage.</li> <li>- Lifestyle.</li> </ul>		
37.	Name Withheld	<p>Provides commentary on a range of housing related matters for general consideration as part of the finalisation of the Draft Upper Lachlan Housing Strategy, related to the following key issues:</p> <ul style="list-style-type: none"> <li>- Market factors influencing buyer preference for larger lots in regional areas.</li> <li>- Trends and experiences with smaller lot typologies in regional areas.</li> <li>- Impacts of larger lot sizes and lower population densities in rural communities, including the abilities of Council's to provide / expand services and infrastructure.</li> <li>- The extent to which low density development is favoured by rural Council's, and whether this impacts on the operation / growth of local business, industry and trade.</li> </ul>	<p>The submission provides general feedback / observations on housing related issues.</p> <p>The summary of key issues is noted and reflected in the finalised Draft Upper Lachlan Housing Strategy, where practical.</p> <p>The recommendations in the Draft Upper Lachlan Housing Strategy are specific to the main settlements of Crookwell, Gunning, Collector, Taralga, Grabben Gullen, Jerrawa, Dalton, Bigga, Binda, Breadalbane and Tuena and have been developed following strategic environmental, land-use, infrastructure and servicing analysis.</p> <p>The recommendations of the Draft Upper Lachlan Housing Strategy also seek to address the requirements for small lot, standard, low density and large lot residential land-use across the Shire.</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<ul style="list-style-type: none"> <li>- The extent to which higher residential densities may impact on rural character.</li> <li>- The extent to which increasing housing mix and diversity benefits the local economy and community.</li> <li>- The extent to which a reliance on lower residential densities may impact on the level of economic growth in rural communities.</li> <li>- The extent to which a preference for larger residential lots is driven primarily by limited alternative market offerings.</li> <li>- The extent to which smaller lot typologies diminish the values of larger existing properties.</li> </ul>		
38.	Name Withheld	<p>Advises the Gunning District Association is aiming to promote, support and foster the social, economic and environmental wellbeing of Gunning and District and requests Council shares this goal through initiatives, such as the Draft Upper Lachlan Housing Strategy.</p> <p>Advises the Gunning District Association is committed to ensuring that Gunning maintains the things that make us special, including our shared community, heritage and environment, and importantly that we are also future focused as a community to grow sustainably and responsibly.</p> <p>Suggests a broader range of larger size blocks near the village of Gunning would stimulate growth and create an economic and residential mass within the village and surrounds to attract new residents and investment in local retail and other facilities.</p> <p>Suggests increasing the number of larger blocks (5 to 20 hectares) close to the village in order to meet buyer demand from Sydney, Canberra and other major centres.</p> <p>Suggests large-scale renewable energy projects do not benefit adjoining properties, community or Council. Local residents would benefit from greater support from Council to ensure renewable energy projects create tangible benefits</p>	<p>The submission raises a wide range of issues related predominantly to Gunning.</p> <p>The Housing Framework Plans for Gunning (see Maps 73 and 74) have been reviewed in response to issues raised in the submission.</p> <p>The general comments on issues associated with wind turbines are noted. Addressing the likely impacts of large-scale wind and solar projects is generally outside of the specific scope of the Draft Upper Lachlan Housing Strategy, which provides a means to strategically plan for housing growth.</p> <p>It is noted the proposed Gunning District Community Plan has not yet been prepared.</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>within and beyond the village, including for example sealing of roads.</p> <p>Suggests the adoption of the Upper Lachlan Housing Strategy and Development Control Plan will directly impact how the Gunning District will grow, be developed and maintain its identity and character (or not) into the future.</p> <p>Suggests the Gunning Community Plan will be a document that responds directly to these strategic planning initiatives, and we respectfully request that Council adopt the recommendations of the plan.</p> <p>Highlights the Gunning District Association have prepared a Gunning District Community Plan and requests Council support the outcomes and recommendations with the Gunning District Community Plan when completed.</p> <p>Appreciates the Gunning District is inevitably changing, and suggest the community needs to be involved / informed how decisions are made by local and State governments about the area.</p>		
39.	Name Withheld	<p>Advises the updated bushfire mapping classifies a substantial proportion of previously low-risk or managed land as bushfire prone land, which is a major change from earlier mapping and has financial and development implications for affected landowners / developers.</p> <p>Requests the following:</p> <ul style="list-style-type: none"> <li>- Explanation of criteria and data used to justify the revised mapping.</li> <li>- Confirmation if mapping was independently reviewed.</li> <li>- Clarification as to why low risk or maintained lands are now classified as high risk.</li> <li>- Opportunity for affected landowners to seek review or correction where classifications appear inconsistent with on ground conditions.</li> </ul> <p>Suggests there has been limited community consultation regarding the updated bushfire mapping.</p>	<p>The Draft Upper Lachlan Housing Strategy considers the latest NSW RFS Bushfire Prone Land mapping, which includes grasslands. The new RFS mapping is being rolled out throughout NSW in accordance with a recommended five-year review program. The new Bushfire Prone Land mapping has been considered in the finalisation of the Draft Upper Lachlan Housing Strategy.</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Housing Strategy is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RAISED / COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Suggests planning controls must be applied consistently and objectively. Properties with similar vegetation, topography, and risk exposure are treated differently, confidence in the planning framework is undermined.</p> <p>Suggests the potential impacts on development rights and land value, bushfire-prone land mapping must be demonstrably consistent and evidence-based.</p> <p>Suggests that broad expansion of bushfire-prone classifications may unintentionally constrain housing supply, increase development costs in Crookwell, and distort strategic land planning outcomes.</p> <p>Suggests that before finalising the Upper Lachlan Housing Strategy, the bushfire mapping implications should be carefully reviewed to ensure they align with realistic risk assessments and do not unnecessarily burden landowners or compromise orderly development.</p>		

# 03

## DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN REVIEW OF SUBMISSIONS

The Draft Upper Lachlan Development Control Plan was placed on public exhibition from 27 October 2025 to 20 February 2026.

As a result of the public exhibition of the Draft Upper Lachlan Development Control Plan 36 written submissions were received. A detailed review of each submission is documented in this section. Copies of each of each written submission relating to the Draft Upper Development Control Plan are included in Appendix B.

In response to issues raised in submissions, the following main changes to the Draft Upper Lachlan Development Control Plan have been made:

- + Part B Subdivision - various changes to subdivisions standards relating to roads, footpaths and kerb and gutter and bus transport considerations.
- + Part B, C, E and F - have been amended to include off grid power options.
- + Part I.I Biodiversity - a list of native plant species suitable for planting in the Upper Lachlan LGA has been included.
- + Part D.7 Electricity Generating Works - the preamble has been removed and references to 'wind farms' have been replaced with the words 'wind electricity generating works.'
- + Part H Heritage - has been updated to include the Gunning Railway Station precinct in Figure 8 Heritage Character.
- + Part I.2 Flood Risk Management - has been updated to include references to the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023 and Support for Emergency Management Planning Guidelines 2023.
- + Various - references to NSW Design Guidance have been made (where relevant) and minor typographical errors, mis-descriptions, map and infographics improvements have been corrected (where necessary).



NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
1.	NSW State Emergency Services (SES)	<p>Recommends consideration of flooding issues in accordance with the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023, Support for Emergency Management Planning Guideline 2023 and relevant planning directions / circulars.</p> <p>Recommends updating the Flood Planning Level and Flood Planning Area to include freeboard and consideration of climate change in the Flood Planning Requirements for Residential, Commercial and Industrial Development and for Subdivisions.</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan on flood related issues, with the following response provided:</p> <ul style="list-style-type: none"> <li>- Part 1.2 Flood Risk Management includes references to the Flood Prone Land Policy 2023, Flood Risk Management Manual 2023 and Support for Emergency Management Planning Guidelines 2023.</li> <li>- Part 1.2 Flood Risk Management includes definitions of Flood Planning Level, Flood Planning Area and Probable Maximum Flood, with a freeboard allowance as per the recommendations in the NSW Independent Flood Inquiry 2022.</li> </ul>	<p>It is recommended Council writes to NSW SES, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
2.	NSW Department of Primary Industries and Regional Development (DPI)	<p>Recommends Table 4 in D.4.1. Rural Industries be amended to include / clarify setback distances for rural industries from existing dwellings not associated with new development.</p> <p>Recommends D.6.1. Intensive Livestock Establishments be amended to specify housing types.</p> <p>Recommends D.8.1. Animal Boarding or Training Establishments be amended to include housing types.</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan Part D Rural Development, with the following response provided:</p> <ul style="list-style-type: none"> <li>- Table 4 in Part D.4.1 has been reworded to include 'Setbacks – Rural Industries to Existing Dwellings (not associated with the rural industry)'.</li> <li>- D.6.1(c) has been reworded to include 'not associated with the rural industry'.</li> <li>- D.8.1(n) has been reworded to include 'not associated with the rural industry'.</li> </ul>	<p>It is recommended Council writes to DPI, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
3.	Department of Climate Change, Energy, the Environment and Water (DCCEWW)	<p>Recommends 1.2. Flood Risk Management include flood related development controls, as per Attachment 1 of the submission.</p> <p>Advises the Draft Upper Lachlan Development Control Plan does not prescribe controls for the clearing of native vegetation, including a pathway for obtaining a permit to clear trees / vegetation.</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan on a broad range of issues, with the following response provided:</p> <ul style="list-style-type: none"> <li>- 1.2 Application of this Part has been reworded 'Part 1.2 applies to any land in the Upper Lachlan Shire that has been identified as flood prone land, flood affected land or land below and up to</li> </ul>	<p>It is recommended Council writes to DCCEWW, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Suggests the Draft Upper Lachlan Development Control Plan includes tree preservation standards, as per Attachment 2 of the submission.</p> <p>Suggests the Draft Upper Lachlan Development Control Plan be more prescriptive regarding biodiversity management, which may be achieved by including maps of areas such as riparian corridors, regional corridors, high and medium environmental conservation value areas and key fish habitat.</p> <p>Notes the Draft Upper Lachlan Development Control Plan does not include controls regarding the use of local native plant species in landscaping design and suggests Council may wish to include a list of preferred local native plants suitable for the Upper Lachlan LGA.</p>	<p>the Probable Maximum Flood in any of the following documents:'</p> <ul style="list-style-type: none"> <li>- 1.2 Application to this Part has been reworded to include 'other land in the Upper Lachlan Shire that is at or below the flood planning level!'</li> <li>- The suggestion to introduce additional standards for native vegetation clearing, including provision of pathway for Council to issue permits to clear trees / vegetation is not supported, as these matters are regulated under alternate legislation / policy / standards administered by South East Local Land Services.</li> <li>- The suggestion to include prescriptive environmental mapping is not supported, as these matters regulated under mapping included in the Upper Lachlan LEP 2010 and other State government websites.</li> <li>- A list of native plant species suitable for planting in the Upper Lachlan LGA has been included in relevant parts of the updated Draft Upper Lachlan Development Control Plan.</li> </ul>	
4.	Transport for NSW	<p>Recommends Part B Subdivision includes a reference to the Guidelines for Bus Capable Infrastructure in Greenfield Sites and a public collector road to detail how they comply with the above guidelines.</p> <p>Recommends a reference to the Guidelines for Bus Capable Infrastructure in Greenfield Sites and a requirement for subdivisions that contain a public collector road to comply with the guidelines.</p> <p>Recommends a minimum 1.5m width for new pedestrian footpaths, not 1.2m as detailed in Part B Subdivision.</p> <p>Recommends the Draft Upper Lachlan Development Control Plan supports the aims and objectives of the State Government policies dealing with active transport matters.</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan on a broad range of issues, with the following response provided:</p> <ul style="list-style-type: none"> <li>- Part B Subdivision has been updated to include a standard for subdivisions that contain a public connector road to comply with the Guidelines for Bus Capable and Infrastructure.</li> <li>- Part B Subdivision has been updated to require a minimum 1.5m a standard for footpath width, and as shown in Diagrams 18, 22, 23 and 24.</li> <li>- B.3.3(b) Subdivision Road Design has been reworded to include the words 'practical and safe'.</li> </ul>	<p>It is recommended Council writes to Transport for NSW, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Recommends the term 'practical' in B.3.3.(b) be amended to 'practicable and safe' to align with the wording in Section 2.119 (Development with frontage to classified road) of the State Environmental Planning Policy (Transport and Infrastructure) 2021.</p> <p>Recommends non-residential development account for staff parking needs. Any parking spaces required for owners, operators or staff should be provided in addition to the minimum parking requirements.</p> <p>Recommends subdivision road design avoids four-way intersections, where practicable as they present more conflict points and a higher crash risk than T-intersections and generally result in poorer outcomes for pedestrians and other active transport users.</p> <p>Suggests where a four-way intersection is unavoidable, it should be controlled by a roundabout or traffic signals, subject to SIDRA analysis and meeting traffic signal warrants.</p> <p>Supports Planning Proposals and subsequent development that encourages the use of sustainable modes of travel, including bicycles and walking.</p> <p>Supports requiring minimum driveway widths that allow two-way vehicle movement for developments of three or more dwellings. Driveways should enable simultaneous entry and exit of vehicles and, at a minimum, comply with the clearance and design requirements of AS 2890.1-2004 (Sections 3.2 and B3.2).</p> <p>Supports vehicle access for individual lots being provided via the local road network rather than directly from the classified road network.</p> <p>Advises concurrence from Transport for NSW under Section 138 of the Roads Act 1993 will be required for any works within the classified road network.</p> <p>Advises any works that are required in the classified road network should be supported by a strategic design.</p>	<ul style="list-style-type: none"> <li>- The recommendation to introduce additional standards requiring avoidance of four-way intersections and SIDRA analysis is not supported, as these matters are regulated under the Austroads Guide to Road Design Part 4 - Intersections and crossings and Part 4a - unsignalised and signalised intersections.</li> <li>- The recommendation for additional staff parking is not proposed, as these parking requirements are already factored into car parking standards included in the updated Draft Upper Lachlan Development Control Plan.</li> </ul>	

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
5.	NSW Rural Fire Service (RFS)	Recommends a review of the Bushfire Prone Land mapping be undertaken to inform the strategy on areas that should address Chapter 4 of the RFS Planning for Bushfire Protection Guideline 2019.	<p>Since the exhibition of the Draft Upper Lachlan Development Control Plan, the Bushfire Prone Land Map applying to land in the Upper Lachlan LGA has been updated.</p> <p>The updated Draft Upper Lachlan Development Control Plan considers the latest version of RFS Bushfire Prone Land Mapping and does not require any updates / changes.</p>	It is recommended Council writes to NSW RFS, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.
6.	NSW Crown Lands	Provides a copy of the Administration of Crown Roads Policy.	The Draft Upper Lachlan Development Control Plan has considered the planning guidance provided by NSW Crown Lands on the Administration of Crown Roads Policy 2021.	It is recommended Council writes to NSW Crown Lands, advising that an updated Draft Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.
7.	Name Withheld	<p>Suggests the following amendments to the Draft Upper Lachlan Development Control Plan:</p> <ul style="list-style-type: none"> <li>- Part A Introduction - include a positive statement regarding variations to the Draft Upper Lachlan Development Control Plan.</li> <li>- B.2.7. Utility and Service - clarify if RU5 or R2 zones apply.</li> <li>- B.2.7. Utility and Service - consider off grid alternative services. Suggests Council not interfere with the market in relation to off-grid serving. Suggests Council develop an Off Grid Policy to allow developers to choose which is the most cost-effective way to deliver housing solutions, such that if they opt for the Council's off grid standards, then the DA is approved.</li> <li>- B.4.2. Subdivision Lot Design - add a sentence which reads 'Council will at the Pre-DA meeting set out achievable standards such as clearance distances and construction standards for a developer to obtain approval where government mapped criteria, such as flood planning area, groundwater vulnerable, riparian</li> </ul>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan on a broad range of issues, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The recommendation to amend A.1.9. Variations to Standards is not proposed, as the standard follows the correct legislative position / procedure under which variations may be considered by Council.</li> <li>- In relation to B.2.7. the controls apply to land zoned RU5 Village under the Upper Lachlan Local Environmental Plan (LEP) 2010.</li> <li>- The recommendation to consider off grid power options has been included in the B.2.7.</li> <li>- The recommendation to amend B.4.2. is not proposed, as it is not always possible for Council to set out all details relating to the preparation of a DA at a Pre-DA meeting, with the level of</li> </ul>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>area, watercourse, wetland area, heritage or an area containing terrestrial biodiversity from inappropriate development apply to the proposed development location.'</p> <ul style="list-style-type: none"> <li>- B.4.5. Utility and Service Provisions - remove this section of the draft policy and develop an Off Grid Policy.</li> <li>- C.5.2. Streetscape and Setting - remove this section as it is a barrier to development, with offsets a possible appropriate alternative.</li> <li>- C.5.5. Utility and Service Provisions - amend to also refer to an Off Grid Policy to provide for greater diversity and flexibility in housing solutions.</li> <li>- Part H Heritage - amend to eliminate language which is vague or open to abuse. Suggests the DCP should clearly indicate that in the course of due diligence conducted by a planning professional, a clear AHIMS search satisfies the DCP.</li> <li>- Part H Heritage - to advises that a DA prepared by a qualified planning professional stating they have undertaken due diligence should be taken to satisfy heritage considerations.</li> <li>- H.1.6.5. Crookwell Character Heritage Area - set up a small volunteer task force of Council and business to achieve a heritage makeover of the Goulburn Street between Spring Street and Roberts Street within 18 months.</li> <li>- I.1.1. Biodiversity - remove as it is based on a common misunderstanding that Councils frequently make in thinking the biodiversity offsets threshold is triggered, which results in developers paying for costly biodiversity studies which inhibits development.</li> <li>- I.4.1. Contamination Assess Requirements to state more clearly that if a planning professional submits a statement for the proponent in the DA stating a Preliminary Site Investigation has been undertaken</li> </ul>	<p>service also dependent on the level of detail presented at the Pre-DA meeting.</p> <ul style="list-style-type: none"> <li>- The recommendation to remove C.5.2. is not proposed, as the retention of standards that aim to maintain local amenity / landscape values in rural areas have been raised as important issues in the community.</li> <li>- The recommendation to amend H.1.2. is not proposed, as an AHIMS search alone does not satisfy all statutory requirements under the National Parks and Wildlife Act 1974.</li> <li>- The recommendation for a makeover of Crookwell's main street is not a matter for consideration in the finalisation of the Draft Upper Lachlan Development Control Plan.</li> <li>- The recommendation to remove / amend I.1.1 is not proposed, as it is Council's responsibility to consider whether a development proposal triggers the NSW Biodiversity Offset Scheme and / or significantly affects threatened species in accordance with relevant legislation / guidelines.</li> <li>- The recommendation to amend I.4.1 is not proposed, as it is Council's responsibility to properly consider contamination issues in accordance with relevant legislation / guidelines.</li> <li>- The recommendation for Council to undertake Flood Mapping for all areas in the Upper Lachlan LGA is noted. Where flooding is not available, a flood planning level report may be required to be prepared by a registered surveyor.</li> </ul>	

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>and no evidence was found of significant contamination, then Council will take this part of the Development Control Plan to have been satisfied.</p> <p>Requests Council undertake flood mapping for all parts of the shire.</p> <p>Suggests in areas where there is potential for minor / rare flooding, Council should make it much clearer that the ability to build by slightly raising the freeboard of houses will be a solution.</p>		
8.	Name Withheld	<p>Advises that part of his property at Laggan has been recently rezoned to RU5 Village with a minimum lot size of 4,000m<sup>2</sup>, with various matters currently being discussed with Upper Lachlan Shire Council.</p> <p>Objects to the provisions in the Draft Upper Lachlan Development Control Plan that require the provision of kerb and gutter as well as open space to new subdivision developments in the RU5 Village zone.</p> <p>Recommends that Council revisits the controls in B.2.3 of the Draft Upper Lachlan Development Control Plan to remove the requirement for kerb and gutter for subdivisions creating 4,000m<sup>2</sup> lots (and above) in Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Jerrawa, Laggan, Taralga and Tuena.</p> <p>Recommends that Council revisits the controls in B.2.5 of the Draft Upper Lachlan Development Control Plan to ensure the open space dedication in the RU5 Village zone is appropriate having regard to the planned density of the development.</p>	<p>The submission requests changes to subdivision standards applying to all land zoned RU5 Village, including land at Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Jerrawa, Laggan, Taralga and Tuena, but not land zoned RU5 Village at Gunning.</p> <p>The recommendation to remove the requirement for kerb and gutter for subdivisions creating lots 4,000m<sup>2</sup> and above, has some merit, especially for small-scale subdivisions (less than 3 lots) in small village settlements where there is limited growth potential and existing roads have no kerb and gutter. However, there may be some cases where the provision of kerb and gutter fronting 4,000m<sup>2</sup> lots is warranted, especially for larger-scale subdivisions or subdivisions adjoining steep sections of roads where stormwater can create erosion / scouring problems along roadways. B.2.3.h. has been amended to read as follows:</p> <p>h. Development of kerb and gutter is provided to all classes of roads having speed limits of 50km/hr or less in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version), except for subdivisions creating lots 4,000m<sup>2</sup> and above, where a site-specific Stormwater Management Plan will be required to determine the appropriate level of road drainage, such as a</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
			<p>table drain system or kerb and gutter having regard to the following criteria:</p> <ul style="list-style-type: none"> <li>- Size and scale of the development, including number of lots.</li> <li>- Surrounding development / settlement density.</li> <li>- Gradient / slope of adjoining road(s) and assessment of drainage conditions along the roadway / footpath area.</li> <li>- Existing assets needing protection, such as roads, concrete footpaths, street lighting, downslope driveways and the like).</li> </ul> <p>The recommendation to review the requirement for physical dedication of public open space for greenfield subdivisions has some merit, especially for smaller-scale subdivisions (less than 5 lots) in small village settlements where there is adequate existing public open space provided in close proximity to the development. It should be noted that most development in villages is expected to comprise infill subdivision where physical dedication of land for public open space is not required. B.2.5.a. has been amended to read as follows:</p> <p>a. Development involving subdivision of 5 or more lots is to be supported by an Open Space Needs Assessment included in the Statement of Environmental Effects, having regard to the following criteria:</p> <ul style="list-style-type: none"> <li>- Size and scale of the development, including number of lots.</li> <li>- Surrounding development / settlement density.</li> <li>- The location of the nearest public open space to the development, including the</li> </ul>	

## DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN | REVIEW OF SUBMISSIONS REPORT 2026 |

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
			<p>length of walking distance between proposed lots and public open space.</p> <ul style="list-style-type: none"> <li>- The condition of existing public open space in the area, and whether additional open space is warranted having regard to latest guidance on open space provision.</li> </ul> <p>Where the Open Space Needs Assessment concludes the dedication of public open space is required for the development, the amount of open space required is to be based on the following calculation:</p> <ul style="list-style-type: none"> <li>- A minimum of 2.83 hectares per 1,000 head of estimated population, calculated at a rate of 4 persons per residential allotment (the calculation formula is <math>2.83/1,000 \times (4 \times \text{No. of lots}) \times 10,000\text{m}^2</math>), or ii. 10% of the net developable land area.</li> </ul>	
9.	Name Withheld	<p>Advises the Draft Upper Lachlan Development Control Plan will shape the settlement pattern, housing supply, and long-term land-use planning for decades in the Upper Lachlan LGA.</p> <p>Recommends a 15-20km strategic buffer be located around the settlements to protect future residential growth and avoiding long-term land-use conflicts.</p> <p>Suggests Council require developers to demonstrate that turbines will not diminish residents' amenity and the right to quiet enjoyment / reasonable future use of property.</p> <p>Suggests developers should lodge substantial upfront bonds for decommissioning, land rehabilitation and compensation. Council should accept secured funds only – not future commitments or unenforceable promises.</p> <p>Suggests heavy transport associated with large-scale projects will impact rural roads and should be funded by developers and monitored by Council.</p>	<p>The submission makes general comments on issues associated with wind electricity generating works in proximity to settlements, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The use of buffers in LEP mapping is generally reserved for circumstances where it is necessary to prevent sensitive land-use activities from encroaching onto vital infrastructure, such as a Sewage Treatment Plant.</li> <li>- The application of a 15-20km Mapped Buffer around each settlement in the Upper Lachlan LGA that prevents industries in the buffer is not supported, as it raises multiple land-use, infrastructure and traffic related issues, and is at odds with established legislation / policies / standards.</li> <li>- Comments about heavy vehicle road impacts are noted, with these issues associated with larger-scale developments generally being addressed in</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Suggests REZ projects are required to provide substantial community benefits and Council should not accept less.</p> <p>Suggests that offsets should be used to restore local creeks, woodlands, and farmland corridors. Monitoring should be independent and appointed by Council.</p> <p>Suggests Council should require genuine social licence in the project area before entering into a VPA. Failure to achieve social licence should trigger referral to the Independent Planning Commission (IPC).</p> <p>Suggests breaches of conditions should trigger automatic referral to the IPC and suspension of works until compliance is restored.</p>	<p>Traffic Impact Assessments and / or by TfNSW or Council Engineering advice where local road issues apply.</p> <ul style="list-style-type: none"> <li>- Comments made about REZ projects only being accepted by Council where they provide substantial community benefits are noted, with many of these issues beyond the scope of the Draft Upper Lachlan Development Control Plan as Council is not the consent authority for most of these projects.</li> <li>- Comments about biodiversity offsets are noted, with such matters usually being determined on a case-by-case basis with specific guidance generally required from an accredited ecologists and / or State government regulators, which is beyond the scope of the Draft Upper Lachlan Development Control Plan.</li> <li>- Comments made about regulation of approved development / infrastructure projects are noted as post-development matters beyond the scope of the Draft Upper Lachlan Development Control Plan.</li> <li>- Comments made about referring development / VPA matters to the IPC are hypothetical and would only likely occur for certain State Significant Developments / Infrastructure projects, and on a case-by-case basis.</li> </ul>	
10.	Name Withheld	<p>Recommends D.7. Electricity Generating Works Preamble should be removed, as Council should be supportive of wind farms done right, and the preamble is not consistent with the Southeast and Tablelands Regional Plan 2036 Direction 6.</p> <p>Recommends B.4.5. Rural Subdivision Utility and Service Provision be amended to include onsite independent electricity generation (solar and battery) and to exclude</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan relating to wind electricity generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The preamble in D.7. has been removed from the updated Draft Upper Lachlan Development Control Plan to align with Direction 6 in the Southeast and Tablelands Regional Plan 2036.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>street lighting, connection to reticulated water and telecommunications.</p> <p>Recommends the Draft Upper Lachlan Development Control Plan include a section on Forestry with the transition of agricultural land to pine plantations.</p> <p>Suggests Council takes the lead from more progressive rural councils and seek to leverage the benefits of the renewables transition.</p> <p>Highlights Council is not the consent authority on State Significant Development windfarms, and notes the standards included in the Draft Upper Lachlan Development Control Plan are lower than the conditions already applied at State level.</p> <p>Highlights the Preamble in D7 singles out opposition to wind, and asks Council's position on solar farms, gas fired power stations, nuclear reactors.</p>	<ul style="list-style-type: none"> <li>- B.4.5. has been updated to include standards for off grid connection.</li> <li>- The recommendation to remove water supply and telecommunication requirements from B.4.5 is not proposed, as these services should be required where they are in proximity to a proposed subdivision.</li> <li>- The recommendation to include standards on land zoned RU3 Forestry is not proposed, as this is State owned / regulated land and is not bound by Development Control Plan guidelines.</li> <li>- Council maintains an open view on all development matters in the Upper Lachlan LGA and strives to administer its role as consent authority in a consistent and transparent manner.</li> </ul>	
11.	Name Withheld	<p>Recommends amendment to D.71.(c) Electricity Generating Development to include RU1 Primary Production in the list of zones requiring a minimum 2km setback.</p> <p>Recommends amendment to D.71.(c) Electricity Generating Development to include a clear definition of 'sensitive receiver', including dwellings, schools, childcare centres, aged care facilities, medical facilities, outdoor workplaces and any location where people reside or regularly gather.</p> <p>Recommends amendment to D.71.(c) Electricity Generating Development to update the 2km setback to reflect the scale of contemporary / future turbine models, ensuring setbacks are based on turbine height, noise modelling and cumulative impact.</p> <p>Recommends amendment to D.71.(d) Electricity Generating Development to ensure turbines cannot impact the entire neighbouring property, not just the boundary, with suggested wording 'Setbacks must ensure that no part of an adjoining property is adversely affected in a way that</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan relating to wind electricity generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- Inclusion of a definition of 'sensitive receiver' in the Draft Upper Lachlan DCP is not supported, as the term is covered in legislation / policies / guidelines, including the Protection of the Environment Operations (Clean Air) Regulation 2022, Noise Policy for Industry 2017, Road Noise Policy 2011, Wind Energy Guidelines – Technical Supplement for Landscape Character and Visual Impact Assessment 2024, Wind Energy Guidelines – Technical Supplement for Noise Assessment 2024 and Wind Energy Guideline 2024.</li> <li>- It is not proposed to include RU1 Primary Production zone in D.71.(c) as the standard applies a 2km setback from any dwelling, including dwellings on land zoned RU1 Primary Production.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>restricts existing or future land use, building entitlements, or agricultural operations.'</p> <p>Recommends amendment to D.7.1.(g) Electricity Generating Development to include affected neighbouring landholders as beneficiaries of community compensation and to clarify that compensation must be equitable, transparent, and maintained for the full operational life of the development, with suggested wording: 'Community benefit contributions must include direct compensation to Council, host landowners, and all affected neighbouring landholders, in accordance with Planning NSW guidelines and a VPA.'</p> <p>Recommends amendment to D.7.1.(k) Electricity Generating Development to include a requirement that developers must fund or fully compensate Council for any road damage, upgrades or maintenance arising from the development, with suggested wording: 'Where heavy vehicle haulage is required, the proponent must enter into a legally binding agreement with Council to fund all necessary road upgrades, maintenance and repairs, ensuring no financial burden is placed on the community.'</p>	<p>Urban zones are specifically referenced in D.7.1.(c) as land within these zones are generally associated with existing / future dwelling opportunity, notwithstanding whether a dwelling is currently located on the land. The 2km setback standard from dwellings is generally adequate to address noise, amenity and other environmental considerations. A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</p> <ul style="list-style-type: none"> <li>- It is not proposed to amend D.1.7.1.(d) as the 1km setback standard from property boundaries is generally adequate to address noise, amenity and other environmental considerations. A larger setback applies to dwellings under D7.1.(c). A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</li> <li>- It is not proposed to amend D.7.1.(g) as the standard is appropriate and captures the intent of ensuring community benefit contributions, with specific details capable of being worked out in a VPA.</li> <li>- It is not proposed to amend D.7.1.(k) as any DA will be assessed in accordance with the NSW Environmental Planning and Assessment Act 1979, which includes referral to relevant road authorities on their requirements for road upgrades, VPAs and the like.</li> </ul>	
12.	Name Withheld	<p>Recommends amending Part B Subdivision, Part C Residential, Part E Commercial and F Industrial, subheadings, 'Utility and Service Provisions' of the Draft Upper Lachlan Development Control Plan to include standards for off grid connection.</p> <p>Recommends amendment to D.7.1.(c) Electricity Generating Development to exclude wind turbines from environmentally sensitive land in the Upper Lachlan LGA.</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan, with the following response provided:</p> <ul style="list-style-type: none"> <li>- Parts B, C, E and F include standards for off grid connection.</li> <li>- It is not proposed to amend D.7.1 to exclude wind electricity generating works from environmentally sensitive areas as any DA will be</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Recommends amendment to D.7.1.(d) Electricity Generating Development to include all dwellings in the Upper Lachlan LGA and to highlight the setback is subject to each individual case and may need to be greater than 2km as the size of wind turbines increase.</p> <p>Recommends amendment to D.7.1.(e) Electricity Generating Development to increase the setback of wind turbines from adjoining non-related property boundaries from 1km to 2km.</p> <p>Requests a strong statement about the need for developers of energy generating works to protect the roadside vegetation across our Shire.</p> <p>Requests a statement regarding all assessments referred to throughout these standards, that the assessors are independently appointed so as to manage conflicts of interest.</p> <p>Requests removal of references to 'wind farm' and suggests use alternative wording.</p> <p>Requests amendments to the typographical errors in D.7. Electricity Generating Works.</p> <p>Advises it is unclear how this set of standards would interface with the NSW Government planning process, particularly given that some of these standards would exceed those set by the NSW Wind Energy Guideline.</p> <p>Supports the Preamble in D.7. Electricity Generating Works.</p>	<p>assessed in accordance with relevant legislation / policy / standards / mapping, with impacts on environmentally sensitive land subject to site-specific investigations / studies for assessment / determination of proposals.</p> <ul style="list-style-type: none"> <li>- It is not proposed to include RUI Primary Production zone in D.7.1.(d) as the minimum 2km setback from any dwelling, includes land zoned RUI Primary Production. Urban zones are specifically referenced in D.7.1.(d) as land within these zones are generally associated with existing / future dwelling opportunity, notwithstanding whether a dwelling is currently located on the land. The minimum 2km setback standard is generally adequate to address noise, amenity and other environmental considerations. A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</li> <li>- It is not proposed to amend D.1.7.1.(e) as the minimum 1km setback standard from property boundaries is generally adequate to address noise, amenity and other environmental considerations. A larger setback applies to dwellings under D.7.1.(d). A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</li> <li>- The words 'wind farm(s)' have been removed from the updated Draft Upper Lachlan Development Control Plan and replaced with the words 'wind electricity generating works'.</li> <li>- Typographical errors have been corrected in D.7.</li> <li>- The question about how the Draft Upper Lachlan DCP interfaces with State legislation / policy / standards / guidelines is noted, with the general rule being that a Development Control Plan is a</li> </ul>	

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			<p>Council guideline and statutory legislation takes precedence where there is an inconsistency.</p> <ul style="list-style-type: none"> <li>- In relation to the support for preamble in D.7, it is noted the preamble has been removed in the updated Draft Upper Lachlan Development Control Plan to align with Direction 6 in the Southeast and Tablelands Regional Plan 2036.</li> </ul>	
13.	Name Withheld	<p>Opposes any amendments to the Draft Upper Lachlan Development Control Plan, including amendments to D.7. – Electricity Generating Works.</p> <p>Opposes any amendments to the Draft Upper Lachlan Development Control Plan that would enable or facilitate further industrial-scale Electricity Generating Works within RU1, RU2 or RU4 zones without significantly strengthened protective controls.</p>	<p>The submission makes general comments on issues associated with wind turbines and the need to maintain certain standards in the exhibited Draft Upper Lachlan Development Control Plan that deal with wind electricity generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- It is necessary that further changes to standards applying to electricity generating works are made in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
14.	Name Withheld	<p>Advises the submission related to the proposed Limerick Wind Farm.</p> <p>Highlights the need for strict / consistent application of D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan when assessing the proposed Limerick Wind Farm and any future wind farm development.</p> <p>Suggests D.7. Electricity Generating Works provides a strong and defensible basis for Council to refuse wind farm developments that do not protect the Upper Lachlan LGA landscape, environment, agricultural land, and community.</p> <p>Highlights the Limerick Wind Farm does not meet the objectives and controls of the Draft Upper Lachlan Development Control Plan.</p> <p>Suggests any proposal that does not comply should be rejected.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong defensible case to refuse the development / other similar developments, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for</li> </ul> </li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>local development, where Council is the consent authority.</p> <ul style="list-style-type: none"> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the prevailing legislation / policy overrides the DCP.</li> </ul> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
15.	Name Withheld	<p>Recommends the following amendments to the Draft Upper Lachlan Development Control Plan:</p> <ul style="list-style-type: none"> <li>- Include a policy framework enabling merit-based assessment for the adaptive reuse of unique or historic buildings.</li> <li>- Include a policy framework to permit a second dwelling on rural lots.</li> </ul>	<p>The submission recommends specific changes to heritage assessment frameworks, secondary dwellings on rural lots and general opposition to wind electricity generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The recommendation to enable merit-based assessment of adaptive reuse of heritage items is not proposed, given there is an established framework under Clause 5.10 Heritage</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Advises the recommendations are consistent with the core strategic planning principles and maintain efficient use of existing assets, housing diversity and affordability, infrastructure lead growth, character protection and managed rural intensification.</p> <p>Suggests including a formal adaptive reuse pathway and secondary dwellings policy would provide greater strategic clarity, improved defensibility in assessment, incremental housing supply and protection of the Upper Lachlan LGA character.</p> <p>Suggests the Draft Upper Lachlan Development Control Plan should maximise existing built assets and allow carefully managed rural intensification.</p>	<p>Conservation of the Upper Lachlan LEP 2010 that already provides merit-based assessment of development proposing changes to listed heritage items.</p> <ul style="list-style-type: none"> <li>- The recommendation for secondary dwellings on rural lots is already provided for under the Upper Lachlan LEP 2010, with secondary dwellings and dual occupancy permitted in rural zones with consent.</li> <li>- The comments about maximising existing built assets and rural intensification are noted.</li> </ul>	
16.	Name Withheld	<p>Opposes wind farms in the Upper Lachlan Shire LGA.</p> <p>Suggests wind farms are proven scientifically they are not beneficial to the environment, land holders and communities.</p> <p>Suggests Upper Lachlan Shire Council oppose any more windfarms and leave landscapes for the enjoyment of residents / visitors.</p>	<p>The submission makes general comments on the opposition to wind electricity generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
17.	Name Withheld	<p>Advises Tables 1 and 2 in Part B Subdivision are not clear when a footpath is required. Suggests B.2.2.(i) is not clear and could be seen to promise footpaths.</p> <p>Suggests 3.5m footways in B.1.6. and B.2.6. will not allow for the allocation of street trees and pedestrian access.</p>	<p>The submission recommends specific changes to road and servicing standards and general opposition to wind electricity generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- Tables 1 and 2 in Part B Subdivision have been amended to include a wider selection of dwelling</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Advices that wind turbines should not be permitted on environmentally sensitive land in the Upper Lachlan LGA.</p> <p>Requests D.7.1.(d) Electricity Generating Works be amended to 'Development involving wind turbines does not encroach closer than 2km to any dwelling or other sensitive receiver or land located in the following zones under Upper Lachlan LEP 2010':</p> <p>Requests D.7.1.(d) Electricity Generating Works be extended to all zones and all buildings within the Upper Lachlan LGA.</p> <p>Requests D.7.1.(e) Electricity Generating Works be amended to include 2km from non-related property boundaries.</p> <p>Requests turbines violating setback requirements are to be removed by the constructing company and any disruption to the site restored should also be added here.</p> <p>Suggests Part B Subdivision, Part C Residential, Part E Commercial and Part F Industrial be amended to include off grid connection standards for residential development.</p> <p>Suggests B.6.1.(f) should remove the connection to natural gas.</p> <p>Suggests Part D Rural include provisions for gas, bird scare and scatter guns.</p> <p>Suggests D.8.1. Animal Boarding or Training Establishment include provisions for puppy farms.</p> <p>Supports the Preamble in D.7. Electricity Generating Works.</p>	<p>numbers that trigger application of different road standards.</p> <ul style="list-style-type: none"> <li>- B.2.2.(i) has been amended to state 'supports an uncomplicated street network that promotes active travel modes and convenient access to public transport'.</li> <li>- Changes to B.1.6. and B.2.6. relating to footpath widths are not supported, as 3.5m is a standard width used through Regional NSW to provide adequate space for street trees, footpaths, services and assets.</li> <li>- Parts B, C, E and F have been amended to include provision / standards for off-grid connection.</li> <li>- B.6.1.(f) dealing with natural gas has been removed, as it is not available in the Upper Lachlan LGA.</li> <li>- Inclusion of the requirement for gas to supply gas for bird scare and scatter guns is not supported, as it would place a burden on landowners not requiring gas for such purposes. It is suggested gas tank storage for these types of facilities would be a more appropriate supply, which does not require noting in the Draft Upper Lachlan Development Control Plan.</li> <li>- There is no need to change D.8.1. as puppy farms are already provided for under Animal Boarding and Training Establishment, which is a defined term under the Upper Lachlan LEP 2010 that means 'a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital!'</li> <li>- It is not proposed to amend D.7.1. to exclude wind turbines from environmentally sensitive areas as any DA will be assessed in accordance with</li> </ul>	

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			<p>relevant legislation / policy / standards with impacts on environmentally sensitive land subject to site-specific investigations / studies for assessment in the determination of proposals.</p> <ul style="list-style-type: none"> <li>- It is not proposed to include 'other sensitive receiver or land' in D.7.1.(d) as the standard is intended to apply a 2km setback from dwellings, with final setbacks largely being determined by site-specific environmental impact assessment at DA processing stage.</li> <li>- It is not proposed to extend D.7.1.(d) to all zones / buildings in the Upper Lachlan LGA, with final setbacks largely being determined by site-specific environmental impact assessment at DA processing stage.</li> <li>- The request to remove turbines violating setback requirements in the Draft Upper Lachlan Development Control Plan is not proposed, as the Upper Lachlan Shire Council and / or Draft Upper Lachlan Development Control Plan generally does not have the power removed such structures.</li> <li>- In relation to the support for preamble in D.7. it is noted the preamble has been removed from the Draft Upper Lachlan Development Control Plan to align with Direction 6 in the Southeast and Tablelands Regional Plan 2036.</li> </ul>	
18.	Name Withheld	Advises D.7. Electricity Generating Works the Draft Upper Lachlan Development Control Plan provides a clear and enforceable framework for assessing wind farm proposals, and that any future development must fully comply with these requirements without exception.	<p>The submission makes general comments wind electricity generating works and suggests the Draft Upper Lachlan Development Control Plan provides a clear / enforceable assessment framework that must be complied with, with the following comments provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not</li> </ul>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.

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			<p>bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</p> <ul style="list-style-type: none"> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
19.	Name Withheld	<p>Opposes the proposed Limerick Wind Farm under D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Advises D.7. provides a strong and defensible basis for Council to refuse wind farm developments that do not protect the Upper Lachlan LGA landscape, environment, agricultural land, and community.</p> <p>Advises any future proposal that similarly fails to comply should be rejected.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong defensible basis to refuse wind electricity generating works that do not protect the Upper Lachlan LGA, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an</li> </ul> </li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>environmental planning instrument, the prevailing legislation / policy overrides the DCP.</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
20.	Name Withheld	<p>Opposes a wind farm development (which is not specifically identified) on the basis that it does not adequately demonstrate compliance with Section D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Advises D.7. requires that electricity generating works be located to avoid adverse impacts on rural lands, scenic quality, landscape character, biodiversity, watercourses, sensitive receivers and public infrastructure.</p> <p>Advises the (non-identified) proposal does not sufficiently demonstrate that performance standards and objectives have been met.</p>	<p>The submission opposes a wind electricity generating works, however, does not identify the particular proposal, with the following response provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
21.	Name Withheld	<p>Opposes a wind farm development (which is not specifically identified) on the basis that it does not adequately demonstrate compliance with D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Advises D.7. requires that electricity generating works be located to avoid adverse impacts on rural lands, scenic</p>	<p>The submission opposes a particular wind electricity generating works development, however, does not identify the particular proposal. In the circumstances, the following response is provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>quality, landscape character, biodiversity, watercourses, sensitive receivers and public infrastructure.</p> <p>Advises the (non-identified) proposal does not sufficiently demonstrate that performance standards and objectives have been met.</p>	<p>wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</p> <ul style="list-style-type: none"> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
22.	Name Withheld	<p>Opposes the Limerick Wind Farm proposal on the basis that it fails to meet the requirements of D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Highlights the need for strict / consistent application of D.7. Electricity Generating Works) of the Draft Upper Lachlan Development Control Plan when assessing the proposed Limerick Wind Farm and any future wind farm development.</p> <p>Suggests D.7. provides a strong and defensible basis for Council to refuse wind farm developments that do not protect the Upper Lachlan LGA landscape, environment, agricultural land, and community.</p> <p>Highlights the Limerick Wind Farm does not meet the objectives and controls of the Draft Upper Lachlan DCP.</p> <p>Suggests any proposal that does not comply should be rejected.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong defensible case to refuse the development / other similar developments, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> </ul> </li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<ul style="list-style-type: none"> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the prevailing legislation / policy overrides the Development Control Plan.</li> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
23.	Name Withheld	<p>Opposes the proposed Limerick wind farm development for the following reasons:</p> <ul style="list-style-type: none"> <li>- The development fails to meet the requirements of D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</li> <li>- The development would contribute to the cumulative impact of wind energy infrastructure on the visual landscape of the LGA.</li> <li>- The development could result in long-term environmental impacts if stormwater, waste, sediment control, and spoil disposal is not managed.</li> </ul> <p>The development has the potential to generate traffic and road safety impacts associated with oversized haulage on rural roads.</p>	<p>The submission opposes the Limerick Wind Farm, with the following response provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
24.	Name Withheld	<p>Opposes the proposed Limerick Wind Farm under Section D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong defensible case to apply / enforce standards to deal with the cumulative impacts of wind electricity</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The</p>

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		<p>Advises the scale and siting of the Limerick proposal does not meet the objective of D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Suggests D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan are not discretionary guidelines – they are clear planning controls designed to protect residents and landscape character and must be enforced.</p> <p>Suggests the cumulative impact of additional turbines within Upper Lachlan Shire cannot be ignored.</p> <p>Advises D.7. provides Council with a strong and defensible planning framework, which must now be applied rigorously and without compromise.</p>	<p>generating works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the prevailing legislation / policy overrides the DCP.</li> </ul> </li> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues</li> </ul>	<p>correspondence should also highlight the Planning Response to their submission.</p>

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			raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.	
25.	Name Withheld	<p>Opposes the proposed Limerick Wind Farm under D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Advises the proposed Limerick Wind Farm development does not meet the standards of D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan</p> <p>Advises D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan controls must be applied strictly and without dilution.</p> <p>Advises D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan provides a robust / defensible framework to protect the Upper Lachlan LGA.</p> <p>Suggests approval of additional large scale wind turbines would undermine the integrity and intent of the Draft Upper Lachlan Development Control Plan</p> <p>Suggests Council has the opportunity / responsibility to enforce planning controls and ensure Upper Lachlan LGA is not required to carry an unfair and ongoing share of the NSW renewable energy expansion.</p> <p>Acknowledges the Preamble in D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong defensible case to protect the Upper Lachlan LGA, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the prevailing legislation / policy overrides the Development Control Plan.</li> </ul> </li> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound</li> </ul>	It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.

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			<p>by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</p> <ul style="list-style-type: none"> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> <li>- The preamble in D.7. has been removed from the updated Draft Upper Lachlan Development Control Plan to align with Direction 6 in the Southeast and Tablelands Regional Plan 2036.</li> </ul>	
26.	Name Withheld	<p>Advises the submission is regarding the potential effects of the proposed Limerick Windfarm on the Upper Lachlan LGA.</p> <p>Advises setbacks of at least 3kms from the boundary of any non-participating property should be required.</p> <p>Highlights the need for strict / consistent application of the Draft Upper Lachlan Development Control Plan when assessing the proposed Limerick Wind Farm and any future wind farm development.</p> <p>Advises the transition from fossil fuels was not intended to generate wealth for individual landowners and was promoted as a means of combating climate change.</p> <p>Acknowledges wind farms are State significant development, and Council is not the development authority.</p> <p>Acknowledges the Preamble in D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p>	<p>The submission raises concern about the Limerick Windfarm and suggests 3km setbacks be applied from adjoining properties, with the following response provided:</p> <ul style="list-style-type: none"> <li>- It is not proposed to amend D.7.1.(e) as the 1km setback standard from property boundaries is generally adequate to address noise, amenity and other environmental considerations. A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</li> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan DCP.</li> <li>- Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>- As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<ul style="list-style-type: none"> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
27.	Name Withheld	<p>Suggests amending A.1.4. to include the aims of the Upper Lachlan LEP 2010 and to include the natural resources sensitivity, biodiversity, land and water and heritage maps Upper Lachlan LEP 2010.</p> <p>Suggests amending the Land Use Table in A.1.14. to include Part D Rural for electricity generation works and remove Part J.</p> <p>Suggests amending D.7. Electricity Generating Works to include RU3, RU5, R5, C1, C2 and C3 zones under the Upper Lachlan LEP 2010.</p> <p>Suggests amending the preamble heading in D.7. Electricity Generating Works to state 'Statement of Intent' or 'Memorandum of Understanding'.</p> <p>Suggests amending the preamble to state 'other Local Government Areas and Renewable Energy Zones'.</p> <p>Suggests amending D.7. Electricity Generating Works and list the strategic documents under the Upper LEP 2010.</p> <p>Suggests amending D.7.1 Electricity Generating Works objective to include 'landscape character and scenic quality'.</p> <p>Suggests amending D.7.1 Electricity Generating Works to include rural bushfire guidelines.</p> <p>Suggests amending D.7.1. Electricity Generating Works to include the maps under the Upper Lachlan LEP 2010.</p> <p>Suggests amending D.7.1. Electricity Generating Works to remove the words 'development that cannot avoid' and replace instead the words 'development that direct contravention'.</p>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan that have been reflected in an updated Upper Lachlan Development Control Plan, other than the following:</p> <ul style="list-style-type: none"> <li>- It is not proposed to include the aims / provisions of the Upper Lachlan LEP 2010 in the Draft Upper Lachlan Development Control Plan.</li> <li>- It is not proposed to include RU3, RU5, R5, C1, C2 and C3 in D.7.1.(d) as the standard applies a 2km setback from any dwelling. Urban zones are specifically referenced in D.7.1.(d) as land within these zones are generally associated with existing / future dwelling opportunity, notwithstanding whether a dwelling is currently located on the land. The 2km setback standard from dwellings is generally adequate to address noise, amenity and other environmental considerations. A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</li> <li>- The preamble in D.7. has been removed from the updated Draft Upper Lachlan Development Control Plan to align with Direction 6 in the Southeast and Tablelands Regional Plan 2036.</li> <li>- It is not proposed to include standards regarding bushfire, with any DA assessed in accordance with the Environmental Planning and Assessment Act 1979, including the RFS Planning for Bushfire Protection Guideline 2019.</li> <li>- It is not proposed to amend other wording in D.7. stipulating new setback distances, as the setbacks in D.7. are generally adequate to</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<p>Suggests amending D.7.1.(d) Electricity Generating Works setback standards to include a setback ratio standard.</p> <p>Suggests amending D.7.1.(d) Electricity Generating Works to include a standard that wind turbines should not encroach on lands mapped under the Upper Lachlan LEP 2010, such as natural resource sensitive land.</p> <p>Suggests amending D.7.1.(e) Electricity Generating Works to include a definition of 'nonrelated property boundary'.</p> <p>Suggests amending D.7.1.(f) Electricity Generating Works to remove the words 'but also justify' and replace instead the words 'but also justify any increase in the cumulative impact of wind turbines with compliance to section b, and section c of D.7.1'.</p>	<p>address noise, amenity and other environmental considerations, and larger setbacks possibly required following site-specific environmental impact assessment at DA processing stage.</p>	
28.	Name Withheld	<p>Support D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Suggests the 2km setback for dwellings mentioned in D.7.1.(d) and (e) Electricity Generating Works, should also apply to RU2 Rural Landscape zoned dwellings, and suggests it is unfair / discriminatory to exclude these areas, as no one should live within 2km of wind turbines.</p> <p>Suggests D.7.1.(g) Electricity Generating Works, should advocate for more substantial community benefits that reflect the duration of these contracts.</p> <p>Wind farms have a substantial impact on the visual appeal of the area, potentially deterring tourism, and tree-change relocators. The industrialization brought by large-scale wind turbines, transmission lines, batteries, and substations need to be quantified and effectively addressed over the 105-year period.</p>	<p>The submission raises a number of issues relating to D.7. Electricity Generating Works, with the following response provided:</p> <ul style="list-style-type: none"> <li>- It is not proposed to include RU2 zoned land in D.7.1.(d) as the standard applies a 2km setback from any dwelling. Urban zones are specifically referenced in D.7.1.(d) as land within these zones are generally associated with existing / future dwelling opportunity, notwithstanding whether a dwelling is currently located on the land. The 2km setback standard from dwellings is generally adequate to address noise, amenity and other environmental considerations. A larger setback may be required following site-specific environmental impact assessment at DA processing stage.</li> <li>- It is beyond the scope of the Draft Upper Lachlan DCP to quantify the electricity generating works over a long time period.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
29.	Name Withheld	<p>Suggests that the planning in the Draft Upper Lachlan Development Control Plan appears incomplete, inconsistent and does not adequately consider residential,</p>	<p>The Draft Upper Lachlan Development Control Plan is considered to have a complete format / structure /</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow</p>

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		<p>industrial and commercial land-uses or the villages along the Railway line.</p> <p>Raises concerns about fairness and accuracy of the bushfire mapping, with inconsistencies identified in the way mapping shows locations with low and high fuel loads.</p>	<p>presentation to guide all forms of development permissible in the Upper Lachlan LGA.</p> <p>The Draft Upper Lachlan Development Control Plan considers the latest RFS Bushfire Prone Land mapping, which includes grasslands. The new RFS mapping is being rolled out throughout NSW in accordance with a recommended five-year review program.</p>	<p>further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
30.	Name Withheld	<p>Advises the need for strict and consistent application of D.7. Electricity Generating Works when assessing the proposed Limerick Wind Farm and any future wind farm development.</p> <p>Suggests D.7. Electricity Generating Works provides a strong / defensible basis for Council to refuse wind farm developments that do not protect the Upper Lachlan LGA landscape, environment, agricultural land, and community.</p> <p>Highlights the Limerick Wind Farm does not meet the objectives and controls of the Draft Upper Lachlan Development Control Plan.</p> <p>Suggests any proposal that does not comply should be rejected.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong / defensible case to refuse the development / other similar developments, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the</li> </ul> </li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>prevailing legislation / policy overrides the Development Control Plan.</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
31.	Name Withheld	<p>Concerns regarding the Limerick Wind Farm proposal and non-compliance with D.7. Electricity Generating Works of Draft Upper Lachlan Development Control Plan.</p> <p>Advises the Limerick Wind Farm does not meet the objectives and controls of the Draft Upper Lachlan Development Control Plan.</p> <p>Requests Council support D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p>	<p>The submission makes general comments about non-compliance issues relating to the Limerick Wind Farm, with the following response provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of wind electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to wind electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>
32.	Name Withheld	<p>Recommends the following improvements to the Draft Upper Lachlan Development Control Plan:</p> <ul style="list-style-type: none"> <li>- Reference Urban Design for Regional NSW, Better Placed, Implementing and Evaluation Good Design, Greener Places, Draft Greener Places Design Guide, Movement and Place and Connecting with Country.</li> </ul>	<p>The submission recommends specific changes to the Draft Upper Lachlan Development Control Plan on a broad range of issues / reference documents, with the following response provided:</p>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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		<ul style="list-style-type: none"> <li>- Include in Part A Introduction - include detail on the need for place based strategic planning and design processes, through urban design.</li> <li>- Part B Subdivision - reference the guidance in Urban Design for Regional NSW, and specifically Part 3 Project Type 3 Greenfield Development.</li> <li>- Part C Residential Development - reference NSW Housing Pattern Book.</li> <li>- Part E Commercial Development - reference guidance in Urban Design for Regional NSW – specifically Part 3 Project Type 2 Town Centres and Main Streets.</li> <li>- Part H Heritage - reference Design for Heritage.</li> <li>- Part I Environmental - reference Greener Places.</li> </ul> <p>Requests the Gunning Heritage Character Area be extended to include Gunning Railway Station (precinct) and houses.</p> <p>Requests the preservation of green verges and tree verges.</p> <p>Supports inclusion of the Gunning Heritage Character Area in Part H Heritage.</p>	<ul style="list-style-type: none"> <li>- The references to NSW design guidance have been made to the finalised Draft Upper Lachlan Development Control Plan where relevant.</li> <li>- The support for the Gunning Heritage Character Area being included in Part H of the Draft Upper Lachlan Development Control Plan is noted.</li> <li>- H.1.6.8. has been updated to include the Gunning Railway Station precinct on the Map.</li> <li>- The request for the preservation of green / tree verges is noted.</li> </ul>	
33.	Name Withheld	<p>Concerned about the Limerick Wind Farm proposal and non-compliance with D.7. Electricity Generating Works of Draft Upper Lachlan Development Control Plan.</p> <p>Advises the Limerick Wind Farm does not meet the objectives and controls of the Draft Upper Lachlan Development Control Plan.</p> <p>Requests Council support D.7. Electricity Generating Works of the Draft Upper Lachlan Development Control Plan.</p>	<p>The submission makes general comments about non-compliance issues relating to the Limerick Wind Farm, with the following response provided:</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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34.	Name Withheld	<p>Opposes the Limerick Wind Farm proposal on the grounds that it does not satisfy the requirements of D.7. Electricity Generation Works of the Draft Upper Lachlan Development Control Plan.</p> <p>Advises D.7. is clear in its intent to protect rural landscape character, ensure strict environmental avoidance, enforce enforceable setbacks, and properly address cumulative impacts. The Limerick Wind Farm is inconsistent with these fundamental standards.</p> <p>Advises the mandatory 2km setback from dwellings, 1km setback from non-associated property boundaries and the requirement to avoid mapped environmental constraints are explicit planning controls.</p> <p>Suggests the provisions in D.7. are not discretionary and should be applied as written.</p> <p>Suggests Upper Lachlan Shire has already accommodated a significant concentration of wind energy infrastructure, and any further expansion would contribute to unacceptable cumulative impacts.</p> <p>Advises D.7. provides clear authority to refuse proposals that do not comply with its standards. It is essential that these planning controls are upheld to safeguard the landscape, residents, and long-term strategic planning objectives.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong / defensible case to refuse the development / other similar developments, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the prevailing legislation / policy overrides the Development Control Plan.</li> </ul> </li> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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			<p>by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</p> <ul style="list-style-type: none"> <li>- It has been necessary to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
35.	Name Withheld	<p>Advises the need for strict and consistent application of D.7. Electricity General Works when assessing the proposed Limerick Wind Farm and any future wind farm development.</p> <p>Advises D.7. Electricity General Works is a strong / enforceable framework, but only if applied exactly as written.</p> <p>Advises the Limerick Wind Farm does not meet the objectives and standards of the Draft Upper Lachlan Development Control Plan.</p> <p>Advises D.7. Electricity General Works provides a strong and defensible basis for Council to refuse wind farm developments that do not protect the Upper Lachlan LGA landscape, environment, agricultural land, and community.</p> <p>Suggests any future proposal that similarly fails to comply should also be rejected.</p>	<p>The submission makes comments on the Limerick Wind Farm and suggests the Draft Upper Lachlan Development Control Plan provides a strong / defensible case to refuse the development / other similar developments, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan is not considered to provide a strong case of opposition to wind electricity generating works, for the following reasons: <ul style="list-style-type: none"> <li>o The Upper Lachlan Development Control Plan is currently a draft document.</li> <li>o Once adopted, the Upper Lachlan Development Control Plan will function as a guideline document to assist Upper Lachlan Shire Council with the processing of DAs for local development, where Council is the consent authority.</li> <li>o Many electricity generating works are State Significant Development or Regionally Significant Development that are not determined by Council.</li> <li>o As per Section 2.10 of State Environmental Planning Policy (Planning Systems) 2021, Development Control Plans do not apply to State Significant Development.</li> <li>o Where there is an inconsistency between a Development Control Plan and an environmental planning instrument, the</li> </ul> </li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

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NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
			<p>prevailing legislation / policy overrides the Development Control Plan.</p> <ul style="list-style-type: none"> <li>- There is an established framework under the NSW Environmental Planning and Assessment Act 1979 for the assessment and determination of electricity generating works that are not bound by Upper Lachlan Shire Council rules, such as the Draft Upper Lachlan Development Control Plan.</li> <li>- It has been supported to make further changes to standards applying to electricity generating works in response to other submissions / issues raised during the public exhibition of the Draft Upper Lachlan Development Control Plan.</li> </ul>	
36.	Name Withheld	<p>Advises the updated bushfire mapping classifies a substantial proportion of previously low-risk or managed land as bushfire prone land, which is a major change from earlier mapping and has financial and development implications for affected landowners / developers.</p> <p>Suggests there has been limited community consultation regarding the updated bushfire mapping.</p> <p>Requests the following amendments to the Draft Upper Lachlan Development Control Plan:</p> <ul style="list-style-type: none"> <li>- Explanation of criteria and data used to justify the revised mapping.</li> <li>- Confirm if mapping was independently reviewed.</li> <li>- Clarify why low risk or maintained lands are now classified as high risk.</li> <li>- Opportunity for affected landowners to seek review or correction where classifications appear inconsistent with on ground conditions.</li> </ul> <p>Suggests planning controls must be applied consistently and objectively, with properties with similar vegetation, topography, and risk exposure are treated differently, confidence in the planning framework is undermined.</p>	<p>The submission makes comments bush fire mapping, with the following response provided:</p> <ul style="list-style-type: none"> <li>- The Draft Upper Lachlan Development Control Plan that was placed on public exhibition did not include the new RFS Bushfire Prone Land mapping.</li> <li>- The new RFS Bushfire Prone Land mapping makes a number of changes to bushfire risk assessment, including the introduction of Category 1 Grasslands.</li> <li>- The new RFS Bushfire Prone Land mapping has been prepared and certified by NSW RFS. Any review of mapping would need to be agreed upon by NSW RFS.</li> <li>- The new Bushfire Prone Land mapping has been considered in the finalisation of the Draft Upper Lachlan Development Control Plan.</li> <li>- NSW RFS have been asked to provide details on the process / criteria used to arrive at a new Bushfire Prone Land map for the Upper Lachlan LGA.</li> </ul>	<p>It is recommended Council writes to submission maker, advising that an updated Draft Upper Lachlan Development Control Plan is intended to be re-exhibited to allow further opportunity for comments. The correspondence should also highlight the Planning Response to their submission.</p>

NO.	SUBMISSION	SUMMARY OF ISSUE RECEIVED /COMMENT RECEIVED	PLANNING RESPONSE	RECOMMENDATION
		<p>Suggests the potential impacts on development rights and land value, bushfire-prone land mapping must be demonstrably consistent and evidence-based.</p> <p>Suggests that broad expansion of bushfire-prone classifications may unintentionally constrain housing supply, increase development costs in Crookwell, and distort strategic land planning outcomes.</p> <p>Suggests review of bushfire mapping implications to ensure they align with realistic risk assessments and do not unnecessarily burden landowners or compromise orderly development.</p>		

# A

## APPENDIX

### SUBMISSIONS TO THE DRAFT UPPER LACHLAN HOUSING STRATEGY

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 1



Our Ref: ID 3499  
Your Ref: D2025/10402

24 November 2025

CEO  
Upper Lachlan Shire Council  
PO Box 42  
Gunning NSW 2581

Via email

email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

CC: [Planning@upperlachlan.nsw.gov.au](mailto:Planning@upperlachlan.nsw.gov.au); [Amanda.pollock1@ses.nsw.gov.au](mailto:Amanda.pollock1@ses.nsw.gov.au);  
[kate.dawes1@ses.nsw.gov.au](mailto:kate.dawes1@ses.nsw.gov.au)

To the CEO Upper Lachlan Shire Council,

**Notice of Public Exhibition – Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan**

Thank you for the consideration of our previous advice (dated 6 December 2024) on the early engagement and the opportunity to provide advice on the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan. It is understood that the NSW government estimates positive population and dwelling growth in the Upper Lachlan Shire, with an additional 1,297 persons expected over the next 20-year period, which translates to demand for approximately 1,044 new dwellings.

We have reviewed the following documents provided as part of the preparation of our advice:

- Currajong, 2025. Draft Upper Lachlan Housing Strategy.
- Upper Lachlan Shire Council, 2025. Draft Upper Lachlan Development Control Plan.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

Key issues which are of concern to the NSW SES are detailed in Attachment A. **In summary**, the NSW SES advise:

- **Consideration of flooding issues** is undertaken in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the [Flood Risk Management Manual](#) 2023 (the Manual) and supporting guidelines, including the



**STATE HEADQUARTERS**

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[Support for Emergency Management Planning](#) and relevant planning directions and circulars relating to the *Environmental Planning and Assessment Act, 1979*.

- **Strategic direction** should include the restriction of new residential developments in locations with unmanageable risk of exposure to flood, consistent with the NSW Flood Inquiry 2022. We support the Master Planning Principles 08 Flooding which includes *Subdivision layouts avoid creation of residential lots in locations where significant flood impact is expected to occur. Passive land-use activities are considered for these locations including stormwater detention basins or public recreation land where hazard risk can be managed.*<sup>1</sup>
- **Planning principles** in the Development Control Plan (DCP) and Housing Strategy should include measures to effectively understand and mitigate the impacts of **natural hazard risks** and adapt to a changing climate to build sustainable, hazard-resilient communities<sup>2</sup>. We support the Planning Priority 2 - Sustainable and Resilient which includes *...the importance of strategic planning to ensure high risk areas are avoided when planning for future residential growth.*<sup>3</sup>
- **Reviewing and revising the Flood Planning Level (FPL) and Flood Planning Area (FPA)** to include freeboard and consideration of climate change for the draft DCP Flood Planning Requirements for Residential Development, Commercial and Industrial Development and for Subdivisions.<sup>4</sup> According to 2022 Flood Inquiry, the use of the 1% AEP calculation for flood planning purposes is not adequate, especially in light of changing rainfall patterns. A risk-based approach is recommended which entails considering the full range of flood events up to and including the Probable Maximum Flood (PMF). This is particularly relevant to accurately calculate and provide as the Inquiry also recommends that essential services and floodplain infrastructure is situated above the Flood Planning Level (Recommendation 28).<sup>5</sup>
- Any changes and updates to flood maps also inform and involve changing the Local Environmental Plan (LEP) and subsequent approvals. Master plans for existing and or new growth areas should be prepared following adequate consideration of potential flood impact and align with flood studies, flood risk management studies and plans<sup>6</sup>.

Please feel free to contact Gillian Webber via email at [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

<sup>1</sup> Currajong, 2025. Draft Upper Lachlan Housing Strategy. Page 176

<sup>2</sup> NSW Department of Planning and Environment - Planning for a more resilient NSW A strategic guide to planning for natural hazards 2021.

<sup>3</sup> Currajong, 2025. Draft Upper Lachlan Housing Strategy. Page 182

<sup>4</sup> Upper Lachlan Shire Council, 2025. Draft Upper Lachlan Development Control Plan. Page 8.

<sup>5</sup> NSW Government, 2022, NSW Government Response to the NSW Independent Flood Inquiry, Page 11

<sup>6</sup> Lyall and Associates. 2017. The Villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Plan



Yours sincerely,



Elspeth O'Shannessy  
Manager Emergency Risk Management  
NSW State Emergency Service



**ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline<sup>7</sup>**

**Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.**

Any proposed Emergency Management strategy for an area should be compatible with the evacuation strategies identified in the relevant local or state flood plan or by the NSW SES.

According to the NSW State Flood Plan<sup>8</sup> and the Upper Lachlan Shire Flood Emergency Sub Plan,<sup>9</sup> evacuation is the primary emergency management strategy for people impacted by flooding.

**Principle 2 Decisions should be informed by understanding the full range of risks to the community.**

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed.

Further, risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. Climate change should also be considered. For the Upper Lachlan Shire LGA, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.

**Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.**

The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.

Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes. Evacuation must not require people to drive or walk through flood water.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

**Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.**

Managing risks associated with development in a floodplain requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

<sup>7</sup> NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

<sup>8</sup> NSW Government. 2021. NSW State Flood Plan. Section 1.6 – Key Principles. 1.6.2, page 5.

<sup>9</sup> NSW SES (2023) Upper Lachlan Shire Flood Emergency Sub Plan.



- **Isolation** – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- **Secondary risks** – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- **Consideration of human behaviour** – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Current evidence suggests that flood events will become more frequent due to climate change. A Climate Change Calculator has been developed to address the updated ARR climate change guidelines, recommending the adjustment of the BoM 2016 IFDs to account for the warming that has occurred since the mid-point of the data used for their development (1961-1990). This results in a significant increase in existing conditions flood levels.<sup>101112</sup>

**Principle 5 Risks faced by the itinerant population need to be managed.**

Any Emergency Management strategy needs to consider people visiting the area or using a development.

**Principle 6 Recognise the need for effective flood warning and associated limitations.**

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.

NSW SES utilises the Australian Warning System, which is a nationally consistent, three-tiered approach to issue clear warnings and lead people to take action ahead of severe weather events. The three warning tiers consist of Advice, Watch and Act and Emergency Warning. These warnings can be viewed on the SES website and the HazardWatch website and app.

**Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.**

It is important to note that the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.

Development in a floodplain will increase the need for NSW SES to undertake continuous community awareness, preparedness, and response requirements.

<sup>10</sup> Wasko et al. 2024. A systematic review of climate change science relevant to Australian design flood estimation. *Hydrology and Earth System Sciences*. 28: 1251-1285

<sup>11</sup> Babister et al. 2024. Climate Change Calculator: Estimating Changes to Flood Probability Under Different Climate Change Scenarios, page 1

<sup>12</sup> WMAwater. 2024. Climate Change Calculator. <https://ccc.wmawater.com.au/>

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 2

Department of Primary Industries  
and Regional Development



OUT25/15279

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
PO Box 42  
Gunning NSW 2581

[council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

Attention: Ms Waldron

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Upper Lachlan Draft Housing Strategy

Dear Ms Waldron

Thank you for your correspondence of 27 October 2025 and the opportunity to provide comment on the Upper Lachlan Draft Housing Strategy.

The NSW Department of Primary Industries and Regional Development (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

The Department's advice is guided by section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act), which requires a consent authority to evaluate a project's potential environmental, social, and economic impacts, as well as the public interest. Sections 1.3(a) and (i) of the EP&A Act emphasise facilitating ecologically sustainable development in land use decision-making and promoting responsible resource management that benefits present and future generations.

The Department has reviewed all relevant documents for the Draft Housing Strategy and Development Control Plan and provide the following advice for your consideration.

#### **Support for reduced minimum lot sizes in residential zones**

The Department acknowledges the Draft Housing Strategy's commitment to balancing future housing needs with agricultural sustainability, ensuring that future long-term food production capacity is not compromised.

The Department supports the proposed reduction in minimum lot sizes for the existing and future residential development zones within the Shire. The proposed infill development strategy will reduce the need to have further greenfield sites that can potentially impact agricultural lands. This integrated approach will reduce the overall footprint of the residential land areas and limit the amount of agricultural land that is transitioned to non-agricultural uses and is fully supported by the Department.

#### **Strategic location of greenfield development**

It is noted that future greenfield developments are strategically located adjacent to existing towns and villages within the Shire. This location will effectively reduce the exposure of agricultural land to 'edge effects,' minimise land-use conflicts, and ensure that future residents benefit from easy access to essential services.

The Department supports the containment of future greenfield housing development close to towns and villages.

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### Consideration of agricultural land quality

It is important to highlight that the draft Housing Strategy does not currently account for the quality and extent of rural land that may be converted to residential land use, particularly land suitable for primary industry activities. Key data sources, such as the Land and Soil Capability Assessment Scheme Second Approximation maps (OEH, 2012) and the Preliminary Draft State Significant Agricultural Land (SSAL) map<sup>1</sup>, are crucial in determining the key agricultural constraints for future residential development.

The total gross value of agricultural production in the Upper Lachlan Shire in 2020/21 was \$153.23M<sup>2</sup>. The Shire includes a significant area of high-quality agricultural land with the potential to produce a diversity of agricultural commodities. 57% of land in the Shire is mapped as having a Land and Soil Capability of Class 3-5 however only 7% of land in the Shire is mapped as Class 3 (the highest quality land in the LGA). Accordingly, an evaluation of the impact of the proposed areas of residential expansion on agricultural land should be undertaken prior to the inclusion of this land as a future residential investigation area. The following aspects should be considered in any strategy to convert agricultural land to residential land uses:

- the impact on existing or potential local agricultural production and support services in the vicinity
- the impact of any known expansion or intensification plans of nearby agricultural industries
- the potential for land use conflict
- encroachment on buffers and any solutions proposed to minimise land use conflict
- the potential impacts of neighbouring agricultural activities on the proposed development and measures proposed to avoid or mitigate any potential adverse impacts

Assessing this information will enable agricultural constraints to be balanced with proposed residential development to ensure that high-value agricultural land is preserved.

### Housing on rural land

It is noted that the draft Housing Strategy does not propose allowing additional dwellings on rural land (e.g., dual occupancies or secondary dwellings). The Department supports this position, as it will assist in minimising conflicts between lifestyle living and agricultural production on rural-zoned land.

Furthermore, the Department is supportive of the inclusion of both temporary and long-term housing within the Strategy that is associated with infrastructure projects, and agriculture. We support Council's commitment to investigating options to increase the supply of such housing. It is understood that this form of housing is often located on agricultural land, hence the Department would welcome the opportunity to contribute to these discussions.

### Land Use Conflict Risk Assessment

It is recommended that a Land Use Conflict Risk Assessment (LUCRA) be undertaken by a suitably qualified person to identify potential impacts that the outcomes of the Strategy may impose on lawful agricultural land uses and activities. This should include mitigation and monitoring measures. The Department has some references that may be useful in assessing and managing/ mitigating land use conflicts. They include:

- Living and Working in Rural Areas<sup>3</sup>.

<sup>1</sup> <https://nswdpi.mysocialpinpoint.com/ssal>

<sup>2</sup> AgTrack - <https://www.dpi.nsw.gov.au/agriculture/lup/agriculture-data-for-planning/dashboard>

<sup>3</sup> <https://www.dpi.nsw.gov.au/agriculture/lup/living-and-working-in-rural-areas/living-and-working-in-rural-areas-handbook>

- Land Use Conflict Risk Assessment Guide<sup>4</sup>
- Buffer Zone Interim Guideline<sup>5</sup>.

#### Development Control Plan – Rural Development

The Department has reviewed the Draft Development Control Plan (DCP) for Part D Rural Development and provides the following advice.

##### D.4.1 Rural Industries

Table 4 provides setback distances for rural Industries to existing dwellings. It is unclear however, whether those distances refer to any dwelling or dwellings on neighbouring lots (not associated with the development site). It would be important to specify the specific housing type for clarity.

##### D.6.1 Intensive Livestock Establishments

Part c states that 'Development does not encroach closer than 1,000m to any sensitive land-use (e.g. dwelling, school) or land located in specific residential or conservation zones. As with Rural industries, it is unclear whether the 1,000m distance refers to any dwelling or dwellings on neighbouring lots (not associated with the development site). It would be important to specify the specific housing type for clarity.

##### D.8.1 Animal Boarding or Training Establishment

Part n states that 'Development does not encroach closer than 750m to any adjoining dwelling or land in specific residential zones. As with Rural industries and Intensive Livestock Establishments, it is unclear whether the 750m distance refers to any dwelling or dwellings on neighbouring lots (not associated with the development site). It would be important to specify the specific housing type for clarity.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by phone on 0402 069 605 or by email at [landuse.ag@dpird.nsw.gov.au](mailto:landuse.ag@dpird.nsw.gov.au).

Sincerely



Wendy Goodburn  
Agricultural Land Use Planning Officer  
Soils and Water | Agricultural Land Use Planning  
Department of Primary Industries and Regional Development  
South East and Tablelands Region

24 November 2025

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<sup>4</sup> <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/lucra>

<sup>5</sup> <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/buffer-zones-to-reduce-land-use-conflict-with-agriculture-an-interim-guideline>

DRAFT UPPER LACHLAN HOUSING STRATEGY

### SUBMISSION 3



## Department of Climate Change, Energy, the Environment and Water

DOC25/917519-3

Ms Alex Waldron  
CEO  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

By email: council@upperlachlan.nsw.gov.au

Dear Ms Waldron

### **Draft Upper Lachlan Shire Council Housing Strategy review**

Conservation Programs, Heritage and Regulation (CPHR) have reviewed the draft 2025 Upper Lachlan Housing Strategy and note that there are some issues relating to Biodiversity and Flooding that require further consideration.

#### **Biodiversity**

CPHR notes that the Housing Strategy has not identified biodiversity constraints including the likely presence of the critically endangered ecological community, White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland (box gum woodland), which is a Serious and Irreversible Impact (SII) entity, that may constrain the growth of some of the settlements including Tuena, Bigga, Binda and Collector.

CPHR can assist council to validate the mapping through on ground surveys to determine the level of constraint that these high environmental values (HEV) may have on future growth. We can also aid with the biodiversity certification process where it may be relevant following those surveys. Detailed comments on biodiversity matters have been included in Attachment 1 and 2.

#### **Floodplain risk management**

For vacant lands identified within Crookwell, Gunning, Collector and Taralga, Council should use the best available flood information, i.e., *The Villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Draft Plan* (FRMSP, 2017) to inform its future strategic planning decisions involving flood prone lands. However, as several sites identified within the Draft Housing Strategy lie outside of the FRMSP and are flood prone (i.e. affected either by mainstream or overland flow, or both), any future rezoning will require the preparation of a detailed Flood Impacts and Risk Assessment (FIRA) to identify flood constraints and demonstrate consistency with Section 9.1 (2) Local Planning Direction - Focus Area 4: Resilience and Hazards 4.1 Flooding.

As the majority of the towns within the Upper Lachlan Shire Council's LGA are not formally studied, Council is encouraged to develop a forward program of flood studies and flood risk management plans to better inform its strategic planning. Council should consider preparing a Flood Study and Flood Risk Management Study and Plan, consistent with the Flood Risk Management Manual (FRMM, 2023) covering areas identified in this draft strategy that have limited or no flood information to ensure that the identified sites are suitable for inclusion in the strategy and to understand any limitations due to flood constraints.

Detailed comments floodplain risk management are included in Attachment 3.

Once you have reviewed the comments and information provided in this letter, please contact Ms Lyndal Walters, Senior Conservation Planner, South East on 02 6229 7157 or at [rog.southeast@dceew.nsw.gov.au](mailto:rog.southeast@dceew.nsw.gov.au) to arrange next steps so that we can assist you further.

Yours sincerely



24 November 2025

**Ashleigh Bellotti**  
**Acting Director South East**  
**Regional Delivery**  
**Conservation Programs, Heritage and Regulation**

Enclosure:

1. Attachment 1 and 2 – detailed comments on the Draft Upper Lachlan Housing Strategy
2. Attachment 3 – detailed comments on floodplain risk management issues

cc: DPHI - Stephanie Wood - [steph.wood@dpie.nsw.gov.au](mailto:steph.wood@dpie.nsw.gov.au)

### **Attachment 1 – Detailed comments on the Draft Upper Lachlan Housing Strategy**

CPHR have reviewed the draft Upper Lachlan Shire Council Housing Strategy and provide the following comments.

**Chapter 7 - Environmental and Urban Form Analysis** has identified that there are areas of HEV but has not provided a detailed analysis of these values and how they may constrain the proposed rezoning strategy for each settlement. There are several settlements that may be constrained by the presence of threatened ecological communities and threatened species.

The likely presence of the critically endangered ecological community (CEEC) of White Box - Yellow Box - Blakely's Red Gum Grassy Woodland (box gum woodland) in several settlements where growth is proposed needs further consideration. As box gum woodland is also a Serious and Irreversible Impact (SAIL) entity, development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) must be refused if it is found to have a serious and irreversible impact. Settlements that may be constrained by the presence of box gum woodland include:

- Bigga
- Binda
- Collector
- Gunning
- Tuena.

Other settlements, such as Grabben Gullen and Crookwell, may be constrained by the presence of the endangered ecological community of Tablelands Basalt Forest, and other constraints including the presence of threatened species such as superb parrots, black gum (*Eucalyptus aggregata*) and regent honeyeater need to be considered.

CPHR note that there are several **planning principles** identified in chapter 7 for the settlements including:

- Use of crown land for housing
- Infill development
- Rezoning of RU2 Rural Landscape to R5 large lot residential on village edges.

CPHR generally support these principles where biodiversity values are low.

CPHR understands that there are areas of crown land scattered throughout the settlements that are being considered for future development for housing. We can assist in validating the HEV mapping for these lands to assist in determining the appropriate areas for development.

In **Chapter 8 – Housing Framework Plans**, there is no linkage between high environmental values which may constrain development and the proposed future rezoning of parcels of land which contain those values. Ideally the mapping in chapter 8 should show the HEV land constraints, specifically identifying critically endangered ecological communities, against the proposed rezoning. CPHR have identified these areas and further details, including mapping are provided in Attachment 2.

Any future planning proposals will need to be consistent with the Local Ministerial Planning Directions, including direction 3.1 Conservation Zones which requires that planning proposals include provisions to facilitate the protection and conservation of environmentally sensitive areas.

This possible constraint to future development should be identified as part of the Housing Strategy, as such, CPHR recommend that the mapping of high environmental values where the presence of box gum woodland is suspected, should be validated through on ground assessment to determine the level of constraint on future growth and its suitability for rezoning. CPHR can provide rapid

assessment surveys of these areas to assist council in finalising the Strategy. Attachment 2 provides further details on possible biodiversity constraints for each settlement.

In **Chapter 9 – Precinct Masterplans**, the text states that there have been masterplans prepared for Crookwell, Gunning and Taralga as they are expected to be the focus of housing growth in short, medium and long term basis, and based on 10 Master Planning Principles. However, none of the principles include consideration of biodiversity constraints, and there is little information on the Master Plans included, with only a map showing Crookwell Urban Growth Area No 2. CPHR would be interested in reviewing the Master Plans for these settlements and encourage council to consider including a principle that includes consideration of biodiversity constraints.

**Chapter 10 - Planning Priorities**, in particular, **Planning Priority 6 – Supply and Infrastructure** discusses the need for a wholistic strategic planning exercise focusing on residential growth and the need to create new supply options. However this should also consider HEV land, as broadly mentioned in **Planning Priority 2 - Sustainable and Resilient**, particularly areas mapped with box gum woodland, to ensure that the housing needs identified are not constrained. Actions 6.1, 6.2 and 6.5 should include comprehensive biodiversity constraints analysis to ensure that these actions are achievable.

**Chapter 11 - Monitoring and Implementation, 11.3 Governance and Partnerships** refers to meeting the objectives of the South East and Tablelands Regional Plan 2036 and developing effective partnerships with government agencies to support the realisation of the strategy. CPHR can provide ongoing support to Council to support the Strategy through our expertise on biodiversity constraints and mapping analysis as well as on ground surveys to validate that mapping.

#### **General comments**

##### **Environmental Protection Zones**

Further consideration should be given to the use of conservation zones where areas of high biodiversity values are validated and clearly designated to provide greater certainty for development and to protect these values.

##### **Biodiversity Certification**

Alternatively, council could also consider using Biodiversity Certification as a strategic assessment process that is available under the *Biodiversity Conservation Act 2016*. The process identifies areas of high biodiversity value at a landscape scale. These areas can be avoided and protected while identifying areas suitable for development. After biodiversity certification is conferred on an area of land, development may proceed without further triggering the Biodiversity Offsets Scheme under the BC Act. CPHR can assist council in determining which locations may be suitable candidates for this process.

##### **Housing affordability**

Housing affordability should consider the impacts to biodiversity and factor in the costs of any offsetting required. The BC Act requires mandatory offsetting for impacts on biodiversity above a certain threshold. Avoiding impacts to the biodiversity values through the strategic planning process should reduce the need for offsetting at the development application stage and recent changes to the BC Act now require that the avoid, minimise and offset hierarchy is clearly demonstrated.

##### **Support**

Once the final Housing Strategy is adopted, CPHR is able to continue to provide input and support for the proposed detailed housing delivery plans for the short, medium and long term for each village and town which will inform changes to the Local Environment Plan or Development Control Plan.

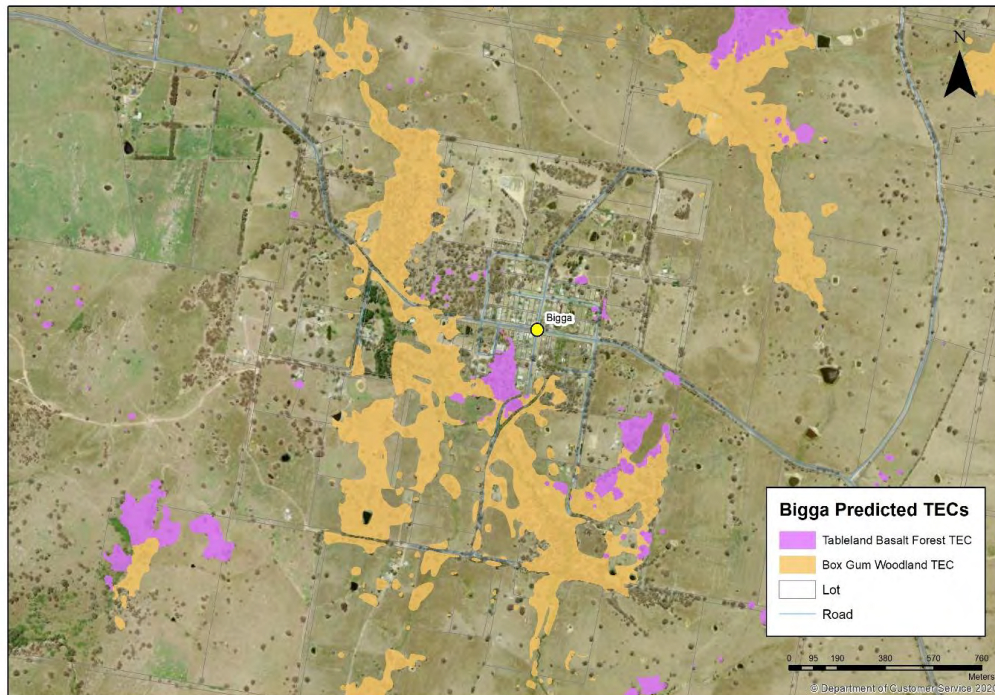
CPHR can provide assistance in validating high environmental value land through on ground survey, and support council in the use of biodiversity certification process to achieve strategic planning outcomes.

## **Attachment 2 - Detailed comments on the biodiversity constraints of each settlements Housing Framework Plans**

### **Bigga**

CPHR generally support the intention of the Bigga Housing Framework Plan, however the likely presence, as shown in Figure 1 below, of the critically endangered ecological community (CEEC) of White Box - Yellow Box - Blakely's Red Gum Grassy Woodland (box gum woodland) needs further consideration, particularly where the plan is to rezone land from RU2 Rural Landscape to R5 Large Lot Residential which would intensify impacts to the threatened ecological community. Box gum woodland is also a Serious and Irreversible Impact (SAIL) entity, which means that a development under Part 4 of the EP&A Act on this land could be refused if it is found to be a serious and irreversible impact.

In addition, Local Ministerial Planning Direction - 3.1 Conservation Zones applies which requires that planning proposals include provisions to facilitate the protection and conservation of environmentally sensitive areas. This possible constraint to future development should be addressed in the short term. As such CPHR recommend that the mapping is validated through on ground assessment to determine its suitability for rezoning. We can provide rapid assessment of the area to assist council



**Figure 1 – Bigga predicted threatened ecological communities**

**Binda**

Binda has similar issues to Bigga, in that some of the areas proposed for rezoning from RU2 Rural Landscape to R5 Large Lot Residential are likely to contain box gum woodland as shown in Figure 3 below.

As with Bigga, these areas should be assessed to determine whether the mapping is correct before determining whether these areas are suitable for future development. The threatened *Eucalyptus aggregata* black gum has also been recorded in the north west of the village, with a possible 6 lots that may be constrained.



**Figure 3 – Binda Predicted threatened ecological communities**

### Breadalbane

The area proposed to be rezoned from RU2 Rural Landscape to R5 Large Lot Residential will need to ensure that the areas of high biodiversity are considered and that, in line with ministerial direction 3.1 Conservation zones, the planning proposal include provisions to facilitate the protection and conservation of environmentally sensitive areas.

Given that there is a record of a regent honeyeater along Cullerin Road, any vegetation within this area is likely to have high environmental value and would need to be validated in future planning proposals. There are also some areas of box gum woodland CEEC mapped in the area which could restrict future development. See Figure 4 below.



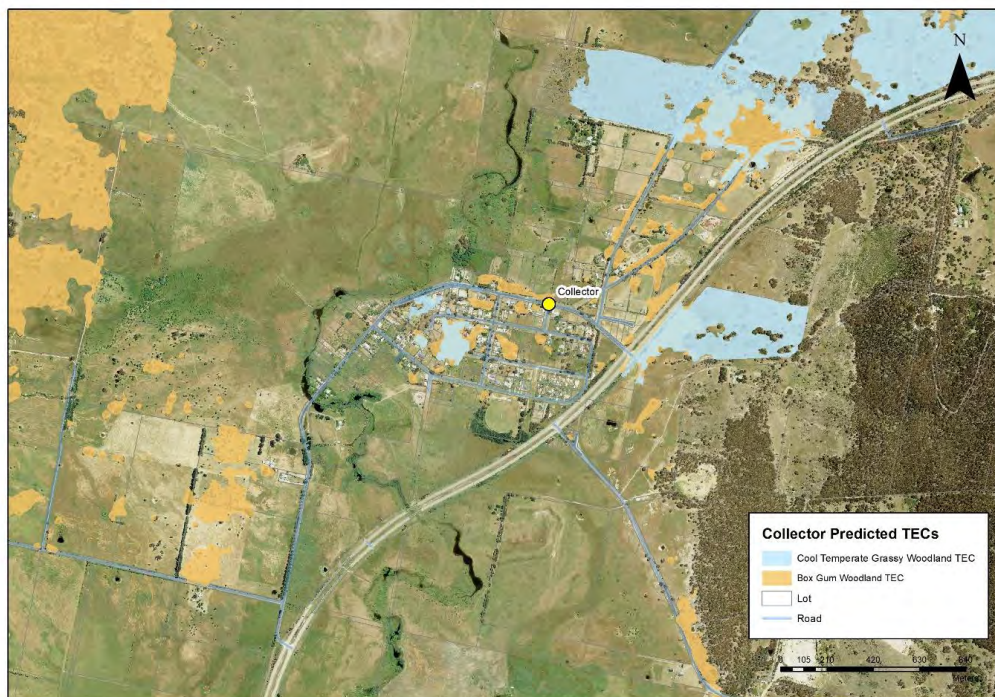
Figure 4 – Breadalbane predicted threatened ecological communities

### Collector

CPHR generally support the intention of the Collector Housing Framework Plan, however the likely presence of the critically endangered ecological community (CEEC) of White Box - Yellow Box - Blakely's Red Gum Grassy Woodland (box gum woodland), as well as Werriwa Cool Temperate Grassy Woodland (CEEC) scattered throughout Collector needs further consideration, particularly where the plan is to rezone land from RU2 Rural Landscape to R5 Large Lot Residential in area 4 marked on Map 67 which would intensify impacts to the threatened ecological community.

The Local Ministerial Planning Direction 3.1 Conservation Zones applies which requires that planning proposals include provisions to facilitate the protection and conservation of environmentally sensitive areas. Box gum woodland is a Serious and Irreversible Impact (SAIL) entity and any development under Part 4 of the EP&A Act on this land could be refused if it is found to be a serious and irreversible impact. CPHR recommend that the mapping is validated through on ground assessment to determine its suitability for rezoning. We can provide on ground assessment of the area to validate the presence of these CEECs. Figure 5 below shows the predicted areas of CEEC.

In addition, it is unclear how the planning proposal that is being developed adjacent to Area 4 in Map 67 to the north of the village, will form part of the Housing Strategy. Clarification should be provided as to whether this area will be covered by the Housing Strategy.



**Figure 5 – Collector predicted threatened ecological communities**

### Crookwell

Map 75 shows the Growth Prioritisation Framework for Crookwell including residential and large lot residential growth areas. There are areas of Tablelands Basalt Forest EEC mapped throughout most of the growth areas, which should be validated by on ground surveys to determine the level of constraint. See Figure 6 below showing the mapped EEC.



**Figure 6 – Crookwell predicted threatened ecological communities**

**Dalton**

The Housing Framework Plan for Dalton as shown in Map 71 proposes rezoning of RU2 Rural Landscape to R5 Large Lot Residential in areas where there is box gum woodland mapped. As with other settlements, CPHR recommend that this mapping is validated through on ground survey to ensure that future rezoning is not significantly constrained. See Figure 7 below for box gum woodland mapping.

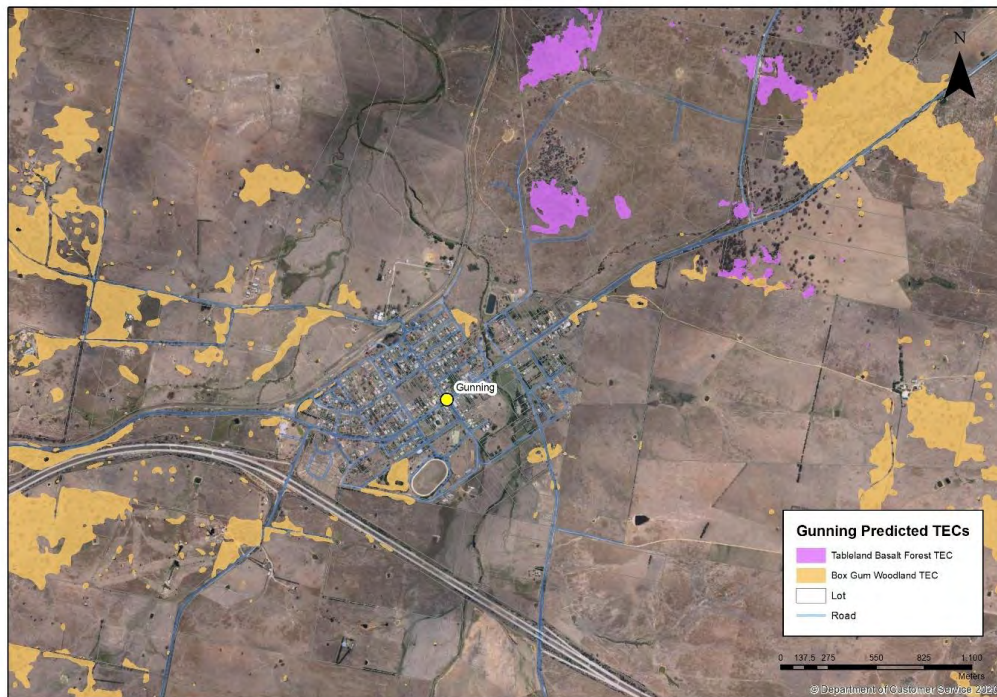


**Figure 7 – Dalton predicted threatened ecological communities**

### Gunning

There is a mix of box gum woodland CEEC and Tablelands Basalt Forest EEC mapped (see Figure 8 below), in areas of proposed growth shown in Map 73 Gunning Residential Housing Framework Plan, and Map 74 Gunning Large Lot Housing Framework Plan.

CPHR recommend validating the mapping by on ground surveys to determine the level of constraint for future rezoning, particularly for Area 10 Urban Growth Area 2, and Areas 4, 6, and 7.



**Figure 8 – Gunning predicted threatened ecological communities**

### Grabben Gullen

The Housing Framework Plan as shown in Map 72 for Grabben Gullen shows that action 3 is to rezone RU4 Primary Production Small Lots to R5 Large Lot Residential, however the likely presence of Tablelands Basalt Forest EEC may constrain this rezoning in some areas, including along Camp Street, Range Road and Grabben Gullen Road.

As with other settlements our advice is to validate this mapping through on ground assessment to determine the level of constraint. There are also superb parrots recorded in the area so habitat trees will also need to be considered in the constraints analysis. See Figure 9 below for TEC mapping.

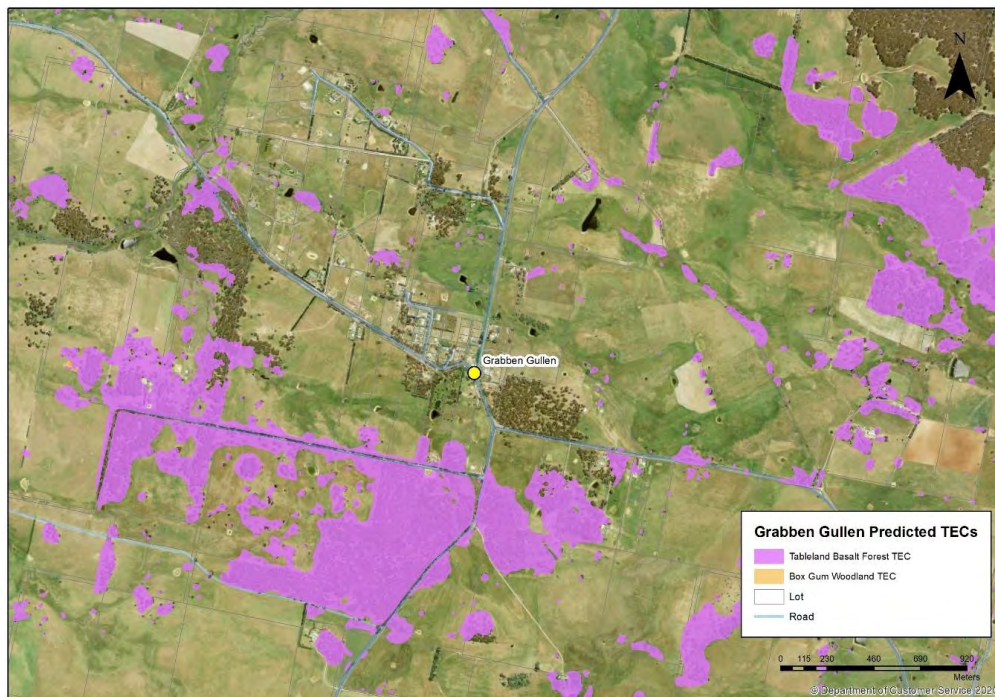


Figure 9 – Grabben Gullen predicted threatened ecological communities

### Jerrawa

CPHR is generally supportive of the Housing Framework Plan for Jerrawa as shown in Map 76. There are some areas mapped as box gum woodland CEEC, see Figure 10 below which will need to be considered when rezoning from RU2 Rural Landscape to R5 Large Lot Residential and the reduction in the Minimum Lot Size from 5ha to 2ha. The box gum woodland CEEC should be validated through on ground survey to determine the level of constraint on future planning proposals.

The CEEC and other HEV mapped areas are likely to provide habitat for threatened species such as the hoary sunray (*Leucochrysum albicans subsp. Tricolor*) which is recorded in the area. There are also likely to be hollow bearing trees present which provide habitat for several threatened species.



Figure 10 – Jerrawa predicted threatened ecological communities

**Laggan**

Laggan has some biodiversity constraints, particularly the area to the north of the current township where there are numerous records of black gum (*Eucalyptus aggregata*), shown in purple dots in Figure 11 below, as well as areas mapped as HEV.

Given that the Housing Framework Plan, Map 79, shows that the area where the black gums are located is generally avoided, there are unlikely to be any significant constraints to the actions proposed in the Plan, and CPHR is generally supportive of them.

See Figure 12 for box gum woodland mapping in Laggan.



**Figure 11 – location of records of eucalyptus aggregata in Laggan**

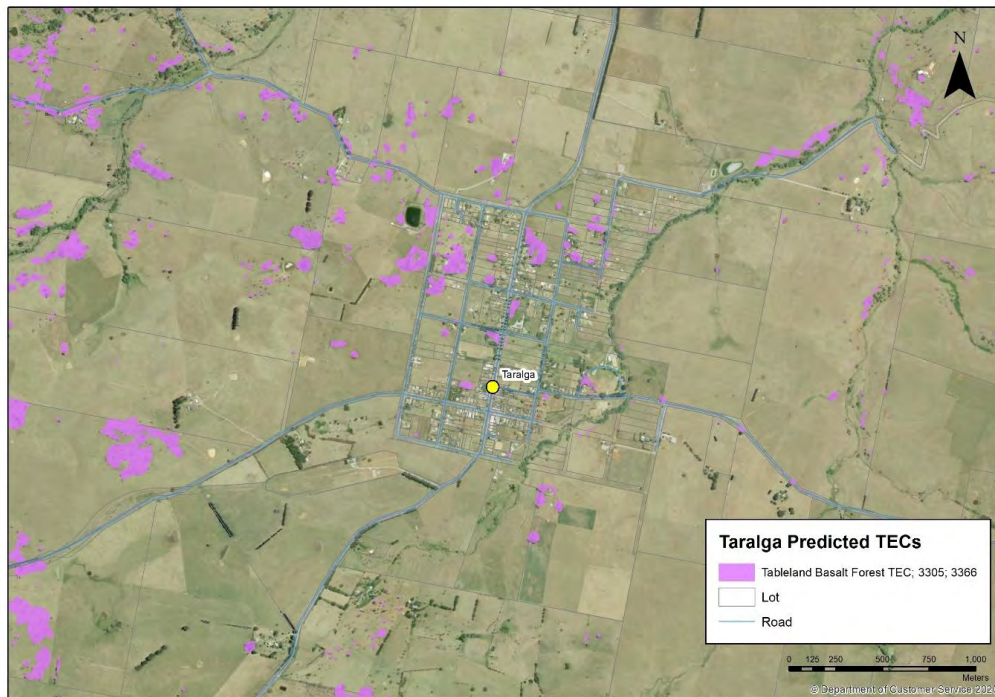


Figure 12 – Laggan predicted threatened ecological communities

### Taralga

There are patches of the endangered ecological community, Tableland Basalt Forest mapped within the Taralga township, as shown in Figure 13 below, including at the showground, which may constrain individual lots being developed, but are unlikely to significantly constrain the actions proposed for the Housing Framework plan for Taralga as shown in Map 79.

CPHR can assist in validating this mapping through on ground surveys.



**Figure 13 – Taralga predicted threatened ecological communities**

### Tuena

The mapping shows that areas proposed for future growth marked as 'ongoing actions' numbered 1, and 'short term actions' numbered 3, in the Tuena Housing Framework Plan Map 79 are likely to contain Box gum woodland, as shown in Figure 14 below.

A large proportion of the proposed future growth may be impacted and CPHR recommends that this mapping is validated through on ground surveys.

As already advised in this letter, the presence of box gum woodland could be a major constraint to rezoning and development under Part 4 of the EP&A Act 1979 as a development must be refused if it is likely to have a serious and irreversible impact.

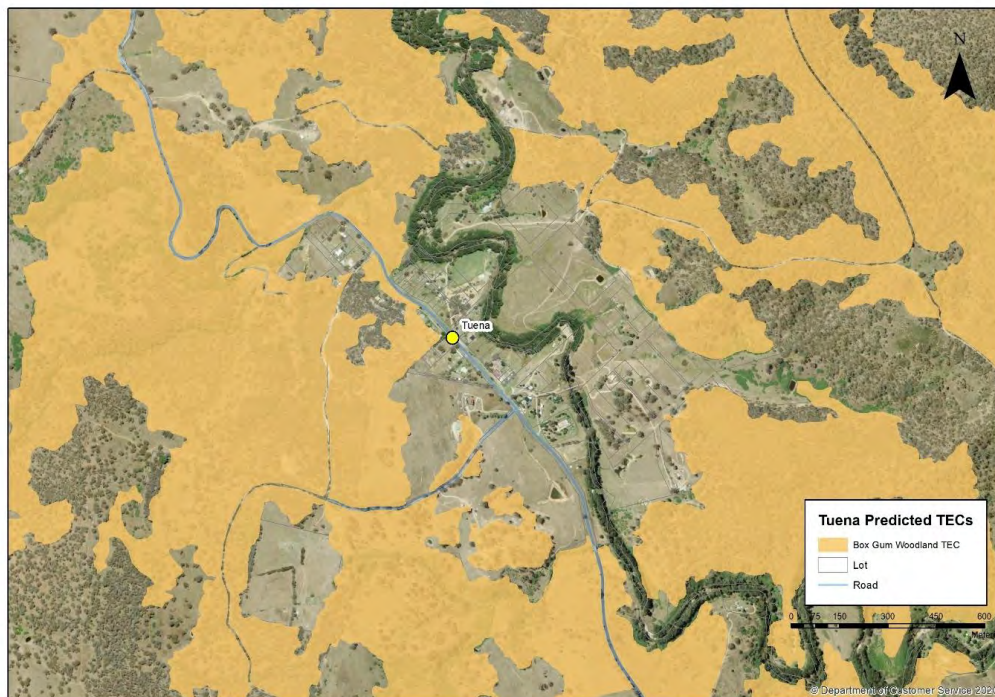


Figure 14 – Tuena predicted threatened ecological communities

### **Attachment 3 – Detailed comments on floodplain risk management**

The Upper Lachlan Shire Draft Housing Strategy provides an opportunity for Council to integrate flood risk considerations early in the planning process for future development. For vacant flood prone lands identified within Crookwell, Gunning, Collector and Taralga, Council should utilise the best available flood information, which is *The Villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Draft Plan* (FRMSP, 2017) to inform its future strategic planning decisions involving flood prone lands.

The current adopted FRMSP uses the ARR 1987 methodology, and the results remain valid as the best source of local flood information as these models have been through a vigorous process of calibration to historical floods and the outputs used for flood planning purposes. It is understood that Council has an application under the flood program to review the current FRMSP and adopt the use of ARR 2019 in this catchment. Any future rezoning applications should use the modelling methodology in Councils adopted study until any review is adopted by Council. Council should also consider expanding the area covered by its current FRMSP to inform planning decisions involving new development impacted by flooding in areas outside of the model extents.

#### Areas outside the studied catchments

Councils adopted FRMSP is focused on four main villages, i.e. the urban areas of Crookwell, Gunning, Collector and Taralga, and therefore flood risk outside of the modelled study areas have not been determined following the process outlined in the Flood Risk Management Manual (FRMM, 2023).

The draft report identified vacant lots within the towns of Bigga, Binda, Breadalbane, Dalton, Grabben Gullen, Jerrawa, Laggan and Tuena as having no significant flood affectation. However, several creeks and/or minor tributaries traverse and/or run adjacent to these vacant lots creating potential flood affectation and associated constraints. Any future planning proposal for these sites should be informed by a detailed understanding of flood behaviour through the preparation of a Flood Impact and Risk Assessment (FIRA) that identifies and manages flood risks over the full range of possible floods and demonstrates consistency with *Section 9.1 (2) Local Planning Direction - Focus Area 4: Resilience and Hazards 4.1 Flooding* and the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual, 2023 (FRMM) and *Planning Circular PS 24-001*. Further information can be found at the links below:

- Flood Risk Management Guideline LU01: [Flood Impact and Risk Assessment | NSW Environment and Heritage](#)
- Flood Risk Management Manual and toolkit: [Flood risk management manual | Floodplains | Environment and Heritage](#)
- Applying flood risk information to planning processes: [Planning circular – PS 24-001 Update on addressing flood risk in planning decisions.](#)

In the absence of known flood information, all model assumptions and sensitivity analysis will need to be reported in the FIRAs including in defining existing flood behaviour characteristics and post development impacts. Any flood planning levels for new development on the flood prone sites will need to be determined through the FIRA in a manner that is in accordance with the FRMM. This will include a detailed assessment of an appropriate freeboard, as well as addressing factors such as climate change, cumulative development impacts and a rehabilitated riparian corridor. The FIRA will need to determine any risks to public safety including isolation from emergency services during flood events and detail how the risks will be managed. The assessment should comply with and refer to the Flood Risk Management Guideline LU01 provided above.

#### Gaps in Studies

The Draft Housing Strategy highlights gaps in the coverage of Council's Floodplain Risk Management Study and Plan (FRMSP) that would strategically inform and address floodplain risk management considerations for planned new growth areas. The identified growth areas appear to have several flood prone sites that will require a detailed FIRA to determine and address the flood

related Local Planning Direction requirements. Council is encouraged to undertake a Flood Study and Flood Risk Management Study and Plan to address these gaps consistent with the Flood Risk Management Manual (FRMM, 2023) to ensure that existing, future and residual flood risk is managed appropriately.

Strategic Floodplain Risk Management Plans provide useful information required to inform strategic planning decisions and address flood risk management responsibilities of Council. It will also increase the reliability of and simplify the flood modelling for any FIRA supporting future planning proposals and/or development applications. This would ensure Council has the information required to make informed floodplain risk management decisions for its community consistent with the principles of the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual, 2023 and associated indemnity provisions afforded under Section 733 of the Local Government Act 1993.

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 4

## Transport for NSW



4 December 2025

TfNSW reference: STH24/00792/005

Council Ref: D2025/10402

Upper Lachlan Shire Council

By Email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

Attention: Hugh Waters

### **NOTICE OF PUBLIC EXHIBITION – DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN**

Dear Hugh,

Transport for NSW (TfNSW) is responding to the Council email dated 24 October 2025 requesting comments on the above Scoping Proposal (SP).

TfNSW has reviewed the information provided and offers the comments in **Attachment 1** for Council's consideration.

If you have any questions, please contact Andrew Lissenden, Development Services Case Officer, on 0418 962 703 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours sincerely



Lachy Jones

**A/Team Leader, Development Services (South Region)**

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## Transport for NSW



### Attachment 1

#### NOTICE OF PUBLIC EXHIBITION – DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

##### 1. General comments:

- a. The TfNSW primary interests relate to maintaining the safety and efficiency of the transport network, meeting the needs of our customers, and ensuring effective integration of land use and transport. These elements collectively support the outcomes of the NSW Government *Future Transport Strategy 2056* and the TfNSW *Connecting NSW Strategy* (October 2025).
- b. The comments provided below are based on the Draft Upper Lachlan Housing Strategy 2025 (dULHS 2025) and draft Upper Lachlan Development Control Plan 2025 (dULDCP 2025) currently on exhibition. They should not be considered binding and may be revised if the adopted documents above differ from the exhibited versions, or following the formal assessment of any planning proposal or development application referred by the relevant local planning authority.
- c. The dULHS 2025 is a higher-order planning document that provides a framework for future residential development in the Upper Lachlan Local Government Area (LGA). It is understood that any future planning proposals or development applications, where required, will be referred to TfNSW for review. At that time, TfNSW will assess potential impacts on the state road network under its management, as well as impacts on public transport infrastructure it provides.
- d. TfNSW notes that the dULHS 2025 identifies that there will be some growth in the population (1,297 persons expected), which will require an increase in housing stock (approximately 1,044 new dwellings), in part, by some infill development, as well as opportunities to rezone land over the period that the strategy applies.

##### 2. Draft Upper Lachlan Housing Strategy 2025 comments:

- a. It is the expectation of TfNSW that a Transport Impact Assessment (TIA) would be prepared to support any proposed rezoning or development that results in increased development density and referred to TfNSW in line with current legislative requirements (e.g. *State Environmental Planning Policy (Transport and Infrastructure) 2022* and *Local Environmental Plan Making Guidelines – August 2023*). Any TIA that is prepared must be aligned with the requirements detailed in the *Guide to Transport Impact Assessment* (GTIA). GTIA replaces the *Guide to Traffic Generating Developments* and can be found at this [link](#).
- b. The Master Planning Principles in Section 9 of the dULHS 2025 should include reference in Master Planning Principles (refer to the following link - [Guidelines-for-Bus-Capable-](#)

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## Transport for NSW



### Attachment 1

[Infrastructure-in-Greenfield-Sites](#)). Specifically, the collector roads in any new urban growth area will be designed to be bus capable.

#### 3. Draft Upper Lachlan Development Control Plan 2025 comments:

- a. Public transport: The dULDCP 2025 (e.g. Part B – Subdivision) should include a reference to the *Guidelines for Bus Capable Infrastructure in Greenfield Sites* (refer to the following link - [Guidelines-for-Bus-Capable-Infrastructure-in-Greenfield-Sites](#)), as well as a provision that all subdivision DAs that contain a public collector road will need to detail how they comply with the above guidelines. It is important to ensure that the main collector roads are bus capable. This includes initially catering for school bus services and ensuring there is sufficient space in the road reserve to provide appropriate bus infrastructure to meet future residents' needs.
- b. Footpath width: The desirable width for new pedestrian footpaths is 1.5m minimum, not 1.2m as detailed in Part B – Subdivision (e.g. Diagrams 18, 22, 23, 24).
- c. Active Transport: TfNSW strongly supports PP's and subsequent development that will encourage the use of sustainable modes of travel, including bicycles and walking. As such, TfNSW recommends that the draft DCP ensure that it supports, to the greatest extent possible, the aims and objectives of the State Government policies dealing with this matter.
- d. Subdivision road Design: TfNSW supports vehicle access for individual lots being provided via the local road network rather than directly from the state/classified road network. The term “practical” in Section B.3.3, point (b), should be amended to “practicable and safe” to align with the wording in Section 2.119 (Development with frontage to classified road) of the State Environmental Planning Policy (Transport and Infrastructure) 2021.
- e. Driveway widths: TfNSW supports requiring minimum driveway widths that allow two-way vehicle movement for developments of three or more dwellings. Driveways should enable simultaneous entry and exit of vehicles and, at a minimum, comply with the clearance and design requirements of AS 2890.1–2004 (Sections 3.2 and B3.2).
- f. Car parking requirements: Non-residential development should account for staff parking needs. Any parking spaces required for owners, operators, or staff should be provided in addition to the minimum parking requirements specified in the dULDCP 2025.
- g. Four-way intersections: Subdivision road design should avoid four-way intersections where practicable, as they present more conflict points and a higher crash risk than T-intersections, and generally result in poorer outcomes for pedestrians and other active transport users. Where a four-way intersection is unavoidable, it should be controlled by a roundabout or traffic signals (subject to SIDRA analysis and meeting traffic signal warrants).

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## Transport for NSW



### Attachment 1

- h. Roads Act 1993: Concurrence from TfNSW under Section 138 of the *Roads Act 1993* will be required for any works within the state classified road network. Any works that are required in the state classified road network should be supported by a strategic design (refer to the following link - [Strategic-Design-requirements-for-DA-Factsheet.pdf](#)). This will, in part, clarify the scope of works, demonstrate that a compliant design can be provided, and allow Council, as the consent authority, to consider any environmental impacts of the works as part of their Part 4 assessment under the *Environmental Planning and Assessment Act 1979*.

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DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 5



Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Your reference: D2025/10402  
Our reference: SPI20251030000254

**ATTENTION:** Hugh Waters

Date: Friday 5 December 2025

Dear Sir/Madam,

**Strategic Planning Instrument  
Other - Exhibition**

You are invited to review the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan and provide written comments to Council by the close of the exhibition date.

I refer to your correspondence dated 29/10/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

A strategic plan of this nature will be required to address Chapter 4 of Planning for Bush Fire Protection 2019 (PBP 2019) and would routinely be accompanied by a Strategic Bush Fire Study (SBFS). It is noted that the Bushfire Prone Land (BFPL) mapping was last certified in 2003 and does not appear to have included grassland. A review of BFPL mapping would better inform the strategy on areas that should address Chapter 4 of PBP 2019.

The RFS generally concurs with the noted "Implications for Housing Strategy" as described on p50 of the Draft and does not raise any additional concerns.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Martha Dotter  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**

1

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DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 6



## Administration of Crown roads

POLICY NUMBER: IND-O-250	VERSION: 2.0
AUTHORISED BY: Executive Director Crown Lands	AUTHORISED DATE: 28/06/2018
ISSUED BY: Department of Planning, Industry and Environment – Crown Lands	EFFECTIVE DATE: 01/07/2018
CATEGORY: Operations & Industry	REVIEW DATE: 01/07/2021

### Policy statement

This policy provides for how the NSW Department of Planning, Industry and Environment–Crown Lands (the department) will administer Crown roads in accordance with the *Roads Act 1993* (*Roads Act*).

Our approach to the administration of Crown roads provides clarity and confidence to stakeholders that they will receive consistent and transparent treatment. Crown road applications will be assessed to determine and administer the most suitable option for the future management of a Crown road, in accordance with the provisions of the *Roads Act 1993*.

### Scope

The following functions under the *Roads Act* are within the scope of this policy:

1. Transfer of a Crown road to other roads authority (s.152I) – enables transfers to an appropriate roads authority to manage the public road network in the interest of landowners/occupiers, local communities and the public.
2. Crown road closures (s.37(1)) and Crown road sales and disposals (s.42 (1) and 152B) – specifies the circumstances where either closure and/or purchase of a Crown road may be appropriate.
3. Crown road works:
  - The Minister has powers as a roads authority to carry out road works (s. 71) – establishes the basis by which the department may authorise user/s to undertake road works on behalf of the Minister (s.253) to address their access needs.
  - Crown road repairs and maintenance (s.108 to 110) – specifies in what circumstances the department may give directions for repair and maintenance.
4. Regulating works and structures other than road works within the road corridor (s.138).
5. Authorising occupation of roads (s.152A).

Disaster repairs to Crown roads administered by the Roads and Maritime Services (RMS) under Natural Disaster Relief Scheme are outside the scope of this policy.

### Requirements

#### 1. Transfer of Crown roads

The Minister is authorised to transfer Crown roads to another roads authority. A Crown road cannot be transferred to RMS without its consent. Local councils can request the department's consideration to transfer a Crown road to council. The department may also give consideration to initiating the transfer of a Crown road to council.

Although a Crown road transfer to council does not require consent, the department will consult with the affected council before processing a Crown road transfer. Each proposed road transfer will be considered on a case by case basis.

Unless exceptional circumstances apply, the department will consider a Crown road to be suitable for transfer to another roads authority if it meets one or more of the following criteria:

- a. Council or RMS requests transfer of the Crown road, including for the purpose of s.44 of the *Roads Act*.
- b. The formed Crown road provides road access to urban or rural areas or provides access within country towns, villages, local communities and public areas.
- c. Road works on the Crown road are proposed by someone other than the department, and those works require development consent under the *Environmental Planning & Assessment Act 1979*.
- d. Development consent has been granted by a council that requires use of the Crown road to service a traffic generating development.
- e. The Crown road is required to be maintained to a standard specified as a condition of development consent. (*Notably, if standards were not specified, transfer may still be relevant on the basis that road works were not required as the Crown road already conformed to council's access standards to service the development.*)
- f. The Crown road was constructed, has or is being maintained by a council to facilitate access, as part of its local road network, which may include drainage structures such as a bridge or culverts.
- g. Construction or upgrade of the Crown road is required to meet standards required by a council.
- h. A council objects to the closure of the Crown road on the grounds the road is required for public access.

The department does not consider the following claims to be valid reasons for a council to decline a department initiated road transfer:

- a. Road condition – where council objects to the transfer on the basis that the road is in a state of disrepair or does not conform to council minimum standards.
- b. Financial implications – where council objects to transfer based on (potential) costs incurred. Local councils have the ability to levy funds through development contributions, rates and grants for road repair and maintenance.

## 2. Crown road sales and closures

The department may close a Crown road by publishing a notice in the NSW Government Gazette. When a Crown road closure is gazetted, the land remains vested in the Crown as Crown land. Any subsequent sale of the former road is processed under the *Crown Land Management Act 2016*.

Alternatively, the department may sell a Crown road without first closing it; generally this will be suitable for land holders with an interest in purchasing Crown roads which adjoin their property. If the department determines a Crown road is suitable for sale under this method, the road ceases to be a public road upon transfer to the purchaser. This policy provides guidance to determine whether a Crown road can be sold by transferring directly to the purchaser in accordance with the *Roads Act*, or if a road will need to be simply closed under that Act instead—so it can be sold in accordance to the *Crown Land Management Act 2016*.

Crown roads are not exclusively closed for the purpose of sale. Roads may be closed to vest in the Crown for the purpose of adding it to a Crown reserve, license or lease so that it can be used for other purposes. If a Crown road is identified as a hazard by the department, the department may decide closure of the road is required to remove the risk it poses to the public or the surrounding environment and remediate the issue.

### 2.1 Crown road closures (s.37(1))

It may be appropriate to close a Crown road if the road is not required for public access and one or more of the following circumstances apply:

- a. The road is to be added to a crown reserve or tenure to be used for other purposes
- b. Land within the road corridor is identified as suitable for sale under the *Crown Land Management Act 2016*

- c. Closure of the road is required to address a hazard identified by the department
- d. Closure of the road is required to address environmental or land management concerns identified by the department.

The department will consider a range of factors when determining a proposed road closure. Each of the following criteria must be fulfilled:

- a. The road is not required to be retained within the public road network
- b. Any landholders and government authorities reasonably known to have potential interests or access requirements have been consulted and their requirements addressed to the department's satisfaction within the time frame set by the department.

### 2.2 *Crown road sale (s.152B)*

The department will consider a range of factors when determining a proposed road sale. At a minimum, each of the following criteria must be fulfilled:

- a. The road is assessed as not required to be retained within the public road network
- b. Landholders and government authorities reasonably known to have potential interests or access requirements have been consulted and their requirements addressed to the department's satisfaction within the time frame set by the department.

### 2.3 *Sale of land arising from the closure of a public road (s.42(1))*

The Roads Act maintains that when a Crown road and an unconstructed council road are closed, the land ceases to be a road and becomes (or if it was a Crown road, remains) Crown land when it is closed. Once a road is closed, the department has to manage the land in accordance with the *Crown Land Management Act 2016*. This includes in relation to the sale of an unconstructed council road.

The proceeds from the sale of Crown land that was previously an unconstructed council road will go to the department. Councils should consult the department before proposing the closure of an unconstructed council road as the department's agreement is required for the road to be added to the Crown estate upon closure. This includes when the purpose of the road closure is to sell the closed road.

## 3. *Works on Crown Roads*

The department does not provide public road services such as road construction, maintenance or traffic management. This policy establishes the basis by which the road user/s may seek an approval from the department to undertake road works to address their access needs.

### 3.1 *Authorised Crown road works (S. 71)*

Applications to undertake authorised road works on a Crown road will be considered where the Crown road does not satisfy the criteria for road transfer. Road work proposals considered by the department generally relate to routine maintenance to conserve pre-existing access conditions, or to determine road works to establish access along a Crown road over the natural terrain.

Works on Crown roads are evaluated on the basis of whether it is feasible to undertake works in consideration of the potential impacts on the road reserve, adjoining lands and local environment.

The department cannot endorse the following:

- a. Road works outside Crown road corridors
- b. Works on Crown roads located on steep or highly erodible land, within protected riparian areas and susceptible to erosion, or land that is otherwise environmentally sensitive
- c. Construction of new structures such as pipe culverts, concrete causeways or bridges
- d. Construction, upgrade or maintenance of a Crown road to satisfy the gravel road or sealed standards of another roads authority.

### 3.2 *Works directed by the department - repairs and maintenance*

The department may direct a person to conduct repairs or maintenance on a Crown road that is not generally used for access by the public, if a hazard is identified by the department that to present an unacceptable and immediate risk to the road users and/or the environment.

- *s.108 – Direction to undertake works*

When the department considers the condition of a road presents a hazard, it may direct relevant landholder/s who benefit from use of the road, to repair or maintain the road – specifying the type of works and the time for completion. The costs for undertaking the works are to be paid by the person/s or party that the direction was issued to.

- *s.109 – Action to address noncompliance with s.108*

If a person does not comply with a direction to undertake works, the department may have the works completed and recover the costs from that person.

- *s.110 – Direction to contribute*

Where a Crown road provides access for a small number of landholders, and primarily only benefits those landholders, the department may direct those landholders to pay some or all of the costs of repair or maintenance works.

### 3.3 Works on Crown roads other than road works (S. 138)

Section 138 enables the department to issue permits to regulate various activities on Crown roads that are not directly related to the use of a Crown road for access. The department's consent is required for anyone to erect a structure or carry out a work on or over a Crown road. Sections 139 (conditions), 140 (revocation of consent) and 142 (maintenance of the structure) are also relevant to the department's consideration of an application under s.138 of the Act. There is an expectation that public authorities will consult the department prior to undertaking any works under s.138.

### 3.4 Authorised occupation of roads (S.152A)

The Minister may authorise certain activities or occupation on a Crown road such as grazing—where issue of an enclosure permit is not applicable), encroachments and other temporary uses of a Crown road by way of a licence granted under the *Crown Land Management Act 2016*, in accordance with section 152A of the *Roads Act*.

## Guidelines

Administration of Crown Roads Guidelines is available to support this policy and other Crown roads administration matters.

## Roles and responsibilities

- DPIE Crown Lands: Administration of Crown public roads including closure, sale, transfer and approving select road works applications – authorising activities and occupations.
- Local councils: Closure of council public roads.

## Safety considerations

There are various Crown roads in NSW that have been established by use rather than construction—this means that they have not been formed to a specific road construction standard and are used as trails for access purposes. Users of Crown roads are encouraged to drive to conditions. Over time the intended use of a Crown road or land surrounding the road may change and the future management of the road may also need to change. This policy provides framework for the department to consider the most suitable option for the future management of Crown roads.

## Delegations

*Crown Lands Other (Minister) Instrument of Delegation 2018.*

## Definitions

- Carry out road work – includes carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a road work
- Council – has the same meaning as defined in the *Local Government Act 1993*
- Formed Crown road – a Crown road that has been constructed in some way to be used as a road. Formed Crown roads form part of the constructed road networks that services urban or rural areas
- Person – for the purposes of this Policy is a landholder or road user
- Road corridor – the legally defined road corridor whether formed or not formed

- Road works – as defined in the *Roads Act* and includes any kind of work, building or structure such as a roadway, footway, bridge, tunnel, road-ferry, rest area, transit way station or service centre or rail infrastructure that is constructed, installed or relocated on or in the vicinity of a road for the purpose of facilitating the use of the road as a road, the regulation of traffic on the road or the carriage of utility services across the road – but does not include a traffic control facility
- Suitable for transfer – a Crown road which has been identified and assessed under the policy's key transfer principles as appropriate to transfer to local government
- Traffic generating development – any development that results in an increase in vehicular traffic on a Crown road

### Legislation

- *Crown Land Management Act 2016*
- *Environmental Planning and Assessment Act 1979*
- *Roads Act 1993*
- *Roads Regulation 2008*
- *State Environmental Planning Policy (Infrastructure) 2007*

### Related policies

- Sale of Crown Land Policy IND-O-251
- Sale or Lease of Crown land by Direct Negotiation Policy IND-O-182

### Other related documents

- Crown Lands Circular 2011/51 Procedural Fairness.

### Superseded documents

This policy replaces:

- Crown Lands Circular 2009/19 Dealing with Applications to Construct Crown roads.
- Office Practice Guidelines – Chapter 31 – Roads.
- Policy (POL005) Transfer of formed Crown roads to Local Government.

### Revision history

Version	Date issued	Notes	By
1.0	01/07/2018	Developed to support the <i>Crown Land Management Act 2016</i> .	Alison Pepper, Director Tenure & Business Programs
2.0	22/02/2020	Policy updated to reflect machinery of government changes	Policy Team

### Contact

DPIE – Crown Lands, 1300 886 235

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 7



Our reference: SUB26/41814  
Draft Upper Lachlan Housing Strategy

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
PO Box 42, Gunning NSW 2581

Sent via email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

Dear Ms Waldron,

Homes NSW commends Council for preparing and exhibiting draft Upper Lachlan Housing Strategy to facilitate and guide residential development in Upper Lachlan Shire Local Government Area. We would like to take the opportunity to provide comments for this document.

We support Council's prioritisation of increasing the supply of affordable housing in Upper Lachlan Shire. Addressing affordable housing requires strong partnerships across all levels of government, and we would welcome the opportunity to work with Council in delivering affordable housing projects. Homes NSW has extensive experience in delivering social and affordable housing across NSW and have successfully partnered with a range of councils including Shoalhaven and City of Sydney Council. We are currently assisting the Western Sydney Planning Partnership of five councils to implement a subregional affordable housing contributions and distribution plan. Further details and examples of some of the projects where we have collaborated with councils and community housing providers are available on our website under [Developing affordable rental housing](#).

Homes NSW can assist Upper Lachlan Shire Council implement "**planning priority 4-Affordable**" below:

Identified strategies

- **Identifying Crown, Council or NSW Government owned land which could be utilised for social or affordable housing projects. Land would need to be provided at no or very low cost to make the delivery of suitable housing a viable option.**
- **Supporting Community Housing Providers in securing grant funding opportunities for the delivery of affordable and social housing projects in the Upper Lachlan Shire.**

Homes NSW brings together the housing and homelessness functions of the Department of Communities and Justice (DCJ), the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker housing functions from across government under one roof. A division within DCJ, Homes NSW leads work to provide safe and secure homes through social and affordable housing while delivering supports and services that minimise experiences of homelessness being repeated.

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### Actions

- **4.2 Identify opportunities for the redevelopment of surplus public land. Assess surplus or under-utilised land for reclassification and redevelopment potential for a variety of housing options including affordable and social housing.**
- **4.6 Engage with the NSW Department of Communities and Justice, Local Aboriginal Land Council, and the NSW Department of Planning, Housing and Infrastructure, and consider opportunities for Council to partner with community housing providers to facilitate the supply of affordable and low cost housing**
- **4.7 Work with Homes NSW to identify key priorities and deliver adopted targets for social and affordable housing in Upper Lachlan Shire.**
- **4.9 Work with Homes NSW for increased investment in the supply of new and / or renewal of existing housing stock to meet the changing needs of the local community.**

Homes NSW has a commissioning framework in place through which it can support the affordable housing delivery process end-to-end for Council in the following ways:

- **Ongoing discussions** with council on affordable housing plans, site feasibility, leveraging targets, design, cost, site yield, contingency plans, unit mix, target groups, support services.
- **Tender Management**, selection and engagement of a local CHP to undertake development, and or asset and tenancy management.
- Signing a **Delivery Agreement** with the council to assist if it chooses to engage a CHP, setting out terms and conditions, roles and responsibilities, milestones and reporting requirements.
- Signing a **Community Housing Assistance Agreement (CHAA)** with the CHP, listing Homes NSW /or Council financial (and other including land) assistance and outlining project specifications.
- Registering **statutory interest** on property title (where owned by a CHP) to ensure affordable housing in perpetuity if council or State contributes land or funds toward project.
- **Monitoring CHP compliance and performance** against the CHAA and reporting to the council. The Registrar of Community Housing sits within Homes NSW and reports directly to the NSW Minister for Housing.

There is a wealth of data and information on affordable housing, including on need on our website, in the Local Government Housing Kit Database, which could assist Council in monitoring market conditions and the effectiveness of the Housing Contribution Scheme. The link to the Database is here:

<https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/nsw-local-government-housing-kit.html>.

If you would like to discuss this further, please contact Sue Brown, Manager, Affordable Housing Delivery. Sue can be contacted on 0457 968 066 or by email at [sue.brown@homes.nsw.gov.au](mailto:sue.brown@homes.nsw.gov.au).

Yours sincerely,



Marcus Devenish

**Director, Community Housing Supply Grants  
Housing Programs and Partnerships  
Homes NSW**

18 February 2025

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 8



The Chief Executive Officer,  
Upper Lachlan Shire Council  
PO Box 42  
Gunning NSW 2581

Our Ref.: 2307  
Your Ref:

[Council@upperlachlan.nsw.gov.au](mailto:Council@upperlachlan.nsw.gov.au)

Dear Sir or Madam,

**Re Draft Upper Lachlan Housing Strategy**

We refer to the above Draft Strategy. We make this submission on behalf of the owner of it is good to see that the Strategy is being updated and anticipate that this would follow through to the Local Strategic Planning Statement.

In relation to the Draft Strategy, we submit the following information and request that the Strategy be amended as might be necessary having regard to the below advice:

1. The mapping in Map 35 (page 117) could be improved to display the proposed land zone map and reflect the proposed land zones. The following map is provided. The delineation of the area proposed to be R2 Low Density Residential matches that drawn on Map 35, however the extent of the R5 zone does not match that delineated. An alteration to Map 35 needs to be made to:
  - a. Show the whole of the remaining area as R5 Large Lot Residential (which is the existing zone of the majority of the land (see next note for the western moiety of the land in the Planning Proposal). This would then match the Planning Proposal submitted, accepted and being processed. This would then be like Map 69.
  - b. The extent of R5 Large Lot Residential needs to extend the other side (west) of Kiamma Creek to take in the narrow strip of land between Kiamma Creek and the western boundary of the land ownership. This corrects an error on the original mapping which incorrectly showed this land as being part of the railway land in an SP2 zone. The actual ownership trail of this small section of land is outlined in the Planning Proposal with full documentation (see Section 1.2 of the Planning Proposal. This would then be like Map 69.

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- 2. The lot yield table on page 116 could be updated to provide details for:
  - a. Item 20 (Harley Road) where:
    - i. The area of the Planning Proposal is 14.6 Hectares (excluding roads and Kiamma Creek)
    - ii. The lot yield is 26 lots.
    - iii. Add the footnote **“based on detail submitted with the Planning Proposal to Upper Lachlan Shire Council.”**

A copy of the Land Zone Map and Lot Size Map as submitted in the Planning Proposal is included below.

Yours faithfully,

[Redacted signature block]

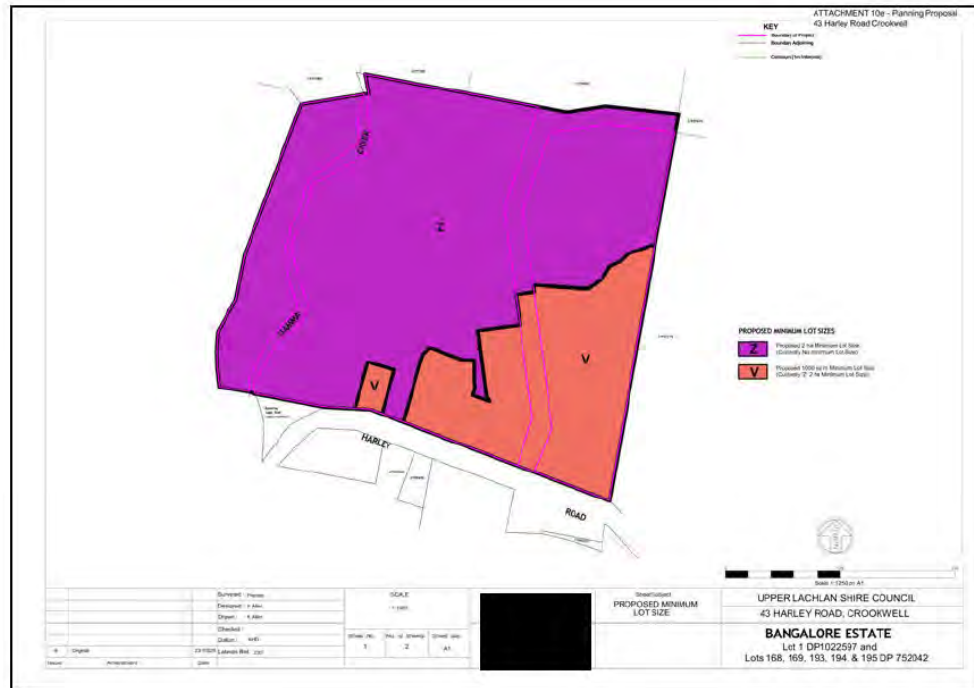
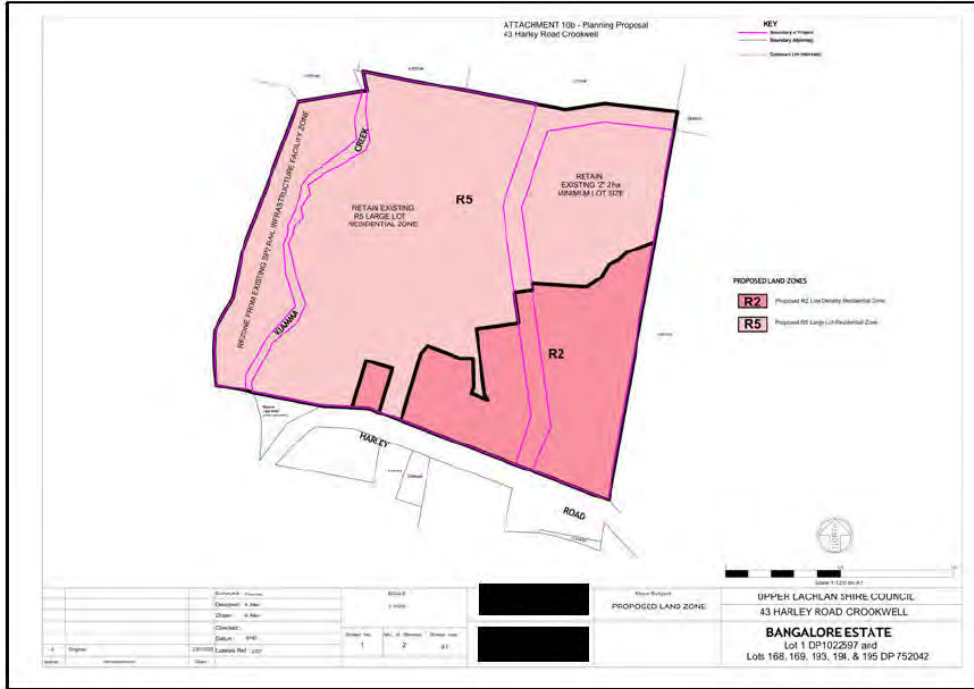
11 November 2025



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DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 9

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submission to Housing Strategy  
**Date:** Thursday, 27 November 2025 3:48:11 PM

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Good afternoon ULSC

I wish to make the following submission on the draft Housing Strategy

I do so as a resident of Gunning

Firstly, I believe the Housing strategy is too complex for sensible input as a public document - thus why the lack of public submission/interest. It is clear the document has been written by metropolitan based consultants that have been focused on the State Government officials as the audience and not the local ULS Community. This is highlighted with a number of so called typo's where cutting and pasting has clearly been done - like referring to Gunning as Dalton etc etc.

And to have place such a large comprehensive and technical DCP on exhibition at the same time with the housing strategy discussing retaining walls, stormwater management issues, and fence designs - just to name a few - shows a disregard in my humble opinion to the credibility of the community input into the strategy and what is trying to be achieve.

However, let's move on. I wish to focus my submission on the Gunning part of the plan. A lot of the details in the overall strategy is confusing and lacks clear objectives but knowing who the proposed audience is - I will leave that unchecked. The future residential development (both large lot and others) proposed for Gunning is parallel to the Hume Highway. The Hume Highway carry's tens of thousands of vehicles per day and thus is very noisy and the cause of much pollution. I submit that such future development should be on the road to Crookwell or Breadalbane - on the East side of the town.

About five years ago ULSC developed a Gunning Master Plan. This plan was developed by the ULSC after considerable and credible community input. The outcome of that plan has been generally ignored. I just make the point that that plan had wide community support and was developed by professional staff with considerable local knowledge. It would seem a shame that the Gunning Master Plan is now being ignored.

I support the proposals for infilling and shop-top housing. This will generally be good for Gunning.

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 10

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submissions re: 2025 Draft ULSC Housing Strategy Development Control Plan  
**Date:** Friday, 28 November 2025 2:46:03 PM  
**Attachments:** [Submission \(A\) by \[REDACTED\] ULSC's 2025 Draft Housing Strategy.docx](#)  
[Submission \(B\) by \[REDACTED\] ULSC's 2025 Draft Development Control Plan.docx](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir or Madam,

Thank you for the opportunity to make submissions regarding ULSC's draft 2025 ULSC Draft Housing Strategy and 2025 ULSC Draft Development Control Plan.

Please find attached:

- Submission (A) by [REDACTED] ULSC's 2025 Draft Housing Strategy
- Submission (B) by [REDACTED] ULSC's 2025 Draft Development Control Plan.

Yours faithfully,

[REDACTED]

November 2025

Submission (A) by [REDACTED] (the author)  
[REDACTED]

To: Upper Lachlan Shire Council.

A Review of:-

**The 2025 ULSC Draft Housing Strategy.**

*(Currently on exhibition as prepared for Council by its' consultants, Currajong Pty Ltd.)*

### **The 2025 ULSC Draft Housing Strategy.**

#### **1.1. The Author of this Submission:**

[REDACTED] is a small family operated and locally focused company with interests in agriculture, the rural environment and property development. [REDACTED] is the Managing Director of [REDACTED]. The [REDACTED] team is chiefly based on local contractors, consultants and Upper Lachlan community members.

#### **1.2. Overview of the Draft Housing Strategy:**

(a) No documents could be more important to the future prosperity of both the Upper Lachlan Shire community and the Shire Council than the 2025 Draft Housing Strategy and the accompanying draft Development Control Plan (DCP).

(b) In their current form whilst these two documents are improved over their predecessor versions, there clearly remains a degree of counterproductive red tape and an unfortunate lack of sync between the needs of council and those of developers.

(c) It is regrettable there appears to have been a dearth of early input by developers (including from ourselves). So here, we seek to emphasise a more collaborative approach between developers and council. This makes sense for multiple reasons...

(d) It is in everyone's interest to increase the volume and pace of development. These draft documents demonstrate that council wants to see quality outcomes. Developers do too. With faster more affordable pathways that lead to quality outcomes. This makes sense because their projects will not be choked off by delay and project killing unnecessary procedures. Why? Because quality outcomes lead to better returns for their products.

(e) Council would benefit greatly from the elimination of unnecessary procedure whilst seeking quality outcomes. More fees, faster increases in recurrent rates income, greater favour from the State government, less calls for amalgamation and above all a growing instead of shrinking council. One that is better able to deliver enhanced community services and benefits.

(f) The chief common interest of Council and developers is in achieving quality outcomes.

(g) Above all Sertorius supports the recent statements by the Mayor that what underpins the outstanding values of the Shire are to be found in its sporting and rural character.

(h) One only has to read the draft to see the concerns that the shire population has a large ageing demographic. Not many pensioners play sport. Yet the draft lacks a clear strategy to support more affordable small acreage 2-5 ha residential developments that offer young families the

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space for their kids to learn to kick a football or ride a pony and from that, go on to participate in the shire football teams and equestrian activities.

(i) The draft does little to address the problem of a lack of logical small rural lot sizes, radiating out from the villages and towns towards the larger lot size commercial farmlands. The NSW Director General of Planning issued a Planning Policy Circular specifically addressing the subject of Rural Housing Opportunities (PS 08-002).(09/05/2008) Section 117 Direction 1.5 – Rural Lands:

*“If a council chooses to review the minimum lot size provisions it can consider a range of lot sizes that may be appropriate for its rural areas. This response may better reflect the existing or emerging trends of agriculture in the local government area and assist in providing a range of appropriately located housing opportunities.”*

(j) The Upper Lachlan Local Strategic Planning Statement 2040 (the UL SPS) says:

*“A small proportion of owners hold the majority of land holdings in the Shire. Many of which are undeveloped. Land banking in the villages is hindering the economy and employment opportunities. The ambition is to introduce incentives to develop creative reinvestment in lazy landholdings.”*

Our response to this view is that the current draft touches on the subject of land banking but fails to identify the key reason for land banking clearly enough. If people are sitting on a land bank then why aren't they developing it to make money? And the answer is because council procedures, red tape and the unnecessary requirements by council for more and more external reports that duplicate what is already mapped by government, render many possible developments, uneconomic.

(k) The fact that the above amounts to council shooting itself in its financial foot, should not be lost on this council.

(j) As an extension of what we say are the Mayor's accurate summing up comment, and outside of the usual dialogue of property development, Sertorius wishes to draw the reader's attention to what we say is an oversight in the Heritage section, the shabby main street of Crookwell.

(k) As the Crookwell townsfolk always say, *we do not wish to turn into Bowral*. But one cannot help but admire towns elsewhere in NSW where their council and businesses have joined forces, to restore their main streets to a colonial rural character. Places like Adelong and Braidwood come to mind and the tourism and property value multiplier effect has been profound and to the benefit of all, including their councils. Once again this is a shared interest opportunity where council and business could join together. If other places can do it, then we can do it too.

**(l) ██████ commends the efforts of the Council Planning Department and it's consultants to bring together what is a massive draft policy document, which we believe, whilst not perfect, is headed in the right direction.**

### **1.3. ██████ Contribution.**

(a) The approach adopted in this submission is to seek to build on the draft by contributing elements which are not currently comprehended in it, but which would be in the common interest to take up into final policy document.

(b) Housing supply is primarily delivered by private sector property developers. Housing supply and demand is intensely commercial so it is not sufficiently analytical or forward thinking for the draft as it is to only take an administrative and qualitative view. Such a position has been the case up till now and therefore it must be held accountable in very large part for the difficulty, high costs and delays in successfully bring developments to fruition. There must be more of a real world balance.

(c) As it stands the draft bases its future projections on the past. The result is a failure to streamline process and to grossly underestimate the potential number of new developments and residences that would come to the shire. The future housing policy cannot be based on more of the same. Which is not to say there are many excellent parts of these drafts. Accordingly Sertorius has undertaken a line by line approach to comprehend the sections of good work contained in this draft and to where necessary to apply econometric analysis to identify where both council and developers can be better off in achieving quality outcomes.

### The Draft Documents.....

#### 2. Rural Character and Zoning

(a) Council has an overlap in the 2ha min lot size between the urban R5 large lot residential and the rural RU2 zones.

(b) The Draft does not focus on this but it is ideal. As the Draft and many others point out, rural character is a top priority for our shire.

(c) Existing R5 lots are popular in the towns and villages of the shire. They support utilisation without over extending the costly provision of services to them.

(d) Equally, 2ha RU2 lots are popular adjoining and just beyond the town boundaries. These lots are ideally placed for un-serviced residential off grid living. They preserve and give credence to the first impressions of visitors of the rural character of the area. Given that the minimum area for an economic unit for a family farm business in our area is currently estimated at 200ha and increasing then these RU2 lots provide valuable small scale agricultural activity and character whilst also providing the necessary graduation and transition from the towns and villages out into the larger scale economic unit farm enterprises.

#### 3. The Lack of an Off Grid Policy.

(a) Upper Lachlan is the recognised leader in NSW for clean green new technology. But one serious failing of this Draft Housing Policy is that it reads like it was written before the advent of mobile phones or computers.

(b) More than once the Draft implies that rural subdivisions, for the sake of “connectivity,” the council and developers must expect to extend services at great cost to rural subdivisions and new homes, whether they are wanted or needed or not. In effect the draft appears to cut and paste services to be provided in the towns and villages and to paste it into the sections dealing with RU zoned developments. **This is extreme and not in keeping with NSW government Planning policy.** A quick look at the Planning Department praise lavished on this Blue Mountains’ home will illustrate the point:

<https://www.planningportal.nsw.gov.au/development-and-assessment/basix-certificate/living-grid>

(c) Perhaps of more concern is that the current Draft appears to assume that council receives a benefit from providing services. As if the council turns a profit on the provision of services or that somehow it loses out in the long run if it does not.

#### 4. The Market, Self-Assessment, Successful Precedent.

(a) The Draft Housing Policy is not as forward thinking as it needs to be to meet the supply challenge for more lots with dwelling entitlement and for more homes.

(b) It is a central tenet of this submission that the Draft Housing Policy is not keeping up with the times and the Shire community and its council will suffer without a more proactive approach.

(c) Although we acknowledge that the Draft seeks to be progressive, it does not adequately comprehend the view of the parties who will deliver the solutions, namely the developers.

(d) Of broader importance though are the overarching principles which are missing from the Draft. The current Housing Policy and DCP preside over and therefore are inextricably linked to the acknowledged failures of supply and delivery to keep up with demand. So future policy needs to facilitate and not choke off developer led solutions.

(e) Regulatory overburden is legend in the housing sector for adding time and cost to the deliverables and even for frustrating them altogether. But the council has taken the time and trouble to consider this submission from our point of view, as developers. So we feel compelled to reciprocate and to try and put ourselves in the shoes of council.

(f) At the peak of the council policy decision tree in this instance council has stated and the Draft report concurs, that maintaining rural character as population grows, is a top priority.

(g) Council viability is a priority. This is a tricky subject because council cannot be expected to administer ratepayer and taxpayer funds with quite the same efficiency that a business is required to do. The council has competing interests which it must somehow try satisfy. So, we would encourage council to consider that it operates a Planning Department for the primary purposes of, and as the Draft Policy states, maintaining rural character and the council itself to be viable.

(h) It follows therefore that each subdivision for DA creation of residential land and each DA for a residence is like unit of stock. And council no doubt has a dollar calculation for how much it costs to have a Planning Department and in return how much that brings in terms of fees and ongoing rates. This is an econometric formula from which can be derived both for the unit cost or profit to council, per DA and also for the aggregate positive or negative result when multiplied by the total number of DA's per annum.

(i) The solution we would point council towards in this matter is to look at the unit cost per DA and seek to decrease the unit cost to council per DA. The way to do that being to actively encourage an increase in DA's to give council greater aggregate receipts arising from approvals.

(j) Similarly to decrease the unit cost to developers submitting DA's. Council does not make any money out of unhelpfully requiring unnecessary risk aversion therapies like consultants reports.

(k) Council knows the shire and is itself a repository of immense experience. With the advent of pre-DA meetings council staff know from the get-go whether there will be concerns and the developer then has the opportunity to address them. The practice of demanding external consultants reports is both costly and time consuming. This practice is basically saying council expertise is non-existent and simply coming in with no red flags from a search of the governments extensive mapping data base is a waste of time because the governments mapping is useless.

(l) Further information from a developer is reasonable. External consultant reports cost in the tens or even hundreds of thousands of dollars not to mention the ten or twenty thousand dollars a month in costs which developers sustain whilst these sort of delays ensue. And who ends up paying for all these costs? The consumer.

(m) External reports should only be mandated when developers cannot supply the necessary reasonable level of extra information that council may seek. They should not be routinely mandated as this Draft Policy would have us accept.

(n) The NSW State Government puts its faith in the market mechanisms by operating successful self-assessment in construction. The *National Construction Code (NCC)* is built on this principle that here are the benchmarks and you can go ahead if you submit a plan that is designed to those specifications.

(o) Likewise, one only has to look around the thousands over agricultural buildings in the shire to see that system has been successfully operating for years. Agricultural buildings are considered an “exempt development” in the statute, subject to their proponents building them to the prescribed formula. In brief, less than 7 metres in height, not on the fence line, less than 200 sq. metres and manufactured to the nationally accredited “*Shedsafe*” standard.

(p) Similarly the State Government operates the “*Complying Development*” system which “is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier.”

(q) These are examples of where the Draft Housing Policy should be heading. To clearly advertised/published minimum standards which minimise or obviate cumbersome costly approval processes.

(r) So if a DA for a subdivision is submitted via a professional planning consultant stating they have examined the state planning maps and there are no known impediments to this proposed development, then it begs the question, why should council second guess that submission or delay or require more studies?

#### **5. Council Off Grid Fees.**

(a) The Draft seems to (incorrectly) assume that the community do not want to be off grid and self-sufficient when the national data says otherwise. Yet despite the ever improving environmentally friendly technology and the increasing affordability of grid council seems to assume that off grid, particularly for semi-rural developments, is a second choice and that somehow they would not alleviate the burden on provision of services, would give council a profit and would not boost the shire economy. All of these are false assumptions.

(b) Any student of council submissions to the body which sets levels of fees councils may charge (*IPART*), will quickly recognise that councils routinely make submissions to *IPART* pointing out they cannot achieve full cost recovery for provision of services. So what is required in rural RU zoned areas is to relieve council of cost negative burdens in service provision. There appears no reason why council rates need to be reduced for off grid properties simply because they elect to be off grid and as this Draft Policy points out, Council already has a compulsory standard for off grid electricity systems (albeit faulty and outdated since scalable technology has been introduced) and as such this points the way to a new policy for off grid which council needs to adopt. (*see also part 10 below.*)

#### **6. Population and Limitations of the current Draft.**

(a) Although there are numerous hints in the Draft which suggest that housing policy could be more constructively aligned with the main source of housing supply: the property developers, the current draft remains overly prescriptive, and this approach only serves to entrench the financial stresses on council in meeting the housing market demands for increased supply.

(b) For example, the draft forecasts only modest demand projections for residential development in the shire through to 2040 based upon extrapolation of supply and demand of so far achieved outcomes.

(c) The draft notes that one of main supply and demand problems is the reported practice of “land banking.” Additionally but separately the draft repeatedly notes that under the current housing policy, developers have frequently been able to proceed with their projects to deliver housing solutions because the cost of compliance in jumping through council hoops, not to mention those put up by a plethora of government agencies and their frequently conflicting requirements is prohibitive, particularly because, as the draft hints at, the developers are trying

not just to raise millions of dollars to finance their projects, but more importantly to service the costs of that finance, such that the time taken to progress a project can cripple it.

#### **7. Reversed Onus of Responsibility.**

(a) What the Draft highlights without overtly stating it, is that the current housing policy places the onus on a developer seeking to supply housing solutions, to prove why their project should be approved. Currently, developers are guilty until proven innocent.

(b) In recognition of this perverse approach to the people who deliver the housing solutions, the developers the Premier of NSW when recently referring to much needed development proposals. The Premier correctly characterised these proposals as the means to overcome the housing crisis and the shortfall in subdivision and deliverables in housing and stated that all DA's should be considered approved unless the local council can show why they should be refused.

(c) This frustration highlighted the non-evidence based and non-empirical fallback position adopted by many councils through the use of vague terminology such as "may," "could" and "possibly" be of concern, such that the proposal is refused.

**Recommendation: If a location is not declared by Federal or State Government mapping to be adverse or a protected or sensitive zone, the council should have no objections or concerns to require further studies.**

(d) This Draft Housing Policy document acknowledges in passing, the consequence of this reversed onus problem, when it points to the problematic practice of land banking and the unwillingness of many developers to proceed under the current regime because the requirements imposed make it impossible to earn a satisfactory return on the considerable time and funds they have to commit at put at risk in these much needed projects.

#### **8. Solutions to the problem of Onus.**

(a) Certainty, or the lack of it is the key determinant in a property developer's decision to proceed with a subdivision or housing project. One thing however which this Draft policy highlights is council's capacity to set clear and achievable standards which developers can cost into their project budget forecasts to give them the required level of certainty to both raise the necessary funds and then crucially, to service that finance while the approval process goes along.

(b) This is a crucial factor not taken up sufficiently in this Draft Housing Policy. That time is of the essence and that unlike other enterprises, companies undertaking subdivisions or building houses, start spending money from day one but they do not recover any of it, let alone make a profit, unless and until they have their proposal approved by council and then they can advertise their product and hopefully make successful sales at the end of a very long and uncertain process.

(c) The answer therefore is for council to set clear benchmarks which the developer can see and which if met lead to prompt approval.

#### **9. Inappropriate Studies.**

(a) The current draft takes a punitive approach to time consuming and costly studies. These may apply to anything from heritage to native flora or fauna or innumerable other criteria. The current draft of policy seeks to mandate studies on to developers regardless of whether there is a visible and valid reason to do so, or not.

(b) The factual. Situation is that the State Government in particular provides a comprehensive and detailed mapping and information property information service now which is free and publicly accessible.

(c) Council is obliged to at all times have policy based on scientific or empirical evidence. Not hearsay from a neighbour with questionable motivations. So the solution should be that if a Planning Professional submits a DA which states that they have done the research of the mapping and found the property development will not adversely affect any sensitive criteria, then that should be sufficient for the council and approval should be forthcoming. Similarly if

council can only produce unverified concerns to the contrary, such as a newspaper clipping then that alone cannot be considered sufficient to refuse approval.

#### **9. Population v Revenue.**

(a) Without asking why, the Draft Report forecasts an annual increase of only 50 odd homes per annum through to 2024. This figure must be rendered to be wrong and must be corrected.

(b) Whilst we understand that simply extrapolating existing data arrives at that figure. Such a figure would be problematic for council because using the current housing policy and 15 year old Development Control Plan, could lead to that meagre figure coming true. Which would be a revenue trap for council's coffers.

(c) The why in this question is simply that the current housing policy is adversarial towards developers and that no matter how hard Planning staff try to assist, they do not have the right tools or policy settings to increase and alleviate the current subdivision and housing crisis.

#### **10. Council Fees and Revenues.**

(a) ██████ supports a fee regime which leads to a continued and enhanced capability of the council to derive increasing levels of income that enable council to be both sustainable and able to deliver enhanced levels of service to the shire.

(b) The Draft Housing policy appears to only continue the practice of maintaining the existing size of the development cake whilst canvassing how council might maintain a sustainable slice for its own needs.

(c) All housing consumers are NOT the same. Some want to be in a fully serviced walk to the shops location in town. Others prefer to be on the outer edge of the town where they can enjoy the best of both worlds and look after themselves with sustainable off grid technology.

(d) If there were a set of clearly visible benchmarks for developers, then there could be an onus of support for, instead of opposition to, developers and council could expect what we forecast not merely 54, but around 225 new lot subdivision and residential developments per annum. That is approximately \$4.5M p.a. of further S.7.11 and S.7.12 fees could anticipate and in addition to which the compounding increased annual rates income would accrue.

(e) In the case of rural zoned sub divisions it has been the reasonable practice of council to charge the subdivision developer for S.7.11 fees. Then not to charge S.7.12 fees unless and until the subsequent owner of the property decides to submit a further DA to erect a dwelling. The reason being that S.7.12 fees pertain to where dwellings are erected and in the case of a rural zoned property that may or may not ever eventuate.

(f) Therefore for RU zoned property, in the event that council received an application from a developer for an RU zoned subdivision, it would seem reasonable that in return for being granted off grid approval status, (service provision not required) the developer would pay the S.7.12 fee as well as the S.7.11 fee.

#### **11. Cascading Council Fees.**

(a) In several places, the Draft Housing report highlights the financial difficulties which developers face and it proposes that council could assist by offering to defer collecting (S.7.11 and S.7.12) fees until the developer makes some sales and thereby receives some income to be able to afford the fees.

(b) ██████ is aware though that in the past council has endeavoured to assist one developer in this way and approved the development proposal with deferred fees. Things went wrong though when the developer apparently changed their mind and decided not to sell the newly created lots. Leaving the council entirely out of pocket.

(c) The solution we would propose is that council offer a contractual and cascading fee structure where the whole development is approved on the basis that the developer pays at least one set of fees upfront. They receive the title to that lot and can sell it. At which time pursuant to the contract the fees for the next lot, lot 2, are deducted at the sale settlement of lot 1. When lot 2 is sold, the fees for lot 3 are deducted and so on until the cascade of transactions is completed and all council fees are paid.

**12. A new DCP.**

It should go without No amount of reforms in the new Housing Policy will be effective if they are not taken up and comprehended in council's new Development Control Plan (DCP).

**13. Conclusion.**


(a) There are too many examples in councils general policy statements, brochures and suchlike, where sentiments of encouragement and support come to grief when unnecessary onerous and punitive red tape prices them into oblivion.


DRAFT UPPER LACHLAN HOUSING STRATEGY


## SUBMISSION 11

**From:** [Hugh Waters](#)  
**To:** [Claire Johnstone](#)  
**Cc:** [Karinne Granger](#); [Dianne James](#); [Simon Arkinstall](#)  
**Subject:** FW: Feedback from the public re the draft Housing Strategy and Development Control Plan 2025  
**Date:** Monday, 8 December 2025 8:55:20 AM  
**Attachments:** [image723192.png](#)  
[image225609.png](#)  
[image667793.png](#)  
[image240569.png](#)

FYI

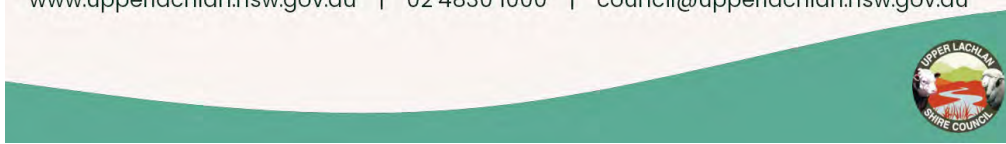
 **Hugh Waters** | Manager of Planning and Regulatory Services

 +61 2 4830 1000

 [Hugh.Waters@upperlachlan.nsw.gov.au](mailto:Hugh.Waters@upperlachlan.nsw.gov.au)

*I do not expect you to respond to my email outside your working hours. At ULSC we value and encourage flexible working, so please be assured that I respect your working pattern and look forward to your response when you are next at work and able to reply.*

[www.upperlachlan.nsw.gov.au](http://www.upperlachlan.nsw.gov.au) | 02 4830 1000 | [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)



Upper Lachlan Shire Council acknowledges the traditional custodians of the lands and water within Upper Lachlan Shire and pay our respects to their Elders past, present and emerging.

**From:** [REDACTED]  
**Sent:** Thursday, 4 December 2025 9:58 AM  
**To:** Upper Lachlan Shire Council <[council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)>  
**Cc:** [REDACTED]  
**Subject:** Feedback from the public re the draft Housing Strategy and Development Control Plan 2025

**Dear Sir/Madam,**

I refer to the [Draft Housing Strategy and Development Control Plans](#) on which you have requested comments from the public.

I live in Taralga and will limit my comments to that Village. There is a massive amount of material to review and I confirm that I have not read in detail the hundreds of pages that address the overall Upper Lachlan Council area.

My comments in regard to the [UPSC-Housing-Strategy-2025-For-Exhibition-2.pdf](#) and pages 146 – 151 **7.12 Taralga**.

Environmental Analysis – page 146 Map 56 – the land encompassed by Taralga-Oberon Road, Hillas St and Macarthur Sts (a triangular block) is very low lying and drains a large area of the eastern facing hills and probably should be considered as Flood Prone and all of Hillas St west of Oberon Road.

Infrastructure + Servicing Analysis – page 148 Map 58 – dot 2 the water supply reservoir is in the north-**west** of the village.

Housing Supply Analysis – page 149 – the second paragraph refers to Dalton Village – this might be a copy/paste error as the second paragraph is the same as the first. The 'key statistic(s)' that are mentioned on this pages, referencing 6.5 – Final Housing Demand Assumptions – page 89 – Map 15 – project the annual demand for NEW housing to be 8 per annum. You'd be lucky if this was 4 in a good year! 'New Housing' excludes renovations of or extensions to existing dwellings. Further, I'd like to see the calculations, relative to note #2, leading to the column 'lot yield'. As reference, site 1, Martyn Street Precinct #1, how do you get 33 lot-yield from 3.9ha, or 9.933acres, or ~39732sqm, not accounting for the 30% land that is undevelopable and 15% land for roads et cetera – my estimate from the notes provided is that the 'lot yield' is closer to 19, having deducted the 30% and 15%, with 1000sqm being the minimum per RU5?

0.8 - Housing Framework Plans – page 173 Map 78 – Taralga – I, and I suspect many others in the Village, disagree with the 'low density residential' option, as a result of rezoning the RU5 to R2 Low density – there is a very clear difference, in that R2 is intended for suburban-style residential neighbourhoods in towns with many community services such as a broad selection of retail offerings, being more suited to Urban towns, residential subdivision, which Taralga is most certainly not. Property owners come to the Village of Taralga, because it is NOT an urban town. Taralga residents enjoy lot sizes that are large, with space for establishing or continuing to manage large gardens and open spaces. This statement is reinforced in your document 10 – Planning Priorities + Actions, Planning Priority 3 'Ensure new housing projects respect the character values of local streetscapes and neighbourhoods'.

0.3 – Settlement Profiles – page 44 – there is no 'fixed wireless NBN' in Taralga – all internet access is via NBN

PAGE 147

Skymuster (or similar), the Telstra 4G tower via mobile SIM Card device, or Starlink.

Finally, as stated in 2.4.2 Local Plans and Policies, page 19, one of the Plan's Principles is to 'enhance distinctive character of each Village' which in my view reinforces the fact that Taralga does not encourage modern design architecture, nor dense lot sizes, as these conflict with the history of this Settlers' Village. Open space, treed and environmentally balanced land use, via gardens, trumps concrete footpaths and driveways.

I trust these comments and views are of use and maybe some of it will be brought to account before the final paper is released.

Yours,

A black rectangular redaction box covering the signature of the author.

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 12

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Draft Upper Lachlan Housing Strategy & Draft Upper Lachlan Development Control Plan  
**Date:** Monday, 5 January 2026 7:37:56 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

To the Chief Executive Officer,

Thank you for the opportunity to provide a submission on the Draft Upper Lachlan Housing Strategy and the Draft Upper Lachlan Development Control Plan (DCP). These documents will shape the Shire's settlement pattern, housing supply, and long-term land-use planning for decades. It is essential that the final versions provide clear protection for the future growth, amenity, and resilience of our townships and rural communities.

**This submission addresses two key areas:**

1. Strategic planning protections required within the Housing Strategy
2. Reasonable, precedent-based expectations for managing large-scale development impacts through Council's existing planning tools, including VPAs

**1. Recommendation: Adoption of a 15–20 km Strategic Buffer Around All Townships**

To ensure the Shire retains flexibility for future township expansion, I strongly recommend that Council incorporate a minimum 15–20 km strategic buffer around all existing townships for the purpose of protecting future residential growth and avoiding long-term land-use conflicts. The commonly referenced 5 km radius does not reflect the 20–30 year planning horizon required for a Housing Strategy. Townships such as Crookwell, Taralga, Gunning, Collector, Grabben Gullen and others must retain the ability to grow outward over time. A 15–20 km buffer provides the necessary flexibility to ensure that future residential, commercial, and community development opportunities are not prematurely constrained.

**2. Protecting Future Housing Supply and Avoiding Land-Use Conflict**

**Industrial-scale development within 15–20 km of townships has the potential to:**

- sterilise land suitable for future housing
- create long-term land-use conflicts
- impose noise, visual and safety buffers that restrict residential expansion
- undermine the character and amenity that the Housing Strategy seeks to preserve

These impacts directly reduce the Shire’s capacity to meet future housing demand and accommodate population growth in a planned and orderly manner.

**3. Long-Term Economic Implications**

Restricting outward township growth carries significant long-term economic consequences, including:

- reduced future housing supply
- fewer opportunities for new businesses and services
- diminished ability to attract and retain residents and workers
- reduced rate revenue and economic activity
- increased pressure on existing infrastructure due to lack of alternative growth areas

A Shire that cannot grow outward cannot maintain economic resilience. A 15–20 km buffer safeguards the long-term economic viability of our townships and the broader region.

**4. Preserving Township Character and Liveability**

Upper Lachlan’s townships are valued for their rural landscapes, open views, and strong community identity. Industrial development located too close to these centres risks eroding the qualities that make them desirable places to live, work, and invest.

A 15–20 km separation helps protect:

- visual amenity
- rural character
- tourism appeal
- long-term liveability

These factors are central to the success of the Housing Strategy.

## **5. Managing Cumulative Impacts Across the Shire**

Given the scale of regional development proposals across the Southern Tablelands, cumulative impacts must be considered. Without a clear strategic buffer, townships risk becoming encircled by industrial-scale development, significantly reducing their future growth potential and community appeal.

A 15–20 km exclusion zone provides a consistent, transparent framework for managing cumulative impacts and ensuring balanced development across the Shire.

## **6. Reasonable Community Expectations for Managing Large-Scale Development Impacts**

The following expectations reflect reasonable, precedent-based requirements under NSW planning practice. They align with the Environmental Planning and Assessment Act, the precautionary principle, and the NSW Renewable Energy Zone (REZ) framework.

These expectations are provided to assist Council in shaping policy, DCP provisions, and future Voluntary Planning Agreements (VPAs).

### **6.1 Amenity, Property Rights & Future Development Potential**

- Council must require developers to demonstrate that turbines will not diminish residents' amenity, consistent with the Environmental Planning and Assessment Act and the right to the quiet enjoyment and reasonable future use of property.
- This includes ensuring that noise, shadow flicker, visual intrusion, and

associated buffers do not interfere with the landowner's future development rights, including the ability to construct dwellings, sheds, farm infrastructure, or other permissible uses under the LEP.

- All amenity-related impacts must be independently assessed and monitored, with all costs paid by the developer.

### **6.2 Upfront Bonds & Financial Security**

- Developers should lodge substantial upfront bonds for decommissioning, land rehabilitation, and compensation.
- Council should accept secured funds only — not future commitments or unenforceable promises.

### **6.3 Roads & Infrastructure**

- Heavy transport associated with large-scale projects will impact rural roads.
- Developers should fully fund upgrades before construction and cover ongoing maintenance.
- Road-use agreements should include penalties for breaches.

### **6.4 Voluntary Planning Agreements (VPAs) – Council-Controlled Monitoring**

- No VPA should be signed unless all conditions are met upfront and secured through the financial guarantees outlined in Section 6.2.
- VPAs should include community benefit funds, road upgrades, and environmental offsets — all paid before works commence.
- Council must appoint independent monitors of its own choosing, with all monitoring, auditing, and compliance costs paid by the developer.
- Monitoring reports should be publicly available to ensure transparency and accountability.

### **6.5 REZ-Style Conditions Without REZ Status – Direct Funding Only (No**

**Grants)**

If REZ projects are required to provide substantial community benefits, Upper Lachlan should not accept less.

Council should require direct developer funding, not grants, expressions of interest, or competitive funding rounds. All contributions must be paid upfront, secured, and delivered as direct financial commitments, not dependent on future grant programs.

In addition to upfront contributions, Council should require set annual payments for the life of the project to support community facilities, local services, and long-term infrastructure needs.

Examples of direct developer-funded community benefits (not grants):

- Hospital kitchen upgrade to support Meals on Wheels and local employment
- Recreational fields (rugby, cricket, netball, hockey)
- Community hall renovations and accessibility upgrades
- School facilities (science labs, libraries, technology hubs)
- Youth programs (apprenticeships, training, after-school activities)
- Direct financial support for volunteer groups, sporting clubs, and service organisations so they can expand programs without relying on government grants

**6.6 Environmental Offsets – Local Only**

- Offsets should be delivered within Upper Lachlan Shire.
- Offsets should restore local creeks, woodlands, and farmland corridors.
- Monitoring should be independent and appointed by Council.

**6.7 Social Licence Requirements**

- Council should require genuine social licence in the project area before entering into a VPA.
- Failure to achieve social licence should trigger referral to the

Independent Planning Commission (IPC).

### **6.8 Escalation & Enforcement**

- Breaches of conditions should trigger automatic referral to the IPC and suspension of works until compliance is restored.

### **7. Legal and Policy Basis for Council Action**

These expectations are:

- reasonable
- precedent-based
- aligned with NSW planning practice
- consistent with REZ guidelines
- within Council's existing statutory discretion

Council holds significant leverage because developers require VPAs to proceed smoothly. Without a VPA, projects face delays, escalations, and increased scrutiny.

By adopting these requirements, Council ensures:

- community wellbeing is protected
- development impacts are properly managed
- obligations are met upfront
- long-term planning objectives are upheld

Conclusion

By adopting these measures, Council will strengthen the Shire's long-term planning framework, protect future housing supply, and ensure balanced development across the region. If renewable energy projects are required to proceed, these provisions will ensure that the Upper Lachlan Shire finally receives meaningful, direct, and lasting benefits that enhance community wellbeing and support future growth.

Thank you for considering this submission.

Regards

██████ ██████

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 13

**Attention – Chief Executive Officer**  
**Upper Lachlan (DRAFT) Housing Strategy**  
**Submission**

[REDACTED] – [REDACTED]

Thanks to Council for the opportunity to comment on the DRAFT Housing Strategy.

Council is to be congratulated on commissioning the Strategy and providing an extended period for consultation.

My submission follows.

**Overview**

As a resident of Gunning, I have a specific interest in the Strategy’s proposal for that township.

My submission covers the following points:

1. Impact of noise generated from the Hume Highway on the viability of development of vacant land between the town and the highway, in particular the Priority #2 - Key-Infill site off Park Street identified in the Strategy.
2. General comments.
3. Apparent errata and/or ambiguous data & references that range in importance from potentially materially impacting the Strategy to editorial issues.

Of relevance to my submission are the following contained in the Strategy:

- Gunning was identified in the prior Community Survey as being the locality where the focus of residential development is considered most desirable. This is a correct view given Gunning’s proximity to the employment centres of Canberra, Goulburn & Yass.
- Planning Priority #3 identifies **liveability** as a primary objective of the Strategy.
- Challenges – page 130 includes the statement “**The cost of developing the land may exceed the potential return on investment. This can be due to high construction and development servicing costs, low demand, or other economic factors.**”
- Section 7.1, Housing Supply Needs Analysis – which includes the itemised point “**Any reasons why vacant residential / village land remain undeveloped**”. Which goes on to further state:  
**“Analysis of the above is necessary in order to understand whether existing residential / village zones are suitable, unsuitable or partially unsuitable for future housing supply needs.”**

### **Hume Highway Impact**

From an infrastructure point of view, vacant land between the town and the Hume Highway is the most suitable for residential development in Gunning. The Housing Strategy identifies two key in-fill sites that are to be located as such. Total planned allotments for the two in-fill sites being >300.

The Hume highway by-pass constructed in the 1990's does not materially deviate around the town as it has for other nearby population centres such as Yass. The highway has a concrete surface with a 110 km/h speed limit which generates both extensive wheel and engine noise.

Unlike numerous other population centres that closely interface with Transport for NSW (TfNSW) highways, Gunning has not benefited from noise attenuation measures such as barriers, noise reducing road surfacing or reduced/variable speed zoning. Indeed, highway generated noise is audible to varying degrees across much of the town, especially during the evening and in colder months.

Total vehicle movements on the Hume past Gunning are approx. 3.5 million p.a. Heavy vehicle movements account for ~45% of those, with almost half of all heavy vehicle movements occurring between the hours of 6:00 pm to 6:00 am. This equates to a truck passing Gunning on average nearly every 20 seconds between dusk and dawn.

The following table is a comparison of vehicle movements from two other TfNSW highways with that for Gunning, all using TfNSW data. For Gunning, TfNSW data is derived from the Manton Traffic Volume Viewer located just south of Gunning – see <https://maps.transport.nsw.gov.au/egeomaps/traffic-volumes/index.html>

Road	Road Data - Surface Type & Speed Limits						Traffic Movement Data 2025									
	Speed Zones KM/H in Force Along Road Section (see GREEN highlighted cells)						Predominant Road Surface	Collection Site	Ttl Mvmnts P/Day	Cars %	Car #	Trucks %	Truck #	2025 Truck # 6 pm - 6 am	% Truck Mvmnts 6 pm - 6 am	Trucks Per Minute 6 pm - 6 am
Mid Western Hwy	60	70	80	90	100	110	Asphalt	Raglan - Sydney Rd	9,650	79%	7,624	21%	2,027	505	25%	0.7
M1 Princes Mtrwy	60	70	80	90	100	110	Asphalt	Northcliffe Dr	85,622	95%	81,341	5%	4,281	767	18%	1.1
Hume Hwy (Gunning)	60	70	80	90	100	110	Concrete	Manton	9,538	55%	5,246	45%	4,292	1,879	44%	2.6

In addition to the implementation of variable speed limits and noise abating road surfaces in operation at the two comparison sites, the analysis also found that these sites, unlike Gunning, also benefited from noise attenuation barriers.

As the comparison shows, Gunning is extraordinarily impacted by heavy vehicle movements. Comparisons with further TfNSW monitoring sites were also consistent with this outcome of Gunning being a grossly affected outlier. It must also be noted that

heavy vehicle movements past Gunning have increased by ~40% since 2010 and will of course exponentially increase further over the period that Council's Housing Strategy targets.

It is noted that Council's DRAFT DCP, refer Part C, Section C.1.9 – Privacy and Amenity, states that development adjoining a State road or railway line is to be assessed against the NSW Department of Planning's document "**Development Near Rail Corridors and Busy Roads – *Interim Guideline 2008***" (*emphasis added*). That document relevantly includes the following:

**For Clauses 87 (Rail) and 102 (Road):**

- If the development is for the purpose of a building for residential use, the consent authority must be satisfied that appropriate measures will be taken to ensure that the following  $LA_{eq}$  levels are not exceeded:
  - in any bedroom in the building : 35dB(A) at any time 10pm–7am
  - anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time.

There are residential allotments in The Greens subdivision, located in Gunning, that are within 40 metres of the Hume. Noise generated from the highway at the interface with The Greens allotments and the Hume is >70dB. Noting that every 10dB increase results in a doubling of noise.

The Strategy includes a map of current vacant residential lots in Gunning – see Map 43, extract below.



The **RED** circle identifies The Greens subdivision which notably abuts the proposed in-fill development site off Park Street. As can be seen, not unsurprisingly, the greatest

number of vacant allotments in The Greens are at the closest interface with the Hume highway.

The Greens subdivision first opened in 2019 yet, as per Map 43, by 2026 a significant number of allotments remain undeveloped.

It would therefore be naïve to believe that the proposed Park Street in-fill site would not similarly result in the creation of residential allotments that are undesirable and/or commercially unfeasible to develop due to an inherent need to discount sale prices.

It should also be noted that the land topography of the proposed Park Street in-fill subdivision presents as being even more susceptible to highway noise than The Greens due to its more open aspect towards the highway and the reflection of noise back towards the site from the elevated land on the opposite side of the highway.

Of relevance, the Whitton Estate development in Gunning (circled in **BLUE** above) which directly abuts the railway line has, to my knowledge, not sold a single lot since opening in May 2025. Again, demonstrating both the impact of an additional significant noise emitter on the Gunning community, the undesirability of noise affected land for residential use and the commercial unviability of such.

Section 4.1 of the Strategy states that Transport for NSW (TfNSW) were consulted for comment re: DRAFT Strategy, along with other government agencies, yet in the precis of responses from the State government agencies there is **no** response listed for TfNSW.

Whilst Council's own DCP applies to Development Applications for residential developments submitted via Council managed approval processes, there is a significant number that are approved via the NSW State Government's Complying Development legislation and managed by Private Certifiers. Therefore, notwithstanding Council's use of the **Development Near Rail Corridors and Busy Roads – Interim Guideline 2008** in its current and DRAFT DCP for assessing the impact of noise from road & rail, this requirement does not apply to residential development approved under the Complying Development process.

Council should also be aware that **Development Near Rail Corridors and Busy Roads – Interim Guideline 2008** is outdated as it makes various links to a redundant version of what is now the **State Environmental Planning Policy (Transport And Infrastructure) 2021**.

The following extracts are the relevant requirements of the current **SEPP (Transport And Infrastructure) 2021** in respect of noise assessment for residential development.

**STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021 - REG 2.120****Impact of road noise or vibration on non-road development****2.120 IMPACT OF ROAD NOISE OR VIBRATION ON NON-ROAD DEVELOPMENT**

(1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration--

(a) residential accommodation,

(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded--

(a) in any bedroom in the residential accommodation--35 dB(A) at any time between 10 pm and 7 am,

(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)--40 dB(A) at any time.

The obvious glaring short-coming in respect of Gunning under both the **Development Near Rail Corridors and Busy Roads – Interim Guideline 2008** and the **SEPP (Transport And Infrastructure) 2021** is that each set an arbitrarily high number of vehicle movements before a requirement to acoustically assess residential development is triggered i.e. minimum 20K per day. Note too that the outdated **Development Near Rail Corridors and Busy Roads – Interim Guideline 2008** in fact uses a higher figure of 40K per day – extract follows.

**Clauses: Road Corridors**

**Clause 102:** development for any of the following purposes that is on land in or adjacent to a road corridor for a freeway, a tollway or a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data available on the website of the RTA) and that the consent authority considers is likely to be adversely affected by road noise or vibration:

As per the Traffic Volume Viewer data set out previously, vehicle movements past Gunning are ~10K per day. The legal obligation to then assess noise impacts for residential development in Gunning, under either Council's DCP or Complying Development, will therefore never arise, at least certainly not in the foreseeable future.

Both the 20K traffic movements threshold used under **SEPP (Transport And Infrastructure) 2021** and the 40K movements under Council's proposed use of the

**Development Near Rail Corridors and Busy Roads – *Interim Guideline 2008*** are crude arbitrary measures that fail to consider location specific aspects such as land topography, road surface, heavy vehicle volumes, time of day movements, speed limits and predominant climatic conditions.

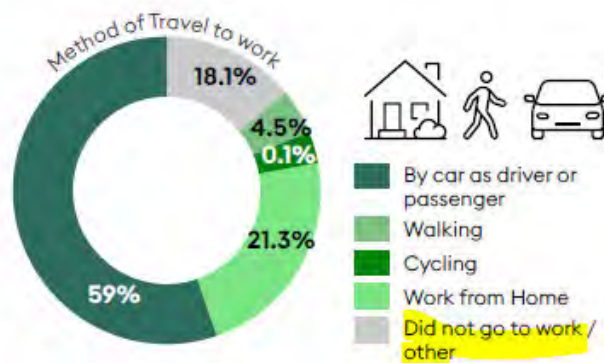
Given the plethora of planning legislation, policies, guidelines, approval processes etc. which effectively confuse and stymie implementing a coherent and practical Housing Strategy, Council should take a pragmatic position in relation to the detrimental impacts of the Hume Highway on Gunning and strongly press TfNSW and State Government to implement noise abatement measures for the Gunning / Hume highway interface, measures that TfNSW has done for numerous other communities impacted by its road network.

#### **Suggested Actions**

- Council again write to TfNSW requiring that agency to make a response to the Housing Strategy. In the event that a timely and/or worthwhile response is not received, Council similarly contact both the Roads and Planning Ministers' offices.
- Council strongly seeks TfNSW and/or Minister's commitment to implement the following noise abatement measures:
  - Noise barriers be constructed to shield current and proposed residential developments from highway generated noise.
  - Resurfacing of the highway in both directions from the Goulburn end turnoff to a location 2 km past the Yass end turnoff using a noise reducing asphaltic material. A distance of ~4.5 kms.
  - Consideration be given to a reduced speed zone past Gunning.
- The proponent for the Park Street in-fill site be required to commit to the vesting of land to TfNSW should the highway corridor need to be widened to accommodate either the planned or provisional installation of noise attenuation barriers.
- Council commission its own acoustic assessments of the proposed Park Street in-fill site (the proponent should fund this) prior to any rezoning.
- That rather than arbitrary traffic volumes contained in State Planning policies etc. that do not address site specific issues, Council implement its own requirements within its DCP for assessing development adjoining a State road or railway line e.g. **ALL** residential development to be assessed where noise impacts of road and/or rail are present and will potentially exceed the aforementioned bedroom (35 dB) and living area (40 dB) thresholds.

### General Comments

- i. Social Housing – Given rising homelessness and housing affordability, Upper Lachlan Council should support the need for Social Housing via its Housing Strategy. However, the creation of enclaves of low socio-economic demographics must not occur. Social housing must be integrated into any residential development via limited and non-adjointing land allocation.
- ii. Gunning Water & Sewerage Plants – A report to Council’s meeting of 19 September 2025 advised that current residential growth in Gunning is on a trajectory such that it *“is likely to exceed Council’s ability to service the increase in the capacity requirements on Council’s Water & Sewer Plants and Water & Sewer Network that plant”* and *“Council staff will need to introduce protective measures they (sic) may see a pause in certain development proposals”*. Any augmentation of either or both of the water or sewerage systems should of course be undertaken prior to any development of proposed in-fill sites and funded via Development Contributions or, alternatively, Council seek State and/or Federal grant funding. Council must reflect any funding via developers in its Development Contribution Plans. Under no circumstances should existing ratepayers be required to fund augmentation works.
- iii. Section 6.3.1, Total Dwelling Approvals – states *“Upper Lachlan Shire Council Building Approvals data has been analysed....”* Does the data include building approvals made via Complying Development Consent under Private Certification arrangements?
- iv. Section 5.4 Employment – the infographic (excerpt below) intended to depict the methods of travel to work should remove the 18.1% that *“did not go to work/other”* as this results in a false understating of the actual methods of travel to work. A footnote would be better used to indicate that ~18% do not work or other applies.



**Apparent Errata**

**#1 - Page 85, 6.2 Implied Dwelling Demand**

I raise the following as the quantification of demographics and housing needs is intrinsic to the Strategy.

- a) The table included at page 85 appears at best confusing, if not non-sensical. It shows drastic increases in population, household numbers etc. in the first 5 year interval i.e. 2021 to 2026, but then shows modest increases for each subsequent 5 year interval.

Additionally, the “Total Change” column does not reflect the apparent comparison of base 2021 numbers with 2041 numbers.

	2021	2026	2031	2036	2041	Total Change
Total Population	8,514 <sup>1</sup>	13,305	13,715	13,910	14,205	1,600
Total Households	3,244 <sup>2</sup>	5,589	5,914	6,315	6,405	931
Family Households	2,312 <sup>2</sup>	3,807	3,923	4,009	4,074	753
Lone Person	894 <sup>2</sup>	1,935	2,072	2,183	2,270	620
Household Size	2.4 <sup>2</sup>	2.2	2.19	2.17	2.15	-
Implied Dwellings	4,232 <sup>2</sup>	4,789	4,941	5,105	5,276	1,044
Additional Dwellings	-	469	302	238	184	-
Annual Dwelling demand <sup>3</sup>		93	60	48	37	

1 ABS 2023 Estimated Resident Population  
 2 ABS 2021 Census of Population and Housing - Occupied and Unoccupied Dwellings  
 3 Figure rounded to nearest whole number

The preamble to the table states DPHI projections were used. An enquiry via <https://www.planning.nsw.gov.au/data-and-insights/population-projections/explore-the-data> provided the following:

- Latest release: November 2024
- Reference period: 2021 to 2041



A downloadable file from that site provides the source of the data that the Strategy’s table apparently seeks to provide (excerpt for population & Implied Dwelling Deman follow).

*DPI Population*

Local Government Area	2021	2026	2031	2036	2041
Upper Lachlan Shire	8494	8804	9149	9474	9791

The mathematical outcome using the DPI data projection for Population Increase over the period 2021 to 2041 is **1,297** i.e. (9,791 – 8,494) which is the increase stated elsewhere in the Strategy at pages 6 & 158. However, this is significantly lower than the **1,606** shown in the table.

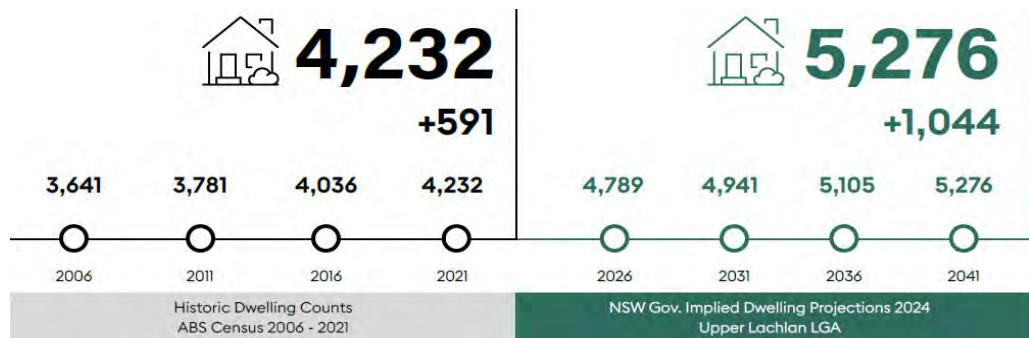
*DPI Implied Dwelling Demand*

Local Government Area in Regional NSW	2021	2026	2031	2036	2041
Upper Lachlan Shire	4582	4789	4941	5105	5276

The mathematical outcome using the DPI data projection for Implied Dwelling Demand over the period 2021 to 2041 is **694** i.e. (5,276 – 4,582). This again is significantly lower than the **1,044** shown in the table.

The Strategy’s authors would need to similarly review the other breakdown elements in the table e.g. Total Households, Family Households etc. to confirm validity of data presented.

- b) It’s noted that the computations used in the Strategy table apply the comparison of ABS Census data for 2021 with the DPI projected data for later 5 year intervals to determine Implied Dwellings (see extract below).



This results in a distortion given the base DPI data projection for 2021 was apparently overstated when compared to the 2021 Census data. The melding of the two data sources to establish forward estimates is flawed as an over inflated increase of **13.2%** is introduced for the 2021 – 2026 period by applying the DPI projection data for 2026 i.e. (4,789 – 4,232), this is then compounded out over later 5 year periods. The following table depicts this.

Year	2006	2011	2016	2021	2026	2031	2036	2041	Average % Increase Per 5 Year Interval
Census Data	3,641	3,781	4,036	4,232					5.1%
Census - Increase % Per Period		3.8%	6.7%	4.9%					
DPI Data Projections				4,582	4,789	4,941	5,105	5,276	3.6%
DPI - Increase % Per Period					4.5%	3.2%	3.3%	3.3%	
Increase for Period 2021 to 2026 As Per Strategy Table i.e. (4,789 - 4,232) / 4,232					13.2%				13.2%

Assuming the above identifies an error in the Strategy and that the Census data is considered to be more valid than the DPI Projections, specifically in respect of 2021, it is suggested that a more realistic estimation of Implied Dwellings would potentially use an average of increases for the previous Census data i.e. 5.1%. Alternatively, DPI Projections could be used i.e. 3.6%, or an average of the Census & DPI data i.e.  $(5.1\% + 3.6\%) / 2$ .

The following table depicts these potential adjustments using the Census data for 2021 as a base to calculate Implied Dwellings out to 2041.

Implied Dwellings - Escalation Mechanism	Increase %	Census Data 2021	2026	2031	2036	2041	Increase Over 2021
Census Data	5.10%	4,232	4,448	4,675	4,913	5,164	932
DPI Data Projection	3.60%		4,384	4,608	4,843	5,090	858
Avg Census + DPI (5.1+3.6)/2	4.35%		4,416	4,641	4,878	5,127	895
Strategy Table - As Shown			4,789	4,941	5,105	5,276	1,044

- c) The Population Forecasts at 6.1, page 83, use the same melding of DPI & Census data for 2021 to 2026 period but the outcome is not as materially different to that for Implied Dwellings.

## #2 – Maps, Gunning

- a) At page 124 the Strategy states “*Part of the surrounds of the Gunning village are identified as being bushfire prone land, Category 1 and 2.*” Map 40 shows no bushfire prone land. Reference at page 130, Challenges, also suggests that *Part of the town and surrounds are identified as being Bushfire Prone Land.....*”
- b) Map 42 does not depict all locations of Reticulated Water Supply Mains e.g. the following are known to have water supply mains
- i. The Greens subdivision
  - ii. Full length of Copeland St
  - iii. Park Street, including along the abutment to proposed Infill site

Noting too that The Greens subdivision has Reticulated Sewer Mains which are also not depicted.

### #3 – Housing Supply Analysis (Gunning)

There is an erroneous reference to Dalton in the Gunning section – page 128. Extract follows.

## GUNNING (CONT.)

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### HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Dalton village is land in the RU5 Village zone where the mainstay of existing residential development has occurred, and where the majority of opportunities for new housing is currently located.

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 14

### Submission on the Draft Housing Strategy and

I appreciate the opportunity to provide feedback on the Draft Housing Strategy. The Strategy sets an important foundation for guiding the Shire's growth over the next several decades, and it is essential that planning controls protect the long-term interests of our communities, townships, and local economy.

#### 1. Need for a 15 to 20 km Minimum Exclusion Zone Around Townships

To ensure the Shire retains flexibility for future township expansion, I strongly recommend that Council adopt a minimum 15 km exclusion zone around all existing townships for any industrial-scale development. The current 5 km radius does not adequately reflect the 20–30 year planning horizon required for strategic housing and economic planning.

Townships such as Crookwell, Taralga, Gunning, Collector, and others must retain the ability to grow outward over time. A 15 to 20 km buffer provides the necessary protection to ensure that future residential, commercial, and community development opportunities are not prematurely constrained.

#### 2. Avoiding Land-Use Conflicts and Protecting Future Housing Supply

Industrial-scale development within 15 to 20 km of townships has the potential to sterilise land that would otherwise be suitable for future housing, create significant land-use conflicts, impose noise, visual, and safety buffers that limit residential expansion, and undermine the character and amenity that the Housing Strategy seeks to preserve. These impacts directly reduce the Shire's capacity to meet future housing demand and accommodate population growth.

#### 3. Economic Implications of Constrained Township Growth

Restricting the ability of townships to expand outward carries long-term economic consequences. These include reduced future housing supply, limited opportunities for new businesses and services, diminished ability to attract and retain residents and workers, reduced rate revenue and economic activity for Council, and increased pressure on existing infrastructure due to lack of alternative growth areas.

A Shire that cannot grow cannot thrive economically. A 15 to 20 km buffer helps safeguard the economic resilience of our townships and the broader region.

#### 4. Preserving Township Character and Liveability

The Upper Lachlan Shire's townships are valued for their rural landscapes, open views, and strong community identity. Industrial development too close to these centres risks eroding the very qualities that make them desirable places to live, work, and invest.

Maintaining a 15 to 20 km separation helps protect visual amenity, rural character,

tourism appeal, and long-term liveability. These factors are central to the success of the Housing Strategy.

#### **5. Managing Cumulative Impacts**

Given the scale of renewable energy proposals across the region, cumulative impacts must be considered. Without a clear buffer, townships risk becoming encircled by industrial development, which would significantly reduce their future growth potential and community appeal.

A 15 to 20 km exclusion zone provides a clear, consistent framework for managing cumulative impacts and ensuring balanced development across the Shire.

#### **Conclusion**

A 15 to 20 km minimum exclusion zone around townships is a practical, forward-looking measure that aligns with the objectives of the Draft Housing Strategy. It protects future housing supply, supports economic development, preserves township character, and ensures the Shire can grow sustainably over the coming decades.

I urge Council to adopt this strengthened buffer to safeguard the long-term interests of the Upper Lachlan Shire community.

### Submission on the Draft Development Control Plan

Thank you for the opportunity to provide feedback on the draft Development Control Plan (DCP) and Housing Strategy. I appreciate Council's work in preparing these documents and welcome the chance to comment on several provisions relating to wind energy development. My concerns relate primarily to setback distances, definitions, community benefit, and road impact management.

The following points outline areas where the draft provisions require clarification, strengthening, or amendment to ensure adequate protection for residents, landholders, and the broader community.

#### 1. Setback Distances and Sensitive Receivers

**Draft clause D.7.1 Electricity Generation works C.** *Development involving wind turbines does not encroach closer than 2km to any dwelling or other sensitive receiver or land located in the following zones under Upper Lachlan Local Environmental Plan 2010: R2, R5, RU5.*

#### Issues Identified

- The clause omits **RU1 Primary Production**, despite RU1 land containing dwellings, agricultural operations, and sensitive land uses that would be impacted by turbine proximity.
- The term "**sensitive receiver**" is not defined. This creates ambiguity and weakens enforceability.
- The **2km setback** is based on older turbine models significantly smaller than those currently proposed or likely to be proposed in future. Modern turbines exceed 250–300m in height and have far greater noise, shadow flicker, and visual impact ranges.

#### Recommended Amendments

- Include **RU1 Primary Production** in the list of zones requiring a minimum 2km setback.
- Provide a clear definition of "**sensitive receiver**", including (but not limited to): *dwellings, schools, childcare centres, aged care facilities, medical facilities, outdoor workplaces, and any location where people reside or regularly gather.*
- Review and update the **2km setback** to reflect the scale of contemporary and future turbine models, ensuring setbacks are based on turbine height, noise modelling, and cumulative impact.

## 2. Setback to Adjoining Property Boundaries

**Draft clause D.7.1 Electricity Generation works D.** *Development involving wind turbines does not encroach closer than 1km to any adjoining non-related property boundary.*

### Issues Identified

- A boundary-only setback does not protect the **full use and development potential** of neighbouring properties.
- Turbine impacts (noise, shadow flicker, blade throw risk, aviation lighting, and visual dominance) extend well beyond 1km and can sterilise large areas of a neighbour's land.

### Recommended Amendments

- Strengthen the clause to ensure turbines **cannot impact the entire neighbouring property**, not just the boundary.
- Include wording such as: *“Setbacks must ensure that no part of an adjoining property is adversely affected in a way that restricts existing or future land use, building entitlements, or agricultural operations.”*

## 3. Community Benefit and Compensation

**Draft clause D.7.1 Electricity Generation works G.** *Developments must demonstrate broad community benefit by way of adequate financial contribution both through direct financial compensation to the Upper Lachlan Shire Council as well to its ratepayers inclusive but not limited to host land owners, over the full term of the development operation. This compensation to be a combination of the guidelines set out by Planning NSW and a voluntary planning agreement.*

### Issues Identified

- The clause does not explicitly include **neighbouring and affected landholders**, who often bear significant impacts without receiving compensation.
- The wording is broad and could be interpreted inconsistently.

### Recommended Amendments

- Explicitly include **affected neighbouring landholders** as beneficiaries of community compensation.
- Clarify that compensation must be **equitable, transparent, and maintained for the full operational life** of the development.

- Suggested wording: *“Community benefit contributions must include direct compensation to Council, host landowners, and all affected neighbouring landholders, in accordance with Planning NSW guidelines and a Voluntary Planning Agreement (VPA).”*

#### 4. Heavy Vehicle Haulage and Road Impact Management

**Draft clause D.7.1 Electricity Generation works K.** *Development involving haulage of 10 or more heavy vehicles per week or requiring a National Heavy Vehicle Regulator permit must be supported by a Traffic Impact Assessment...*

##### Issues Identified

- The clause does not address **responsibility for road damage**, upgrades, or long-term maintenance.
- Without explicit requirements, Council and ratepayers may bear the cost of repairing roads impacted by construction and operational traffic.

##### Recommended Amendments

- Include a requirement that developers must **fund or fully compensate** Council for any road damage, upgrades, or maintenance arising from the development.
- Suggested wording: *“Where heavy vehicle haulage is required, the proponent must enter into a legally binding agreement with Council to fund all necessary road upgrades, maintenance, and repairs, ensuring no financial burden is placed on the community.”*

##### Conclusion

The draft DCP and Housing Strategy represent an important opportunity to ensure wind energy development occurs responsibly, safely, and with genuine community benefit. The amendments proposed above aim to strengthen protections for residents, landholders, and Council while ensuring clarity and enforceability.

I respectfully request that Council incorporate these changes into the final DCP.

Thank you for considering this submission.

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submission on the Draft Housing Strategy and Development Control Plan Upper Lachlan Shire Council  
**Date:** Monday, 12 January 2026 9:02:13 PM  
**Attachments:** [Upper Lachlan Shire Council Submission for Draft Housing Strategy and DCP.docx](#)

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Good evening,

Thank you for the opportunity to provide feedback on the draft Development Control Plan (DCP) and Housing Strategy. I appreciate Council's work in preparing these documents and welcome the chance to comment on several provisions relating to wind energy development. My concerns relate primarily to setback distances, definitions, community benefit, and road impact management.

For ease of reading and administration I have attached my submission with points outline areas where the draft provisions require clarification, strengthening, or amendment to ensure adequate protection for residents, landholders, and the broader community.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 15

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Upper Lachlan development strategy  
**Date:** Wednesday, 28 January 2026 8:17:25 AM

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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Sir/Madam,

I formally submit my concerns for the need to address services, sewerage, water and electricity availability and capacity for these in the proposed development plan.

It is essential that prior to any such strategy current services adequately function are maintained to a good standard and are able to service the increase of housing projected for our towns within this plan. It needs to be clearly outlined quoted and provided prior to assure the community that there is no further pressure on existing services which are already stretched.

Yours truly,

[REDACTED] [REDACTED]

Sent from my iPhone

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 16

Date: 4/2/2026

To: Alex Waldron, CEO Upper Lachlan Shire Council

Subject: Submission on the Upper Lachlan Housing Strategy 2025

Collector Housing Framework Plan – Map 67 (Collector)

Land: 10 Breadalbane Road, Collector NSW

DP: 750008

I am the owner of 10 Breadalbane Road, Collector (DP 750008). I make this submission in relation to the proposed planning outcomes applying to land identified within the Collector Housing Framework Plan (Map 67), including the staging timelines and proposed minimum lot size outcomes.

My submission seeks two things:

1. to ensure our land remains identified within the Short Term Actions (0–10 years) timeframe, and
2. to amend the proposed lot size outcomes so they better reflect the established RU5 Village subdivision pattern adjoining our land and deliver practical, orderly and long-term housing outcomes in Collector.

Map 67 identifies our land within Section 4, which is mapped and labelled as a Short Term Action (0–10 years) area. We support this timeframe and request it be retained. We do not want our land moved into a long-term (10+ years) category, as this would unnecessarily delay reasonable and logical village-scale development that is already consistent with the existing settlement pattern.

At the same time, Map 67 proposes a pathway of rezoning certain land to R5 Large Lot Residential with a minimum lot size of 1 ha (10,000 m<sup>2</sup>). For our land, which is approximately 12,000 m<sup>2</sup>, a 1 ha minimum lot size outcome makes subdivision effectively impossible. In practical terms, any subdivision would require both resulting lots to meet the minimum lot size. With a 10,000 m<sup>2</sup> minimum, that means a subdivision would require at least 20,000 m<sup>2</sup> to create two compliant lots. Because we do not have that land area, the proposed 1 ha minimum lot size operates as a prohibition on subdivision for our property.

Our property directly adjoins Lark Close, which is developed with established RU5 Village allotments, many of which are around 2,000 m<sup>2</sup> in size. This is not a theoretical comparison. It is a shared boundary and an existing village pattern on the ground. In that context, applying a 1 ha minimum lot size outcome on adjoining land creates an abrupt and illogical shift in subdivision pattern and density across a boundary that already functions as part of the village.

From an orderly planning and land development perspective, it only makes sense to allow the existing RU5 Village style allotment pattern to continue logically where there are no demonstrated site constraints preventing it. A blanket 1 ha minimum lot size in this location does not reflect village character as it exists. It interrupts it.

There is also a longer-term consequence for Collector. Once land is subdivided into 1 ha allotments, it becomes significantly harder to achieve further subdivision into village-sized lots in the future. In practice, it locks in low-density outcomes for decades even if future servicing improvements, demand, or strategic reviews would otherwise support smaller village-scale lots. Given Collector's proximity to Canberra and its attractiveness as a commuter and lifestyle village, this risks pushing future demand for village-scale housing outward. That, in turn, increases pressure for new residential areas to sprawl into surrounding rural and agricultural land. In my view, that is the opposite of efficient settlement planning.

On site constraints, the Strategy flags flooding and bushfire mapping considerations for villages. Our land is not known to be subject to flooding constraints, and the Strategy notes that the villages are not currently mapped as bushfire prone land. Taken together, this supports considering village-scale subdivision outcomes in this location that are consistent with the adjoining Lark Close pattern.

For these reasons, I respectfully request Council amend the Strategy outcomes for this part of Collector while retaining the short-term action timeframe.

My requested outcomes are:

- Retain the staging designation: Keep our land identified within the Short Term Actions (0–10 years) timeframe and do not move it into a 10+ year category.
- Primary lot size request: Enable subdivision to 2,000 m<sup>2</sup> minimum lot size in this location, consistent with the adjoining RU5 Village subdivision pattern in Lark Close.
- Second preference: Enable subdivision to 4,000 m<sup>2</sup> minimum lot size if Council considers 2,000 m<sup>2</sup> premature without further servicing assessment.
- At a minimum: Ensure the controls allow the existing approximately 12,000 m<sup>2</sup> lot to be subdivided into two practical village lots (for example, approximately 4,000 m<sup>2</sup> and 8,000 m<sup>2</sup>, subject to detailed design and servicing), rather than an outcome that makes subdivision effectively unworkable.

This submission is not seeking an unusual outcome for Collector. It seeks consistent and logical planning, based on what already exists immediately next door, and it seeks to avoid locking in an inefficient low-density pattern that will make future housing supply harder and more likely to push growth into farmland.

I ask Council to amend the Strategy accordingly.



DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 17



Submission for Re-Zoning North side of North Street Crookwell in relation to:

DRAFT UPPER LACHLAN HOUSING STRATEGY AND DEVELOPMENT PLAN 2025.

We submit, for your consideration, our request to include the North Side of North Street Crookwell for reclassification from RU1 Primary Production to R2 and R5 Residential in the 2025 Strategy and Control Plan.

This area was the subject of a revision by Council Meeting 17<sup>th</sup> February 2022, pages 74-76, File reference 122/27, the issue discussed was "Investigating localities adjacent to Crookwell, for development potential".

North Street Northern side was deemed to be Level, Close to infrastructure, and Accessible.

Pages 72 to 76 showed the rezoning to R2 and R5. (attached)

The Council Recommendation at this meeting was "Council to endorse the proposed amendment to the Local Strategic Planning Policy".

Further pluses for the residential zoning are:

The rest of the street is zoned R2 and connected to Town water, Electricity, Sewage, telephone & NBN all from North Street.

The school bus is available at the end of the street.

Walk to all schools.

2 Early learning Centres close by.

The new Skate Park and playing fields are minutes away.

The northern side of North Street is a flood free area.

Close to Crookwell town centre.

Particulars of North Street:

North Street runs between Redground Road and Broderick Street Crookwell.

The south side comprises 23 Residential R2 blocks numbered 2 to 46.

The north side comprises 3 blocks.

Block 1 the corner of Redground and North streets has a frontage to North Street but a street address in Redground road. It is 30 acres & owned by [REDACTED] [REDACTED]

Block 2 has a street address of 47 North Street. This is zoned RU1 Primary Production but as the property is only 20 acres it is not large enough to be utilized for primary production and R2 and R5 would be more applicable. This is our block.

Block 3 has a street address of 53 North Street & is 20 acres and a RU1 rating. Again size is not appropriate for this rating. This block is owned by [REDACTED] & [REDACTED]

An R2 and R5 zoning would be a logical inclusion in the 2025 Plan for the Northern side of North Street. A small block in Broderick Street was also included in the 2022 proposal and should also be considered as meriting a R2 status. This block is owned by [REDACTED]

My wife [REDACTED] & I have been planning on developing our block after viewing the results of the council meeting on the 17<sup>th</sup> of February 2022, & will be in a financial position to begin the development process towards the end of the year. Crookwell is a beautiful town & the large house block sizes(1000m2+) is part of the reason why. We moved from Sydney to Crookwell in 2003 as we loved everthing about Crookwell & believe there will be more people who will move to the area if there are large house blocks available.

In the new Residential Housing framework plan map 68 Page 163 area 5(attached), is proposed to be rezoned from RU1 primary production to R1 General Residential, change from 100Ha to 600m2. This block is on Redground Road & is opposite the West end of North Street. [REDACTED] & I believe these blocks would be more appealing if they were larger, Maybe minimum 1000m2.

We would appreciate you considering rezoning the north side of North Street to R2 Minimum 1000m2 & R5 Minimum 4000M2. Thankyou for reading our proposal.

Yours thankfully,

[REDACTED]

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## Environment and Planning - 17 February 2022

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**ITEM 11.2**                      **Amendments to the Local Strategic Planning Statements**

**FILE REFERENCE**    I22/27

**AUTHOR**                      **Manager of Environment and Planning**

### ISSUE

Following community consultation the Council is reviewing the local planning frameworks and investigating localities adjacent to Crookwell for development potential.

Following detailed consultation a short list of properties that have potential has been prepared and the options that look promising are presented to the Council for consideration and community consultation.

### RECOMMENDATION

      That -

1. Council endorse the proposed amendments to the local strategic planning policy.
2. Council put the draft local strategic planning policy on exhibition for community input.
3. Council advise the Department of Planning Industry and Environment of the Proposed Amendments

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### BACKGROUND

The 17 June 2021 Council meeting discussed the status of strategic planning within the shire.

In each of the villages, Council identified some possibilities for future expansion in Crookwell and Gunning. Since advertising the strategic planning statements, some landholders have also advised that they are interested in changing planning rules for their properties. Most of the proposed changes relate to the land surrounding Crookwell and Gunning.

At its meeting in October, the Council resolved to make amendments to the Local Environmental Plan (LEP) to extend the urban area of Gunning in a north-easterly direction.

That planning proposal is currently before the New South Wales government for a gateway approval.

The Council's strategic planning investigations have also identified land; adjacent to North Street, East of Crookwell on Harvey Road, and Goulburn Road, which may provide some growth potential. The localities don't impact primary agricultural land and are not subject to inundation.

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Ordinary Meeting of Council held on 17 February 2022

Page 72

**Environment and Planning****AMENDMENTS TO THE LOCAL STRATEGIC PLANNING STATEMENTS cont'd****REPORT**

The local strategic planning statements (LSPS) provided preliminary guidelines for strategic change to the framework of the Upper Lachlan Shire Council Local Environmental Plan 2010.

The LSPS identifies that growth in the shire should be adjacent to the existing villages. The plan builds on the community expectation that Upper Lachlan is a Shire of villages. While it can be argued that there is plenty of land within Crookwell, there are some issues with developing large sections of the residential zone. Water inundation, lack of access to sewer infrastructure and other constraints preclude some areas from being readily developed. Some will be developed but will have a low yield due to environmental or infrastructure constraints.

The east of the town provides the easiest opportunity for the town's growth. A substantial block about one-tenth of the town's size is available for development adjacent to Goulburn Road. Other opportunities exist at North Street and along Harley Road.

**Goulburn Road**

To the east of the town is a large rural tract that promises to provide some room to expand the village. The land is at the top of a water catchment and has some constraints in the centre but could yield between 100 and 200 residential lots. The access would be onto East Street Crookwell. Water and Sewer are available, with upgrades paid by the developer at the time of development. The zone would change from RU1 Primary Production to R2 Residential. To the south is another block of land that could be investigated in more detail.



Figure 1

**Environment and Planning**  
**AMENDMENTS TO THE LOCAL STRATEGIC PLANNING STATEMENTS cont'd**

**Crookwell North at North Street.**

Crookwell north promises to be a locality for future development investigations. The proposed zone would be a change from RU1 Primary Production to R2 Residential in the southern section of the land and R5 large lot residential 4000m<sup>2</sup> to 2ha lots in the north. The land is level, close to infrastructure and accessible.



Figure 2

**Harley Road**

The plan below outlines land north of Harley Road that has potential for future development in the area shown in hatching. The land use zone in this locality is appropriate; however, the minimum lot size inhibits the land from being fully developed. The Council could change the Minimum lot size to either 1000m<sup>2</sup> or to 2000m<sup>2</sup> within the hatched area. The west of the property is zoned for railway use but is in private hands. It is inappropriate to zone land for infrastructure use unless there is a clear intention of the infrastructure owner to purchase the land. The land should in part be rezoned, and the Council may consider alternative zoning for a piece of the land in the future if a proposal is forthcoming.

Leaving the land zones large lot residential potentially constrains the development of the town to the west. A large proportion of the land to the north is either steep or a natural drainage line that is not appropriate for development. A curtilage around the dwelling which was once the Crookwell birthing centre seems to be an appropriate setting for the old building.

**Environment and Planning**  
**AMENDMENTS TO THE LOCAL STRATEGIC PLANNING STATEMENTS cont'd**

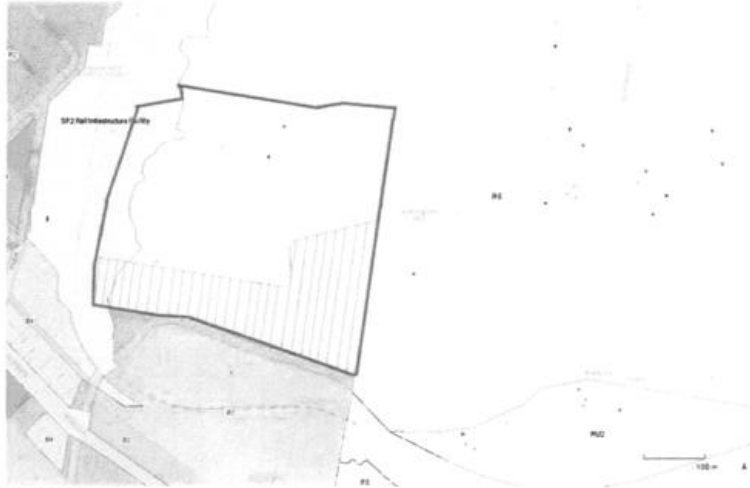


Figure 3

An alternative zone or growth option for the north of Crookwell could eventually take the form shown in the plan below that envisages an increase in the residential locations close to the town boundary and intensive agriculture on good agricultural land to the east.

The intensive agricultural area is on richer soils, but is adjacent to large lot residential R5 land. While there is some potential for future land use conflicts these can be resolved through the development of buffers.

The proposals need further investigation and will be considered in the Crookwell master plan key area discussions. The plan below is provided as an alternative future zoning option and proposed for adoption at this stage leading to further investigation through the LSPS and master planning processes.

**Environment and Planning**  
**AMENDMENTS TO THE LOCAL STRATEGIC PLANNING STATEMENTS cont'd**



Figure 4

**POLICY IMPACT**

The report recommends changes to the LSPS and may lead to changes to the Local Environmental Plan and statutory documentation.

**OPTIONS**

The Council is being asked to advertise the proposed amendments to the LSPS. Following the advertising period they may adopt reject or amend the recommendations. Council may choose not to endorse the amendments for advertising or amend the strategic direction. Council may wish to investigate the options further.

**FINANCIAL IMPACT OF RECOMMENDATIONS**

There are no financial implications in the short term

**RECOMMENDATION** That -

1. Council endorse the proposed amendments to the local strategic planning policy.
2. Council put the draft local strategic planning policy on exhibition for community input.
3. Council advise the Department of Planning Industry and Environment of the Proposed Amendments

**ATTACHMENTS**

Nil

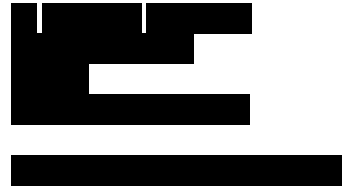


Map 68 - Crookwell - Residential Housing Framework Plan

- ONGOING ACTIONS**
- 1 Retain land in existing R2 Low Density Residential zone.
  - 2 Retain land in existing E1 Local Centre Zone.
  - 3 Retain land in existing MUI Mixed Use Zone.
  - 4 Prevent residential encroachment to Crookwell STP.
- SHORT TERM ACTIONS (0-10 YEARS)**
- 5 Rezone from RUI Primary Production to R1 General Residential. Change MLS from 100ha to 600m<sup>2</sup>.
  - 6 Rezone from R5 Large Lot Residential to R1 General Residential. Change MLS from 2000m<sup>2</sup> to 600m<sup>2</sup>.
  - 7 Rezone from R2 Low Density Residential to R1 General Residential. Change MLS from 800m<sup>2</sup> to 500m<sup>2</sup>.
  - 8 Rezone from R5 Large Lot Residential to R2 Low Density Residential. Change MLS from 2 ha to 1,000m<sup>2</sup>.
  - 9 Urban Growth Area No. 1. Subject to current Planning Proposal to rezone land from RUI Primary Production to R2 Low Density Residential and R5 Large Lot Residential.
- LONG TERM ACTIONS (10+ YEARS)**
- 10 Urban Growth Area No. 2. Potential for a mixture of R1, R2, R5 and RE1 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor and progress of development at other key sites.
  - 11 Urban Growth Area No. 3. Potential for a mixture of R1 and R2 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor and progress of development at other key sites.

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 18



10<sup>th</sup> February 2026

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
PO Box 42, Gunning NSW 2581

Via Email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

**Draft Upper Lachlan Housing Strategy 2025 – response to consultation**

Dear Alex,

I am writing in response to your consultation on the Draft Upper Lachlan Housing Strategy 2025 and I welcome the opportunity to provide input.

I have three sets of comments on the draft, which I trust you will take into account before a final version is agreed. These relate to:

- 1/ timeframe for the strategy;
- 2/ renewable energy, sustainability and resilience; and
- 3/ editorial observations.

***Timeframe for the Strategy***

The intended timeframe for the strategy needs to be more evident in the document. On page 11, Section 1.4 *The Housing Vision*, there is reference to the strategy being designed to guide the delivery of housing in the Upper Lachlan Shire over the next 20 years. This is a very crucial piece of information which should be stipulated up-front, right at the start of the document, maybe even in the title and certainly in the *Executive Summary* (page 6) and the initial words of the *Project Introduction* (page 7). This information sets the scene for the whole document.

I have, however, concerns about such a long timeframe. Technological innovation is rapidly changing the landscape for housing, providing new opportunities that the Council will wish to benefit from even in the next few years. The environmental impacts of climate change are also bearing down on us and will require rapid response in future years, almost certainly within the next two decades.

My suggestion therefore is that the timeframe for the strategy is shortened to 10 years, with a mid-term review stipulated after 5 years. If there are institutional reasons requiring NSW Councils to have 20-year housing strategies in place, then as a minimum a comprehensive mid-

term review of the strategy after 10 years should be a clearly stated target within the strategy, with interim reviews every 5 years. Interim reviews need not be arduous, more of a check-in on where we are and what has changed which should be reflected in amendments to the ongoing strategy. I note the reference to 'regular reviews and updating', under Section 11.1: *Monitoring and Reporting* (page 193). I think this section needs to be strengthened with specific commitments to periodic review. A clear reference to the Strategy document being dynamic, responsive and subject to change would also be helpful.

### ***Renewable energy, sustainability and resilience***

My comments below about renewable energy, sustainability and resilience are, in my view, the most serious and the ones I wish most solemnly to be considered for reflection in the final version of the strategy.

The strategy is remarkably quiet when it comes to the huge benefits that renewable energy can bring to households in the Shire, and the contribution this would make to sustainability and resilience of the built environment and the people and communities living here.

Roof-top solar is effective at generating electricity throughout the year at our latitude and in our climate. The unit cost of solar panels has dropped to a level that it is very affordable, particularly if installed at the construction stage, and household battery storage is quickly following suit. When it comes to concerns over the rising cost of living, we know that household energy is one of the biggest drains on household incomes. There is therefore a huge opportunity in the housing strategy to ensure roof-top solar is a prerequisite for new housing projects, be this single dwellings or residential developments. In fact, I am astonished that this is still not required as a condition of planning consent for all new dwellings, given what we know about climate change, about household financial stress and about how efficient and effective roof-top solar now is. Most importantly, the baseline provision of solar power and battery storage in all newly-constructed houses would relieve financial stress on the lowest income households, now and into the future.

For these reasons I think it is essential that reference is made in this strategy to roof-top solar becoming standard in all new housing developments. Furthermore, battery storage at household level, and community batteries at the level of sub-divisions, are rapidly becoming financially viable and should be referenced in the strategy as the direction of travel in this Shire.

More specifically, I would like to highlight my observations on Section 9: *Precinct Master Planning* (page 175 onwards) and Section 10: *Planning Priorities and Actions* (page 178 onwards), as well as on the survey results summarised in Appendix A.

#### ***Section 9: Precinct Master Planning***

I am fully supportive of the design principles described under Section 9.1: *Master Planning Principles* (page 176). However, I would have expected to see explicit reference to renewable energy and to household and community energy self-sufficiency among these principles, given the tremendous benefits this would deliver to people living in the Shire and to the environment.

Design principle 10, *Infrastructure Provisioning*, simply says '*Subdivision layouts respond appropriately to the specific infrastructure and servicing requirements of Upper Lachlan Shire Council and other relevant public utility providers*'. This drafting focuses purely on connection to

centralised services and utilities and it is entirely silent on roof-top solar as a minimum requirement, and ideally batteries also, to provide households with energy independence. This needs to be rectified in the final version of the document.

I would also like to see reference to all new subdivisions being laid out to incorporate infrastructure allowing individual household solar systems to be connected through local area networks, to each other and to community storage batteries. Communal electric vehicle charging points should also be designed into any new developments. This infrastructure should also be illustrated in Map 80, page 177. Given the intended timeframe for the strategy, it is almost certain that this approach to local power generation, distribution and storage will become the norm during the life of this strategy. Community batteries with supporting infrastructure should therefore be integral to any new housing developments in the Shire.

*Section 10: Planning Priorities and Actions*

I am fully supportive of the planning priorities set out in Section 10: *Planning Priorities and Actions*, as summarised in the overview on page 179. Sustainability and resilience, liveability, affordability and responsiveness are particularly important as key priorities. However, there has been a major oversight in the omission of reference to renewable energy generation and storage by households and the financial benefits, environmental benefits and community benefits this can deliver.

I was particularly alarmed to find no reference to roof-top solar in Section 10.2: *Planning Priority 2 – Sustainable and Resilient* and Section 10.4: *Planning Priority 4 – Affordable*. There is also relevance to Section 10.3: *Planning Priority 3 – Character and Liveability*, and Section 10.5: *Planning Priority 5 – Responsive*.

The ‘rationale’ section under *Planning Priority 2 – Sustainable and Resilient* does not mention renewable energy at all under the heading ‘environmental impact’. I agree that energy efficient design and eco-friendly materials are essential, but so is the creation of households that can generate their own clean energy. This also should be mentioned under the sub-headings ‘economic benefit’ and ‘community resilience’. Energy self-sufficiency, through households generating their own power with roof-top solar and household battery storage, is a great opportunity to deliver environmental benefit, economic benefit to householders *and* community resilience. The benefit for community resilience is particularly relevant in Crookwell where we have a single unreliable connection to the national electricity network.

I would also like to see this point highlighted under *Planning Priority 2 – Actions*. Currently as drafted the actions only state ‘*Ensure new housing in R5 zoned areas are appropriately serviced*’. I would like to see a point added about making roof-top solar power generation a condition of planning consent and, in addition, to make it a condition that any new housing developments are provided with infrastructure to create local area networks and to support community battery storage facilities, as well as being connection to the main electricity network. Yet electricity supply is not mentioned at all under this section on Actions. Given the vulnerabilities of Crookwell and the rate at which the technology is developing and reducing in cost, it seems self-evident that this should be part of the forward plan.

There should also be reference under *Planning Priority 4 – Affordable* to fitting solar energy systems as standard for new-build housing. This must be a particular priority for affordable housing due to the relief household solar power generation provides to household finances,

given that energy is a major component of household running costs and an even greater proportion of outgoings for low-income households.

I also would like to see reference in Section 10.6: *Planning Priority 6 – Supply and Infrastructure* to forward planning for community electricity networks, for the sharing and redistribution of solar power, and community battery storage.

Appendix A: Survey Findings

I note that the design of the survey, as reported in the Appendix, does not appear to have specifically sought information on household renewable energy resources and aspirations across the Shire. Whilst I know you are unable to change this now, as the survey has already been conducted and you are simply reporting the findings, I would like to express my disappointment that no information or opinions were sought on household renewable energy generation or on attitudes towards the future for community sharing of renewable electricity resources through local area networks and community batteries.

**Editorial observations**

I detected some minor errors when reviewing the document, as follows:

- Map 70 – numbers appear to be missing from the legend/index at foot of the map;
- Map 75 - incorrect label – should say Collector and also needs numbering in the index at the foot of the map.

Please could you acknowledge receipt of my input and provide assurance that my comments and suggestions will be seriously considered as you work towards finalising this strategy document.

Yours sincerely,

[Redacted signature]

[Redacted name]

[Redacted contact information]

oppose the Limerick Wind Farm proposal.

Thank you for considering this submission. I would welcome the opportunity to discuss these matters further.

Kind regards,

■■■■

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 19

16th February 2026

The Chief Executive Officer  
Upper Lachlan Shire Council

A Submission to the Draft Upper Lachlan Housing Strategy 2025.

We wish to submit an objection to parts of the Draft Upper Lachlan Housing Strategy 2025.

We strongly object to Lot24 DP1119250, 4273 Goulburn Road, Crookwell 2583 shown as No. 9 on map 68 page 163

No. 1 on map 70 page 165

No. 19 on map 35 page 117, being included in the Draft Upper Lachlan Housing Strategy 2025 given the questionable manner in which it was added to the Local Strategic Planning Statement (LSPS) in February 2022. And the fact the recent planning proposal was rejected by council at its 18<sup>th</sup> December 2025 meeting. We again request Upper Lachlan Shire Council remove this land from the LSPS.

The draft Upper Lachlan Housing Strategy states Crookwell has 69 years supply of rezoned land there now. Some of this land may not be for sale now, but plenty is.

Time alone will even this out. What is not available now may well be in five, ten or twenty years.

It makes more sense to improve infrastructure to service land already within the town than fragment the town, leaving useful land unused and at the same time ruining prime agricultural land instead.

Use what you have now.

We also object to our land shown as part of No. 11 on map 68 page 163 (circled) and part of No.4 on map 70 page 165 (circled) being included in the Residential Housing Frame work Plan and Growth Prioritisation Framework. This very high grade State Significant Farmland is part of a large viable farm owned by ourselves and is more than worthy of being protected from being unnecessarily rezoned.

Your Sincerely

3



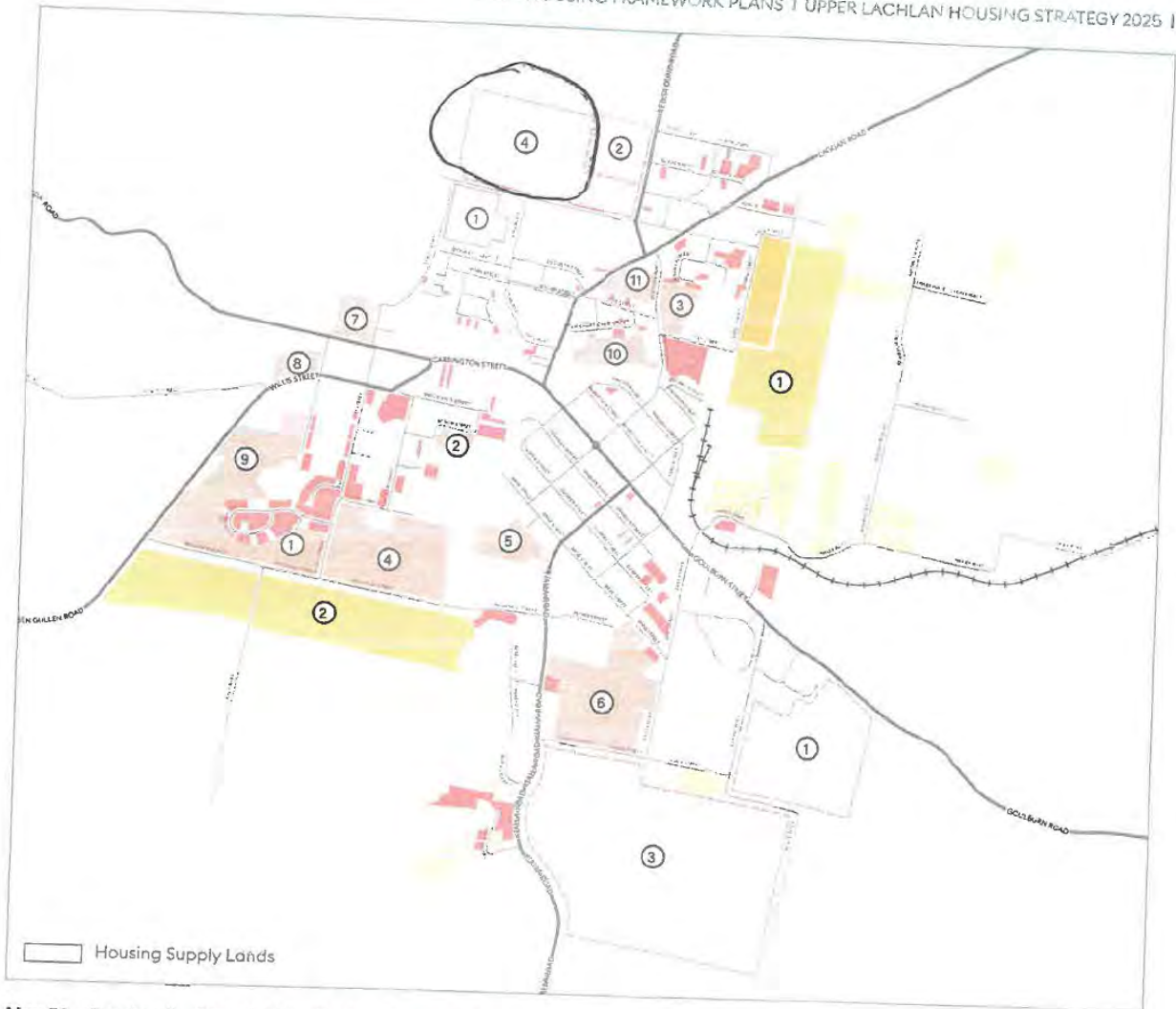
Map 35 - Crookwell - Housing Supply Map

**MAP LEGEND**

-  Existing Housing Supply Land
-  Vacant Lots - Residential
-  Vacant Lots - Large Lot Residential
-  Greenfield / Key Infill - Residential
-  Greenfield / Key Infill - Large Lot Residential
-  Current Planning Proposal

3

08 - HOUSING FRAMEWORK PLANS | UPPER LACHLAN HOUSING STRATEGY 2025 |



Map 70 - Crookwell - Growth Prioritisation Framework

**RESIDENTIAL GROWTH PRIORITIES**

- Priority 1 - Existing Zoned Land - Vacant Lots.
- Priority 2 - Existing Zoned Land - Key Infill / Greenfield Sites (numbered in order of strategic priority).
- Priority 3 - Upzoned Locations (numbered in order of strategic priority).
- Priority 4 - Rezoning Locations (numbered in order of strategic priority).

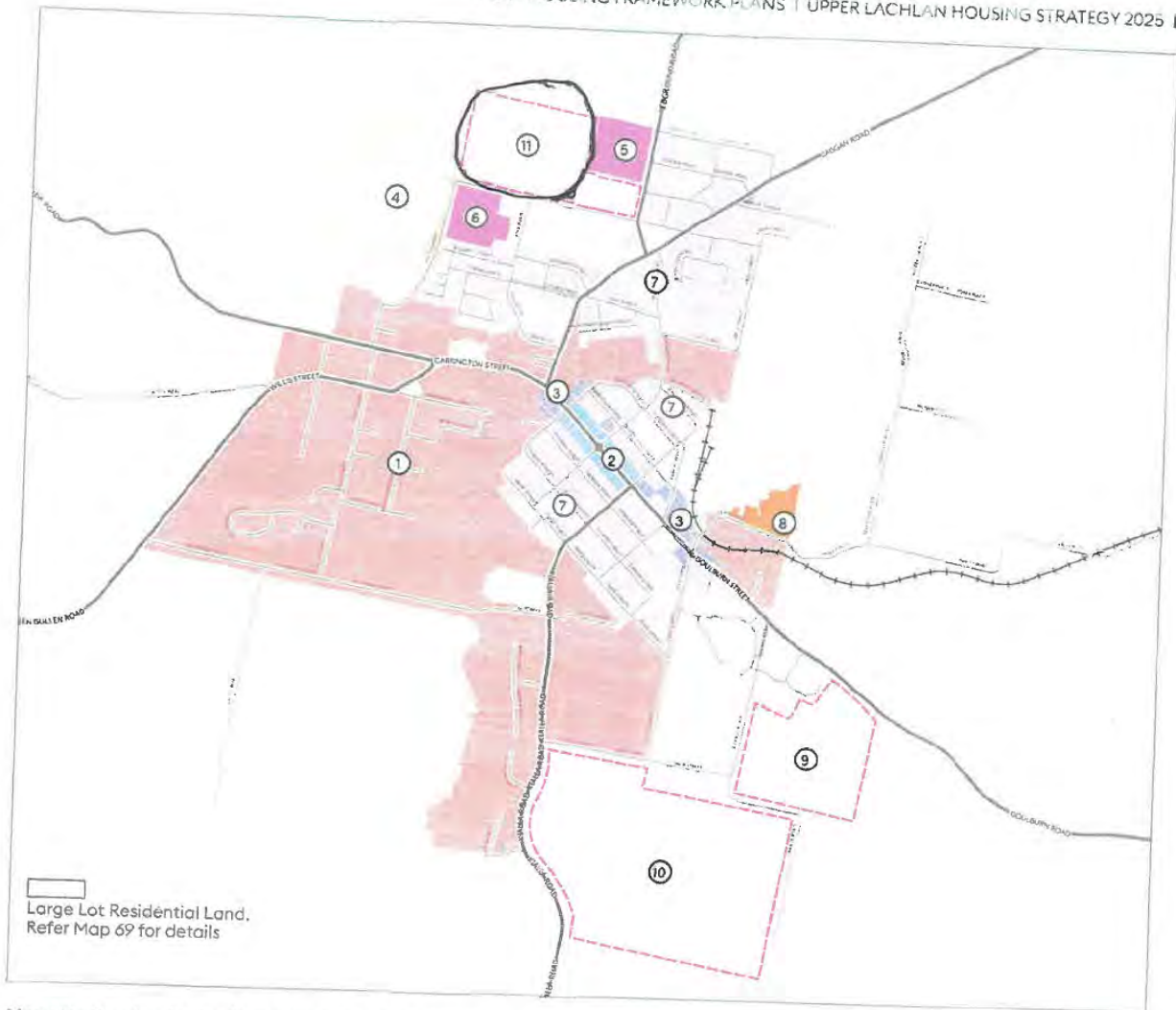
**LARGE LOT RESIDENTIAL GROWTH**

- Priority 1 - Existing Zoned Land - Vacant Lots.
- Priority 2 - Existing Zoned Land - Increase Residential Density to 4,000m<sup>2</sup>.
- Priority 3 - Existing Zoned Land - Increase Residential Density to 1ha (numbered in order of strategic priority).
- Priority 4 - Rezoning Locations (numbered in order of strategic priority).

165  
PAGE 200

4

05 - HOUSING FRAMEWORK PLANS | UPPER LACHLAN HOUSING STRATEGY 2025 |



Map 68 - Crookwell - Residential Housing Framework Plan

**ONGOING ACTIONS**

- 1 Retain land in existing R2 Low Density Residential zone.
- 2 Retain land in existing EI Local Centre Zone.
- 3 Retain land in existing MUI Mixed Use Zone.
- 4 Prevent residential encroachment to Crookwell STP.

**SHORT TERM ACTIONS (0-10 YEARS)**

- 5 Rezone from RU1 Primary Production to R1 General Residential. Change MLS from 100ha to 600m<sup>2</sup>.
- 6 Rezone from R5 Large Lot Residential to R1 General Residential. Change MLS from 2000m<sup>2</sup> to 600m<sup>2</sup>.
- 7 Rezone from R2 Low Density Residential to R1 General Residential. Change MLS from 800m<sup>2</sup> to 500m<sup>2</sup>.
- 8 Rezone from R5 Large Lot Residential to R2 Low Density Residential. Change MLS from 2 ha to 1,000m<sup>2</sup>.
- 9 Urban Growth Area No. 1. Subject to current Planning Proposal to rezone land from RU1 Primary Production to R2 Low Density Residential and R5 Large Lot Residential.

**LONG TERM ACTIONS (10+ YEARS)**

- 10 Urban Growth Area No. 2. Potential for a mixture of R1, R2, R5 and RE1 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor and progress of development at other key sites.
- 11 Urban Growth Area No. 3. Potential for a mixture of R1 and R2 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor and progress of development at other key sites.

A

16<sup>th</sup> February 2026

[Redacted]  
[Redacted]  
[Redacted]

The Chief Executive Officer  
Upper Lachlan Shire Council

Re. Submission to Draft Upper Lachlan Housing Strategy

We wish to make a submission to the Upper Lachlan Housing Strategy 2025 Map33 on page 114 contains errors relating to our property.

No manufacturing or Industrial land exists on our farm and the blue area (circled) on our attached copy contains a house, machinery shed and sheep and cattle yards.

Also, the area shaded brown (again circled) is not heritage listed.

A heritage listed building is on our property approximately 800 metres eastward.

It is absurd to list a whole portion as heritage listed, when the heritage listing only applies to a building.

Where manufacturing or Industrial land or managed Resources protection is shown on this map, it only shows the actual site, not a whole portion.

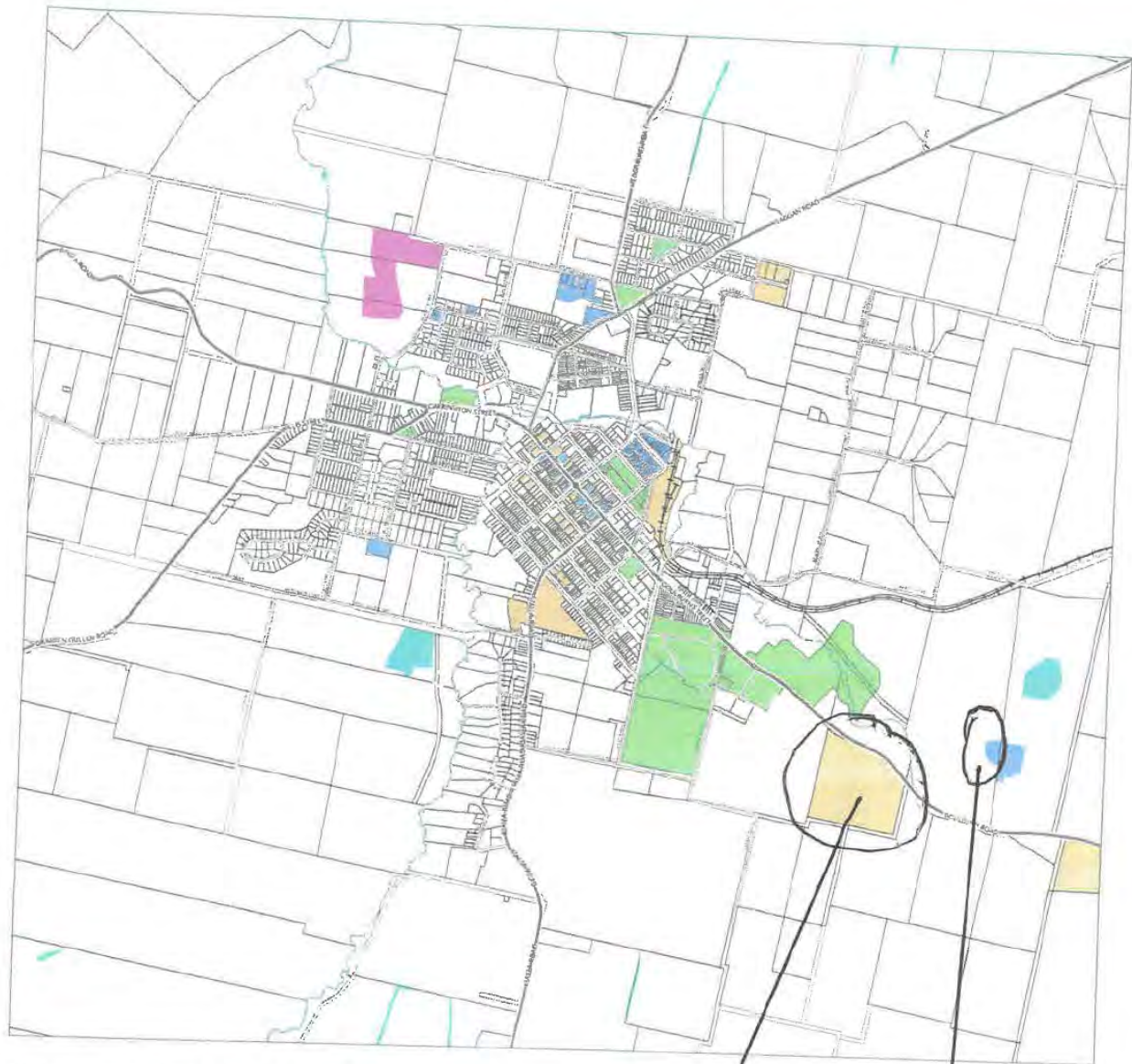
Heritage listed buildings should be shown the same way, showing only the building.

Yours Sincerely

[Redacted]  
[Redacted]

*B*

| 07 - HOUSING SUPPLY NEEDS ANALYSIS | UPPER LACHLAN HOUSING STRATEGY 2025 |



Map 33 - Crookwell - Land-use Analysis Map

LEGEND - LAND-USE

- Existing Housing Supply Land
- Heritage Listed Properties
- Managed Resource Protection
- Manufacturing / Industrial
- Waste Treatment / Disposal
- Crown Land
- Commercial
- Public Recreation

*not a heritage listed property*

*no industrial or manufacturing land use*

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 20

**From:** [Redacted]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** [#P001020] ULSC \_ 2025 Housing Strategy Submission - [Redacted]  
**Date:** Tuesday, 17 February 2026 2:36:14 PM  
**Attachments:** [facebook\\_cc64b49b-0134-4939-9297-6e20edee64ee.png](#)  
[icon-linkedin\\_aff89d06-4f3c-4145-a97c-b441fd451819.png](#)  
[icon-instagram\\_808ec19b-8400-4c91-a03a-f4c33ee4187b.png](#)  
[icon-home\\_387553ff-7c4b-4c96-9452-24cf9d6c1b2d.png](#)  
[premiseemailfooter2025\\_016b1b05-0ad2-4212-9a2a-be91a0890daa.png](#)  
[ULSC\\_Michael Thomsett Laggan\\_HousingStrategy Submission\\_260217.pdf](#)

You don't often get email from [Redacted] [Learn why this is important](#)

Attention: The Chief Executive Officer  
 Upper Lachlan Shire Council  
 ULSC 2025 Housing Strategy Submission'  
 Site Address: 2880- 2898 Laggan Road, Laggan  
 Subject Lands: Lots 2 – 4 (inclusive) DP 1202201  
 Please find attached submission prepared for the land holder, [Redacted]  
 concerning the above.

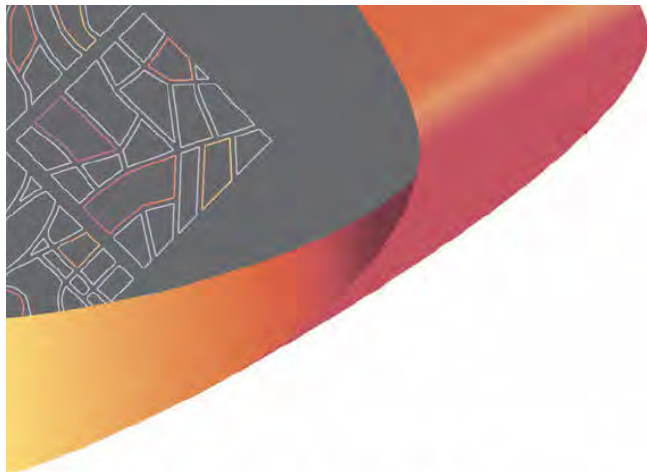
[Redacted]  
 Registered Surveyor

[Redacted] Australia



Follow [Redacted] on [LinkedIn](#) and check out our [new-look website](#)





P1020  
17 February 2026

The Chief Executive Officer  
(email: council@upperlachlan.nsw.gov.au)  
Upper Lachlan Shire Council  
Spring Street  
CROOKWELL NSW 2583

Dear Sir,

**Re: Submission - Upper Lachlan Shire Council - Housing Strategy 2025**  
**Site Address: 2880 - 2898 Laggan Road, Laggan**  
**Subject Lands: Lots 2-4 (inclusive) DP1202201**

We advise that we act for [REDACTED], holder of the subject lands. We have been instructed to prepare a submission to Council seeking inclusion of the subject lands into RU5 Village subdivision zone within a minimum residential dwelling lot size of 4000m<sup>2</sup>.

### Background

The subject lands have frontage to the Laggan Road and are located on the south western periphery of the Laggan village. The lands currently lie within the *RU2 Rural Landscape Zone* with a minimum lot size of 2 hectares for dwelling purposes under the provisions of Upper Lachlan Shire Council's local environment plan (LEP) 2010.

The lands have been identified in the draft ULSC Housing Strategy 2025 as being suitable for rezoning from *RU2 Rural Landscape* to *RU5 Village* and retain the current minimum lot size of 2 hectares for dwelling purposes.

Map A below demonstrates the current and proposed intentions of the housing strategy in the Laggan village with the subject lands edged in blue.

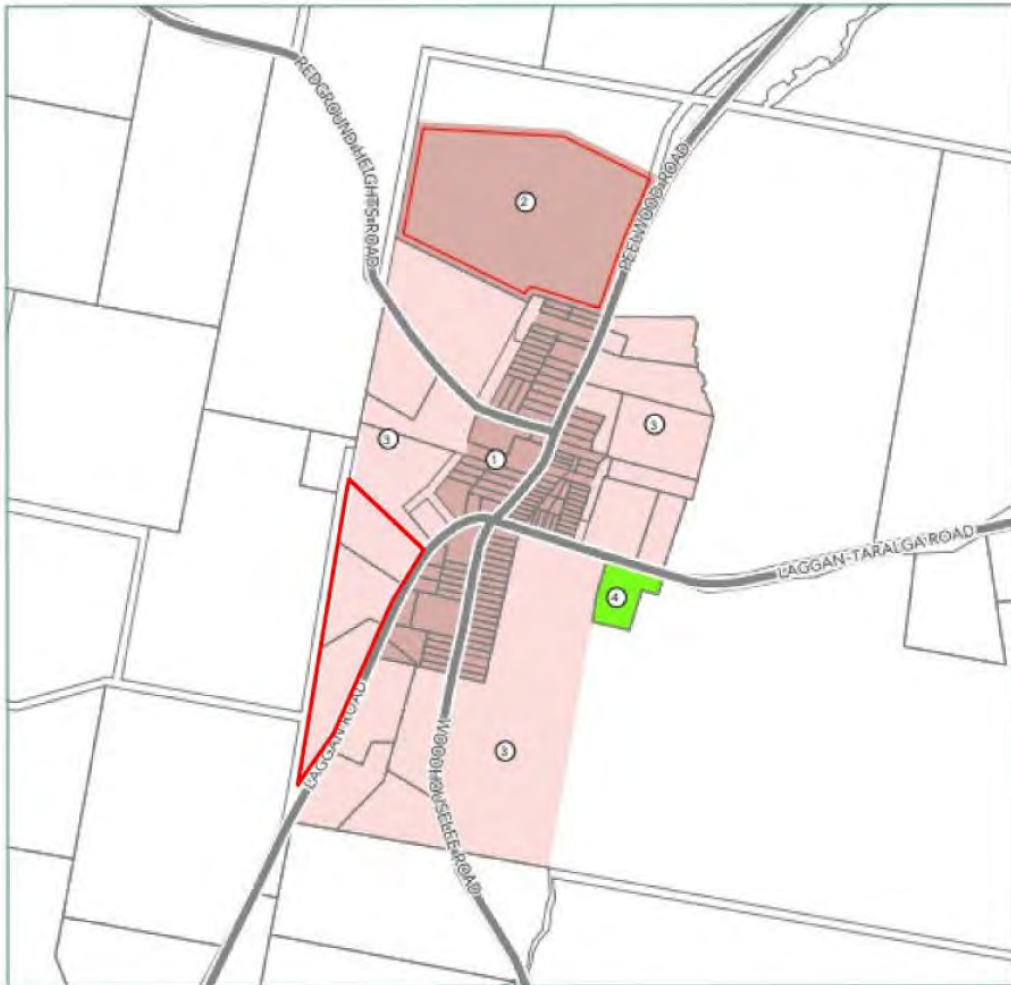
### Context

The subject lands align with recent planning documents prepared by Council in that:

- (1) The site is located within the 'Investigation Area' as identified in the Local Strategic Planning Statement (LSPS) 2020 for potential future village growth and provides for suitable dwelling choices within the village - refer Diagram 'A'.



| 08 - HOUSING FRAMEWORK PLANS | UPPER LACHLAN HOUSING STRATEGY 2025 |



Map 77 - Laggan - Housing Framework Plan

**ONGOING ACTIONS**

- ① Retain land in existing RU5 Village zone. Encourage infill housing development where possible.

**SHORT TERM ACTIONS (0-10 YEARS)**

- ② Extend Village boundary. Rezone from RU2 Rural Landscape to RU5 Village. Change MLS from 80ha to 4,000m<sup>2</sup>.
- ③ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Retain existing MLS of 2ha.
- ④ Apply RE1 Public Recreation zone to key recreation spaces / assets.

Diagram 'A' showing site in relation to the investigation area as identified for future village growth in Upper Lachlan Shire Council's local strategic planning statement



- (2) The proposal is consistent with identified planning priorities of the LSPC whereby it is identified that housing supply within the village is not meeting demand.
- (3) The proposal is consistent with the LSPC in that it provides opportunity for strategically located housing within the village whereby servicing and character are compatible.
- (4) The draft ULSC Housing Strategy (2025) identifies Laggan as a priority for a strategic housing supply growth within the ULSC local government area.

### **Council Support**

Council have previously indicated 'in principle' support to a planning proposal to rezone the subject lands from *RU2 Rural Landscape* to *RU5 Village* with a minimum lot size of 4000m<sup>2</sup> subject to such proposal being suitably supported by flora and fauna assessment, geotechnical investigation, aboriginal cultural heritage due diligence and a traffic impact assessment.

### **Site Characteristics**

The site is within the village, opposite the Laggan public school and within close proximity to the village development. It provides a natural and logical extension of the village footprint.

The site has a favourable topography for residential development with gentle slopes and no steep gradients.

Many of the existing vacant dwelling lots within the village are not suitable for residential development such being constrained by riparian corridors and drainage lines - refer Diagram 'B'. The subject site is only marginally constrained in this regard at its most northerly corner.

Access to lots within the site can be provided with acceptable site distances and safe subdivision entry.

### **Character and Heritage Compatibility**

Lots comprising areas of not less than 4000m<sup>2</sup> provide opportunity for future development consistent with the village character. Such development would provide a gradual transition from the existing village lots to the adjoining rural lands. There are no heritage items located on the subject lands.

### **Infrastructure and Servicing**

Services consistent with those expected of dwelling lots within a village environment are available to the subject lands. Stormwater and waste water management systems can be provided on site to satisfy current requirements.



Communications (provider: Telstra) and electricity services (provider: Essential Energy) are located within the subject site and the Laggan Road reserve fronting the site - refer Diagrams 'C' (Telstra) and 'D' (Essential Energy).



Diagram 'B' showing drainage lines and associated riparian corridors passing generally from west to east through the village of Laggan - subject lands are edged in red

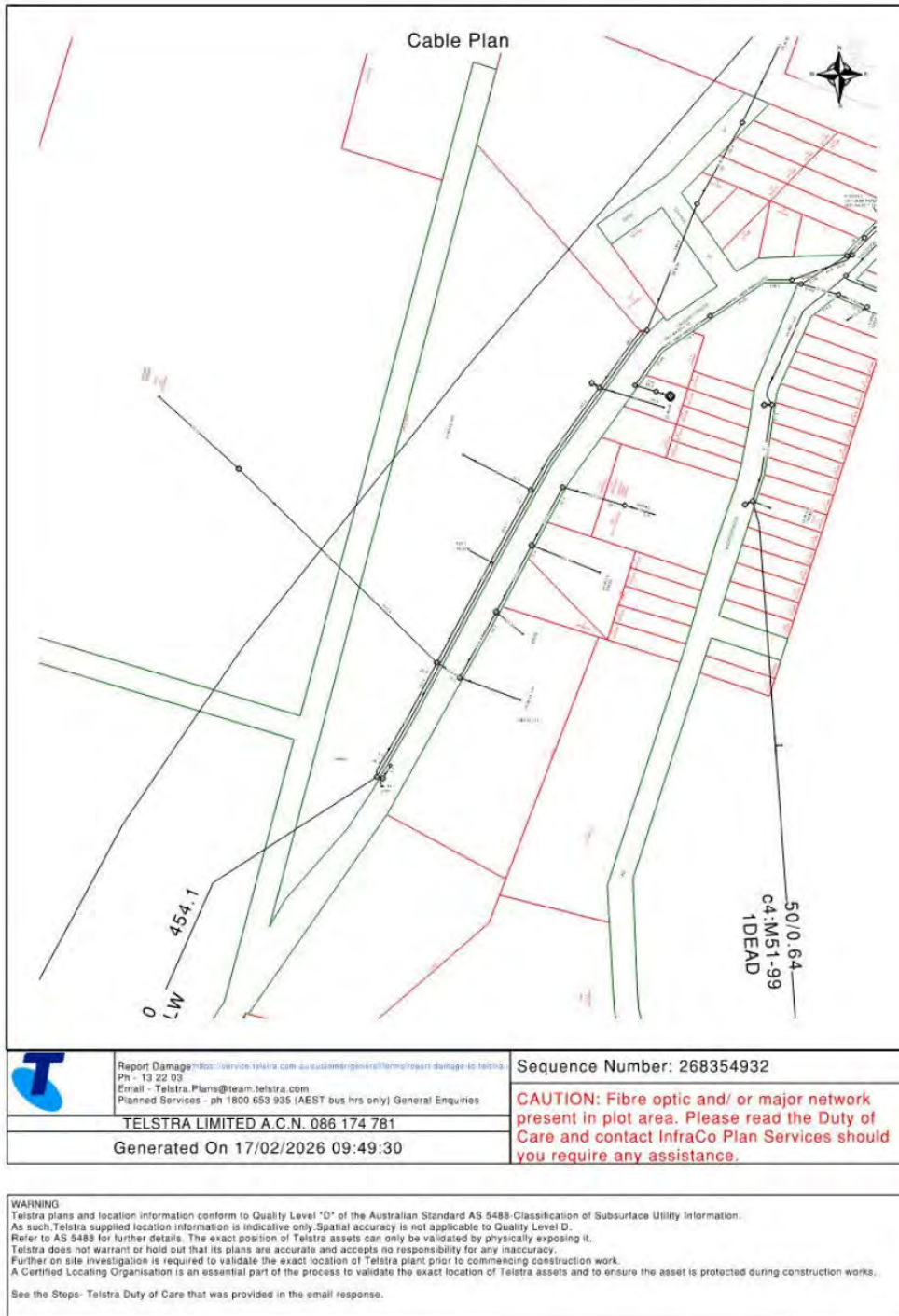


Diagram 'C' showing Telstra (communication) services within the subject site and adjoining Laggan Road



Diagram 'D' showing Essential Energy (electricity) services within the subject site and adjoining Laggan Road

**Housing Supply and Rural Village Need**

The draft Housing Strategy 2025 highlights demand for additional village housing lots. In light of the constrained nature of many of the existing Laggan village housing lots, especially with regards to riparian corridors and drainage lines, the availability of lots comprising areas of not less than 4000m<sup>2</sup> on the subject lands will contribute to provision of a suitable dwelling lot supply. The subject site is within reasonable proximity to the village core and immediately adjacent to the Laggan public school.

The vehicle speed limit of the Laggan Road fronting the site is governed by a 40kph school speed zone which promotes the safety narrative for dwelling lots for young families. The Laggan Road frontage provides opportunity for bus stops and school access.

**Housing Supply and Rural Village Need**

The development of the subject site into housing lots containing areas of 4000m<sup>2</sup> provides a natural extension of the village settlement especially with regards to existing infrastructure and land suitability.



### **Environmental and Agricultural Impact**

In their current state and location, the subject lands do not have high agricultural viability. The proposed change in zoning and creation of dwelling lots containing areas of not less than 4000m<sup>2</sup> does not reduce regional agricultural productivity nor have adverse environmental impact in the locality.

### **Alignment with State Planning Policies**

The proposal involves the opportunity to create additional dwelling lots which is at the forefront of the state government planning policy and initiatives. Additionally, the creation of such lots provides opportunity for the village to grow and prosper.

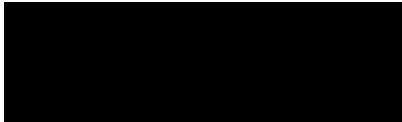
### **Conclusion**

The subject site provides a logical and strategically supported direction for a modest expansion of the Laggan village. The site sits within the site addressed in the ULSC Strategic Planning Statement and has previously received positive 'in principle' support from Council. In addition, it aligns with the intention of the draft ULSC Housing Strategy 2025.

In light of the above our client seeks Council support to rezone the subject lands to *RU5 Village* with a minimum lot size of 4000m<sup>2</sup>.

Yours faithfully

 )



DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 21

**From:** [Redacted] [ll](#)  
**To:** [Upper Lachlan Shire Council](#)  
**Cc:** [Redacted]  
**Subject:** Taralga Housing Strategy - Rezone Consideration 4153 Taralga Rd, Myrtleville  
**Date:** Tuesday, 17 February 2026 3:28:18 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.jpg](#)  
[300268-DA01\\_Issue B\\_Sheets\\_01-04.pdf](#)  
[\[Redacted\].JLC 260213 - Rezoning Submission.pdf](#)

Good afternoon

Att: Hugh Waters

Dear Hugh

Further to our meeting on 27<sup>th</sup> January 2026 please find attached letter & plan, for consideration.

Thank you.

Regards,

[Redacted]

**Director | Registered Surveyor | B.Surv UNew (Hons), MIS NSW**

[Redacted] ted  
[Redacted]  
[Redacted]



[Redacted]

[Redacted] only)



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ABN: 21 664 063 370



Our Ref: 300268

17 February 2026

Chief Executive Officer  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Attention: Hugh Waters

Dear Sir,

**RE: DRAFT UPPER LACHLAN HOUSING STRATEGY  
REQUEST FOR CONSIDERATION  
INCLUSION TO R5 ZONE - PART LOT 1 DP830015  
4153 TARALGA ROAD MYRTLEVILLE**

This submission seeks consideration for part of Lot 1 DP830015, approximately 7ha, to be considered for a change to R5 zone from RU1 and be included in the ULSC Housing Supply Needs Analysis for Taralga. We note the subject land enjoys a common boundary with the R5 Large Lot Residential Zone. The subject land is shown in attached plan set 300268-DA01.

We act for the landowner, **[REDACTED]** with regards the subject land. **[REDACTED]** also is the sole director of **[REDACTED]** being the owner of adjacent lands.

The subject Lot 1 DP830015 is part of a 1200ha holding attached with 'Lorraine' 4153 Taralga Rd owned jointly between **[REDACTED]**. The subject land holding is shown in attached plan sheet 300268-DA01-02.

Mr **[REDACTED]** does not reside at 4153 Taralga Rd, living elsewhere in the Taralga district on other land associated with his Bannaby Angus enterprise. The homestead, known as 'Lorraine', is situated just off Taralga Rd and 5 minutes (1.5km) from the village and shown in detail on attached plan sheet 300268-DA01-04.

Whilst needed renovations have been undertaken in Mr **[REDACTED]** time of ownership, the homestead is surplus to his agricultural enterprise needs and is currently rented. We consider the homestead is complimentary to an in demand rural residential lifestyle market.

The attached plan set shows the lands relationship with Taralga village and the R5 zoning. Our plan sheet 04 further identifies the proposed land for rezoning adopting existing fencing and adequate curtilage for the homestead precinct being subject to this rezoning submission.

It is considered the proposed 7ha size is complimentary to the homestead precinct providing allowance for keeping horses or other stock that may interest a hobby farmer. We note the R5 Large Lot zone has a minimum lot size of 2ha and therefore additional lots could be considered by a future owner, however, is a not a focus for this submission.

36 Montague Street  
GOULBURN NSW 2580

Liability limited by a scheme approved under Professional Standards Legislation



PAGE 215



Our Ref: 300268  
17 February 2026  
Page 2 of 2

Please don't hesitate to contact us should you required additional information for this proposal's consideration.

Please contact our office on [redacted] if you have any further questions regarding this matter.

Yours faithfully,

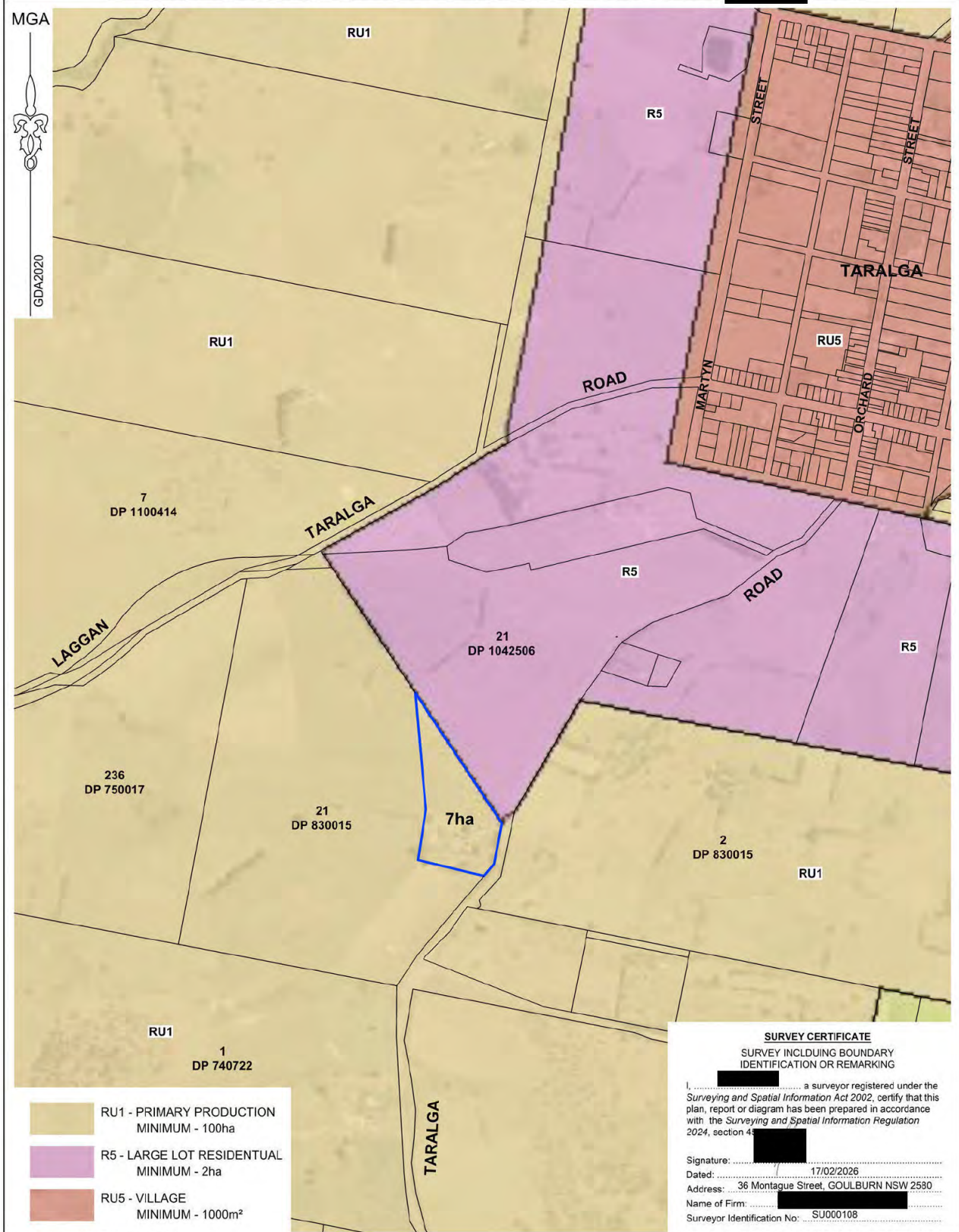
[redacted]  
[redacted]

[redacted]

No. SU800108



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**SURVEY CERTIFICATE**  
 SURVEY INCLUDING BOUNDARY IDENTIFICATION OR REMARKING

I, [redacted], a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that this plan, report or diagram has been prepared in accordance with the *Surveying and Spatial Information Regulation 2024*, section 43.

Signature: [redacted]  
 Dated: 17/02/2026  
 Address: 36 Montague Street, GOULBURN NSW 2580  
 Name of Firm: [redacted]  
 Surveyor Identification No: SU000108

Drawing File: 300268-DA01 Issue B.dwg

ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	SH	25/11/2025
B	LOT OWNERSHIP SHEET ADDED	SH	17/02/2026



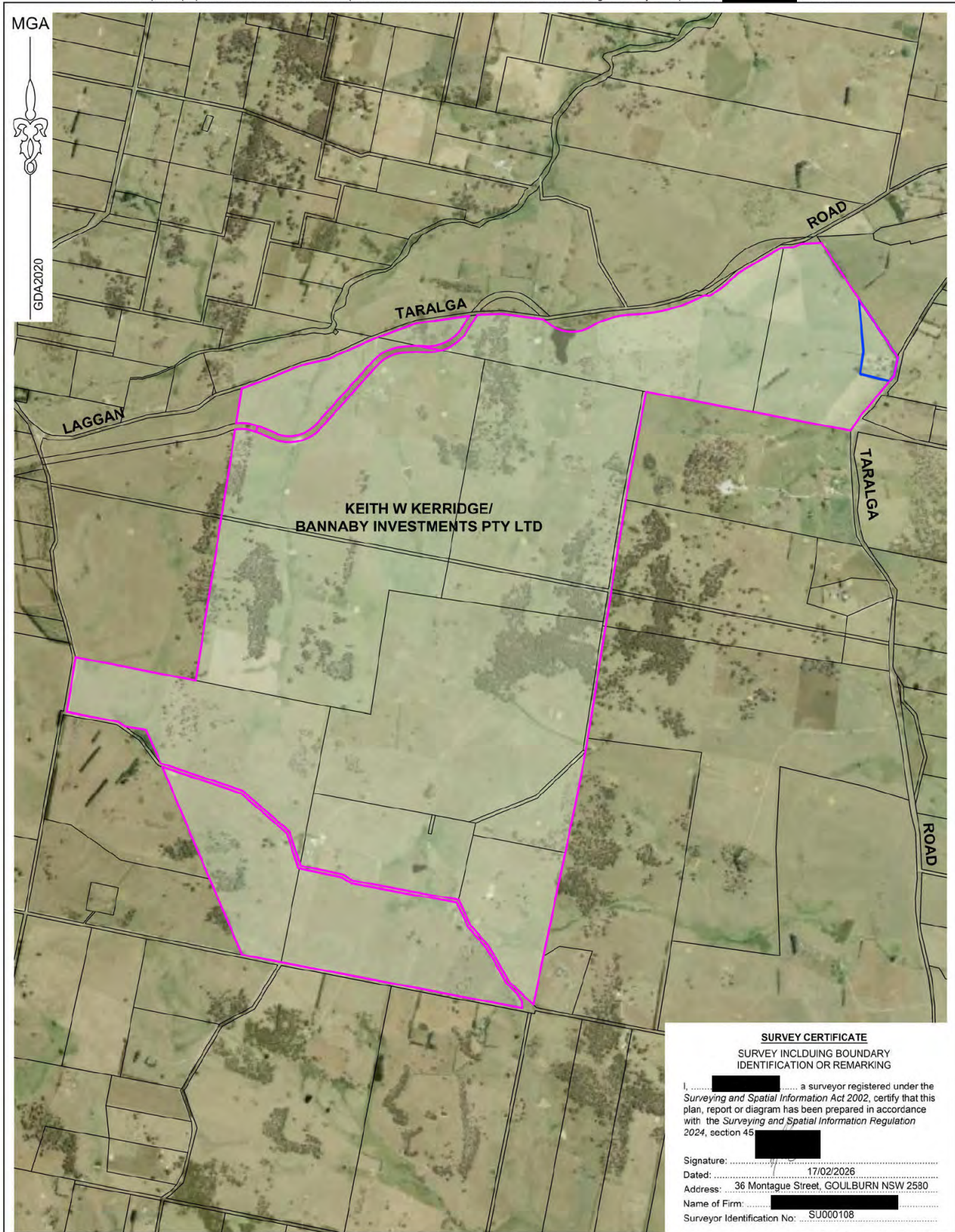
NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

SURVEYED:	MB
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	21/11/2025
DRAWING DATE:	17/02/2026
SCALE:	1:10,000 (A3 SHEET)
DRAWING No:	300268-DA01-01
ISSUE	B

PLAN OF PROPOSED REZONING  
 PART LOT 1 IN DP 830015  
 4153 TARALGA ROAD, TARALGA  
 PARISH OF GUINEACOR  
 COUNTY OF ARGYLE  
 LGA: UPPER LACHLAN SHIRE

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Signature: [redacted]  
 Dated: 17/02/2026  
 Address: 36 Montague Street, GOULBURN NSW 2580  
 Name of Firm: [redacted]  
 Surveyor Identification No: SU000108

Drawing File: 300268-DA01 Issue B.dwg

ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	SH	25/11/2025
B	LOT OWNERSHIP SHEET ADDED	SH	17/02/2026

[redacted]  
 W: www.kmjssurveying.com.au

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SURVEYED:	MB
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CHECKED:	JK
SURVEY DATE:	21/11/2025
DRAWING DATE:	17/02/2026
SCALE:	N/A (A3 SHEET)
DRAWING No:	300268-DA01-02
ISSUE	B

PLAN OF LAND OWNERSHIP  
 PROPOSED REZONING  
 PART LOT 1 IN DP 830015  
 4153 TARALGA ROAD, TARALGA  
 PARISH OF GUINEACOR COUNTY OF ARGYLE  
 LGA: UPPER LACHLAN SHIRE

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Signature: [redacted]  
 Dated: 17/02/2026  
 Address: 36 Montague Street, GOULBURN NSW 2580  
 Name of Firm: [redacted]  
 Surveyor Identification No: SU000108

Drawing File: 300268-DA01 Issue B.dwg

ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	SH	25/11/2025
B	LOT OWNERSHIP SHEET ADDED	SH	17/02/2026

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DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	21/11/2025
DRAWING DATE:	17/02/2026
SCALE:	1:10,000 (A3 SHEET)
DRAWING No:	300268-DA01-03
ISSUE	B

PLAN OF PROPOSED REZONING  
 PART LOT 1 IN DP 830015  
 4153 TARALGA ROAD, TARALGA  
 PARISH OF GUINEACOR  
 COUNTY OF ARGYLE  
 LGA: UPPER LACHLAN SHIRE

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I, [redacted] a surveyor registered under the  
 Survey Act 2002, certify that this  
 plan, when prepared in accordance  
 with the Information Regulation  
 2024

Signature: [redacted]  
 Dated: 17/02/2026  
 Address: 36 Montague Street, GOULBURN NSW 2580  
 Name of Firm: [redacted]  
 Surveyor Identification No: SU000108

Drawing File: 300268-DA01 Issue B.dwg

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	SH	25/11/2025
B	LOT OWNERSHIP SHEET ADDED	SH	17/02/2026

[redacted]	SURVEYED:	MB
	DRAWN:	SH
[redacted]	CHECKED:	JK
	SURVEY DATE:	21/11/2025
[redacted]	DRAWING DATE:	17/02/2026
	SCALE:	1:2,500 (A3 SHEET)
[redacted]	DRAWING No:	300268-DA01-04
	ISSUE	B

PLAN OF PROPOSED REZONING  
 PART LOT 1 IN DP 830015  
 4153 TARALGA ROAD, TARALGA  
 PARISH OF GUINEACOR  
 COUNTY OF ARGYLE  
 LGA: UPPER LACHLAN SHIRE

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DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 22

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Cc:** [REDACTED]  
**Subject:** Submission Development Control Plan Attention CEO  
**Date:** Wednesday, 18 February 2026 4:45:23 AM

---

Subject: Submission Regarding Section 7 of the Upper Lachlan DCP – Concerns Relating to the Proposed Limerick Wind Farm

For the Attention of the CEO Alex Waldron

I am writing to provide formal commentary on Section 7 – Electricity Generating Works of the Upper Lachlan Shire Development Control Plan (DCP), specifically in relation to the proposed Limerick Wind Farm. This feedback addresses the adequacy, clarity, and enforceability of Section 7 as it currently stands, and assesses whether it is sufficiently robust to regulate or refuse further wind farm development within the Shire.

Section 7 establishes a clear objective: to ensure electricity generating works are appropriately located so as not to create adverse impacts on rural lands, scenic quality, landscape character, watercourses, biodiversity, sensitive receivers, and public roads. In the context of the Limerick Wind Farm, this objective is not met. The proposed turbine locations occupy visually prominent ridgelines, intersect mapped biodiversity areas, and sit within proximity to dwellings and rural villages. The scale and industrial character of the development are incompatible with the rural landscape values that Section 7 seeks to protect. The objective itself is strong and unambiguous; the challenge lies in ensuring strict and consistent application by Council.

Section 7.1(b) requires that electricity generating works avoid land mapped under the LEP as groundwater vulnerable, wetlands, riparian lands or watercourses, terrestrial biodiversity, or flood planning areas. The Limerick Wind Farm footprint intersects several of these mapped constraints. The DCP requirement is explicit: avoidance, not mitigation. This clause is robust and defensible, and if applied as written, provides a clear basis for Council to oppose the Limerick proposal.

Section 7.1(d) and (e) mandate minimum setbacks of 2 km from any dwelling or sensitive receiver and 1 km from any adjoining non-participating property boundary. Preliminary layouts for the Limerick Wind Farm indicate non-compliance with these distances. These setback controls are among the strongest in NSW. They are clear, measurable, and enforceable. If Council upholds them without exception, they provide a solid basis to resist inappropriate turbine placement.

Section 7.1(f) requires that wind farm proposals justify any increase in the proliferation and cumulative impact of wind turbines within the Upper Lachlan Shire. Upper Lachlan already hosts a significant concentration of wind energy infrastructure. The Limerick proposal would materially increase cumulative visual impact, noise exposure, aviation lighting, and landscape industrialisation. This clause is critical. It recognises that cumulative impact is not merely additive but transformative. If Council applies this clause rigorously, it provides a strong basis to

argue that the Shire has reached saturation.

Section 7.1(g) requires broad community benefit, including financial contribution to Council and ratepayers over the full operational life. The Limerick proposal, as publicly described, does not demonstrate broad community benefit. Benefits are concentrated among host landholders, with limited direct benefit to the wider community. This clause is strong but requires Council to define “broad community benefit” more explicitly to avoid proponent-driven interpretations.

Section 7.1(h) requires that development be designed to accommodate ongoing agricultural activities. The Limerick site is productive grazing land. Wind farm construction and operation introduce access restrictions, biosecurity risks, erosion and soil disturbance, and livestock movement disruption. This clause is strong and aligns with LEP rural zone objectives. Council should apply it strictly.

Section 7.1(i)–(o) require comprehensive specialist studies, including stormwater, waste, traffic, noise, environmental management, construction management, and rehabilitation plans. These requirements are appropriate and necessary. However, their effectiveness depends on Council’s willingness to scrutinise the quality of studies, require independent peer review, and reject proposals where studies are incomplete or inadequate. The Limerick proposal has not yet demonstrated compliance with these requirements.

In assessing whether Section 7 is strong enough to resist further wind farm development, the answer is twofold: yes, if applied strictly; no, if interpreted flexibly. The strengths of Section 7 include a clear objective prioritising landscape, amenity, and environmental protection; mandatory setbacks; explicit avoidance of LEP-mapped constraints; a requirement to justify cumulative impact; a requirement for broad community benefit; and strong alignment with LEP rural zone objectives. These provisions, taken together, provide a robust planning framework capable of resisting inappropriate wind farm development, including the Limerick proposal. Weaknesses include the risk that developers may argue the DCP is guidance rather than mandatory; the term “broad community benefit” is open to interpretation; cumulative impact assessment is subjective unless Council adopts a clear policy position; and state-level renewable energy policy may be used to pressure Council. The DCP is strong, but its strength depends entirely on Council’s willingness to enforce it without dilution.

In conclusion, Section 7 of the Upper Lachlan DCP provides a clear, comprehensive, and defensible framework for assessing electricity generating works. When applied rigorously, it is sufficiently strong to resist further wind farm development that is inconsistent with the Shire’s environmental, landscape, and community values. The proposed Limerick Wind Farm does not meet the requirements of Section 7. It conflicts with the objective of protecting rural landscape character, fails to avoid LEP-mapped constraints, does not comply with mandatory setbacks, intensifies cumulative impacts, and does not demonstrate broad community benefit. For these reasons, Section 7—if upheld as written—provides a sound basis for Council to

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Cc:** [REDACTED]  
**Subject:** Submission Commentary – Housing Strategy and Community Attraction  
**Date:** Wednesday, 18 February 2026 4:46:42 AM

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### Additional Commentary – Housing Strategy and Community Attraction

For the attention of the CEO

Furthermore, Council has an obligation to ensure that its Housing Strategy actively supports the attraction and retention of families, workers, and businesses within the Shire. Binda, in particular, demonstrates a stable residential base with a high proportion of families and owner-occupied dwellings. These characteristics are central to the long-term social and economic sustainability of the Upper Lachlan region.

With the current proliferation of large-scale renewable energy projects across the Shire, there is a genuine risk that the very rural amenity that attracts new residents may be eroded. People relocate to rural communities for a range of reasons — lifestyle, landscape character, affordability, safety, community identity, and access to a quieter, more stable environment. If these qualities are compromised by industrial-scale development encroaching on village boundaries, the Shire risks undermining its own ability to attract and retain the families and businesses that underpin local growth.

The Housing Strategy must therefore be read in conjunction with the DCP, particularly Section 7, to ensure that planning decisions do not inadvertently diminish the liveability and appeal of villages such as Binda. At present, the Strategy does not adequately address how the proposed Limerick Wind Farm — or the cumulative impact of multiple renewable projects — may affect housing demand, residential amenity, or the long-term viability of Binda as a family-oriented village.

For these reasons, the Housing Strategy requires strengthening to ensure it properly safeguards the residential character, community wellbeing, and future growth potential of Binda and the broader Upper Lachlan Shire.

Kind Regards  
[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 23

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council; Giulia Yallouris](#)  
**Subject:** Draft Upper Lachlan Development Control Plan  
**Date:** Wednesday, 18 February 2026 9:27:23 PM  
**Importance:** High

---

Dear Alex Waldron,

I support the intent of the Upper Lachlan Housing Strategy to provide a structured response to housing supply and affordability. To strengthen the Strategy and improve its practical application, I recommend consideration of the following 2 items.

**Adaptive Reuse Policy for Unique and Heritage-Style Sites**

The Strategy should incorporate a clear policy framework enabling merit-based assessment for the adaptive reuse of unique or historically significant buildings, including former churches, stone buildings, and other architecturally distinctive structures.

Rather than relying solely on standard zoning permissibility, the Strategy could:

- Introduce an Adaptive Reuse Policy clause within the Strategy framework.
- Enable case-by-case assessment where proposals demonstrate:
  - Retention of heritage fabric and streetscape character
  - Minimal external alteration
  - Infrastructure capacity compliance
  - Net community benefit
  - Specific Zoning consideration

This approach would:

- Promote preservation of local character
- Encourage preservation of these structure,(many are on rural sites)
- Reduce vacancy and underutilisation of existing structures.
- Deliver incremental housing supply without additional land release.
- Align with sustainability principles by prioritising reuse over expansion.

**Secondary Dwellings on Rural Lots – Controlled Flexibility**

To address housing shortages in a Shire sensitive way, the Strategy should formally examine policy settings for permitting a second dwelling on rural lots, subject to strict criteria.

A structured policy approach could include:

- Minimum lot size thresholds
- Infrastructure and servicing capacity verification (including on-site wastewater capability, off grid and sustainable living options)
- Bushfire, environmental and agricultural impact assessment
- Clear siting and design controls to preserve rural character.
- Restrictions on further subdivision

This would:

- Increase housing diversity without fragmenting rural land
- Support intergenerational and worker accommodation.
- Provide modest rental supply in rural areas.
- Enhance financial sustainability of rural landholdings.

Importantly, this is incremental intensification — not urban sprawl

These recommendations are consistent with core strategic planning principles and maintain

- Efficient use of existing assets
- Housing diversity and affordability
- Infrastructure-led growth
- Character protection
- Managed rural intensification.

By embedding controlled flexibility within the Strategy, Council can respond to housing demand while maintaining environmental, agricultural and infrastructure safeguards.

The Housing Strategy should not only identify future land release opportunities but also maximise existing built assets and allow carefully managed rural intensification.

Incorporating a formal adaptive reuse pathway and a structured secondary dwelling policy would provide:

- Greater strategic clarity
- Improved defensibility in assessment
- Incremental housing supply
- Protection of Upper Lachlan's character

I encourage Council to consider these refinements when finalising the Strategy.

Thank You

██████████

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 24

11<sup>th</sup> February 2026

**Draft Upper Lachlan Housing Strategy**

**Draft Upper Lachlan Development Control Plan**

Att: Chief Executive Officer

Upper Lachlan Shire Council

PO Box 42, Gunning NSW 2581

[Council@upperlachlan.nsw.gov.au](mailto:Council@upperlachlan.nsw.gov.au)

Please accept my public submission to the draft housing strategy. My focus has predominantly been based on the Crookwell Township as that is where I live and work as a local architect.

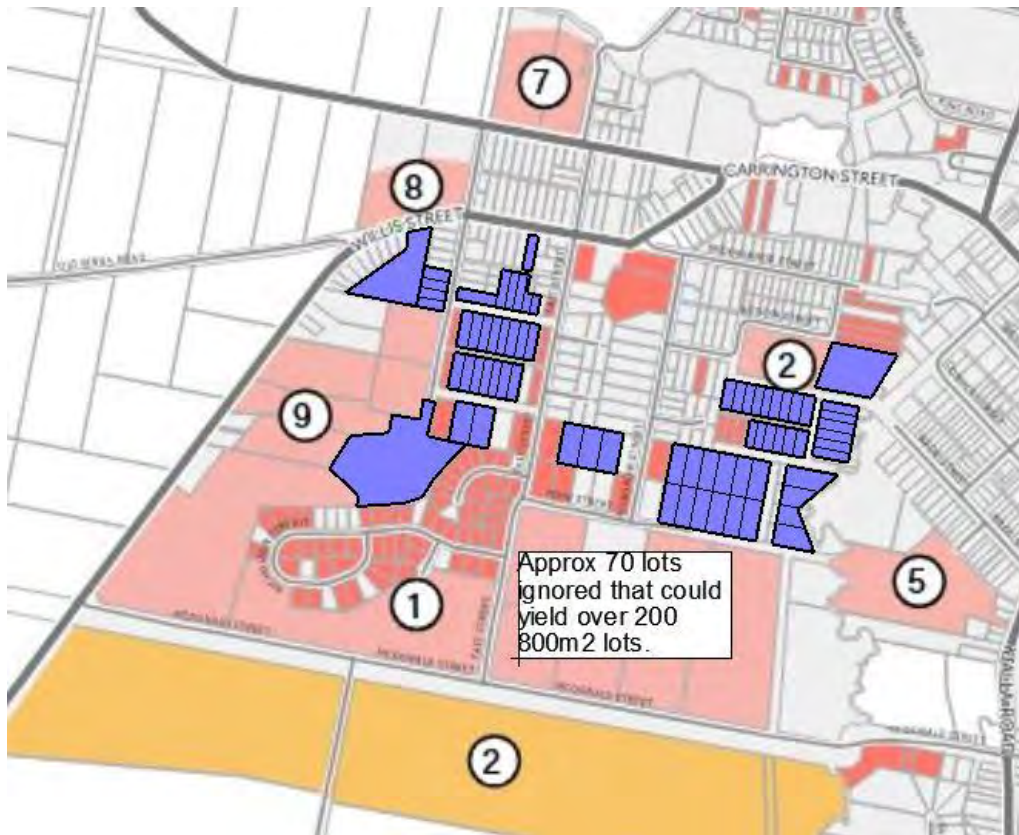
Overall I think the Draft Strategy ignores basic planning principles to do with lot sizes and compatible land uses and is therefore very flawed and in its current form should not be implemented.

There are also serious errors and omissions in the strategy that need to be fixed and the strategy re-issued once done for new public comment.

My explanations are as follows;

**A. There are serious omissions in the housing strategy that make an assessment of it very difficult** to undertake. These omissions need to be rectified in order for a proper assessment to be possible by those in the community reading it;

- 1. Vacant land. Map 70 Page 117 Crookwell.** Brooklands has a significant amount of vacant land, with almost 70 blocks of land not shown as vacant on map 70 in the proposal on page 165. These blocks are large and could yield around 200 lots exceeding 800m<sup>2</sup>. Leaving them out of the strategy means the calculations are not correct. Additionally different areas are numbered but there is no legend to define what the numbers mean. How can we comment on this if there are no legend? Why has all this land in Brooklands been ignored? On the following map the land identified as occupied when it is in fact vacant is highlighted in purple.



**2. Land uses. Page 165** Again areas are numbered but there is no legend. How is one meant to know what is proposed and to fairly and reasonably comment on the proposal.

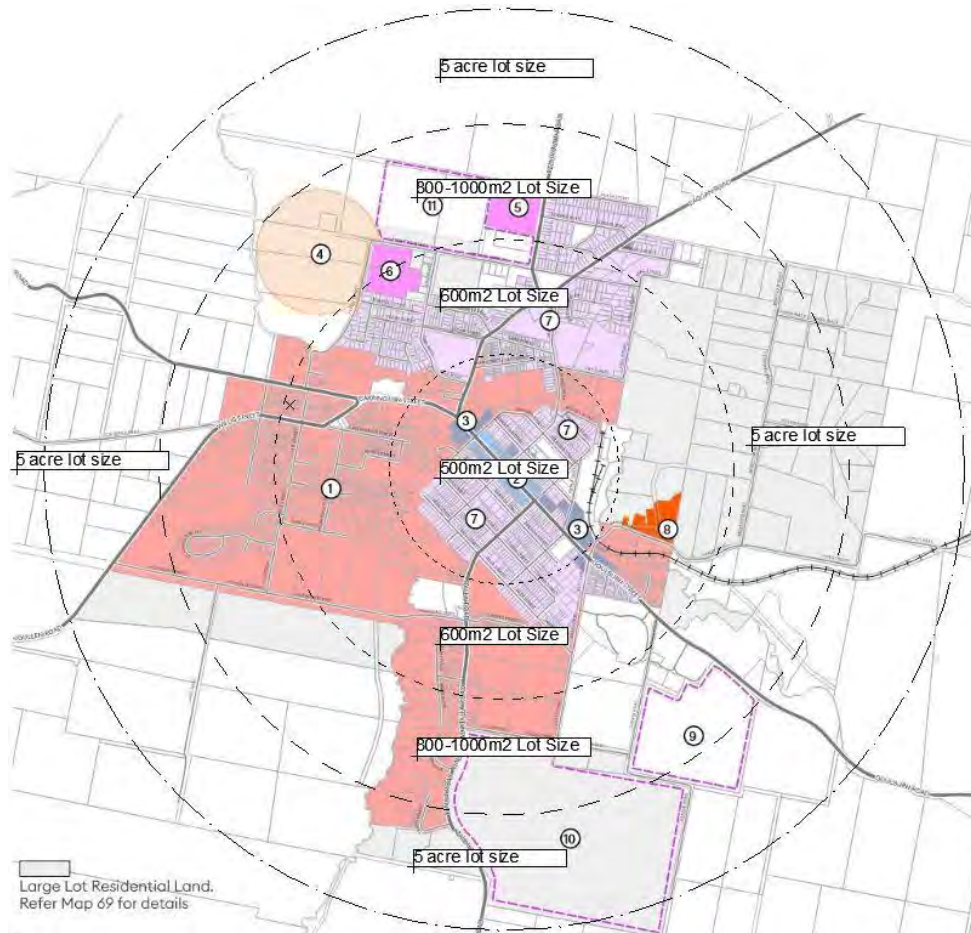
It is not acceptable that incomplete documents are provided to the community for comment without them knowing fully what is proposed. Amended and completed documents should be provided to the community so due process and due diligence is followed. As such it is requested that these updated, completed and amended documents are given to the community for further exhibition and comment.

3. **Buffer distances to the Sewerage treatment Works.** Map 68 on page 169 shows a buffer around the Treatment Works to restrict housing but then recommends small 600m<sup>2</sup> lot residential in the buffer zone and adjoining where Council flood maps identify it as an area of overland flow. This is a contradiction of policies. As detailed below small lots should not be on the edge of town but in the centre. Also Council has flood maps showing a lot of this area flooding and unsuitable for residential. As the economic development committee has repeatedly advised this buffer area is suitable for industrial uses.

**B. The strategy outlines basic strategic planning principles that are not followed through.** Such as; Smallest lot sizes closest to the main street and increasing in size as they radiate out. Instead a hotch potch and haphazard placement of lot sizes has occurred which creates poor planning outcomes and creates unnecessary land use conflicts especially with

small residential lots adjoining agricultural land which totally disregard agricultural buffer distances

1. Basic planning principles are the densities decrease as they radiate out from the commercial core. This was sensibly part of the last housing strategy. Smaller lots of 500m<sup>2</sup> in the older area of town make sense, with much larger small acreage adjoining rural agricultural land.



2. **It is not a holistic planning proposal and ignores other parts of planning that residential is highly dependent on.** This issue was raised at the public meetings was that a holistic approach was needed to include industrial and commercial land uses. You cant massively expand urban residential allotments without the jobs or the services to support them. In the Economic Development Committee we have repeatedly raised this and stressed the need for an industrial estate in Crookwell. Rather than being listened to or consulted the proposal reduces available industrial land in the town much to its detriment. Also options to expand commercial have been ignored. If the towns population increases where will the additional shops go?

- [REDACTED]
3. **Existing villages along the railway line have been totally ignored.** The housing strategy vision is for a shire of villages not a huge Crookwell. At community meetings this was extensively discussed, maps of McAlister Township were sent to the planners (720 acres in size). There is also Roslyn and Woodhouselee townships. It was raised that the towns along the railway land should be revitalised as a way of providing additional vibrant villages to the community and making the rail trail more economically viable. These significant and important assets to our community have been ignored.
  4. **Buffer distances between urban and agricultural land.** The Upper Lachlan Shire has some of the best agricultural land in the State with deep basalt soils especially around the Crookwell Township. As is consistent with increasing lot sizes as they radiate out from the town centre so the larger blocks on the edge of town are able to maintain buffer distances with agricultural land. Buffer distances in NSW between urban houses and agricultural land varies from 50m to 400m. This means ideally you want acreage blocks on the perimeter of town from a minimum of 2 acres up, preferably 5 acres. It doesn't make planning sense to have 600m blocks on the edge of town when a 50m buffer distances would mean the land is not able to be built on or if it is it creates land use conflicts between urban dwellings and farmers who are just trying to make a living. There are issues with the extensive cost of services for urban land on the perimeter as well. These are basic planning principles that should have been followed in the draft but have been totally ignored.

For example in NSW Common Buffer Distances are as follows;

- **Cropping and Horticulture:** Generally requires a **300-metre** buffer. Eg potato farming
- **Intensive Agriculture/Horticulture:** A **250-metre** buffer is often recommended for new developments adjacent to intensive cultivation.
- **Grazing Land:** A minimum **50-metre** setback is typical from stock infrastructure (e.g., cattle yards, sheds).
- **Aerial Spraying:** Where pesticides are used, a **150-metre** separation is often required to protect dwellings.
- **Intensive Livestock (e.g., Feedlots):**
  - **Large (>500 head):** 500m to 1000m.
  - **Small (<500 head):** 300m to 600m

A recent application for a new greenfield estate on the Crookwell Goulburn Road was refused on these grounds so why is Council pushing these flawed ideas in the draft housing strategy?.

**C. Bushfire Mapping.** Whilst this is not part of this strategy it is important to include comments on it as it affects the town and area. We have gone from a sensible bushfire maps to maps that make little to no sense at all. Previously where there was treed vegetation it was seen as a higher risk and needing a buffer. Many areas of the shire especially managed lands were seen as low risk. Now 99% of the shire is rated as at risk increasing the cost of development in our area by tens of millions of dollars if not more. There has been no community consultation.

When you come to the town of Crookwell it seems the bushfire risk depends on the owners. Council owned land or land owned by staff or friends of Council are apparently risk free no

[REDACTED]

matter how big the trees or dense the vegetation is on them. Even houses on farms adjoining the town miraculously are not bushfire prone. Yet land owned by myself and a few around us no matter how few the trees or how much we mow the grass are classified as the only urban land in town to be a hazard. Can Council explain why?

There are additional questions why one property owner (Kialla Road) has a master plan done of their property and the question is why and who paid for this. This again favours some land owners over others and creates a situation where certain land owners are get significant benefit while others don't. A winners and losers situation which could be seen as corruption.

In Summery I think the draft housing strategy is incomplete, flawed in its implementation and biased benefiting a select few. If basic robust established planning principles were followed this is not what the outcome would be.

--

Regards,

[REDACTED]

**Registered Architect**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 25

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Attn CEO re ULS plan  
**Date:** Wednesday, 18 February 2026 3:38:55 PM

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You don't often get email from [REDACTED]. [Learn why this is important](#)

To the CEO, Ms Waldron

For the past 25 years I have owned and farmed land in Taralga and for 6 years in Fullerton.

I am passionate about leaving both properties in a better place than when we purchased them.

To this point, we have planted over 30, 000 trees to enhance the biodiversity, beauty and health of our animals.

I am totally opposed to having any more wind farms in the shire. We already do the heavy lifting with 53% of the state's windfarms in our shire.

They have now proven scientifically that these are not beneficial to the environment, land holders and communities.

Actually, they do the exact opposite to what they are being sold to us ..and now is the time to speak up.

I urge the UL shire council to oppose any more development of theses windfarms and leave our beautiful landscape for the enjoyment of the ratepayers and visitors.

Many thanks  
[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 26



16/2/2026

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
council@upperlachlan.nsw.gov.au

*Re Draft Upper Lachlan Housing Strategy 2025*

Dear Alex,

Thank you for the opportunity to review the draft *Housing Strategy*. While I agree with the majority of the document's strategic goals and priorities, I have a number of concerns as detailed below.

Reference

*HOUSING PLAN 10.2. PLANNING PRIORITY 2 - SUSTAINABLE AND RESILIENT*

*"Promote a compact settlement to utilise existing infrastructure and provide housing that is resilient to social and natural change." . (p. 182).*

*RATIONALE*

*"As the effects of climate change worsen, it has become more important than ever to consider how housing in our communities can be delivered in a more sustainable manner . . . (p. 182).*

Comment

- In the light of the above acknowledgement of the impacts of climate change, the omission of the mandating of rooftop solar and household batteries as a condition of development consent, as well as support for off grid choice in rural settings, and rooftop solar for businesses is a major gap in the strategy
- This omission is reflected in the *Development Control Plan* and is difficult to understand, given that the *Development Control Plan* contains the specifics of how the *Housing Strategy* will be enacted
- The existing infrastructure – grid energy - is expensive and at times unreliable and compared with solar and battery storage, could not be considered energy efficient
- The mandating of rooftop would also mean that larger subdivisions could become their own energy hubs, offering EV charging stations
- While the *Rationale* includes the statement: *"Investing in sustainable housing can lead to long-term economic benefits through reductions in energy bills and sustainable construction practices which lower maintenance costs(.)"* It is a known fact that grid energy is a major expense for households and businesses and because of the need for grid maintenance and

expansion, this cost is unlikely to decrease. This fact alone makes the statement of economic benefits within the strategy cosmetic rather than actual

- The reduction of household power costs through rooftop solar and household batteries is particularly important for social housing stock, as referenced in *Planning Priority 4 Affordable* (p. 182) and 4.2 (p. 187).

In concluding.

- The *Draft Housing Strategy* fails to take account of the economic and environmental benefits of rooftop solar and energy storage batteries in new builds, as well as the growing national trend towards this form of energy supply
- In the light of the statement in the *Executive Summary* (p. 6) that: “*The recommendations of the Upper Lachlan Housing Strategy will form the basis for future revisions to the Upper Lachlan Local Environmental Plan 2010 and Upper Lachlan Development Control Plan 2010 as well as assist long-term decision making on infrastructure provision and environmental management issues* (.)” this absence requires serious consideration. While the current electricity grid is accepted as the primary source of household and business electricity for new builds, the strategy document lacks the forward planning that it posits as one of its functions. This absence also will be reflected in the policies it is meant to inform and is certainly evident in the *Draft Development Control Plan*
- There is also an issue with the Housing Strategy intended to “. . . *guide the delivery of housing in the Upper Lachlan Shire over the next 20 years* (.) (p. 6). Given the changes of climate change and the progress in sustainable energy delivery, it is impossible to conceive that even without its recognition of the benefits of existing sustainable energy choices, the strategy will have currency in the next five years. It is noted that once accepted that the Development Control Plan will be reviewed in four years. It would thus make sense that these two documents be reviewed within the same timeframe.

Thanking you for your time and I look forward to your response,

Yours sincerely,

■■■■ (■■■■)

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 27

**PLANNING PROPOSAL**

Rezoning of 3439 Laggan Road, Crookwell  
From RU1 Primary Production to R5 Large Lot Residential

Applicant: [REDACTED] and [REDACTED]  
Property Address: 3439 Laggan Road, Crookwell NSW  
Local Government Area: Upper Lachlan Shire  
Current Zoning: RU1 Primary Production  
Proposed Zoning: R5 Large Lot Residential  
LEP to be amended: Upper Lachlan Local Environmental Plan 2010  
Date: 18/02/2026

**PART 1 – OBJECTIVES OR INTENDED OUTCOMES**

## 1.1 Objective

The objective of this Planning Proposal is to amend the Upper Lachlan Local Environmental Plan 2010 to rezone the land at 3439 Laggan Road, Crookwell from RU1 Primary Production to R5 Large Lot Residential.

## 1.2 Intended Outcome

The intended outcome is to:  
Facilitate large lot residential development.  
Provide additional rural lifestyle housing opportunities in proximity to Crookwell.  
Ensure orderly and logical expansion of residential land.  
Maintain rural character while enabling appropriate land use transition.

**PART 2 – EXPLANATION OF PROVISIONS**

## 2.1 Proposed Amendment to the LEP

It is proposed to amend the Upper Lachlan LEP 2010 Land Zoning Map by:  
Replacing RU1 Primary Production zoning with R5 Large Lot Residential for the subject land.  
No change is proposed to:  
Height of Buildings Map (unless required).  
Lot Size Map (minimum lot size to align with R5 standards under the LEP).  
Additional local provisions (unless Council determines otherwise).

**PART 3 – JUSTIFICATION**

## 3.1 Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The proposal aligns with strategic objectives supporting rural residential development near established townships. It provides housing diversity while maintaining agricultural integrity elsewhere in the Shire.

Is the planning proposal the best means of achieving the objectives?

Yes. Rezoning the land to R5 is the appropriate mechanism under the LEP to enable large lot residential development. Development under RU1 does not permit the intended land use outcome.

### 3.2 Section B – Relationship to Strategic Planning Framework

#### Greater Regional Plan

The proposal supports regional objectives encouraging:

Housing supply diversity

Growth in appropriate regional locations

Strengthening rural communities

Local Strategic Planning Statement (LSPS)

The proposal is consistent with principles of:

Managed growth

Protection of prime agricultural land

Directing rural lifestyle development to suitable locations near towns

The subject land is located within reasonable proximity to Crookwell township and does not represent fragmentation of isolated rural land.

### 3.3 Section C – Environmental, Social and Economic Impact

#### Environmental Impact

Preliminary assessment indicates:

No significant environmental constraints (subject to detailed investigation).

Development can manage on-site wastewater.

Bushfire considerations can be addressed at subdivision stage.

Rural character will be maintained through large minimum lot sizes.

Further environmental assessment will be undertaken if required during Gateway and exhibition stages.

#### Social Impact

The proposal will:

Provide additional lifestyle housing opportunities.

Support population retention and growth within Upper Lachlan Shire.

Strengthen demand for local services in Crookwell.

#### Economic Impact

The proposal will:

Increase land value and rate revenue.

Support local employment during subdivision and construction.

Contribute to the economic vitality of the Shire.

### 3.4 Section D – Infrastructure

The land:

Has frontage to Laggan Road and Woodward lane.

Can accommodate on-site water storage and wastewater systems.

Has access to electricity and telecommunications infrastructure in the locality.

No significant upgrade to regional infrastructure is anticipated.

#### PART 4 – MAPPING

The Planning Proposal seeks amendment to:

Upper Lachlan LEP 2010 Land Zoning Map

Mapping to be provided:

Existing zoning map extract

Proposed zoning map

Aerial photograph

Site constraints map (if required)

#### PART 5 – COMMUNITY CONSULTATION

It is proposed that community consultation be undertaken in accordance with:

Section 3.34 of the Environmental Planning and Assessment Act 1979

Gateway determination requirements

A 14–28 day public exhibition period is considered appropriate unless otherwise directed by the Department of Planning.

Consultation may include:

Public exhibition of proposal documentation

Notification of adjoining landowners

Agency consultation as required (e.g., Rural Fire Service if applicable)

#### CONCLUSION

The proposal to rezone 3439 Laggan Road, Crookwell from RU1 Primary Production to R5

Large Lot Residential:

Represents orderly and logical land use transition

Supports rural residential demand

Maintains environmental and agricultural integrity

Aligns with strategic planning principles

██████ and ██████████ respectfully request that Upper Lachlan Shire Council support this Planning Proposal and forward it for Gateway determination.

#### LANDHOLDER CONTACT DETAILS:

██████████  
██████████

Email:

████████████████████  
████████████████████

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Draft Upper Lachlan Housing Strategy - Anthony and Carol O'Brien  
**Date:** Friday, 20 February 2026 1:00:24 PM

---

Hi Karinne,

We are emailing regarding the Upper Lachlan Housing Strategy. [REDACTED] and I would like our property 3439 Laggan Road, Crookwell to be included in the strategy as an investigation area for future development.

Thank you,

[REDACTED] and [REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 28

Upper Lachlan Shire Council  
PO Box 42  
Gunning NSW 2581

Submission regarding ULC housing strategy

The housing strategy of Upper Lachlan Shire Council is entering a critical phase as growth pressures intensify in the shire's townships, particularly Crookwell and Gunning. With several subdivisions underway or in advanced planning stages in Crookwell, council faces the complex task of balancing housing supply, infrastructure capacity, environmental sustainability and preservation of the town's rural character.

A consultant was engaged by council to assess the capacity of existing water and sewer infrastructure in both Crookwell and Gunning. This work is essential. Small rural systems are typically designed around stable or modest population growth and rapid residential expansion can place unexpected strain on aging infrastructure. Water supply reliability, sewer treatment performance and network capacity must all be evaluated to determine whether upgrades are required before further development proceeds. Without careful planning, the cost of retrofitting infrastructure after capacity is exceeded can be significant and disruptive for residents.

Waste management presents another pressing challenge. Increased population brings increased waste generation, placing pressure on collection systems, transfer stations and landfill capacity. For rural councils with limited rate bases, the financial implications of expanding waste facilities can be substantial. A housing strategy that fails to incorporate long term waste planning risks undermining both environmental outcomes and community satisfaction.

Crookwell is a small, historic rural town whose identity is closely tied to its agricultural setting and traditional streetscape. Large subdivisions have the potential to alter this character in fundamental ways. While additional housing can support economic vitality, local businesses and community services, poorly integrated developments may erode the qualities that make the town attractive in the first place.

Careful urban design controls, staged development and alignment with infrastructure capacity are therefore critical. Council consultants have identified 69.2 years of potential housing supply in the Crookwell area. Growth should be sequenced to ensure that roads, drainage, community facilities and public open space keep pace with new housing.


A robust housing strategy should consider alternative approaches to meeting demand. These might include gentle infill within existing urban boundaries, higher density housing near town centres, or adaptive reuse of underutilised sites. Such approaches can reduce pressure on infrastructure networks and limit outward sprawl onto farmland.

The loss of prime agricultural land is a further concern. The shire is renowned for its productive farmland, which underpins both the local economy and the broader regional food system. Converting high quality agricultural land to residential use can have long term consequences that are difficult to reverse. Strategic planning must therefore distinguish between land that is suitable for expansion and land that should be protected for ongoing agricultural production. Once subdivided, prime land is effectively removed from farming forever.

Ultimately, the challenge for Upper Lachlan Shire Council is not simply to accommodate growth, but to manage it responsibly. Housing supply, infrastructure capacity, environmental stewardship and preservation of rural character must be treated as interconnected priorities. With sound technical advice, transparent decision making, and a clear long term vision, the shire can pursue development that strengthens its communities without compromising the very qualities that define them.

Importantly, community consultation must play a central role. Residents of Crookwell and Gunning have a strong connection to place and their perspectives on growth, heritage and service provision are invaluable.

Yours faithfully,

  
19th February, 2026

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 29

**Draft Upper Lachlan Development Control Plan****Att: Chief Executive Officer Upper Lachlan Shire Council****PO Box 42, Gunning NSW 2581**[Council@upperlachlan.nsw.gov.au](mailto:Council@upperlachlan.nsw.gov.au)**February 18, 2026****Re:**

Dear Sir/ Madam

We are somewhat new people in the town of Crookwell, but we were looking at a great place to retire, still reasonably accessible to Sydney for our kids, and with a Hospital and reasonable infrastructure, plus a potential plan to expand which brings more people, more Council funds and more infrastructure which is a great outcome of growth.

I read through the report and seems a whole lot of words and not a lot of tangible outcomes. This concerns me and maybe our confidence in the Upper Lachlan Council have been misled. Many Sydney Councils spend money on reports, documents and planning, but little happens or it is flawed. As Lot owners of vacant land with almost no support or infrastructure, yet a lot of bills so far, my feedback is short and specific to Crookwell as that is where we hope to live.

**Reference. 1.4. THE HOUSING VISION.** You quote:

ADAPTABLE, RESPONSIVE. Housing in Upper Lachlan Shire is adaptable and responsive to the changing needs of the local community.

SUSTAINABLE AND COMPACT. Sustainable housing growth is promoted through compact settlement, better utilisation of existing infrastructure, and flexibility in planning controls to deliver high quality infill development.

SOCIAL AND AFFORDABLE. Social and affordable housing is accessible to existing accessible residents.

**My feedback/ request as a ratepayer:**

Crookwell is surrounded by countryside and space.

**FEEDBACK. Make reduced requirements in the local township for minimal lot sizes, setbacks and property types like duplexes and Townhouses. We have millions of acres of space and vast open countryside all around us .. but we all need AFFORDABILITY in town, near services. Increase the density and setbacks a little and be open to change not**

**defensive of the old. Also - Council to stand up to people with loose claims and requests over privacy loss. WE are all building a future on affordability, not their past beliefs on what should have been. Toughen up Council if you really want a better result!**

## PLANNING POLICY CONTEXT

Local government policies that play a crucial role in controlling the local development outcomes primarily through zoning, local provisions and infrastructure servicing plans.

### IMPLICATIONS FOR HOUSING STRATEGY – NSW Rural Fire Service

The draft Upper Lachlan Housing Strategy should avoid, where possible, creating new opportunities for residential housing in locations that are bushfire prone.

**FEEDBACK: As Crookwell develops, more land is cleared so current BAL zoning is irrelevant as it is cleared. Let development planning projections lead the BAL Bushfire Ratings, not the other way around! Housing Affordability is also stressed as a concern, but extra money spent on a home near vacant land with higher BAL rating costs substantially more to build than lower BAL, even though the land is slated for extra homes. Bal ratings are good, but make them relevant to future likelihood not archaic maps.**

### As per Planning document:

#### 5.1. POPULATION

Population growth since 2006 has been significant, due largely to in-migration of new residents to the shire.

#### 10 PLANNING PRIORITIES AND ACTION

Planning Priority 1. Diversity and **Density Increase diversity and density in housing by encouraging different housing types and tenures.** This explained as is about encouraging a more diverse range of housing typologies and densities and identifying locations in the Upper Lachlan Shire where these types of development could be undertaken.

Planning priority 4. **Affordable Increase the supply of affordable housing in the region.**

Creating a planning framework that provides for a **wide range of residential housing types.** Flexible zoning provisions are more likely to incentivise affordable and social housing providers to provide new stock or renew older stock to meet changing community needs.

**1.4 Encourage the provision of more compact housing forms throughout the Crookwell & Gunning Townships** and particularly on laneways and other strategic sites.

**1.6 Guided by the Housing Framework Plans in Section 08, amend the Upper Lachlan LEP 2010 to rezone land and change the minimum lot sizes applying to urban land.**

**1.8 Work with property owners through the planning process to achieve better outcomes on infill subdivision to increase housing densities. Add a clause framework to Upper Lachlan LEP 2010 to allow for the subdivision of an existing or dwelling onto a Torrens Title lot that is smaller**

than the minimum lot size, where the proposal is dealt with in a single Development Application.

**FEEDBACK: This all points to increase flexibility of lot sizes and boundaries, including rear street or lane requirements. Reduce these or be more flexible, to allow rear lane accesses with reduced costs, and the potential for extra housing as the document requires**

Your document says: Ensuring that an adequate supply of zoned land is available for new housing projects. Limited or constrained supply, coupled with increasing demand can drive up housing prices, which impacts affordability.

**FEEDBACK: This should be part of the strategy as the costs of extra reports, consultants, time lost and far expensive materials like shutters to mitigate fires that seem possible when you live next to partial bushland, but you know it is zoned for 100 hoses is ridiculous. IF you truly want to be Affordable Housing, reduce the requirements where there is nearby lot allocations and/or developments, so that future rating is considered, rather than historic.**

I am led to believe from a qualified local Architect, that:

Now 99% of the Shire is rated as at risk increasing the cost of development in our area by tens of millions of dollars if not more.

There has been no community consultation.

When you come to the town of Crookwell it seems the bushfire risk depends on the owners.

Council owned land or land owned by staff or friends of Council are apparently risk free no matter how big the trees or dense the vegetation is on them. Even houses on farms adjoining the town miraculously are not bushfire prone. Yet land owned by us and no matter there are almost no trees, few the trees or how much we mow the grass are classified as the only urban land in town to be a hazard. Can Council explain why? There are additional questions why one property owner (Kialla Road) has a master plan done of their property and the question is why and who paid for this. This again favours some landowners over others and creates a situation where certain landowners are get significant benefit while others don't. A winner and loser situation which could be seen as corruption.

Whilst these are not my words, they make very good points that are of valid concern.

**FEEDBACK: A Master Plan Housing Strategy should look to a fresh future, learning from the past but leading to the future objectives. Seemingly this document is an old school summary which then carries forward all the old rules and limitations and just adds more rules and limitations over the top.**

**We were looking at Crookwell as our future, but depending on the next document and rules, we may sell the vacant land and leave for a more progressive Council. If you want**

***fresh perspective and growth, you must walk the talk. There are many other opportunities out there!***

***Lets make Crookwell great, and run through aspiration and innovation not bureaucracy, and use values relevant to today's current and future needs!!***

Kind regards



DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 30

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submission regarding Draft Development Control Plan and Draft Housing Strategy  
**Date:** Thursday, 19 February 2026 10:31:32 PM  
**Attachments:** [Submission to Upper Lachlan Shire Council on Draft Development Control Plan and Housing Strategy.docx](#)

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Attention: Chief Executive Officer

Please find attached a submission with responses and comments relating to both the above plans.

Yours sincerely  
[REDACTED]



Virus-free [www.avg.com](http://www.avg.com)

## **Submission to Upper Lachlan Shire Council on Draft Development Control Plan and Housing Strategy**

I am writing with particular regard to the potential effects of the proposed Limerick Windfarm on the Upper Lachlan Shire. My comments relate to both the Draft Housing Strategy and the Draft DCP so please apply the following comments to both plans.

**Preamble:** It is understood that windfarms are a state significant matter and that the council is not in a position to reject or approve applications. However, council does have the right to lodge an objection with the Department of Planning once a DA has been lodged. If council can demonstrate that approval of such an application will contravene its Development Control Plan and Housing Strategy, plans drawn up with the input and approval of residents, then the community is in a strong position to block the progression of the Limerick windfarm.

The community appreciates the strong provisions made by council in both draft plans to protect the shire from the adverse effects of additional turbines, including loss of agricultural land, loss of bio-diversity, restriction on the expansion of housing development everywhere, adverse health effects and damage to visual amenity.

**Therefore, all the provisions in the draft plans which protect such aspects must stay as strong as they are or be further strengthened.**

In reality, it is extremely difficult to see any regulatory provision which will sanitise these projects as to make them compatible with environmental concerns and residents' amenity.

**However,** should the proponent proceed to lodge a development application, minimum setbacks of any turbine of at least three kilometers from the boundary of any non-participating property should be required. Proximity of turbines affects:

- health and well-being of residents
- capacity of towns and villages to build additional housing

Minimum setbacks must be demanded and guaranteed. Three kilometres is a bare minimum in view of the increase in size and noise produced by the purported turbines of the Limerick project.

In particular, I ask that council ensure that intensive attention is paid to all aspects of the Limerick windfarm's proponent's application and should the project be approved, close monitoring of turbine placement is essential. Previous experience in the shire saw many turbines built out of place with devastating effect on some residents. The NSW Dept of Planning has not previously diligently checked compliance by builders of windfarms so many were incorrectly placed, to the detriment of residents.

In conclusion, it must be remembered that the transition from fossil fuels to renewables as a form of energy generation was never intended to be a mechanism to generate

wealth for individual landowners, particularly at the expense of the environment and other residents. Rather, the transition was promoted as a means of combatting climate change and Australia's mere 1% domestic contribution to green house gasses. This shire already bears the brunt of 350 plus turbines.

Yours sincerely

[REDACTED]

19 February 2026

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 31

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Cc:** [REDACTED]  
**Subject:** Development Control Plan & Housing strategy - Submission Comments  
**Date:** Friday, 20 February 2026 12:28:03 PM  
**Attachments:** [image.png](#)  
[DCP and HS 2025 comments RandP Black .pdf](#)

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Dear Upper Lachlan council team members,

We would like to thank the Upper Lachlan Council (ULC) for providing the Draft Housing Strategy and Development Control Plan (DCP) for review and comment. It is evident that a professional assessment has been undertaken to publish these two draft documents.

It is also evident that to comprehend the purpose of these draft documents you need to be familiar with a complicated set of local, state, and federal procedures that are connected to these documents.

With this point in mind please find our submission comments to the Draft Control Plan (DCP).

### Part A Introduction

#### Page 5, A.1.4 Relationship to Other Plans

This section states that the Upper Lachlan Local Environmental Plan 2010 (**ULLEP2010**) is a key document for the DCP.

#### **Submission Comment:**

Although it is stated ULLEP2010 has a key relationship to the DCP it does not reflect the same terms of reference. For Example, the ULLEP2010 has the stated aims of.

*(b). to encourage the sustainable management, development and conservation of natural resources,*

*(c). to promote the use of rural resources for agriculture and primary production including fishing, forestry, mining and related processing, service and value adding industries,*

And in direct conflict to these aims the **UPSC Housing Strategy 2025** under (Section 2.3 Regional Plans and Policies) states that its first objective is to,

- *Position the region as a hub of renewable energy excellence.*

This is sending a mixed message to external parties trying to understand the priorities for development within the Upper Lachlan Shire.

We also note the **ULLEP2010** has key definitions and visual map guidance that give people and companies wanting to build in the shire defined boundaries. These maps are:

- *Natural Resources Sensitivity – Biodiversity Map*
- *Natural Resources Sensitivity – Land Map*
- *Natural Resources Sensitivity – Water Map*
- *Heritage Map*

Yet these Maps are not called out specifically in the DCP or the Draft Housing Strategy. Nor are the same classifications used in either of the draft strategy documents.

#### Page 9, A.1.14. Using the Plan

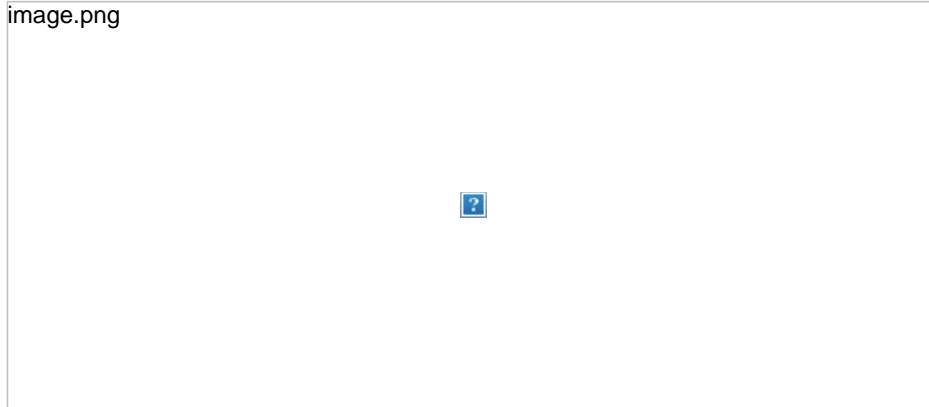
Land-USE

electricity generating works.

**Submission Comment:**

Under this table “relevant part for consideration” on electricity generating works is only highlighted for A- Introduction, F-Industrial Development, G- Car parking, H-Heritage.

image.png



From our understanding Part D – Rural is about electricity generating works and this is checked in. Also, why would not Part I, also be checked in for consideration on the table?

We noted that the table refers to Part J, however there is no definition of section J on Page 7, A.1.13.

**Part D Rural Development****Page 15, D.7. Electricity Generating Works****Submission Comments:****Application of this Part**

We do not understand why Electricity Generating Works have been limited to only RU1, RU2, RU4. As per the land use table in Part A, Part D is not even on the table. And why is not the electricity generating works extended to RU3, RU5 Village, R5, C1, C2, and C3?

**PREAMBLE**

Consider changing the heading from Preamble to either “**Statement of Intent**” or “**Memorandum of Understanding.**” Using the term Preamble makes the information below it seem secondary and of no consequence.

Fourth sentence starting, “Council further considers that the burden ... equally across other communities.” What is meant by other communities? Consider replacing “other communities” with “other Local Government Areas and Renewable Energy Zones”. Just having “other communities” does not provide clear accountability or responsibility to external areas outside Upper Lachlan.

Fifth sentence starting, “To comply with state and Commonwealth ... other strategic documents.” Consider replacing “other strategic documents” with specific documents, namely the ULLEP2010. We would go even further by identifying these maps,

- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)
- [Natural Resources Sensitivity – Water Map](#)
- [Heritage Map,](#)

In the preamble itself.

**Page 16, D.7.1 Electricity Generating Works****Submission Comments:****Objective**

The first and only sentence in the objective, “To ensure that electricity generating works ... and the like.” What does, “and the like.” after public roads mean? For example, although watercourses are mentioned there is no mention of mountain peaks, grassy hilltops, and highland granite rocky outcrops. In other words, the sentence does not really build on the concepts of “landscape character and scenic quality”. We think this point is important given that wind farms use the highest land points and change the character of the mountains, peaks and rocky outcrops.

**Standards a.**

Why is there no mention of Rural Bushfire Guidelines?

**Section b.**

Why does section b refer to avoiding land that does not match the MAP categories that are under ULLEP2010? Instead of sections (i, ii, iii, and iv). Would you not reference the maps instead?

- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)
- [Natural Resources Sensitivity – Water Map](#)
- [Heritage Map](#)

Please note if these maps were used by external wind farm investment companies like the Limerick Windfarm for example, this wind farm location would be a direct contravention of the maps in ULLEP2010.

**Section c.**

First sentence, “Development that cannot avoid”. Consider replacing the term, “cannot avoid” with “direct contravention”. Under what circumstances would “cannot avoid” be invoked and on what justification. Would it be to say that development is in “direct contravention” of ULLEP2010 and any other vital ULC policies ... and then list why they have been “avoided” and allowed to be contravened.

**Section d.**

We do not understand why R2, R5, RU5 are mentioned here in section d, when on Page 15 (application of this part) states it only includes RU1, RU2, and RU4. Refer to submission comment about Page 15.

In other words, if this section relates to RU1, RU2, and RU4 as stated on page 15, then the wind turbines should not encroach closer than 2 km to a RU1, RU2 and RU4 zone. And why does the standard invoke 2km distance without any consideration of the height of a wind tower? Such a statement of wind tower proximity and wind tower height could be better expressed in a ratio. (300 meters height to 3 km distance, 100 meters height to 1 km distance) Also why not state the wind turbines should not encroach on lands mapped under ULLEP2010 with reference to the maps.

- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)
- [Natural Resources Sensitivity – Water Map](#)
- [Heritage Map](#)

**Section e.**

What is a non-related property boundary? And why does the standard invoke 1km distance without any consideration of the height of a wind tower? In other words, a 280-meter wind tower has the same distance as an 80-meter wind tower.

**Section f.**

Consider rewording this section. What does “but also justify” mean in terms of Upper Lachlan. I would reword this section to include this DCP and the ULLEP2010. The sentence to read instead, “but also justify any increase in the cumulative impact of wind turbines with compliance to section b, and section c of D.7.1”.

And finally, another section relating to Rural Bushfires and compliance.

That concludes the submission comments for the DCP. We also have had a look through the **UPSC Housing Strategy 2025**. Please find our submission comments below.

**Page 11, 1.4 The Housing Vision**

**Submission Comments:**

The housing vision does not consider technology changes in housing methods (modular homes, tiny homes and factory built) nor does it talk about decentralised individual renewable energy options like solar, battery back to the grid, or energy star ratings for homes.

**Page 13, 2.1 Overarching Framework**

This section notes how important the ULLEP2010 is to the framework. Yet we have noticed that the regional analysis of each township does not leverage any of the mapping that goes right down to DP lot level from ELLEP2010.

**Page 16, 2.3.1 South East and Tablelands Regional Plan**

This section seems to be inviting more renewable energy projects into the ULC while at the same time conflicting with the PREAMBLE set out in Part D.7.1. Electricity Generating Work of the DCP.

Given this a Housing Strategy Plan, we think it would be better to have an energy strategy that relates to each household and not the one stated below, “a hub of renewable energy excellence”, as this strategy only aims to feed energy consumers in cities and towns outside of the Upper Lachlan. Also, the strategy of having a hub of renewable energy excellence (industry of electricity generation which includes transmission lines, sub-stations, and battery parking) has a direct conflict with the next strategy of “protecting important agricultural land”.

*“The following objectives are particularly relevant in the context of the Upper Lachlan LGA and the draft Upper Lachlan Shire*

*Housing Strategy:*

- *Position the region as a hub of renewable energy excellence.*
  - *Leverage the area’s existing expertise in renewable energy to foster innovative economic development opportunities.*
- *Protect important agricultural land.”*

**Page 17, 2.3.2 Southern Tablelands Regional Economic Development Strategy 2023**

*The following strategies were identified by the 2023 REDS update for the Upper Lachlan Shire:*

- *Enhance the liveability of the region and grow its visitor economy.*

Will people want to visit and live in areas heavily populated with transmission lines, sub stations, wind farms and solar parks running across our mountain peaks and down and across our waterways and lakes?

- *Maximise community benefits from the region’s emerging strength in renewable energy generation.*

What does this mean? Does it mean, make sure we are compensated for loss of tourism and visitors wanting to see the countryside around Upper Lachlan? Or does it mean, we need to generate cheaper electricity for our own LGA, so we can move away from our stated goal of primary rural production and become a primary renewable energy producer attracting industry and service industries?



DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 32

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Fwd: Submission to Draft Housing Strategy 2025 – Request to Reinstate Land North of North Street (53 North Street) as a Growth Investigation Area  
**Date:** Friday, 20 February 2026 12:57:11 PM

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Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 20 February 2026 at 9:59:08 am AEDT  
**To:** [REDACTED]  
**Subject:** Fwd: Submission to Draft Housing Strategy 2025 – Request to Reinstate Land North of North Street (53 North Street) as a Growth Investigation Area

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 18 February 2026 at 7:40:16 pm AEDT  
**To:** [REDACTED]  
**Subject:** Submission to Draft Housing Strategy 2025 – Request to Reinstate Land North of North Street (53 North Street) as a Growth Investigation Area

Att: Chief Executive Officer

As the owners of 53 North Street, Crookwell, we wish to provide a formal submission regarding the **Draft Upper Lachlan Housing Strategy 2025**.

We request that the land on the northern side of North Street, including our property, be included within the **Residential Housing Framework** as an investigation area for rezoning from RU1 to a mix of **R2 Low Density** and **R5 Large Lot Residential**.

Our submission is based on the following strategic justifications, which we believe demonstrate that our land is one of the most "development-ready" parcels in the Shire.

#### 1. Consistency with Prior Council Endorsement

**(Resolution 122/27)** We wish to draw Council's attention to the Ordinary Meeting held on **17 February 2022 (File Reference 122/27)**. During this meeting, Council investigated localities adjacent to Crookwell for development potential. At that time, the northern side of North Street was formally assessed by Council staff and deemed **"Level, Close to infrastructure, and Accessible."** Pages 72–76 of that report showed a proposed rezoning to R2 and R5, and the recommendation was for Council to **"endorse the proposed amendment to the Local Strategic Planning Statement (LSPS)."** The exclusion of this land from the 2025 Draft Strategy appears to be a procedural oversight that contradicts a prior formal Council resolution. Including this land would ensure planning consistency and honor the strategic direction Council has already publicly signaled to the community.

**2. Superior Infrastructure Efficiency (The "Infill" Advantage)** A key objective of the 2025 Strategy is to prioritize growth where infrastructure exists (p. 112). Unlike other proposed growth areas (such as "Area 5" on Redground Road) which require significant trunk extensions, the northern side of North Street is **immediately serviceable**:

- **Existing Services:** Reticulated sewer, water, electricity, and NBN are already located within the North Street road reserve.
- **Logical Extension:** Our land is directly adjacent to existing R2 development. Extending services across the street is far more cost-effective than "leapfrog" development into fringe areas.
- **Minimal Public Cost:** This represents "plug-and-play" development that utilizes existing Council assets with minimal capital expenditure from the Shire.

**3. Addressing "Theoretical" vs. "Deliverable" Supply** The Strategy notes a high theoretical supply of residential lots. However, as noted on page 115, "viability and infrastructure costs can delay delivery." Large-scale subdivisions often stall due to the massive upfront costs of new roads and pump stations. In contrast, our land is held by owners ready to move forward. Including North Street provides **supply resilience**—ensuring that if larger, more complex sites fail to progress, Council has a pipeline of unconstrained, shovel-ready lots to meet immediate housing demand.

**4. Correction of Logical Planning**

**Boundaries** Currently, North Street acts as a hard boundary where the R2 zone stops abruptly at the southern curb. This creates a "jagged" urban edge. By rezoning the northern side, North Street becomes a central collector road for a unified residential precinct. This is a more orderly planning outcome than maintaining a 20-acre RU1 "hobby farm" parcel that is no longer viable for primary production and sits directly across from a suburban streetscape.

**5. Absence of Environmental Constraints** The Strategy's own mapping confirms that the northern side of North Street is one of the "cleanest" sites available for growth:

- **Flood & Bushfire:** It is not flood-affected or mapped as bushfire-prone.
- **Biodiversity:** The land is cleared and contains no identified high-value biodiversity or riparian corridors.
- **Topography:** It is level, which minimizes stormwater runoff issues and earthworks.

**6. Our Commitment to Progress** We are not looking for a "passive" rezoning. We are prepared to:

- Fund the necessary Planning Proposal and technical studies.
- Work with Council on a staged infrastructure plan.
- Ensure that lot sizes (R2/R5 mix) maintain the rural character and "large lot living" identity that makes Crookwell desirable.

**Request for Action** In light of the **2022 Council endorsement** and the site's clear suitability, we respectfully request that Council amend the **Crookwell Residential Housing Framework Map** to include 53 North Street (and the northern side of North Street) as a designated growth area.

We would welcome the opportunity to meet with the planning team to discuss how our land can help Council meet its housing targets in a way that is logical, cost-effective, and consistent with prior decisions.

Kind regards,

[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 33



[REDACTED]  
Upper Lachlan Shire, Councillor



[REDACTED]  
www.lpsw.org.au

20th February 2026

### **Submission – Draft Upper Lachlan Housing Strategy**

Attn: Chief Executive Officer  
Upper Lachlan Shire Council

I thank Council for exhibiting the Draft Upper Lachlan Housing Strategy 2025 and for the work undertaken to analyse projected housing demand.

However, I cannot support the Strategy in its current form.

The Strategy forecasts approximately 1,044 additional dwellings by 2041 (around 52 per year) and proposes a range of planning interventions, including rezoning programs, reductions in minimum lot sizes, master planning of growth areas, contribution incentives, and structured partnerships for affordable housing delivery. While well-intentioned, this approach assumes that housing outcomes improve as planning becomes more detailed and more interventionist. I respectfully submit that the opposite is more likely in a rural shire such as ours.

#### **1. A Different First Principle**

Housing affordability and supply are primarily driven by:

- Speed and certainty of approvals
- Flexibility of land use
- Infrastructure availability
- Construction costs

When regulatory systems become more prescriptive and layered, costs rise, and delivery slows. Over time, this reduces supply responsiveness and increases prices. International experience shows that highly prescriptive zoning is not the only workable model. For example, Houston operates without traditional Euclidean zoning, relying instead on performance standards, deed restrictions, and infrastructure planning. While Upper Lachlan is clearly not like a major US city, the principle remains relevant: housing systems can function effectively with fewer prescriptive controls and greater reliance on property rights and market coordination. The lesson is not to replicate another jurisdiction wholesale, but to recognise that heavy central planning is not inevitable.

#### **2. Risks in the Current Strategy**

In its present form, the Strategy risks:

- Increasing planning complexity
- Expanding Council's role from regulator to market coordinator
- Creating additional studies, plans, and administrative processes
- Adding uncertainty through discretionary master planning

For a shire of our size and growth profile, this may impose disproportionate administrative costs relative to the benefit. Upper Lachlan's character is defined by agriculture, rural enterprise, lifestyle properties and small villages. Planning frameworks should support flexibility within that context rather than directing growth through layered strategic documents.

### 3. What Council Should Focus On

Council has a legitimate and important role in:

- Ensuring bushfire, flood, environmental and health standards are met
- Coordinating essential infrastructure capacity
- Preventing genuine nuisance or unsafe development
- Maintaining public roads, drainage and community assets

Nothing in this submission proposes weakening those safeguards. However, beyond these core functions, housing outcomes are generally improved when landowners are given clarity and freedom to respond to demand.

### 4. Recommended Alternative Approach

Rather than adopting the Strategy in its current form, I recommend Council:

- Replace the Strategy with a concise Housing Framework focused on:
  - Infrastructure capacity planning
  - Fast-track approval pathways
  - Clear "by-right" development categories
- Introduce statutory assessment timeframes for complying and low-impact development (target under 30 days where lawful).
- Remove barriers to:
  - Secondary dwellings
  - Worker accommodation on rural land
  - Modular and prefabricated housing
  - Dual occupancies and small-scale subdivision
- Limit new contribution schemes and instead prioritise:
  - Works-in-kind agreements
  - Transparent infrastructure cost recovery
  - User-pays models, where appropriate
- Emphasise performance-based standards rather than prescriptive master planning.

##### 5. A Rural Shire Requires a Light Regulatory Touch

Upper Lachlan is not experiencing metropolitan-scale growth pressures. A proportionate planning framework should reflect that reality. By simplifying rather than expanding planning layers, Council can:

- Reduce cost-of-living pressure
- Encourage local builders
- Support farmers and landowners
- Improve approval certainty
- Increase housing responsiveness

Housing affordability is best achieved not through strategic micromanagement, but through predictable, limited and efficient regulation. For these reasons, I cannot support the Draft Strategy in its current form and urge Council to adopt a streamlined, infrastructure-focused alternative.

Yours sincerely,

[REDACTED]

[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 34

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Upper Lauchlan Housing Strategy, Development Control plan, Bushfire mapping.  
**Date:** Friday, 20 February 2026 3:36:01 PM

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To Whom it may concern.

Upper Lachlan Shire Council

**Re: Upper Lauchlan Housing Strategy, Development Control plan, Bushfire mapping.**

Please Accept my submission regarding the Upper Lauchlan Housing Strategy, Development Control plan. Bushfire mapping.

Based on my observations the planning appears incomplete and inconsistent and does not adequately consider residential and industrial and commercial land use or the villages along the Railway line.

In particular, the bushfire mapping raises concerns regarding fairness and accuracy. Areas identified as having low fuel loads appear to be mapped inconsistently, while areas with higher fuel loads appear to be excluded or treated differently.

I request that this submission be formally recorded and that I be notified of any revisions, consultation outcomes or decisions relating to these matters.

Regards

[REDACTED]  
[REDACTED]

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 35

**UPPER LACHLAN SHIRE****DRAFT HOUSING STRATEGY****DRAFT DCP****Submission –** [REDACTED] [REDACTED]**Overall Response**

I have spoken to the Council Planning Department at the information session on the documents, and I have read both documents. The two documents are thorough and well written and referenced, with good principles, and clear graphics to support the messages.

As a Gunning resident, I overall support the draft documents, the planning principles and the proposed adjustments to land use planning. And I support the introduction of a heritage character area.

My main overarching comments and concerns are:

- Acknowledge and facilitate urban design practice more effectively to enable urban design processes and achieve place-based village outcomes (see references further on).
- Further acknowledge the important strategic location of Gunning – for residents and visitors (tourist amenity and economy). This is an incredible opportunity and consideration, beyond (but also related to) housing supply.
- Reference to other key NSW guides which have been developed to support the development of LGA strategy documents.
- Note the Gunning District Association is undertaking a community strategic vision which will follow and align with the Housing Strategy and DCP. We are very pleased that Council Planning Executive and the Councillors have accepted the invitations to be part of the development of this. Work is about to start in earnest on this and relevant people notified.
- Please retain the lot on the corner of Warrataw and Grosvenor Street as a public space.

Detailed notes and recommendations in the following submission are written in blue.

**Draft Housing Strategy****Purpose**

**As noted,** The Upper Lachlan Housing Strategy is a means to carefully plan for new housing growth having regard for the latest data, trends, and characteristics.

**Objectives**

[REDACTED]

ULSC Draft Housing\_DCP\_Submission

20 Feb. 26

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**As noted,**

- Review current housing issues and challenges being experienced across the Upper Lachlan Shire and wider region.
- Review planning controls related to zoning, permissible land-uses in residential zones and minimum lot size standards and identify where changes may be necessary to ensure the sustainable use of land.
- Determine future housing needs and demand in a manner that best fits the unique character and identity of the area.
- Provide increased opportunities for housing diversity and growth through infill and greenfield development.
- Manage and align the delivery of infrastructure to ensure there is an adequate supply of serviced land for housing.
  1. Consider incorporating key word opportunities for inclusion within purpose and objectives, which support the identified planning principles, and provide a more holistic vision for the strategy - eg:
    - a. Sustainability into future (environmental, economic, and social)
    - b. Resilience (different to sustainability)
    - c. Unique character preservation led by Place-led planning processes and outcomes (integrating with urban design processes)
    - d. Community.
    - e. Strengthen the principle of 'Shire of Villages'

**1.4 The Vision**

2. Suggest that the 8 statements are elevated to form guiding principles. These are fundamental foundation to the strategy and supporting documents. They should form a driving benchmark in the ULSC DCP from which Objectives and standards are developed.

**2.4 Local Plans and Policies**

3. Include other documents – State developed design frameworks and guides are critical here and are designed for Councils to ensure the right place outcomes:
  - Urban Design for Regional NSW – this guide was specifically developed as a response to the Regional Plans to provide guidance to smaller councils where resources are stretched.  
<https://www.planning.nsw.gov.au/plans-for-your-area/urban-design-for-regional-nsw>
  - Better Placed  
<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/better-placed>
  - Greener Places  
<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places>



- [Movement and Place](https://www.movementandplace.nsw.gov.au/)
- [Connecting with Country](https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/connecting-with-country)

### 3.1 Regional Profile

The strategic importance of Upper Lachlan Shire and its appeal for both existing and future residents and existing and future visitors – and the opportunities (and challenges) this presents - is not optimised to full possibility.

Map 1 starts to suggest it but does not highlight the key connections:

- Hume Highway located directly adjacent to Gunning and Collector linking to Sydney and Melbourne
- Canberra within an hour's commute of Canberra
- The (heavily patronized) Sydney to Melbourne XPT runs through Gunning Station
- Gunning sits at the top of what I have called the 'Golden Triangle' of Goulburn Yass and Canberra.

### 3.2 Local Profiles

All the smaller communities of Bigga, Tueria, Binda, Grabben Gullen, Dalton and Jerrawa are vital and their livelihoods and future resilience should be protected and supported.

The following numbers break down the percentages of towns within the overall shire and illustrate the overall percentage of the smaller and mid towns v overall:

<b>Smallest villages</b>	<b>Tuena</b>	81		
	<b>Jerrawa</b>	106		
	<b>Breadalbane</b>	107		
	<b>Dalton</b>	230		
	<b>Grabben</b>			
	<b>Gullen</b>	248		
	<b>Bigga</b>	268		
	<b>Binda</b>	291		
		<b>1331</b>	<b>22%</b>	<b>22%</b>
<b>Mid village</b>	<b>Collector</b>	376		
	<b>Taralga</b>	403		
	<b>Laggan</b>	407		
		<b>1186</b>	<b>20%</b>	
<b>Large town</b>	<b>Gunning</b>		<b>820</b>	<b>14%</b> <b>34%</b>
<b>Largest town</b>	<b>Crookwell</b>		<b>2686</b>	<b>44%</b> <b>44%</b>
			<b>6023</b>	



### **Gunning Location**

Gunning is located approximately 40km south-west of the Crookwell via Grabben Gullen Road. It is also located approximately 57km southwest from Canberra via the Sutton Road and the Federal Highway.

*Note: There is no mention of the Hume Highway proximity, nor the rail line.*

### **4.2 Community Survey**

Upper Lachlan Shire Council conducted a short online community survey during March 2025, whereby Council received a total of 202 survey responses.

*Note: This number seems extremely low – and easily could be improved. Greater engagement and a variety of formats to accommodate engagement preferences (IT or face to face) would be advantageous for undertaking pieces of work like this.*

*Visibility of documents on exhibitions (and associated meetings) is not always easy to find on the website.*

*There is no mention of the one-to-one engagement that was undertaken with Council representatives and the consultant team.*

*Note: Housing challenges section - Some points are repeated.*

### **5.7 Dwelling Types**

4. Medium Density Dwellings should be explained to the community. The figurative diagram does not represent medium density dwellings.

### **7.8 Gunning**

Map 43 - Identifies a vacant lot as residential noted on the corner of Warrataw and Grosvenor Street. I have been told that this is a park called Coronation Park.

5. Request all relevant maps are updated to reflect this land retained and protected as needed local park.
  - 1st Gunning Scouts heavily use it.
  - is moderately used by residents for passive recreation including picnics and tai-chi classes.
  - Provides much needed open space for this part of old Gunning. There is no other immediate local park in the vicinity.
  - The landscape and visual amenity of the park (including a significant shade tree) contribute to the character and amenity of this historic part of Warrataw Street. Inclusion of it as part of the heritage character area supports this.

### **Challenges p130**

6. Incorporated additional points under challenges:



- Delivering housing whilst maintaining the village character of Gunning. Specifically identifying what are the elements of built form and landscape that contribute to the village character.
- Greater collaboration and connection between all the various components that make a village – it is the housing, **plus** community assets (halls, the station etc), main street, the public open spaces, the streets, the cycleways etc.

### **Planning Principles p130**

Support residential development that respects and enhances existing village character, including built heritage.

7. To enable this principle above, adopt urban design principles (refer Urban Design for Regional NSW) within the DCP to assist developers and landowners and support the content already in the DCP.

### **Gunning Housing Framework Plan**

Map 73 – Support the planned amendments to the Plan – except the vacant lot on the corner of Warrataw and Grosvenor Street.

*Note Map 75 Incorrectly labelled as Crookwell.*

Priority 1 areas – as noted above, do not support this as Priority growth land for residential. This is much needed open space for the existing (and future) community, including the Scouts.

8. Request a change to the map so the lot on the corner of the Warrataw and Grosvenor Street is not indicated for housing, and instead as open space.

### **9.1 Master Planning Principles**

9. *02 Road Hierarchy - General comment – adjust terminology to ‘Street Hierarchy,’ Streets are for people (road carriageway, footpaths, green verges, trees, footpaths), and roads are solely for cars.*
10. *Map 80 - Note This is how 103 Collector Road could have been designed, with a linked green corridor integral and part of the plan linking across the site, with the riparian corridor as an opportunity.*

## **10. Planning Priorities**

11. These should be referenced in the DCP, so both documents align and work together. They do not seem to appear in the draft DCP?

### **Planning Priorities Actions**

These are positive and good to see within the strategy.

### **Gunning District Community Plan**

*To note: In parallel, to support the actions as noted in this draft the Gunning District Association is in the initial stages of developing a Community Strategic Plan specific to Gunning and District.*



*This plan will bridge the gap between this Housing Strategy and the 6 actions and will link with these actions in greater detail.*

*This will help further guide Council decisions around prioritising investment and development.*

## **Draft DCP**

### **Recommended Improvements**

#### 1. Reference other key documents

State developed design frameworks and guides are critical here and are designed for Councils to ensure the right outcomes. They have also been written in plain English for the community, so inclusion will help community understand broader place principles.

- Urban Design for Regional NSW – this guide was specifically developed as a response to the Regional Plans to provide guidance to smaller councils where resources are stretched.
  - o <https://www.planning.nsw.gov.au/plans-for-your-area/urban-design-for-regional-nsw>
- Better Placed
  - o <https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/better-placed>
- Implementing and Evaluation Good Design
  - o <https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/implementing-and-evaluating-good-design>.
- Greener Places
  - o <https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places>

#### Draft Greener Places Design Guide

- o <https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/draft-greener-places-design-guide>
  - Movement and Place
    - o <https://www.movementandplace.nsw.gov.au/>
  - Connecting with Country
    - o <https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/connecting-with-country>
2. Include in the introduction a need for place based strategic planning and design processes, through urban design. Integrate best practice Urban Design processes and outcomes into the document, which holistically combines:

Built form.

Landscape

Movement

### **Part B Subdivision**



3. Refer to guidance in Urban Design for Regional NSW – specifically Part 3 Project Type 3 Greenfield Development

#### **Part C Residential Development**

4. Refer to NSW Housing Pattern Book

#### **Part E Commercial**

5. Refer to guidance in Urban Design for Regional NSW – specifically Part 3 Project Type 2 Town Centres and Main Streets

#### **Part H Heritage**

6. Refer to Design for Heritage

<https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/design-guide-for-heritage>

#### **Part I – Environmental**

7. Refer to Greener Places

<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places>

Draft Greener Places Design Guide

<https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/draft-greener-places-design-guide>

Biodiversity in Place

<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/biodiversity-in-place>

##### **H.1.6.8 Gunning Heritage Character Area**

Strong support of inclusion of this heritage area.

8. I would like to suggest that it is extended to include Gunning Railway Station (precinct) and houses that lead up to this. This would include the pair of original historic station workers homes on Grosvenor St and up to the Station master's house.

Other characteristics include.

- o Preservation of green verges
- o Street trees



DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 36

## Draft Upper Lachlan Housing Strategy

### **Background.**

The Upper Lachlan Shire covers approximately 7000 sq Klms and has some 8300 ratepayers, the majority of which are Farmers or large land holders. The population density is incredibly low making the rate base low affecting the financial viability and long term future of the Shire.

Current planning rules result in a wide variation in residential block size and land use types. Depending upon where a resident is situated housing block size can vary between 800sqm and 4000sqm then expanding to 'lifestyle blocks' of up to 200 acres.

In regional and small towns, housing block size directly influences economic sustainability, infrastructure efficiency, and the social fabric. While larger "lifestyle" blocks have traditionally defined these areas, shrinking lot sizes are increasingly used to address housing shortages and affordability.

The drain of young people from country towns affect the social cohesion and viability of many business and services that are critical for a towns survival and growth.

Larger lot sizes and a lack of housing options result in older residents have to leave the area as the options for smaller property sizes just do not exist and younger residents being unable to afford rents or to buy.

It is a proven myth that larger block sizes are a pull factor across regional centres with numerous examples showing smaller lot sizes, town house and unit developments are preferable that the "Australian Dream" ¼ acre block.

### **1. Economic and Affordability Impacts**

Smaller blocks typically cost less to buy and develop than large lots. In regional NSW, where housing supply can be tight lower Entry Barriers, smaller blocks (e.g., 500sqm vs. 1000sqm) help maintain lower price points for new builds, as land costs now account for up to 37–60% of the total housing package in some states. The building of town houses and units on standard ¼ acre blocks add to the housing mix and create significant opportunities for low income individuals, couples, families and the elderly unable to maintain gardens and lawns.

**Key Worker Retention:** Increasing density through smaller lots helps house essential workers (teachers, nurses, GPs) who might otherwise be priced out of regional centres.

**Rental Supply:** Experts argue that "going up" with medium-density developments on smaller footprints is essential to combat the rental crisis in regional areas like NSW, where almost all regions have become unaffordable for average renters.

## 2. Infrastructure and Service Efficiency

**Reduced Servicing Costs:** Servicing a home in an established infill area with existing infrastructure can be up to \$75,000 cheaper than servicing the same home on the urban fringe.

**Sustainable Sprawl Management:** Smaller blocks allow towns to grow without continuous outward sprawl, which preserves productive agricultural land and reduces car dependency.

**Infrastructure Strain:** Conversely, rapid densification on small blocks in growth areas can overwhelm existing services if schools, hospitals, and roads are not upgraded concurrently.

## 3. Community and Social Dynamics

**Changing Housing Preferences:**

While many still value internal living space, there is a marked shift toward smaller yards.

The most popular searched land size dropped from 600sqm in 2020 to 400sqm by 2025.

**Reduced Amenity and "Quarter-Acre" Dream:** Moving away from the traditional large block can create community friction or "resentment" from long-term residents who value low-density character.

**Social Isolation vs. Interaction:** Denser developments can foster greater everyday interaction and understanding between diverse groups, though they require careful design to avoid issues like perceived crowding and noise.

## 4. Environmental Considerations

**Effluent and Water Management:** In towns without reticulated sewerage, small blocks may struggle with onsite effluent disposal, leading to cumulative nutrient runoff into local bushland. This is mitigated by council adopting innovative and

proven septic management systems while working towards integrated sewerage systems.

Urban Heat and Green Space: Building similar-sized houses on smaller blocks leads to higher site coverage, reducing space for private trees and increasing urban heat risks. Greening is a proven method of reducing heat sink of broad areas of concrete and bitumen, avenues as an alternate to cleared street scapes.

**So, what are the key benefits of smaller housing block sizes in regional country towns in New South Wales (NSW) — covering social, economic, environmental, and planning perspectives:**

### **1. Increased Housing Affordability**

, this can:

- \* Lower entry-level prices for first home buyers and young families.
  - \* Make it easier for local workers (teachers, nurses, tradespeople) to live close to employment hubs.
  - \* Reduce pressure on rental markets.
- This supports more diverse and stable local communities.

### **2. More Efficient Use of Land**

Smaller block sizes allow towns to accommodate more homes without expanding their urban footprint outward. This leads to:

- \* **Reduced urban sprawl**, preserving farmland and natural landscapes.
- \* Compact town centres that are easier to service with infrastructure and community facilities.
- \* Opportunities for infill development within existing town boundaries.

### **3. Better Access to Services and Amenities**

When housing is more compact:

- \* Residents can often walk or bike to shops, schools, health clinics, and public transport.
- \* Local businesses benefit from a larger customer base within easy reach.
- \* Community facilities like parks and libraries become more viable.

#### **4. Lower Infrastructure and Maintenance Costs**

Smaller lots mean shorter utilities runs (water, sewer, electricity, internet) and roads, which can result in:

- \* Lower development and maintenance costs for councils.
- \* Reduced household utility connection fees.
- \* More funds available for regional services and upgrades.

#### **5. Stronger Social Connections**

Denser neighbourhoods support closer social interaction:

- \* Increased opportunities for casual neighbourly contact.
- \* Better support networks as people live closer together.
- \* Enhanced community engagement with local events and organisations.

#### **6. Encourages Diverse Housing Options**

Smaller blocks make it easier to include a mix of housing types, such as:

- \* Smaller detached homes
- \* Duplexes and townhouses
- \* Granny flats or studio units

This supports a range of household types — singles, downsizers, young families — boosting inclusivity.

#### **7. Environmental Sustainability**

Compact housing can reduce environmental impact:

- \* Smaller gardens require less water and maintenance.
- \* Shorter travel distances lower vehicle emissions.
- \* More efficient energy use in smaller homes.

#### **8. Supports Town Centre Revitalisation**

Allowing smaller blocks near existing centres can help:

- \* Support business activity and increase foot traffic.
- \* Encourage walking, cycling, and community interaction.

- \* Create more vibrant main streets and public spaces.

## 9. Planning Flexibility

Smaller blocks give councils more flexibility to manage growth:

- \* Easier staged expansion of services.
- \* More choices for infill vs. greenfield development.
- \* Better alignment with Local Environmental Plans (LEPs) and housing strategies.
- \* Allows for the building of new schools, Medical centres, aged care facilities, parklands and recreational facilities.

In most regional NSW towns, traditional housing has tended toward larger rural blocks. The more shift toward smaller lots can help:

- \* Retain local workers.
  - \* Attract new residents (including retirees or people seeking tree-change lifestyles).
  - \* Strengthen local economies without overwhelming infrastructure.
- It's important, however, that this approach is supported by thoughtful planning so that towns maintain their character and environmental quality.
- The key **challenges and trade-offs associated with smaller residential block sizes in regional towns in New South Wales (NSW)** — drawing out planning, social, economic and environmental dimensions:

### Summary: Key Trade-Offs

<b>Benefit of Smaller Blocks</b>	<b>Potential Challenge</b>
Increased housing options	Strain on infrastructure/services
More affordable entry points	Reduced outdoor and private space
Support for population growth	Traffic/parking pressure
Efficient land use	Loss of town character
Greater density near services	Environmental impacts

## Small Town “Character”

The **character of small country towns in New South Wales (NSW)**—especially those around 500–2,000 people—is shaped by a combination of physical form, landscape, economy, history, and social relationships.

It’s not just what they look like, but how they function and feel.

### 1. Historic Main Street & Built Form

Most small NSW towns are organised around a **traditional main street**, often aligned with:

- An existing or in use railway line
- A highway or regional road (Often bypassed by motorways)
- A river crossing

Typical features include:

- Verandah-fronted shops
- Low-rise commercial, residential and light industrial buildings
- buildings (1–2 storeys)
- Pubs and hotels as focal points
- A memorial hall and war memorial

Many towns retain strong 19th–early 20th century architecture influenced by colonial expansion and rail development.

### 2. Relationship to Landscape

Small NSW towns are deeply connected to their surrounding environment.

- Agricultural land often surrounds the township
- Clear edges between “town” and “country”
- Big skies and open vistas
- Proximity to rivers, bushland, or plains

This sharp urban–rural boundary is a defining element of character.

### **3. Low-Density Residential Pattern**

Housing typically features:

- Detached dwellings
- Large blocks (often 1000m<sup>2</sup>–2,000m<sup>2</sup> or more)
- Generous setbacks
- Established gardens and trees
- Space for sheds, caravans, equipment

Space, privacy, and greenery are seen as central to identity.

### **4. Strong Social Networks**

Character isn't just physical — it's social.

- High visibility and familiarity among residents
- Community events at local halls or showgrounds
- Sporting clubs as social anchors
- Volunteer-based organisations (RFS, SES, CWA)

In towns of ~1,000 people, social cohesion and informal support networks are often key features.

### **5. Economic Base**

Most small NSW country towns historically grew around:

- Agriculture (sheep, cattle, cropping)
- Mining (in some regions)
- Forestry
- Rail or transport hubs

Even where the economy has diversified, agricultural identity often remains culturally dominant.

### **6. Essential Civic Anchors**

Common defining institutions include:

- Primary school

- Local pub or club
- Small supermarket or general store
- Post office
- Showground or sports oval
- Parks and gardens
- Rural Fire Service Facilities

When one of these closes, residents often feel the town's character is changing.

## 7. Heritage & Collective Memory

War memorials, historic halls, old railway stations and cemeteries carry generational significance.

In many towns, buildings and landscapes reflect waves of settlement, droughts, floods, or economic booms and downturns.

## 8. Informal & Practical Lifestyle

Country town character also includes:

- Practical land use (sheds, machinery, water tanks)
- Less rigid separation of residential and semi-rural uses
- Lower levels of visual uniformity compared to master-planned estates
- A degree of informality in streetscape and development

## In Summary

The character of small NSW country towns is defined by:

- **Space**
- **Low density**
- **Strong landscape connection**
- **Historic main streets**
- **Community familiarity**
- **Agricultural identity**
- **Modest scale and simplicity**

When planning changes such as smaller block sizes or higher density are introduced, they often interact directly with these defining features — especially space, openness, and social cohesion.

That said, the ability to turn ‘Character’ into economic and social benefit is strictly limited.

No one wants small regional towns to look like Outer suburbs of a major city or large regional centre but better land use and a complete housing mix is an economic and social boon to regional towns.

For your Consideration

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Gunning

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DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 37

### Submission to the Draft Upper Lachlan Housing Strategy

I have had a relationship with Gunning for 11 years from when my brother Councillor [REDACTED] moved to the town.

I am in the process of selling my house in Sydney. I am not considering moving to Gunning. My main reason is that I do not want to take on the maintenance of a large block of land. I am currently living on a block of 412 m2. I do not feel any need for anything larger.

I conducted a session on Chat GPT on rural block sizes. This is summarised below.

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### Is there any empirical evidence that these larger blocks are preferred or does the offering dictate choice?

Empirical evidence from 2025 and 2026 indicates that while broader market supply is trending toward smaller lots, a specific "preference premium" exists for larger blocks in regional areas. This preference is driven by both lifestyle and investment factors rather than just the limited options available.

#### 1. Evidence of Buyer Preference

- Data from property search patterns and sales volumes show a clear "allure" for larger land holdings:
  - Search Behavior: While the national median search for blocks has dropped toward 400m<sup>2</sup>–500m<sup>2</sup> due to affordability, high-intent buyers in regional hubs specifically target larger blocks (above 750m<sup>2</sup>) for outdoor living space, privacy, and the ability to add amenities like pools.
  - Asset Performance: There is a recognized market understanding that land is the appreciating asset while the dwelling is the depreciating one. Buyers prefer larger blocks as they offer higher "underlying value" and flexibility for future redevelopment (such as adding a granny flat or dual occupancy).
  - Regional Migration: As of 2026, buyers are actively flocking to regional centres (like those within 50km of Canberra) to avoid the "compromise" of tiny urban lots. They are choosing these areas specifically to get "more land for their money".

#### 2. Evidence of Supply-Driven Choice

- While preferences exist, the "offering" does dictate choices for a significant portion of the market:
  - Affordability Constraints: Many buyers have been forced to "adjust expectations" and accept 400m<sup>2</sup> blocks not because they prefer them, but because larger blocks have become prohibitively expensive in major capitals.
  - Zoning Policy: State-led reforms in 2025 and 2026 have shifted developer incentives toward low and mid-rise housing (townhouses and dual occupancies). This means in some areas, small blocks are the only new product being brought to market, effectively mandating smaller lot sizes for new homeowners in those precincts.

#### Regional Context for 2026

Goulburn remains a popular choice for families and retirees from Sydney and Canberra precisely because it offers these larger blocks. The Goulburn Mulwaree Council continues to implement its Urban and Fringe Housing Strategy, which prioritizes 700m<sup>2</sup> lots to preserve the city's regional character while managing its planned growth of approximately 3,500 new homes by 2035.

#### Summary of Market Dynamics in 2026

Factor	Influence on Choice
Lifestyle Preference	Strong for families; drive for 700m <sup>2</sup> + lots in regional towns.

Financial Strategy	Investors and savvy buyers target larger blocks to maximize capital gains.
Market Supply	High-density planning reforms (2025/26) prioritize smaller lots (225m <sup>2</sup> –450m <sup>2</sup> ) near transport.
Affordability	Forces a shift in the "most searched" size from 600m <sup>2</sup> down to 400m <sup>2</sup> .

Anecdotally most people I know prefer smaller lots because of the lower levels of maintenance. Is there any evidence of buyers remorse for purchases of larger blocks?

In 2026, empirical and anecdotal data reflect a growing divide: while land remains a primary driver of financial value, the "maintenance burden" has become a significant source of buyer's remorse, particularly for those transitioning from urban to regional areas.

#### 1. Evidence of Buyer's Remorse

Market insights from 2025 and 2026 suggest that remorse for larger blocks often stems from a "gap between the dream and reality":

- The Maintenance Trap: Buyers frequently underestimate the time and financial costs of maintaining larger lots. On acreage or semi-rural blocks, "constant maintenance" (e.g., weed control, drainage, and road access) can take years to manage effectively, leading to disillusionment.
- Infrastructure Costs: Remorse is common among "naive" buyers who realize too late that larger, non-urban blocks may lack town water, gas, or proper sewage, leading to unexpectedly high electricity and utility installation bills.
- Downsizing Regret: Roughly one in six downsizers in 2025 expressed regret after moving, often finding that the promise of a "lifestyle change" was overshadowed by the unexpected complexities of managing a larger or more remote property.

#### 2. Preference vs. Offering

While your experience of a preference for smaller lots is widely shared, the market is currently shaped by two competing forces:

- Strategic Choice for Smaller Lots: By 2026, many buyers are pivoting toward smaller, 400m<sup>2</sup> blocks or townhouses not just for affordability, but as a "strategic choice" for a lower-maintenance, turnkey lifestyle.
- The Financial "Safety" of Larger Blocks: Conversely, land remains the key driver of capital growth. Investors and experienced buyers often prefer larger blocks because they offer subdivision potential and higher underlying land value, even if the owner has no intention of personally maintaining a large garden.

#### 3. Shift in "Most Popular" Size (2025–2026)

Data from real estate search platforms shows a clear downward trend in the "ideal" size:

- 2023/24: The most searched land size was a 500m<sup>2</sup> block.
- 2025/26: Search patterns have aligned with shrinking available supply, with 400m<sup>2</sup> blocks replacing larger lots in the "top three" most popular searches.
- Efficiency over Size: Modern buyers are increasingly looking for "intelligent use of space" rather than sheer size, valuing proximity to community hubs and transport over a large, high-maintenance backyard.

Is there any research on the effects larger lot size has on the demographics and social cohesion of rural communities? Thinking the opportunities for young people to find long term rental accommodation, Older people who can no longer maintain a larger property being forced to move, potential new residents who don't want the upkeep of a larger block?

Research from 2025 and earlier indicates that larger lot sizes and lower population density in rural communities create a distinct "housing mismatch" that negatively impacts social cohesion and demographic diversity.

#### 1. Displacement of Young People and Renters

Research identifies a direct link between low-density zoning and restricted rental availability.

- Rental Crisis: In 2026, the lack of housing diversity in regional areas—exacerbated by a reliance on large single-dwelling lots—makes higher-density developments financially unfeasible for the private sector.
- Economic Exclusion: Higher income sectors (like mining or lifestyle migration) in rural areas push rents higher, effectively excluding lower-income young residents who cannot find smaller, more affordable dwellings.
- Geographic Divide: Younger people are increasingly concentrated on capital city fringes because regional areas lack the density of jobs and "suitably-sized" housing options.

#### 2. The "Ageing-in-Place" Crisis for Older Residents

For older people, the maintenance of large properties is a primary trigger for "buyer's remorse" or forced relocation.

- The Maintenance Burden: Approximately 56% of older adults in recent surveys cite "low maintenance" as their primary motivation for moving.
- Forced Migration: In rural areas, 40–60% of older people are forced to leave their lifelong communities—moving more than 100km away—to access smaller, more manageable housing or care facilities because their local area only offers large blocks.
- Loss of Connection: Research shows that "connection to place" is deeply tied to the physical land for rural residents; being forced to leave a large property often means a traumatic severance of social identity and wellbeing.

#### 3. Impact on Social Cohesion

While rural communities often report higher levels of "perceived" community cohesion than urban areas, this is often a result of homogeneity rather than inclusion.

- Density and Networks: Lower population density (fewer people per hectare) is empirically linked to smaller social networks. Declines in density in rural areas have been shown to exacerbate age-related social isolation.
- Resilience via Diversity: Social cohesion in 2026 is increasingly measured by "participation." When a town lacks housing diversity (only offering large blocks), it fails to attract the diverse workforce (service workers, young families) needed to sustain the social fabric and support services for the elderly.
- Homophily vs. Inclusion: Highly cohesive low-density neighborhoods often rely on "homophily" (interacting with similar others). This can create a persistent prejudice against newcomers or diverse groups who don't fit the traditional large-lot "lifestyle" mold.

#### 4. Buyer Preferences in 2026

Recent studies show that while "distance buys affordability," new residents are increasingly wary of the "lifestyle suburb" trap. Beyond 40km from major hubs like Canberra or Sydney, rents often rise again in lifestyle regions, forcing potential residents who want low upkeep to reconsider smaller urban lots over large regional blocks.

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Is there any research on the effect of developing larger lot sizes has on the finances and priorities of rural councils and shires? Are developments consisting of larger blocks more expensive to service? Water, sewerage, garbage collection etc. Do residents not get some services ie paved footpaths and concrete guttering etc

Research from 2025 and 2026 highlights a growing "infrastructure backlog" in rural councils, driven largely by the high costs of servicing low-density, large-lot developments.

### 1. Fiscal Impact of Large-Lot Development

Empirical data shows that large-lot subdivisions are significantly more expensive for councils to service on a per-capita basis.

- **Infrastructure Costs:** Roads, bridges, and footpaths cost rural councils approximately \$1,407 per person—over 11 times higher (1,167%) than the costs incurred by metropolitan councils.
- **Administrative Overhead:** Governance and administration for rural councils cost \$1,018 per person, which is \$751 more than in metropolitan areas due to the lack of "economies of scale" found in denser housing.
- **Sustainability Gap:** As of 2024–2026, many rural councils are considered "financially unsustainable," with 45% of NSW councils failing to meet operating surplus targets.

### 2. Service Levels and Infrastructure Standards

Residents in larger-lot subdivisions often receive a lower standard of "traditional" urban infrastructure to keep development costs viable.

- **Reduced Standards:** Rural "large lot" developments frequently omit paved footpaths, concrete kerb and guttering, and street lighting that are standard in smaller urban lots.
- **Self-Sufficiency:** In many larger-lot zones (such as R5), residents are expected to manage their own on-site sewerage (septic systems) and water tanks, as extending reticulated (town) water and sewer lines to these areas is often prohibitively expensive.
- **Maintenance Backlog:** Over 60% of NSW councils reported shortfalls in maintenance expenditure in recent years, with rural residents seeing the highest "backlog per capita" at \$3,494 compared to the state average of \$799.

### 3. Impact on Council Priorities

The high cost of maintaining existing low-density infrastructure often forces councils to divert funds away from other community priorities.

- **Asset Management Risks:** To avoid budget deficits, councils may defer maintenance on roads and community buildings, which shortens the lifespan of these assets.
- **Rate Cross-Subsidization:** General ratepayers often "cross-subsidize" the high infrastructure costs of new fringe growth areas, as developer contributions rarely cover the full long-term lifecycle costs of low-density services.
- **Focus on Core Services:** Due to fiscal pressure, many rural shires prioritize "roads, rates, and rubbish" over social services like youth programs or aged care, as the physical infrastructure maintenance demands the bulk of their revenue.

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Do larger lots focusing on family occupiers also deny councils the financial room to offer or facilitate additional services to this demographic such as playgrounds, swimming pools, sporting facilities, childcare and medical services

Yes, research from 2025 and 2026 confirms that a focus on larger lot sizes restricts the ability of rural and regional councils to fund and facilitate essential social services. This "financial squeeze" occurs because the high cost of maintaining physical infrastructure for low-density areas leaves little room in the budget for community-focused amenities.

### 1. Diversion of Funds to "Pipes and Roads"

Large-lot developments spread residents across a wider geographic area, requiring more kilometers of road, piping, and wiring per person.

- Infrastructure Priority: Rural councils often spend over 11 times more per capita on roads and bridges than metropolitan councils.
- Maintenance Backlog: Many councils are currently facing a "sustainability crisis," where they must prioritize fixing basic infrastructure over building new social facilities. In 2025–2026, several NSW councils applied for massive rate increases (up to 68%) just to maintain basic sustainability and progress "Growth and Prosperity" programs like health and housing facilitation.

### 2. Opportunity Cost for Social Services

When a council's budget is consumed by low-density infrastructure, "discretionary" services for families are often the first to be underfunded or outsourced:

- Childcare and Medical Services: Many regional councils are now the "provider of last resort" for childcare and aged care because private providers find low-density markets unprofitable. However, funding these services is increasingly difficult as state-imposed rate caps limit council revenue while inflationary costs for "pipes and poles" rise.
- Sporting and Recreation: Research highlights that infrastructure contributions from developers for large-lot subdivisions often fail to cover the full cost of land acquisition for new parks and sporting fields, leading to "under-serviced" new communities.
- The "Crisis over Prevention" Gap: Social advocacy groups (like NCOSS in 2025) have noted that government budgets increasingly focus on "people as pipes and poles" rather than investing in social services that prevent poverty and social isolation.

### 3. Lack of "Economies of Scale"

- Service Delivery Density: Facilities like swimming pools, libraries, and medical hubs require a minimum "catchment" of people to be viable. In large-lot developments, the population is too dispersed to justify these facilities locally, meaning families must travel further to access them.
- Funding Gaps: Organizations like the [Australian Local Government Association \(ALGA\)](#) are currently advocating for \$500 million per year in additional federal funding specifically for community infrastructure, as many councils have had to cut these developments to fund "enabling infrastructure" like sewers and roads.

#### Summary of Impact on Family Services

Service Type	Effect of Large Lot Sizes
Playgrounds & Parks	Higher land acquisition costs per resident; often fewer/smaller parks as a result.
Childcare/Medical	Low-density makes private centers unviable; councils lack funds to step in.
Sporting Facilities	High "backlog" of maintenance on existing assets prevents new builds.
Public Transport	Large distances make bus and active transport routes inefficient and expensive to run

Are low density developments favoured by rural councils also working against local retail services: food and groceries, chemists, hardware, clothing, medical, dental, restaurants and cafes, entertainment and building and associated trades.

## Is this an impediment to entry level employment facilities for the children of the "favoured" cohort for these developments

Evidence from 2025 and 2026 indicates that low-density, large-lot developments favored by many rural councils do work against local retail health and create significant barriers to entry-level employment for the "next generation" of residents.

### 1. Erosion of Local Retail and Services

- Low-density sprawl creates a "thin" market that struggles to sustain a diverse range of local businesses.
- Retail Viability:** Businesses like grocers, chemists, and cafes require a certain "threshold density" to be profitable. When residents are spread across large lots, foot traffic is non-existent, and businesses must rely on car-based customers who are often more likely to bypass local shops for larger, cheaper regional malls.
- Loss of "Vital Places":** Research shows that losing a single grocery store or local restaurant in a low-density community has "detrimental consequences," as few or no alternatives remain, leading to a decline in community health and social interaction.
- Service Accessibility:** Rural residents in these areas often face higher costs for food delivery and limited access to nutritious foods due to the "geographic isolation" inherent in low-density planning.

### 2. Impediments to Entry-Level Employment

- The focus on large-lot, single-family dwellings directly impacts the employment prospects of young people, including the children of the families living in these developments.
- The "No Jobs in Locality" Barrier:** In 2025, 14% of available workers reported that the lack of jobs in their immediate locality was their primary barrier to employment. For young people in low-density areas, this is compounded by a lack of accessible public transport, making it difficult to reach even the few jobs that exist.
- Lack of Diverse Industry:** Low-density regional areas often rely heavily on mining or agriculture, which typically require specific skills or qualifications. They lack the "related variety" of service-based industries (retail, entertainment, hospitality) that traditionally provide entry-level roles for youth.
- Vulnerability to Market Shifts:** Small independent stores—key employers of local youth—are the first to be replaced by large corporate chains in these environments, which may offer more standardized roles but often lack the local flexibility of "mom and pop" shops.

### 3. Impact on Local Trades and Small Business

- While large-lot developments generate initial work for building and associated trades, the long-term economic benefit is often centralized.
- Centralisation of Industry:** Better transport links combined with low local density allow larger regional factories and service providers to outcompete smaller local mills and workshops, leading to a loss of downstream industry jobs in smaller towns.
- Entrepreneurial Barriers:** The high cost of land and infrastructure in these "favoured" developments can sidelined local entrepreneurship and innovation, as higher rents in sparsely populated areas make new business ventures riskier.

### Summary of Consequences (2026)

Service/Factor	Effect of Low-Density Bias
Retail Diversity	Weakened; local shops struggle against regional malls and online delivery.
Youth Employment	Higher barriers; "locality" mismatch and lack of transport to service-sector roles.
Community Health	Reduced; loss of gatherable "vital places" like cafes and local grocers.

Economic Resilience	Lower; towns become "dormitory" suburbs dependent on distant hubs
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Is the lack of competition among local service providers and particularly trades an issue for potential or recent purchases of larger blocks? Thinking of the practicalities of building a "dream" house. Councils increasingly no longer provide all services from their own trades people and instead use contracted trades for larger and specialized works. Does this impact the availability of local trades and also further deplete the opportunities for locals to obtain apprenticeships and employment in trades

In 2026, the practicalities of building on larger blocks in regional areas are heavily influenced by a persistent trade shortage and shifting local government structures. The lack of competition and the move toward outsourced council services have created significant hurdles for both property owners and the local labor market.

#### 1. Impact on "Dream House" Practicalities

Building a custom home on a larger block (700m<sup>2</sup>+) often requires specialized or custom trades rather than the high-volume crews used in metropolitan subdivisions.

- **Reduced Competition and Higher Costs:** In regional NSW, trade shortages are acute. As of late 2025, the Trades Availability Index measured -0.46 for regional NSW, indicating a severe lack of available workers. This lack of local competition allows remaining providers to charge a premium, with regional labor shortages directly increasing project delays and costs.
- **Capability Risk:** Experts warn that the primary risk in 2026 isn't just price growth, but capability. Many regional areas lack the specialized skills required for complex custom builds, forcing owners to wait for "out-of-town" contractors who charge additional travel and accommodation fees.

#### 2. Council Outsourcing and Local Trades

The trend of rural councils transitioning from in-house day labor to contracted trades for specialized and large-scale works has reshaped the local economy.

- **Depletion of Local Apprenticeships:** Historically, councils were major regional employers and trainers. The move to contracting often results in work being awarded to larger firms from major hubs (like Sydney or Canberra) rather than local small businesses. This reduces the number of stable, long-term positions available for local youths to start an apprenticeship.
- **Skill Mismatch:** Research into regional NSW local government areas (LGAs) has identified a "mismatch" between the resident skill profile and industry needs, partly driven by the out-migration of younger workers who seek training and employment in major project zones (roads and mining) where the work is more consistent than local residential building.

#### 3. Vocational and Employment Impact (2026)

- **Incentive Changes:** From January 1, 2026, federal apprenticeship incentives for non-priority occupations (those outside housing and clean energy) will be halved to \$2,500 for both employers and apprentices. This is expected to further deter small regional trade businesses—already struggling with costs—from hiring new apprentices.
- **The "Ageing Workforce" Problem:** Key trades like bricklaying, floor finishing, and plastering have disproportionately high numbers of older workers. Without local councils or large local builders providing a steady "training ground," these trades are not being "topped up" by new local entrants, leading to a permanent decline in local service availability.
- **Training Gaps:** Regional students face significant barriers to vocational training, including limited digital infrastructure for online coursework and the need to travel long distances for specialized training facilities.

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## Does the focus on larger housing blocks also affect the capacity of local services to be introduced or expand? Thinking of schools, nursing homes and medical facilities, Industrial developments, playing fields and other sporting and recreational facilities

In 2026, the strategic focus on larger housing blocks (low-density sprawl) is recognized as a significant structural barrier to the introduction and expansion of critical local services in regional Australia. Research indicates that this "low-density trap" undermines the operational viability of essential infrastructure.

### 1. Dilution of "Catchment" for Schools and Health

Public facilities like schools and hospitals are planned based on density benchmarks (e.g., student numbers per square kilometer).

- **School Planning Hurdles:** In low-density regional areas, the population is often too dispersed to meet the state government's "student density" estimates required to trigger the construction of a new school. This leads to existing schools becoming overcrowded with "dismountables" rather than new facilities being built in growing areas.
- **Healthcare Viability:** Medical facilities require a minimum critical mass of patients to sustain specialized services. Low density increases "travel distance thresholds," which research shows leads to poor health outcomes and higher emergency room presentations as residents delay seeking care due to distance.

### 2. Constraints on Nursing Homes and Aged Care

The shift to a "competitive market" for aged care beds in 2025–2026 makes larger-lot regions less attractive to providers.

- **Commercial Unfeasibility:** Providers prioritize "economies of scale." In sparsely populated areas with large lots, the high cost of staffing, food, and laundry—combined with lower occupancy potential—makes regional nursing homes specifically prone to financial crisis.
- **Waitlist Crisis:** By 2026, specialist housing waitlists for the elderly in regional hubs like the Illawarra can exceed 10 years. Residents in large-lot communities are often forced to move over 100km away from their social networks to find available aged care places.

### 3. Impact on Industrial and Economic Development

Low-density residential zoning often "locks up" land that could otherwise be used for industrial or commercial expansion.

- **Zoning Conflict:** The preference for large "lifestyle" blocks often leads to land-use conflict on the urban fringe, where residential sprawl encroaches on industrial zones, preventing the development of logistics hubs, data centers, or warehouses that provide local employment.
- **Productivity Loss:** NSW Productivity Commission research (2024–2026) suggests that planning restrictions that favor low-density over infill development lower labor productivity by pricing workers out of living near suitable jobs.

### 4. Sporting and Recreational Facilities

The "standards-based" model for open space (e.g., hectares per 1,000 people) often fails in low-density subdivisions.

- **Land Acquisition Costs:** Larger housing blocks leave less "leftover" land for communal playing fields. Councils find it increasingly expensive to acquire the massive land parcels needed for traditional ovals in sprawl areas.

- Shift to Indoor Facilities: To mitigate this, 2026 planning trends show a shift toward multipurpose indoor hubs (gyms/pools) that use less land, but these require high capital investment that councils often cannot afford due to high maintenance costs for roads in the same low-density areas.

#### Summary of Service Impact (2026)

Service Facility	Impact of Large-Lot Focus
Schools	Delayed; fails to meet "student density" triggers for new builds.
Aged Care	Restricted; providers avoid low-density areas due to high operating costs.
Medical	Fragmented; relies on "virtual care" or dental vans to cover vast distances.
Industry	Stifled; residential sprawl competes for land with logistics and trade hubs.
Recreation	Compromised; lack of centralized land for large ovals and sporting precincts.

Do larger lot sizes and the lower property density and impact on the capacity for councils to provide services impact on the attractiveness of these areas for industrial development. Is the lack of higher density accommodation also an impediment during construction and operation?

In 2026, the focus on large residential lot sizes is a recognized deterrent to industrial development and economic diversification in regional areas. Research confirms that low-density residential sprawl creates a "double-squeeze" on industry: it consumes the land required for industrial expansion and fails to provide the diverse housing needed for the industrial workforce.

#### 1. Attractiveness for Industrial Development

Low property density directly impacts the "industrial readiness" of a region:

- Infrastructure Sustainability: Because rural councils spend up to 11 times more per capita on roads and bridges to service low-density residential areas, they often lack the capital to invest in "enabling infrastructure" for industry, such as heavy-vehicle road upgrades, high-capacity power, or industrial-grade water and gas.
- Land-Use Conflict: Large-lot residential "creeps" toward industrial zones. In 2026, developers increasingly find that "prescriptive green space" and residential buffers—measures suited for housing—restrict the usable space for warehouses and high-tech manufacturing, elevating costs and inhibiting productivity.
- Cost Disadvantages: Industrial land values in supply-constrained, low-density regions can be up to 84% higher than in more efficiently planned areas, disadvantaging those regions when competing for new business establishments.

#### 2. Lack of Housing as an Operational Impediment

The absence of higher-density accommodation (apartments, townhouses, or "worker housing") is a primary barrier during both the construction and operational phases of industrial projects:

- Construction Delays: Large projects (renewable energy, hospital upgrades, industrial plants) require an influx of specialized workers. Without higher-density rental stock, these workers are forced into "poor-quality, inappropriate" or temporary accommodation like shipping containers and caravans, which increases project risk and recruitment difficulty.

- Operational Staffing Crisis: 93% of regional capital cities report that major local industries are currently affected by housing shortages. Businesses are reluctant to invest in regions without certainty that they can secure housing for long-term operational staff.
- "Unfilled Jobs": In 2026, many regional industrial opportunities go unrealized simply because there is no suitable mix of housing for the required workforce.

### 3. Impact on Local Employment and Training

- The "Worker Housing" Gap: Essential and middle-income workers are increasingly priced out of regions that focus exclusively on large-lot family homes.
- Loss of Apprenticeship Opportunities: When local industrial development stalls due to housing shortages, the downstream effect is a reduction in local apprenticeships for the children of current residents. Without a local industrial base, young people must leave the area for trades and specialized training.

#### 2026 Industry Perspective

By 2026, "density done well" is no longer just a city planning goal but an economic necessity for regional towns. Regional hubs like Dubbo have approved their first high-rise developments specifically to address this "missing middle" and attract the professional and industrial workforce needed to sustain their economies.

Most rural council residents are opposed to higher density developments. These are describes as destroying the "rural character" of the area through to "slums" Are there examples of rural Councils that have introduced forms of higher density housing options and what were the effects of those on the local economy and social cohesion.

In 2026, several regional councils have moved past the "rural character" debate by introducing medium-density housing to address critical workforce and aged-care shortages. While initial opposition remains, documented outcomes suggest these developments can actually protect the broader regional economy and improve social cohesion by keeping diverse demographics within the community.

#### Examples of Proactive Regional Councils

- Dubbo Regional Council (NSW): Faced with a vacancy rate below 1% and rising rents, Dubbo has updated its Local Environmental Plan 2022 to fast-track "other residential development" such as units, flats, and terraces. By December 2025, approximately two-thirds of its new housing approvals were classified as medium density rather than traditional houses.
- Wagga Wagga City Council (NSW): In December 2025, Council adopted a Local Housing Strategy specifically designed to transition from a sprawl-only model to a "thriving city of 100,000". It explicitly encourages "infill" and "various bedroom configurations" to improve affordability for the local workforce.
- Pyrenees Shire Council (VIC): In Beaufort, after private developers showed little interest, the Council developed Correa Park, which included more compact lots (down to 300m<sup>2</sup>). The project was a financial success, allowing the Council to recoup its investment while providing a new entry point for residents.

#### Effects on the Local Economy

- Worker Retention: Industrial and major infrastructure projects in regional NSW (mining, renewables) have historically stalled due to a lack of "safe, quality, and well-located" accommodation for workers. Introducing higher density near town centers allows councils to attract these industries and the high-income employees they bring.
- Retail Sustainability: Increased density within walking distance of town centers (the "800m rule" popularized by 2025 NSW reforms) provides the foot traffic necessary to sustain local cafes, grocers, and pharmacies that struggle in low-density sprawl.
- Financial Resilience: Small towns that embrace compact development can lower their per-capita infrastructure maintenance costs, which are otherwise 11 times higher than in metro areas.

### Effects on Social Cohesion

- "Ageing-in-Place": Without medium-density options (like villas or low-rise apartments), older residents are often forced to move 100km+ away from their social networks to find manageable housing. Higher density in the town center allows them to remain connected to their community.
- Demographic Diversity: Communities that offer diverse housing types avoid becoming "wealth enclaves." Research indicates that introducing social and affordable high-density housing helps break down "spatial and social isolation" and provides more equitable rental options for younger families.
- Reduced "Slum" Risk: Modern regional density projects in 2026 focus on "liveability frameworks" that integrate transport, open space, and community facilities. Planning experts argue that the real risk of "future slums" comes from low-density areas with failing infrastructure (like ageing septic systems) rather than well-planned medium-density infill.

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Do these examples suggest that the argument that prospective buyers/ renters prefer larger blocks is wrong and that offering a broader range of housing options would benefit the local economy and community?

In 2026, research into the "Great Housing Mismatch" suggests the argument that buyers universally prefer large blocks is increasingly inaccurate. While larger blocks remain a cultural ideal, they are no longer a practical reality for the majority of the population.

#### 1. Evidence That the "Preference" Is Shifting

Data from 2025 and 2026 shows a significant gap between existing housing stock and actual household needs:

- Household Composition: Over 60% of Australian households consist of only one or two people, yet the vast majority of housing stock is built for larger families (three or more bedrooms).
- Search Behavior: Property search preferences have shifted dramatically. In 2020, a 600m<sup>2</sup> block was the most searched land size; by 2025/2026, it has been replaced by 400m<sup>2</sup> and 500m<sup>2</sup> blocks.
- Forced Choice: Much of the demand for larger blocks in regional areas is a result of limited choice rather than active preference. In regional Australia, 81% of homes are detached houses, and only 11% are studios or one-bedroom properties.

#### 2. Benefits of a Broader Housing Range

The introduction of higher-density options—such as townhouses, units, and "manor houses"—benefits both the economy and community social cohesion:

- Economic Productivity: Increasing density near town centers and transport hubs allows workers to live closer to their jobs, which the NSW Productivity Commission estimates could boost total output by up to 1.5% of GDP.
- Retail and Service Viability: Higher residential density supports a larger local population, providing the "critical mass" needed to sustain vibrant community services, local shops, and public transport within walking distance.
- Community Cohesion: Diverse housing types allow residents to "age in place." Without smaller, low-maintenance options, older residents are often forced to leave their established communities to find suitable housing, which severs social ties.
- Affordability: Expanding supply to include more compact, diverse options is the most effective way to lower housing costs for both buyers and renters, particularly for key workers like nurses and teachers who need to live near their workplaces.

#### 3. Dispelling the "Slum" Myth

Modern medium-density developments (2–6 storeys) are often described as "missing middle" housing. Examples from 2025/2026 planning reforms show that when these are well-located near existing infrastructure, they don't create "slums" but rather "wealthier, healthier, and more vibrant" town centers that utilize resources more efficiently than sprawl.

Im not convinced by this discussion under "Rural Character" as an Economic Driver. There are lots of towns with fiercely protected and vaunted "Local Character". They can't all be drawcards for tourists. How much of the identifiable success of small localities is because of they are "living museums" vs localities that have a fortuitous local attraction - historic or new that makes it stand out from the pack. How many "museums" can work and who pays to maintain them if they have little economic function

In 2026, the economic viability of "local character" is under intense scrutiny. Research and fiscal data suggest that while character provides an aesthetic backdrop, it rarely serves as a primary economic engine unless it is tethered to a functional, differentiating attraction or a broader regional strategy.

#### 1. "Living Museums" vs. Functional Economies

The "museum" model—where a town freezes its aesthetic to preserve its character—often lacks long-term sustainability without a high-value catalyst.

- The Specific Attraction Premium: Successful regional towns in 2026 typically move beyond general "rural character" to leverage specific, monetizable assets. Examples include Orange (NSW), which pivoted from general farming to a premium food and wine destination, and Bendigo (VIC), which used its heritage architecture to anchor a high-end arts and transport hub.
- The Inherent Advantage Trap: Government reports warn that it is "expensive and generally futile" to artificially maintain an advantage where one does not inherently exist. Towns that lack a unique historic or natural "anchor" often find that "local character" is not a strong enough draw to compete with more accessible regional centers.

#### 2. The Cost of Maintenance: Who Pays?

Maintaining "museum-like" character in a low-revenue environment creates a significant fiscal gap.

- Council Funding Squeeze: Infrastructure in low-population, high-character areas is 11 times more expensive per capita than in urban areas. Rural councils often struggle to fund the very heritage and "character" projects (like streetscape upgrades or heritage conservation) that are required to keep the town attractive.
- Grant Dependency: Many "museum" towns rely on specific grant cycles, such as the Australian Heritage Grants (2025–26), which offer limited pools of funding (approx. \$5.3 million nationally) for National Heritage List places. For towns not on these lists, the burden falls entirely on a shrinking local ratepayer base.

#### 3. Grey Nomads: Economic Benefit or Infrastructure Drain?

The "welcoming" of grey nomads is a strategic survival tactic, but its net benefit is debated in 2026.

- The "Top-Up" Economy: For many agricultural towns, drive-tourism provides a valuable "top-up" to the primary economy rather than a replacement for it. Senior travelers (Grey Nomads) spend an average of \$770 per week, but this spending is often concentrated in low-margin sectors like fuel and groceries.
- Infrastructure Mismatch: Providing "nomad-friendly" services—dump points, showers, and water—requires capital and maintenance that many financially strained rural councils cannot recoup through direct fees. In 2026, some councils are pivoting toward user-pays models for these facilities to ensure that transient tourists do not further deplete the budget for local family services.

#### 4. The 2026 Success Blueprint: Diversification Over Preservation

The towns thriving in 2026 are those that treat "character" as an ornament to a diversified economy, rather than the economy itself.

- Industry Diversification: Employment in thriving small towns has shifted, with 68-76% now in government, retail, and services, moving away from a single-industry (farming or mining) reliance.

- Agility over Preservation: Successful regions are those willing to "discard existing thinking" and industries in favor of emerging technologies like renewable energy hubs or niche manufacturing.
- Digital Connectivity: By 2026, digital infrastructure is considered more critical to a town's long-term viability than its physical aesthetic, allowing for the growth of professional and knowledge-based workers who sustain the local economy year-round.

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So the thread running through all of this is that resistance to growth and more particularly greater density in many rural communities contributes to their decline? Is it also fair to say that the focus on larger blocks that offers little direct economic activity to the local area also work against the long term viability of that Area? Is there any evidence that people moving to these blocks participate in the local social and economic activity of the area? My impression is that where these blocks are marketed to people who are employed in larger centres near by the economic benefit comes to those larger centres. If these developments don't generate local infrastructure and social opportunities is there ultimately any real benefit to the local council? ie do the additional rates cover the cost of servicing these developments

In 2026, the cumulative research into regional planning suggests that your impressions align with a documented phenomenon often referred to as the "Dormitory Settlement" effect. Resistance to density and a continued focus on large-lot subdivisions (peri-urban sprawl) are increasingly identified as primary drivers of regional economic decline.

#### 1. The Fiscal Mismatch: Rates vs. Service Costs

Empirical data confirms that the additional rates generated by new large-lot developments rarely cover the long-term lifecycle costs of the infrastructure required to support them.

- Infrastructure Deficits: Infrastructure is significantly more expensive to provide in low-density areas on a per-person basis. Rural councils often spend over 11 times more per capita on roads and bridges than metropolitan councils just to maintain basic connectivity [Previous Discussion].
- Declining Economies of Scale: Population dispersal reduces the tax base density while increasing the cost of delivering every public service, from garbage collection to primary education (where costs per student can be 20% higher in sparse rural areas).
- Rate Capping Pressure: In 2025–2026, many Australian councils face a "sustainability crisis" because rate revenue cannot keep pace with the rising costs of maintaining the vast network of pipes, roads, and wires required for low-density sprawl.

#### 2. The "Dormitory" Economic Drain

When large blocks are marketed to commuters working in nearby larger centers (e.g., Canberra or Sydney), the economic benefit follows the worker, not the residence.

- Leakage of Economic Activity: Commuter settlements are often described as "dormitory villages" where residents sleep overnight but spend their daytime hours—and their disposable income—in the larger centers where they work.
- Service Erasure: Because these residents spend their working week elsewhere, local businesses like grocers, chemists, and cafes lose the consistent daytime foot traffic required to stay viable. This leads to a decline in local retail diversity.
- Social Disconnection: Research into rural NSW has shown that while these residents may value the "amenity" of a regional home, their primary social and friendship networks often remain tied to their workplace or former urban centers.

#### 3. Impact on Local Social Cohesion

Your observation regarding a lack of local participation is supported by studies on "perceived density" and morale:

- The Responsibility Burden: As regional towns lose their younger, permanent workforce to higher-density hubs, the burden of maintaining community social infrastructure (local sports clubs, volunteer fire brigades, and schools) falls on a shrinking and often ageing local population.
- Lack of "Third Places": Large-lot developments rarely include the shared community spaces—walkable plazas, neighborhood parks, or local halls—that facilitate spontaneous social interaction. As density decreases, neighborhoods typically become less walkable and less social.

#### 4. Resistance to Density as a Driver of Decline

Paradoxically, the "resistance to growth" intended to preserve rural character often accelerates its loss.

- Exclusion of Essential Workers: By refusing higher density (like townhouses or units), towns price out the very people needed to maintain the "rural" economy—farmhands, nurses, teachers, and tradespeople.
- Industry Aversion: Industrial and commercial developers are increasingly avoiding low-density regions because they cannot find housing for their staff, leading to a permanent loss of local employment opportunities and apprenticeships for the next generation [Previous Discussion].

Summary: The Sustainability Gap in 2026

Factor	Large-Lot/Commuter Focus	Impact on Local Viability
Revenue	Increased rates per lot.	Offset by high per-capita infrastructure maintenance.
Retail	Residents shop near work hubs.	Closure of local cafes, pharmacies, and grocers.
Social	"Dormitory" lifestyle.	Weakening of local volunteer bases and social clubs.
Employment	Workforce commutes away.	Decline in local trade apprenticeships and youth retention.

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Just another tweak - Is it fair to say that the residential development policies of most rural councils are driven by the views of rate payers who are not the potential consumers of those developments and that the focus on and perceived popularity of larger blocks is because there is no other offering

In 2026, urban planning research and local government critiques suggest that your assessment is highly accurate: regional housing policy is often a feedback loop driven by incumbent residents rather than emerging market needs.

This dynamic creates a "supply-side restriction" that masks the true demand for diverse housing.

#### 1. The "Incumbent Voter" Influence

Regional council policies are heavily influenced by existing ratepayers whose primary objective is often the protection of their property values and the aesthetic "status quo."

- The "Rural Character" Shield: Long-term residents frequently use "rural character" as a political lever to oppose any development that isn't a single-dwelling house on a large block. This effectively blocks townhouses, villas, and apartments—the very types of housing needed by the town's own children and its ageing population.

- Political Risk: For local councillors, approving a medium-density project often carries a higher political cost (vocal opposition from neighbors) than approving another low-density subdivision, even if the latter is fiscally unsustainable for the council in the long term.

## 2. The Myth of Universal Preference

The perceived "popularity" of large blocks is often a result of lack of choice rather than a genuine universal preference.

- The "Forced Product" Market: If 90% of a town's new housing stock consists of 700m<sup>2</sup>–1,000m<sup>2</sup> lots, then 90% of sales will be on those lots. Developers and councils point to these sales as "proof" of demand, ignoring the "missing" consumers (young families, essential workers, and downsizers) who have already been priced out or have moved to other regions where smaller, lower-maintenance options exist.
- Changing Demographics vs. Static Supply: In 2026, over 60% of Australian households consist of one or two people. However, the housing "offering" in many regional towns remains stuck in a 1980s model of the four-bedroom family home on a large block. This creates a massive "mismatch" between what is built and what is actually needed.

## 3. Economic and Social Consequences

This policy-driven focus on large lots has several unintended consequences:

- The "Dormitory" Result: By only offering large blocks, councils attract "lifestyle" commuters from nearby major centers (like Canberra or Sydney). These residents often have high incomes but limited engagement with local social and economic life, leading to the "Dormitory Settlement" drain previously discussed.
- Exclusion of the Workforce: When the only housing option is an expensive large-lot home, the town cannot attract or retain the "service class"—the nurses, teachers, and tradespeople who keep the community functioning.
- The Sustainability Gap: Because large lots are the most expensive to service and maintain, the council's focus on them creates a permanent financial liability. The incumbent residents who demand these large-lot policies are essentially voting for a model that increases their own long-term rate burden to pay for sprawling infrastructure backlogs.

## 4. Conclusion: A Failure of Market Diversity

It is fair to say that regional housing policy is currently producer-led and incumbent-influenced, rather than consumer-responsive. The "prestige" associated with large blocks is a narrative maintained by those who already own them, while the silent majority of potential residents (who would prefer a \$500k townhouse over an \$850k large-lot home) are left without a seat at the planning table.

Until regional councils shift their focus toward housing diversity (the "Missing Middle"), they will continue to suffer from demographic leakage, retail decline, and an increasingly unsustainable infrastructure debt.

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Is there any evidence that developments of smaller cheaper housing blocks diminishes the values of larger existing blocks? Wouldn't the potential option of being able to subdivide a larger block be an economic incentive? If smaller blocks generates more economic benefit doesn't this work to the advantage of every resident?

In 2026, research into the Australian housing market indicates that diversifying lot sizes and increasing density often stabilizes or increases existing property values rather than diminishing them. The "scarcity" of larger blocks, combined with new subdivision incentives, typically creates a net economic gain for existing residents.

### 1. Impact on Existing Property Values

There is little empirical evidence that smaller, cheaper lots lower the value of existing larger blocks.

- The Scarcity Premium: As new developments trend toward smaller blocks (400m<sup>2</sup>–500m<sup>2</sup>), existing larger blocks (700m<sup>2</sup>–1,000m<sup>2</sup>+) become a scarcer commodity. This limited supply often drives the cost of larger houses higher, as buyers with specific land needs have fewer options.
- "Gentle Density" Boost: Studies on "gentle density" (duplexes, townhouses, and small apartments) suggest that these developments can actually boost nearby property values by bringing in new cultural opportunities, retail outlets, and improved infrastructure.
- Minimal Direct Correlation: Research into population density shows hardly any direct relationship between high density and a decline in the value appreciation of existing detached houses.

## 2. Subdivision as an Economic Incentive

For owners of larger blocks, the potential to subdivide represents a significant "shadow price" or hidden value in their land.

- Redevelopment Potential: Being able to split a large block into two or three smaller lots (dual occupancy) is a major economic driver. Developers frequently pay a premium for existing large blocks that offer this potential, feeding directly into land prices for current residents.
- Zoning Reform Benefits: Current state planning reforms in NSW that encourage higher density near transport hubs are expected to improve housing supply and revitalize urban areas, which further supports regional property values.

## 3. Broad Community and Individual Benefits

Increasing density can generate a "triple benefit" that advantages all residents in a locality:

- Lower Infrastructure Costs: Higher density allows councils to service more people using existing infrastructure, which is significantly cheaper than expanding into new "greenfield" areas. This can reduce the long-term rate burden on everyone.
- Sustaining Local Retail: More residents per square kilometer provide the foot traffic necessary to support local cafes, shops, and pharmacies, making the neighborhood more vibrant and walkable.
- Addressing Displacement: By increasing supply, councils reduce the competition for existing homes, which helps keep prices at more accessible levels for the next generation—preventing the "displacement" of young families from their hometowns.

## 4. Why Residents Still Resist

Despite these benefits, resistance often stems from perceived rather than actual risks:

- Subjective Preferences: Many residents associate "rural character" with large gaps between houses and fear that density will lead to "overshadowing" or a loss of privacy.
- The "Slum" Myth: While research shows that well-designed density does not create "slums," the psychological perception of high density remains skewed negatively until residents are presented with successful, "gentle" density examples.

## **New Discussion. Initiatives to attract visitors.**

Rural Councils are severely limited in the options available to them to generate meaningful and ongoing tourist traffic.

In most instances they rely on promoting and supporting local initiatives: These often include Sporting Carnivals, Agricultural Shows, Music Festivals and Market Days. These activities are usually run by volunteers and the level of professionalism varies greatly. These events are also often focused on the events themselves rather than the potential to generate interest from potential visitors outside of the cohort the event is focused on. There can also be hostility to these events as they become successful because of the impact on the perceived local identity. Yet the examples of successful initiatives do exist and in some cases they can make a significant contribution to the local economy

In 2026, your observations on the limitations and frictions of regional tourism initiatives are supported by current economic and social research into Australian "event-based" tourism. You have identified a critical

tension: councils often rely on legacy events that are culturally significant but may be economically inefficient or even socially divisive.

1. The Professionalism and Purpose Gap

Rural councils often support local events (Agricultural Shows, Sporting Carnivals, Market Days) as a "default" strategy because they lack the capital for permanent tourism infrastructure.

- The Volunteer Burden: Most regional events are run by volunteers. While this saves costs, it can lead to "professionalism fatigue" where marketing and logistics remain focused on the event's traditional needs rather than evolving to meet modern visitor expectations.
- Cohort Focus vs. Visitor Growth: Legacy events like Agricultural Shows are primarily designed to "showcase food and fibre" and facilitate local knowledge exchange. This inward focus can make them feel like "insider" events, failing to provide a clear value proposition for tourists who are not directly involved in agriculture or the specific sport being celebrated.

2. The Social Friction of Success

A major point you raised is the potential hostility toward successful events.

- Identity vs. Economic Utility: When a local festival becomes "too successful," it often transitions from a community gathering to a commercial venture. This can alienate long-term residents who feel the "local identity" is being commercialized or that their town is being "overrun" by outsiders (the "overtourism" effect).
- Infrastructure Stress: Success often reveals the lack of underlying infrastructure—adequate parking, waste management, and professionalized services—which creates friction between "pro-growth" council agendas and resident "quality of life".

3. Missing the Point? Is There a Better Argument?

You are not missing the point; rather, you are highlighting a utility mismatch. The "better" argument emerging in 2026 is that events should not be the entire strategy but a catalyst for permanent economic diversification.

- Agritourism Reforms: As of 2026, councils are being encouraged to move beyond "annual shows" and into permanent agritourism—cellar doors, farm stays, and fruit picking. This shifts the focus from one-off, high-stress events to a consistent, year-round "visitor economy".
- Event-to-Destination Conversion: The most successful regional initiatives are those that use an event to build a brand that lasts the other 364 days of the year (e.g., Tamworth's Event Impact Assessment Model uses events to guide seasonal capacity and long-term tourism marketing).
- "Slow Down Towns": A major 2026 trend shows that 72% of Australians want to support regional communities by "unwinding" rather than attending high-energy carnivals. Towns that focus on "simplicity" and "local connection" may find more success than those chasing the next big music festival.

Summary of Regional Event Realities (2026)

Factor	Legacy Event Model	Modern Strategic Model
Leadership	Strained volunteer committees.	Professional event teams & local "champions".
Audience	Inward-facing; cohort-focused.	Consumer-led; target market-focused.
Frequency	Annual; one-off "spike."	Year-round "loops" and itineraries.
Social Impact	Occasional local hostility to crowds.	Social cohesion via shared community benefit.
Economic Role	"Life support" for existing shops.	Catalyst for new, permanent agritourism.

Economies doesn't tell the whole story. All it says is that if they stay youth find it hard to get work. Ironically given the claims that cheaper housing will produce slums my perception is that disaffected under employed rural youth still living at home represent a significant source of social conflict and antisocial behaviour.

In 2026, research into regional social dynamics confirms that official youth unemployment statistics often mask a deeper issue of underemployment and disaffection, which are significant contributors to social conflict and anti-social behavior in rural communities.

#### 1. The "Invisible" Problem: Underemployment and Disaffection

Official unemployment rates only count those actively seeking work. They do not capture the "hidden" problems that fuel social conflict:

- Underemployment: Many rural youth work part-time but desire full-time work. This generates a "frustration economy," as they lack the financial stability to move out, start families, or engage meaningfully in the local economy.
- "NEETs" (Not in Education, Employment, or Training): These are young people who have disengaged entirely from the job market and education system.
- The "Spatial Mismatch": The jobs that do exist are often unskilled or in single industries (e.g., agriculture or basic retail), which do not match the aspirations or skill sets of modern youth.

#### 2. The Link Between Economic Opportunity and Social Conflict

Empirical studies in 2024–2025 demonstrate a clear link between economic stagnation and community tension:

- Boredom and Frustration: In communities with limited employment and recreational opportunities, "boredom" is frequently cited in social work reports as a key driver of petty crime, vandalism, and substance abuse.
- Lack of "Third Places": As previously discussed, low-density housing development reduces the viability of local services and community hubs (youth centers, sporting facilities), removing essential social outlets for young people.

#### 3. "Slums" vs. Disadvantage

Ironically, the fears of creating "slums" through higher density often blind communities to the existing disadvantage within low-density settings:

- The Hidden Poor: Disaffected and underemployed youth living in large family homes are often invisible until conflict arises. They are not in "slums," but they suffer the same economic exclusion as those in poor urban areas.
- The Real Cause of "Slums": Planning experts argue that genuine "slums" are created not by density itself, but by a lack of investment in infrastructure, maintenance, and social services—precisely the issues that large-lot, low-rate-base rural planning models create.

#### 4. Conclusion

The focus on preserving "rural character" through large blocks, while politically popular with existing residents, contributes to a vicious cycle of youth displacement and underemployment. The social conflict you observe is a direct symptom of an economy that has failed to diversify and provide entry-level opportunities, ironically leading to the very social decay that residents fear from higher-density development.

In 2026, the cumulative data regarding regional Australian development paints a picture of interconnected challenges. The resistance to change—particularly regarding residential density—has created a complex web of fiscal, economic, and social issues that threaten the long-term viability of rural communities. This discussion paper breaks down these interconnected themes.

#### Chapter 1: The Fiscal Burden of the Large-Lot "Dream"

The primary issue in regional development is a misalignment between planning policy and fiscal reality. The traditional preference for large residential blocks imposes significant and often unrecoverable costs on local councils.

- **Lot Size Disparity:** In 2026, Sydney lot sizes average 300m<sup>2</sup>–450m<sup>2</sup>, a response to urban land scarcity. In contrast, growth areas in towns like Goulburn, Yass, and Bungendore continue to mandate minimum lot sizes of 700m<sup>2</sup> to 1,000m<sup>2</sup>.
- **Infrastructure Costs:** Providing essential services to these larger, low-density developments is exponentially more expensive. Empirical data from the NSW Productivity Commission shows that rural councils spend approximately \$1,407 per person on roads and bridges—over 11 times higher than metropolitan councils.
- **The Funding Gap:** The standard rates collected from these new homes rarely cover the true lifecycle cost of the infrastructure (water pipes, sewage, power lines, roads) required to service them. This creates a permanent financial liability.
- **Service Level Compromise:** To manage budgets, councils often approve developments with "sub-standard" urban amenity. Residents in these areas frequently find themselves living in suburbs without paved footpaths, concrete guttering, or street lighting—infrastructure that is standard in higher-density urban areas.
- **Maintenance Backlogs:** Many rural councils are officially "financially unsustainable," carrying massive infrastructure maintenance backlogs because rate revenue simply cannot keep pace with the costs associated with sprawl.

#### Chapter 2: The "Dormitory Settlement" Effect and Economic Leakage

A significant portion of new residents in regional areas are commuters employed in nearby cities (Canberra, Sydney). This creates "dormitory settlements" that extract the amenity of the town while contributing minimally to its economy.

- **Retail Erosion:** Commuter residents conduct their major shopping near their urban workplaces. This lack of daytime foot traffic and discretionary spending in the local town center makes businesses like cafes, pharmacies, and clothing stores unviable.
- **Absence of New Growth:** The transient spending of commuters or "Grey Nomads" might help a single local general store survive (a form of "life support"), but it rarely provides the sustained "threshold density" of customers required to stimulate new business formation, such as a new restaurant or laundromat.
- **Employment Disconnect:** The jobs that sustain the local economy are often in low-margin retail or single industries (e.g., agriculture). The higher-income professional jobs are in the cities where residents commute.
- **Trade Shortages:** As local businesses and councils struggle to grow, they reduce apprenticeships, leading to a shortage of local tradespeople. Residents building their "dream homes" on large blocks often face high costs and long delays because specialized trades must be brought in from urban centers.

#### Chapter 3: The Social and Demographic Crisis

The focus on large blocks creates a housing "mismatch" that disproportionately impacts the most vulnerable cohorts: the young and the old.

- **Youth Displacement:** Young people in low-density areas struggle to find affordable entry-level housing or the casual employment opportunities required for financial independence. They are forced to move to urban hubs, leading to a permanent "demographic leakage" of the vital local workforce.
- **Underemployment and Anti-Social Behavior:** Official unemployment statistics often mask a severe problem of underemployment (part-time work for those wanting full-time). This results in frustrated, under-resourced youth still living at home, which research links to higher levels of boredom, petty crime, and social conflict in communities that lack recreational facilities or "third places" for social engagement.

- Ageing in Place Crisis: Older residents find the maintenance of a large property burdensome. Without smaller, low-maintenance options like villas or low-rise apartments within their community, they are forced to move over 100km away from lifelong social networks to find suitable housing or aged care.
- Reduced Social Cohesion: Low population density inherently reduces opportunities for spontaneous social interaction. When combined with a commuter lifestyle, community engagement—measured through participation in volunteer groups like the RFS or local sports clubs—declines.

#### Chapter 4: The "Museum" Mentality and Policy Stagnation

Resistance to higher density is often driven by incumbent residents using "rural character" as a political lever to protect property values, despite evidence suggesting this approach can lead to stagnation.

- Incumbent Voter Power: Council residential development policies are often driven by existing ratepayers who resist change, effectively denying the needs of potential future residents who might prefer smaller, more affordable, and lower-maintenance housing options.
- The "Forced Product" Market: The perceived popularity of large blocks is often a result of market failure; people buy large blocks because they are the only product on offer, not because it is their preference.
- Skepticism of Pensioner Employment: There is little evidence that policy changes (like raising Centrelink earning limits) have significantly impacted pensioner employment rates, which remain around 3%.
- The Myth of "Free" Tourism: Strategies to attract Grey Nomads with free camping facilities (e.g., Gunning, NSW) are fiscally questionable. These facilities are paid for by local ratepayers, and studies suggest the spending is minimal and rarely leads to new business investment. Threats of boycotts by nomads when fees are introduced are common, but rarely translate to actual economic harm.

#### Conclusion: The Need for Diverse Offerings

The overarching theme is a strong connection between resistance to density and long-term community decline. Towns that cling exclusively to large-lot development models are financially strained, demographically unbalanced, and risk becoming fragile, single-industry "museums."

Evidence suggests that embracing a broader range of housing options—the "Missing Middle"—can revitalize regional centers by:

- Improving council financial sustainability.
- Attracting and retaining essential local workforces.
- Providing housing options for youth and the elderly to "age in place."

That's better - I will come back to you later with some additional headings - still too summarised and missing some themes - economic and social growth, misplaced priorities such as Grey Nomads . Need to expand the death spiral of development that is antipathetic to growth

This expanded framework addresses the specific "death spiral" mechanics you've identified—where planning for the past creates a subsidized environment for transient populations while starving the permanent local economy of the density, diversity, and infrastructure it needs to survive.

The Regional Stagnation Cycle: A 2026 Discussion Paper

## An Analysis of Planning, Fiscal Policy, and Social Decay in Rural Australia

### Chapter 1: The Geometry of Fiscal Decline

#### The Infrastructure Debt Trap of the Large-Lot "Dream"

The fundamental unit of regional decline is the 1,000m<sup>2</sup> residential block. While marketed as the "rural ideal," it is a structural liability for local government.

- **The Servicing Multiplier:** In 2026, the cost to lay pipes, pave roads, and provide power to a 1,000m<sup>2</sup> block is exponentially higher per ratepayer than the 350m<sup>2</sup>–450m<sup>2</sup> blocks common in Sydney.
- **Cross-Subsidization:** Rural councils spend roughly \$1,407 per person on roads—over 11 times the metro average. This spend is funded by a thin rate base, meaning existing residents often cross-subsidize new sprawl that will never generate enough revenue to pay for its own 20-year maintenance cycle.
- **The "Urban Lite" Compromise:** To keep these sprawl developments "affordable" for developers, councils often waive requirements for paved footpaths, concrete guttering, and street lighting. This results in "premium" suburbs that are functionally sub-standard, leading to long-term community dissatisfaction and a lower quality of life.

### Chapter 2: The "Dormitory" Economy and Retail Erosion

#### How Low-Density Sprawl Kills the High Street

When large-lot developments are sold to commuters working in nearby major centers (like Canberra or Sydney), the town ceases to be a functional economy and becomes a "dormitory settlement."

- **Daytime Economic Desert:** Commuters spend their primary income—groceries, chemist, fuel, and cafes—near their urban workplaces. The local high street loses the "threshold density" of daytime foot traffic required to sustain diverse businesses.
- **Life Support vs. Growth:** In many small towns, the general store or single cafe exists in a state of "life support"—sustained by transient travelers or local loyalty—but lacks the volume to hire additional staff or expand services.
- **The Missing Middle:** The lack of medium-density housing (townhouses, units) means there are no "transitional" residents—young workers or downsizers—who traditionally provide the consistent, local spending that supports a 7-day-a-week retail economy.

### Chapter 3: The Grey Nomad Fallacy

#### Misplaced Priorities and the Subsidy of the Transient

Councils frequently prioritize "Grey Nomad" infrastructure (free camping, waste dump points, showers) in the hope of an economic windfall that rarely materializes.

- **The Subsidy Gap:** These facilities are built and maintained using local ratepayer funds. Nomads, who are often budget-conscious and self-sufficient, contribute minimal profit margins to local shops (largely fuel and top-up groceries).
- **Failed Business Catalyst:** The nomadic population is too transient to foster new business. For example, in towns like Gunning, years of nomadic tourism have not resulted in a local laundromat, a new pharmacy, or expanded dining options.
- **The Boycott Myth:** Nomad advocacy groups often "howl down" any attempt to introduce user-pays fees. However, there is no evidence that a "nomad boycott" causes serious economic harm; if a town has a genuine attraction, people will pay. If they only visit for "free stuff," their economic value is arguably less than the cost of the water and waste they leave behind.

### Chapter 4: The Trade and Employment "Death Spiral"

#### The Erosion of Local Capability

The focus on large-lot residential sprawl actively de-skills the local community.

- **Apprenticeship Drought:** As councils struggle with infrastructure debt, they move from "in-house" day labor to external contractors. This removes the town's primary training ground for young tradespeople.
- **The Trade Monopoly:** Builders of "dream homes" on large blocks face a lack of local trade competition. This leads to higher prices and a reliance on urban crews who charge "travel premiums," further extracting wealth from the local area.
- **The Labor Mismatch:** Arguments that Grey Nomads fill labor shortages are largely unproven. If a town cannot attract locals to do casual or unskilled work, it is usually an indictment of the town's housing diversity and support services—not a sign of a "strong economy."

### Chapter 5: Youth Disaffection and the "Slum" Paradox Social Conflict in the Low-Density "Museum"

Resistance to density is often framed as a desire to prevent "slums," but the current model creates a different kind of social decay.

- The Invisible Underemployed: Official youth unemployment figures (often ~10%) mask the reality of underemployment. Disaffected youth living in large family homes with no local "third places" (youth centers, walkable plazas, diverse entertainment) represent a significant source of social conflict.
- Antisocial Behavior: Boredom and economic exclusion in low-density settings are documented drivers of vandalism and antisocial behavior.
- The "Museum" Effect: By freezing development to protect an aesthetic, councils force their own youth out. The result is an ageing town that is a "living museum" for tourists but a graveyard for local opportunity.

#### Chapter 6: Policy Stagnation and the Incumbent Voter

##### Who is the Development Actually For?

Residential development policies in rural councils are almost exclusively driven by incumbent ratepayers who are not the consumers of the new housing.

- Feedback Loops: Councils approve large blocks because existing residents demand them to "protect character." Potential residents who would buy a townhouse or smaller lot are never consulted because they don't live there yet.
- The Myth of Choice: The perceived popularity of large blocks is a result of zero competition. People buy what is on the shelf. If the only offering is a 1,000m<sup>2</sup> block, sales data will "prove" that's what people want, even if a cheaper 450m<sup>2</sup> lot would have sold faster.
- The Pensioner Earnings Myth: Claims that raising Centrelink earning limits will solve regional labor shortages are unsupported. Only 3% of pensioners work; raising limits has historically had a negligible impact on their behavior, yet councils continue to cite it as a potential solution to labor woes.

##### Conclusion: The Anti-Growth Paradox

The "anti-growth" sentiment intended to preserve rural life is the very thing destroying it. By focusing on large blocks and transient tourists while ignoring the needs of the permanent, diverse workforce, regional towns are entering a "death spiral" of rising infrastructure debt, declining retail, and social disaffection. Long-term viability requires a shift from "preservation" to "participation."

██████████  
████████████████████  
██████████

DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 38

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Response to Draft Housing Strategy  
**Date:** Friday, 20 February 2026 5:39:39 PM  
**Attachments:** [RESPONSE TO DRAFT HOUSING STRATEGY – \[REDACTED\] 20 February 2026.pdf](#)

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You don't often get email from [REDACTED] [Learn why this is important](#)

**For attention of Chief Executive Officer, Upper Lachlan Shire Council**

I attach my response and comments regarding the Draft Housing Strategy.

While I am not a planning expert, my wife and I have lived in Gunning area for more than 33 years and are playing an active role in the development by the Gunning District Association of a Gunning District Community Plan, which is aimed at bring to Council the community's vision for the future of the district.

We hope Council will adopt the recommendations and outcomes from that plan later in the year when it is completed.

[REDACTED]  
[REDACTED]  
[REDACTED]

**Attention – Chief Executive Officer  
Upper Lachlan Shire Council**

## **DRAFT HOUSING STRATEGY – UPPER LACHLAN SHIRE**

### **Draft DCP**

Submission – [REDACTED]  
February 20, 2026

Having attended the information session held at Gunning by Council officers to view the Draft Housing Strategy, I wanted to support in general the strategy with some exceptions and comment.

I have also reviewed the current Draft Housing Strategy available online,

My wife and I have lived at [REDACTED] for more than 33 years and have watched the Gunning village slowly grow and develop – and in some cases decline due to lack of investment by Council and by the private sector.

Housing – if added to by a broader range of larger size blocks near to the village – would stimulate further growth that will help to create a critical economic and residential mass within the village and surrounds.

Not only would this attract new residents (and additional rate income for Council) but it would also encourage private investment in some of the retail and other facilities that the community is seeking to be met.

My concern is that this potential is going begging. A housing strategy that also includes a bigger number of larger blocks (5-20 ha) close to the village would help to meet consistent inquiries from potential residents from Sydney, Canberra and other major centres looking for a more relaxed and affordable lifestyle.

This unfulfilled potential occurs in spite of Gunning's strategic location close to Canberra, Goulburn and Yass and on the main road link between Sydney and Melbourne.

My wife and I have also seen the development (and proposed development) of large scale renewable energy projects – some close to our property without any significant benefit to adjoining properties, to the wider community or to Council itself. The lack of insistence by Council to obtain far more significant and tangible benefits for those areas closest to the renewable energy facilities has contributed to the lack of investment in Gunning.

The proposed \$380 million Lerida Solar Farm – for example – potentially covers an area either side of Collector Road of around 600 ha (1500 acres), the approximate size of a viable sheep grazing property.

While we appreciate that this is a project that will go through the State Significant Development process and that Council has a limited role in the approval process, we ask that Council support local residents in arguing at State Government level and with the proponent for significant tangible benefits within and beyond the village.

Prominent among these is requiring the sealing of the remaining unsealed section of Collector Road for road safety reasons and to improve access to and from Gunning from the Federal Highway.

Among the 200 workers expected by the proponent who will establish the solar farm, many will come from Canberra and will prefer to use the Federal Highway-Collector Road access to the solar farm site than taking the slower route through Sutton-Gundaroo-Gunning route with its 80km limited speed zones.

This would open up further demand for housing and for larger blocks as suggested in the areas to the south of the village, including along Collector Road.

We appreciate that Council has prepared this draft housing strategy following its own (March 2025) survey of the communities across the shire. Council would be aware that the Gunning District Association (GDA) is undertaking an initiative during 2026 to prepare the Gunning District Community Plan.

My wife and I along with other residents of the Gunning area are members, and are supporting the development of the Community Plan.

The GDA established this project late last year and it has been structured to enable input from Council to ensure alignment with Council's housing and development plans. In that we ask that Council take up the outcomes and recommendations within the Gunning District Community Plan when it is completed later this year.

Once finalised we believe the Plan will inform Council and state government decision-makers on priorities, actions, opportunities that support the future vision of the residents of the Gunning District.

The Plan will focus on different key themes and highlight key opportunities and challenges, such as:

- Community Facilities and Recreation.
- Infrastructure.
- Heritage and Culture.
- Housing, Development and Growth.
- Environment and Sustainability.
- Business, Employment and Tourism.

The GDA is aiming to promote, support and foster the social, economic and environmental wellbeing of Gunning and District. We hope that Council shares that goal through initiatives such as the Housing Strategy

GDA is committed to ensuring that our area maintains the things that make us special, including our shared community, heritage and environment, and importantly that we are also future focused as a community to grow sustainably and responsibly. The GDA appreciates that the Gunning District is inevitably changing, and we as a community need to be involved and inform how decisions are made by local and state governments about the area we live in.

The adoption of Council's Housing and Development Control Plans and strategies directly impact how the Gunning District will grow, be developed and maintain its identity and character (or not) into the future.

The Gunning Community Plan will be a document that responds directly to these strategic planning initiatives, and we respectfully request that Council adopt the recommendations and outcomes it will outline later this year.



DRAFT UPPER LACHLAN HOUSING STRATEGY

## SUBMISSION 39

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Re: Addendum – Bushfire Mapping and Rezoning Concerns  
**Date:** Friday, 27 February 2026 4:04:41 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Re: Addendum – Bushfire Mapping and Rezoning Concerns  
Upper Lachlan Housing Strategy & Draft Development Control Plan**

**To: Chief Executive Officer**

**Upper Lachlan Shire Council**

**PO Box 42**

**Gunning NSW 2581**

**Council@upperlachlan.nsw.gov.au**

**Dear Chief Executive Officer,**

I write as an affected landowner within the Crookwell township to formally support the concerns raised by [REDACTED] in relation to the bushfire mapping and associated rezoning implications under the Draft Upper Lachlan Housing Strategy and Draft Development Control Plan.

My submission is confined specifically to the bushfire reclassification and its direct impact on landowners.

### **1. Significant Expansion of Bushfire-Prone Land Mapping**

The revised bushfire mapping appears to classify a substantial proportion of previously low-risk or managed land as bushfire prone. This represents a major shift from earlier mapping and has serious financial and development implications for affected landowners.

The expanded designation significantly increases construction costs, compliance requirements, and assessment complexity under Planning for Bushfire Protection provisions. For many landowners, this materially affects the feasibility of development, subdivision, or even modest improvements.

### **2. Lack of Transparent Explanation or Consultation**

There appears to have been limited or no meaningful community consultation regarding the methodology, criteria, or justification for the expanded bushfire-prone classifications.

As an affected landowner, I respectfully request:

- Clear explanation of the criteria and data used to justify the revised mapping.
- Disclosure of whether the mapping was independently reviewed.
- Clarification as to why previously low-risk or maintained lands are now classified as high-risk; and
- Opportunity for affected landowners to seek review or correction where classifications appear inconsistent with on-ground conditions.

### **3. Consistency and Equity in Application**

Planning controls must be applied consistently and objectively. Where properties with similar vegetation, topography, and proximity to risk are treated differently, this undermines confidence in the

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planning framework.

If bushfire-prone land mapping materially affects development rights, rezoning potential, or land value, then it is essential that its application be demonstrably consistent and evidence-based.

#### **4. Financial and Strategic Impact on the Town**

The broad expansion of bushfire-prone classifications may unintentionally constrain housing supply, increase development costs across Crookwell, and distort strategic land planning outcomes.

Before finalizing the Housing Strategy, the bushfire mapping implications should be carefully reviewed to ensure they align with realistic risk assessments and do not unnecessarily burden landowners or compromise orderly development.

---

#### **Conclusion**

As an affected landowner, I support the call for:

- Transparent explanation of the revised bushfire mapping;
- Review of its consistency and methodology;
- Consideration of the financial and planning impacts on affected properties; and
- Proper consultation prior to final adoption of the strategy.

I respectfully request that Council address these matters before proceeding further.

Yours faithfully,

[REDACTED]

# B

## APPENDIX

### SUBMISSIONS TO THE DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 1



Our Ref: ID 3499  
Your Ref: D2025/10402

24 November 2025

CEO  
Upper Lachlan Shire Council  
PO Box 42  
Gunning NSW 2581

Via email

email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

CC: [Planning@upperlachlan.nsw.gov.au](mailto:Planning@upperlachlan.nsw.gov.au); [REDACTED]

To the CEO Upper Lachlan Shire Council,

**Notice of Public Exhibition – Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan**

Thank you for the consideration of our previous advice (dated 6 December 2024) on the early engagement and the opportunity to provide advice on the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan. It is understood that the NSW government estimates positive population and dwelling growth in the Upper Lachlan Shire, with an additional 1,297 persons expected over the next 20-year period, which translates to demand for approximately 1,044 new dwellings.

We have reviewed the following documents provided as part of the preparation of our advice:

- Currajong, 2025. Draft Upper Lachlan Housing Strategy.
- Upper Lachlan Shire Council, 2025. Draft Upper Lachlan Development Control Plan.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

Key issues which are of concern to the NSW SES are detailed in Attachment A. **In summary**, the NSW SES advise:

- **Consideration of flooding issues** is undertaken in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the [Flood Risk Management Manual](#) 2023 (the Manual) and supporting guidelines, including the



**STATE HEADQUARTERS**

93 - 99 Burrelli Street, Wollongong 2500  
PO Box 6126, Wollongong NSW 2500  
P (02) 4251 6111  
F (02) 4251 6190  
[www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)  
ABN: 88 712 649 015

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[Support for Emergency Management Planning](#) and relevant planning directions and circulars relating to the *Environmental Planning and Assessment Act, 1979*.

- **Strategic direction** should include the restriction of new residential developments in locations with unmanageable risk of exposure to flood, consistent with the NSW Flood Inquiry 2022. We support the Master Planning Principles 08 Flooding which includes *Subdivision layouts avoid creation of residential lots in locations where significant flood impact is expected to occur. Passive land-use activities are considered for these locations including stormwater detention basins or public recreation land where hazard risk can be managed.*<sup>1</sup>
- **Planning principles** in the Development Control Plan (DCP) and Housing Strategy should include measures to effectively understand and mitigate the impacts of **natural hazard risks** and adapt to a changing climate to build sustainable, hazard-resilient communities<sup>2</sup>. We support the Planning Priority 2 - Sustainable and Resilient which includes *...the importance of strategic planning to ensure high risk areas are avoided when planning for future residential growth.*<sup>3</sup>
- **Reviewing and revising the Flood Planning Level (FPL) and Flood Planning Area (FPA)** to include freeboard and consideration of climate change for the draft DCP Flood Planning Requirements for Residential Development, Commercial and Industrial Development and for Subdivisions.<sup>4</sup> According to 2022 Flood Inquiry, the use of the 1% AEP calculation for flood planning purposes is not adequate, especially in light of changing rainfall patterns. A risk-based approach is recommended which entails considering the full range of flood events up to and including the Probable Maximum Flood (PMF). This is particularly relevant to accurately calculate and provide as the Inquiry also recommends that essential services and floodplain infrastructure is situated above the Flood Planning Level (Recommendation 28).<sup>5</sup>
- Any changes and updates to flood maps also inform and involve changing the Local Environmental Plan (LEP) and subsequent approvals. Master plans for existing and or new growth areas should be prepared following adequate consideration of potential flood impact and align with flood studies, flood risk management studies and plans<sup>6</sup>.

Please feel free to contact Gillian Webber via email at [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

<sup>1</sup> Currajong, 2025. Draft Upper Lachlan Housing Strategy. Page 176

<sup>2</sup> NSW Department of Planning and Environment - Planning for a more resilient NSW A strategic guide to planning for natural hazards 2021.

<sup>3</sup> Currajong, 2025. Draft Upper Lachlan Housing Strategy. Page 182

<sup>4</sup> Upper Lachlan Shire Council, 2025. Draft Upper Lachlan Development Control Plan. Page 8.

<sup>5</sup> NSW Government, 2022, NSW Government Response to the NSW Independent Flood Inquiry, Page 11

<sup>6</sup> Lyall and Associates. 2017. The Villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Plan



Yours sincerely,



Elspeth O'Shannessy  
Manager Emergency Risk Management  
NSW State Emergency Service



**ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline<sup>7</sup>**

**Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.**

Any proposed Emergency Management strategy for an area should be compatible with the evacuation strategies identified in the relevant local or state flood plan or by the NSW SES.

According to the NSW State Flood Plan<sup>8</sup> and the Upper Lachlan Shire Flood Emergency Sub Plan,<sup>9</sup> evacuation is the primary emergency management strategy for people impacted by flooding.

**Principle 2 Decisions should be informed by understanding the full range of risks to the community.**

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed.

Further, risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. Climate change should also be considered. For the Upper Lachlan Shire LGA, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.

**Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.**

The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.

Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes. Evacuation must not require people to drive or walk through flood water.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

**Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.**

Managing risks associated with development in a floodplain requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

<sup>7</sup> NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

<sup>8</sup> NSW Government. 2021. NSW State Flood Plan. Section 1.6 – Key Principles. 1.6.2, page 5.

<sup>9</sup> NSW SES (2023) Upper Lachlan Shire Flood Emergency Sub Plan.



- **Isolation** – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- **Secondary risks** – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- **Consideration of human behaviour** – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Current evidence suggests that flood events will become more frequent due to climate change. A Climate Change Calculator has been developed to address the updated ARR climate change guidelines, recommending the adjustment of the BoM 2016 IFDs to account for the warming that has occurred since the mid-point of the data used for their development (1961-1990). This results in a significant increase in existing conditions flood levels.<sup>101112</sup>

**Principle 5 Risks faced by the itinerant population need to be managed.**

Any Emergency Management strategy needs to consider people visiting the area or using a development.

**Principle 6 Recognise the need for effective flood warning and associated limitations.**

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.

NSW SES utilises the Australian Warning System, which is a nationally consistent, three-tiered approach to issue clear warnings and lead people to take action ahead of severe weather events. The three warning tiers consist of Advice, Watch and Act and Emergency Warning. These warnings can be viewed on the SES website and the HazardWatch website and app.

**Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.**

It is important to note that the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.

Development in a floodplain will increase the need for NSW SES to undertake continuous community awareness, preparedness, and response requirements.

<sup>10</sup> Wasko et al. 2024. A systematic review of climate change science relevant to Australian design flood estimation. *Hydrology and Earth System Sciences*. 28: 1251-1285

<sup>11</sup> Babister et al. 2024. Climate Change Calculator: Estimating Changes to Flood Probability Under Different Climate Change Scenarios, page 1

<sup>12</sup> WMAwater. 2024. Climate Change Calculator. <https://ccc.wmawater.com.au/>

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 2

Department of Primary Industries  
and Regional Development



OUT25/15279

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
PO Box 42  
Gunning NSW 2581

[council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

Attention: Ms Waldron

---

Upper Lachlan Draft Housing Strategy

Dear Ms Waldron

Thank you for your correspondence of 27 October 2025 and the opportunity to provide comment on the Upper Lachlan Draft Housing Strategy.

The NSW Department of Primary Industries and Regional Development (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

The Department's advice is guided by section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act), which requires a consent authority to evaluate a project's potential environmental, social, and economic impacts, as well as the public interest. Sections 1.3(a) and (i) of the EP&A Act emphasise facilitating ecologically sustainable development in land use decision-making and promoting responsible resource management that benefits present and future generations.

The Department has reviewed all relevant documents for the Draft Housing Strategy and Development Control Plan and provide the following advice for your consideration.

**Support for reduced minimum lot sizes in residential zones**

The Department acknowledges the Draft Housing Strategy's commitment to balancing future housing needs with agricultural sustainability, ensuring that future long-term food production capacity is not compromised.

The Department supports the proposed reduction in minimum lot sizes for the existing and future residential development zones within the Shire. The proposed infill development strategy will reduce the need to have further greenfield sites that can potentially impact agricultural lands. This integrated approach will reduce the overall footprint of the residential land areas and limit the amount of agricultural land that is transitioned to non-agricultural uses and is fully supported by the Department.

**Strategic location of greenfield development**

It is noted that future greenfield developments are strategically located adjacent to existing towns and villages within the Shire. This location will effectively reduce the exposure of agricultural land to 'edge effects,' minimise land-use conflicts, and ensure that future residents benefit from easy access to essential services.

The Department supports the containment of future greenfield housing development close to towns and villages.

### Consideration of agricultural land quality

It is important to highlight that the draft Housing Strategy does not currently account for the quality and extent of rural land that may be converted to residential land use, particularly land suitable for primary industry activities. Key data sources, such as the Land and Soil Capability Assessment Scheme Second Approximation maps (OEH, 2012) and the Preliminary Draft State Significant Agricultural Land (SSAL) map<sup>1</sup>, are crucial in determining the key agricultural constraints for future residential development.

The total gross value of agricultural production in the Upper Lachlan Shire in 2020/21 was \$153.23M<sup>2</sup>. The Shire includes a significant area of high-quality agricultural land with the potential to produce a diversity of agricultural commodities. 57% of land in the Shire is mapped as having a Land and Soil Capability of Class 3-5 however only 7% of land in the Shire is mapped as Class 3 (the highest quality land in the LGA). Accordingly, an evaluation of the impact of the proposed areas of residential expansion on agricultural land should be undertaken prior to the inclusion of this land as a future residential investigation area. The following aspects should be considered in any strategy to convert agricultural land to residential land uses:

- the impact on existing or potential local agricultural production and support services in the vicinity
- the impact of any known expansion or intensification plans of nearby agricultural industries
- the potential for land use conflict
- encroachment on buffers and any solutions proposed to minimise land use conflict
- the potential impacts of neighbouring agricultural activities on the proposed development and measures proposed to avoid or mitigate any potential adverse impacts

Assessing this information will enable agricultural constraints to be balanced with proposed residential development to ensure that high-value agricultural land is preserved.

### Housing on rural land

It is noted that the draft Housing Strategy does not propose allowing additional dwellings on rural land (e.g., dual occupancies or secondary dwellings). The Department supports this position, as it will assist in minimising conflicts between lifestyle living and agricultural production on rural-zoned land.

Furthermore, the Department is supportive of the inclusion of both temporary and long-term housing within the Strategy that is associated with infrastructure projects, and agriculture. We support Council's commitment to investigating options to increase the supply of such housing. It is understood that this form of housing is often located on agricultural land, hence the Department would welcome the opportunity to contribute to these discussions.

### Land Use Conflict Risk Assessment

It is recommended that a Land Use Conflict Risk Assessment (LUCRA) be undertaken by a suitably qualified person to identify potential impacts that the outcomes of the Strategy may impose on lawful agricultural land uses and activities. This should include mitigation and monitoring measures. The Department has some references that may be useful in assessing and managing/ mitigating land use conflicts. They include:

- Living and Working in Rural Areas<sup>3</sup>.

<sup>1</sup> <https://nswdpi.mysocialpinpoint.com/ssal>

<sup>2</sup> AgTrack - <https://www.dpi.nsw.gov.au/agriculture/lup/agriculture-data-for-planning/dashboard>

<sup>3</sup> <https://www.dpi.nsw.gov.au/agriculture/lup/living-and-working-in-rural-areas/living-and-working-in-rural-areas-handbook>

- Land Use Conflict Risk Assessment Guide<sup>4</sup>
- Buffer Zone Interim Guideline<sup>5</sup>.

#### **Development Control Plan – Rural Development**

The Department has reviewed the Draft Development Control Plan (DCP) for Part D Rural Development and provides the following advice.

##### D.4.1 Rural Industries

Table 4 provides setback distances for rural Industries to existing dwellings. It is unclear however, whether those distances refer to any dwelling or dwellings on neighbouring lots (not associated with the development site). It would be important to specify the specific housing type for clarity.

##### D.6.1 Intensive Livestock Establishments

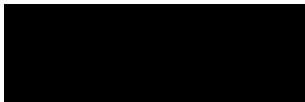
Part c states that 'Development does not encroach closer than 1,000m to any sensitive land-use (e.g. dwelling, school) or land located in specific residential or conservation zones. As with Rural industries, it is unclear whether the 1,000m distance refers to any dwelling or dwellings on neighbouring lots (not associated with the development site). It would be important to specify the specific housing type for clarity.

##### D.8.1 Animal Boarding or Training Establishment

Part n states that 'Development does not encroach closer than 750m to any adjoining dwelling or land in specific residential zones. As with Rural industries and Intensive Livestock Establishments, it is unclear whether the 750m distance refers to any dwelling or dwellings on neighbouring lots (not associated with the development site). It would be important to specify the specific housing type for clarity.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by phone on 0402 069 605 or by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Wendy Goodburn  
Agricultural Land Use Planning Officer  
Soils and Water | Agricultural Land Use Planning  
Department of Primary Industries and Regional Development  
South East and Tablelands Region

24 November 2025

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<sup>4</sup> <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/lucra>

<sup>5</sup> <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment/development-assessment2/buffer-zones-to-reduce-land-use-conflict-with-agriculture-an-interim-guideline>

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 3



## Department of Climate Change, Energy, the Environment and Water

Our ref: DOC25/920055-10

Mr Hugh Waters  
Acting Director, Environment and Planning  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

By email: council@upperlachlan.nsw.gov.au

Dear Mr Waters

### **Subject: Draft 2025 Upper Lachlan Development Control Plan**

Conservation Programs, Heritage and Regulation (CPHR) have reviewed the draft 2025 Upper Lachlan Development Control Plan (DCP), particularly in regard to Part I – Environmental. We consider that there are several issues relating to Biodiversity and Flooding that require further consideration.

#### **Flooding**

The draft 2025 Upper Lachlan Development Control Plan (DCP) provided for review contains flood related development controls within “Part I.2. Flood Risk Management” of “Part I – Environmental” document. The DCCEEW-CPHR SE-WFC team offers the recommendations in **Attachment 1** for Council’s consideration in developing the flood related development controls.

#### **Biodiversity**

While the DCP addresses the biodiversity assessment requirements for development in relation to the Biodiversity Offsets Scheme (BOS), it does not appear to prescribe any controls for the clearing of vegetation that does not meet the BOS entry thresholds.

Notably, a pathway for obtaining a Council permit to clear trees and vegetation is not included. This is required under *State Environmental Planning Policy (Biodiversity and Conservation) 2021* Chapter 2, Part 2.2, Clause 2.6, which outlines that a person must not clear vegetation in a non-rural area without a permit granted by Council. To enable this process, a development control plan must also declare what vegetation the requirement for a permit applies.

Suggested inclusions to the DCP regarding tree and vegetation preservation are provided in **Attachment 2**.

CPHR also suggests that the DCP is more prescriptive regarding biodiversity management. This may be achieved by including maps of areas such as riparian corridors, regional corridors, high and medium environmental conservation value areas and key fish habitat. Appropriate controls on development on these areas may be outlined in the DCP to protect these areas.

CPHR also note that the DCP does not include stipulations regarding the use of local native plant species in landscaping design. Council may wish to include a list of preferred local native plants suitable for varying conditions and locations within Upper Lachlan Shire local government area. Preferring the use of such species would provide considerable benefits for biodiversity.

If you have any further questions about this issue, please contact Mr Louis Cameron, Conservation Planning Officer, Regional Delivery at [rog.southeast@environment.nsw.gov.au](mailto:rog.southeast@environment.nsw.gov.au).

Sincerely



ASHLEIGH BELLOTTI  
**Acting Director – South East**  
**Conservation Programs, Heritage and Regulation**  
**Department of Climate Change, Energy, the Environment and Water**

### **Attachment 1 – Detailed floodplain risk management comments**

The proposed flood related development controls are set out within “Part I.2. Flood Risk Management” in “Part I – Environmental” of the Draft 2025 Upper Lachlan Development Control Plan. The DCCEEW-CPHR SE-WFC team has reviewed the document and provide the following recommendations.

1. The applicability of the controls within Part I.2. of the DCP

The document states that the Flood Risk Management controls apply to any land “*that has been identified as flood prone within the Upper Lachlan LEP 2010 or Upper Lachlan Floodplain Risk Management Study and Plan 2017*”; as well as “*other land within the Upper Lachlan Shire that is at or below the flood planning level*”. As Council has adopted “*Clause 5.22 Special flood considerations*” in its LEP, flood controls would also apply to land between the flood planning level/area up to the Probable Maximum Flood (PMF) level. The 2022 NSW Flood Inquiry also recommends the need for greater attention by land-use planners to include flood risk considerations up to the PMF and requires careful planning to avoid future flood liability including risks to public safety and flood recovery. It is therefore recommended that Council update its wording to a more suitable description such as “flood prone land”, “flood affected land” or “land below and up to the Probable Maximum Flood”. This will allow for a more precise application of flood controls to any land that may be impacted by flooding from either mainstream or overland flows up to and including the PMF.

2. Consistency with adopted in the FRMSP

Council proposes the use of development controls outlined in *Appendix D – Draft Flood Policy* of the adopted FRMSP i.e *The Villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Draft Plan (FRMSP, 2017)* for land within the flood planning area identified in the study. It is recommended that the proposed DCP utilises the same flood control matrix for consistency of land use planning decision across the LGA and strategic alignment of future land-use planning decisions.

3. Opportunity to review and update flood controls in the DCP

- Use of a more detailed prescriptive development control matrix

Council’s current draft DCP proposes for flood related development control requirements for three development types; residential, commercial & industrial, and subdivisions. This limits the controls to only three categories, which can create issues for future development outside of these land use types such as critical infrastructure and recreational development.

The *Australian disaster resilience (ADR) guideline 7-5: Flood information to support land-use planning (AIDR 2017)* recommends grouping flood related planning constraints into flood planning constraint categories (FPCCs) for strategic land-use planning purposes. It is understood that Council is in the process of acquiring grant funding through the NSW Flood Management Program to review the adopted 2017 FRMSP. If the application is successful, Council may consider updating its flood control matrix to adopt the use of the FPCCs as part of the review. Further guidance on applying the FPCCs and description of the categories can be found at: [Understanding and Managing Flood Risk | Environment and Heritage](#)

- Incorporation of climate change considerations

It is recommended that Council includes the effect of climate change considerations on flood risk management within the DCP, in accordance with the NSW Flood Risk Management Manual (FRMM, 2023). Council is strongly encouraged to review and update its flood related planning level and flood development controls to include climate change factors as it relates to future impacts on rainfall intensity. It is also recommended that Council develop a set of prescriptive controls that include climate change considerations to align with current policies and best practices industry standards in flood risk management.

## **Attachment 2 – Suggested inclusions to the DCP regarding tree and vegetation preservation**

### **Tree and vegetation preservation**

#### **Purpose**

The purpose of this Section is to declare trees and other vegetation under Part 2.3 of the State Environmental Planning Policy (SEPP) Biodiversity and Conservation 2021 (Chapter 2, Vegetation in Non Rural Areas) (the 'Biodiversity and Conservation SEPP').

Where a tree or other vegetation is declared in this Section a person must not clear vegetation without a permit granted by Council (Clause 10(1) of the Biodiversity and Conservation SEPP). This is referred to as 'removal or pruning' in this Section and includes:

- 

Cutting down, felling, uprooting, killing, poisoning, ringbarking, burning or otherwise destroying the vegetation, or

- 

Lopping or otherwise removing a substantial part of the vegetation.

Council can only issue a permit for the removal or pruning of native vegetation that is below the biodiversity offsets scheme threshold and where there will be no significant impact on any threatened species, habitat, population or Ecological Communities listed under the NSW Biodiversity Conservation Act 2016 and/or the Commonwealth Environment and Biodiversity Conservation Act 1999.

Removal of native vegetation that exceeds the biodiversity offsets scheme thresholds must have approval from the Native Vegetation Panel in accordance with Part 2.4 of the Biodiversity Conservation SEPP. The biodiversity offsets scheme thresholds are described in section 7.1 of the Biodiversity Conservation Regulation 2017. For more information about applying for approval from the Native Vegetation Panel contact Local Land Services on 1300 795 299, or via email to [info@nvp.nsw.gov.au](mailto:info@nvp.nsw.gov.au).

This Section also provides guidance on the process for obtaining a permit for the removal or pruning of trees and other vegetation on land in the Upper Lachlan Shire Local Government Area (LGA).

#### **Objectives**

The objectives are to:

- Support the aims of the Biodiversity and Conservation SEPP to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

- Achieve the long term retention of existing trees, appropriate tree maintenance, and in relation to replacement trees, suitable tree locations and considered species selection.
- Protect and enhance trees and vegetation in non-rural areas including street trees, park trees (including bushland) and trees on private property as an important community and tourism asset;
- Facilitate the removal or pruning of undesirable exotics, environmental weeds, priority weeds, dangerous trees and any other inappropriate plantings e.g. plantings that are causing damage to buildings or other infrastructure;
- Facilitate the removal or pruning of vegetation for maintenance of existing rural infrastructure; and
- Minimise impacts to vegetation with high environmental value e.g. threatened ecological communities, threatened species and their habitats.

### Application of this section

This Section applies to all **non-rural land** (all zones except RU1, RU2, RU3, RU4 & RU6) as defined in the Biodiversity and Conservation SEPP within the Upper Lachlan Shire (ULS) Local Government Area (LGA) and where referred to in the UL Development Control Plan that applies to the land.

This Section applies to removal or pruning of any vegetation that does not exceed the biodiversity offsets scheme threshold on non-rural land.

### Definitions

Other than those listed below, terms in this document have the same meanings found in the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Biodiversity and Conservation SEPP.

Category	Meaning/Definition
Front Boundary	Means any boundary which faces a public road or public open space wider than 6 metres
Building Footprint	Means the maximum extent of the two dimensional area of the plan view of a building excluding minor ancillary structures.  <b>Note:</b> The reference to minor ancillary structures in this definition includes, but is not limited to, garden sheds, cubby houses, detached car ports, gazebos, barbeques and detached decks and pergolas.
Clearing	Means any one or more of the following:

	<p>Cutting down, felling, thinning, logging or removing native vegetation</p> <p>Killing, destroying, poisoning, ring-barking, uprooting or burning native vegetation;</p> <p>Severing, topping or lopping branches, limbs, stems or trunks of native vegetation;</p> <p>Substantially damaging or injuring native vegetation in any other way (see definition for injury).</p>
Dead Tree	Means a tree(s) that is no longer capable of performing the following processes: photosynthesis, take up water through its roots, hold moisture in its cells and produce new shoots.
Root Zone	The area under the drip line or branches of the tree that generally aligns with the root system required for the ongoing viability of the tree.
Environmental Weed	<p>Means a plant that poses a threat to the natural environment.</p> <p>Environmental weeds are</p> <p>Either not native to the Upper Lachlan area or are plants growing outside their natural range. A list of plants considered by Council to be environmental weeds can be found in section XYZ of this plan.</p>
Habitat Tree	Means any tree(s) which has developed hollows in the trunk or limbs and is suitable for nesting native birds, arboreal marsupials and mammals or which support the growth of locally indigenous epiphytic plants (such as orchids).
Imminent	Means about to happen or threatening to occur.
Injury	<p>means damage to a tree or native vegetation and includes:</p> <p>Lopping and topping;</p> <p>Poisoning, including applying herbicides and other toxic chemicals to a tree or spilling (including washing off or directing water contaminated by) oil, petroleum, paint, cement, mortar and the like onto the root zone;</p> <p>Cutting, snapping off and tearing of branches and roots that is not carried out in accordance with accepted arboricultural practices.</p> <p>Ring-barking, scarring the bark when operating machinery, fixing objects (e.g. signs) by nails, staples or wire, using tree climbing spikes in healthy trees marked for retention (except for access to an</p>

	<p>injured tree worker) or fastening materials that circle and significantly restrict the normal vascular function of the trunk or branches;</p> <p>Damaging a tree's root zone by compaction or excavation, asphyxiation (including unauthorised filling or stockpiling of materials);</p> <p>Under scrubbing, unless carried out by hand tools, such as brush cutters and the like.</p> <p>Wounding the stem with machinery (e.g. lawn mowers), fixing objects (e.g. signs) to the stem or branches by nails, staples or wire, using tree climbing spikes in healthy trees to be retained (except for access to an injured tree worker), fastening materials around the stem or branches that circle and restrict the normal vascular function of the stem or branches.</p>
Key Threatening Process	Means a process that threatens, or could threaten, the survival or evolutionary development of species, populations or ecological communities.
Lopping	Means cutting between branch unions or at internodes on young trees
Native Vegetation	<p>Means any of the following types of plants native to New South Wales:</p> <p>trees (including any sapling or shrub or any scrub),</p> <p>understorey plants,</p> <p>groundcover (being any type of herbaceous vegetation),</p> <p>plants occurring in a wetland.</p> <p>A plant is native to NSW if it was established in NSW before European settlement</p>
Priority Weeds	<p>Priority Weed (formerly known as Noxious Weeds) - means a plant declared within the South East Local Land Services Area</p> <p><a href="#">Priority weeds</a>   NSW Department of Primary Industries</p>
Prune or Pruning	<p>Means the following activities as specified in Australian Standard AS 4373, <i>Pruning of Amenity Trees</i>:</p> <p>Crown maintenance pruning involving:</p>

	<p>General pruning</p> <p>Thinning</p> <p>Dead wooding</p> <p>Selective pruning</p> <p>Formative pruning</p> <p>Crown modification pruning involving:</p> <p>Reduction pruning</p> <p>Crown lifting</p> <p>Pollarding</p> <p>Remedial pruning</p> <p>Line clearance</p>
Remove	Means to clear, take away or transplant a tree from its place of origin
Suitably Qualified Person	Means an arborist or similarly qualified or experienced person (refer to section 3.9.9 of this Plan) or an ecologist with experience and qualifications to undertake tests of significance required by the Biodiversity Conservation Act 2016.
Threatened Species	Has the same meaning as in the <a href="#">Biodiversity Conservation Act 2016</a> which includes native species, populations and ecological communities of flora and fauna.
Topping	Means cutting away part or all of the tree canopy leaving a trunk and stubbed main branches
Tree	<p>Means a perennial plant with at least one self-supporting woody or fibrous stems which:</p> <p>is 3 metres or more in height</p> <p>has a trunk circumference of 400 mm or more measured at ground level or</p> <p>has a crown/branch span of 3 metre diameter or more;</p>

## **Declared Trees or Other Vegetation under Part 2.3 of the Biodiversity and Conservation SEPP**

This clause provides a declaration for trees and other vegetation for the purposes of Part 2.3 of the Biodiversity and Conservation SEPP. In accordance with Clause 2.6 of the Biodiversity and Conservation SEPP, a person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or lop or otherwise remove a substantial part of the vegetation without a permit granted by Council.

All trees are declared for the purposes of Part 2.3 of the Biodiversity and Conservation SEPP unless exempt to the requirement for a permit as set out in the Exemptions or List of Exempt Species in this Code, that is trees that are at least 3 metres in height, or have a trunk circumference of 400mm at ground level or have a crown/branch span of 3 metres diameter or more.

All native vegetation is declared for the purposes of Part 2.3 of the Biodiversity and Conservation SEPP on land zoned RE1 Public Recreation, (C2) Environmental Conservation, (C3) Environmental Management, (C4) Environmental Living, R5 Large Lot Residential or RU5 Village by the Upper Lachlan Local Environmental Plan 2010, unless exempt to the requirement for a permit set out in the Exemptions or List of Exempt Species in this Code.

## **Exemptions**

Exemption under this section does not equal an exemption under other legislation controlling the removal or pruning of trees and other vegetation.

Exemptions under this Code cannot be used for removal or pruning of trees and other native vegetation that is required to be retained by development consent or a Section 88B restriction to user instrument. Applicants may choose to apply to Council for a variation to the conditions of consent (for dwelling and/or subdivision) or the 88B Instrument in this instance.

Exemptions under this Code cannot be used for removal or pruning of trees and other native vegetation related to a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area. Clause 2.10 of the Biodiversity and Conservation SEPP states Council can only grant a permit for the removal or pruning of vegetation on land that is, or forms part of a heritage item; or is within a heritage conservation area; or that is or forms part of an Aboriginal object; or is within an Aboriginal place of heritage significance, if Council is satisfied it is:

- Of a minor nature; or
- For the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area; and
- Would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area.

Exemptions under this Code cannot allow vegetation removal that exceeds the Biodiversity Offsets Scheme thresholds identified in the Biodiversity Conservation Regulation 2017. Approval from the Native Vegetation Panel under Part 4 of the Biodiversity and Conservation SEPP is required in that circumstance. More information about the Biodiversity Offset Scheme thresholds can be found on [NSW Department of Planning Industry and Environment's website](#). The thresholds are defined by clause 7.1 (1) of the Biodiversity Conservation Regulation 2017 and include:

- a) the clearing of native vegetation exceeding the thresholds shown in Table 3-1.
- b) the clearing of native vegetation on land included on the Biodiversity Values Map published under clause 7.3 of the Biodiversity Conservation Regulation 2017.

**Table 3-1: Clearing area thresholds (source Clause 7.2 of the Biodiversity Conservation Regulation 2017).**

Minimum Lot Size of Land in the UL LEP 2010	Area of clearing
Less than 1 hectare	0.25 hectares or more
1 hectare to less than 40 hectares	0.5 hectares or more
40 hectares to less than 1000 hectares	1 hectares or more
1,000 hectares or more	2 hectares or more

A permit under this Code is not a defence for significant impacts to any threatened species, habitats, populations or ecological communities listed under the *NSW Biodiversity Conservation Act 2016* and/or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

### List of exemption activities

The following activities do not require a permit from Council:

- (1) The removal of dangerous vegetation that Council is satisfied is an imminent risk to human life or property. Council must be notified prior to the removal of any tree(s) and the tree(s) must show obvious instability that represents immediate danger, for example, storm damage resulting in structurally split trunks, limbs, or branches. Photographic evidence of the trees condition is required if there is not time to notify Council.
- (2) The clearing of vegetation that is authorised under section 60O of the Local Land Services Act 2013 (Clearing authorised under other legislation). This includes:

- a) Planning approval e.g. development consent under Part 4 of the *Environmental Planning and Assessment Act 1979*
- b) Other planning authorisation e.g. an activity carried out by a determining authority under part 5 of the *Environmental Planning and Assessment Act 1979*
- c) Biodiversity conservation authorisation under the *Biodiversity Conservation Act 2016*
- d) Rural fires authorization under the *Rural Fires Act 1997* [10/50 Vegetation Clearing](#)

**Note:** The State Government has introduced the *Rural Boundary Clearing Code* to assist landowners to prevent the spread of bush fires. It allows for vegetation clearing on property boundaries in specified areas. It is accompanied by the Boundary Clearing Tool and a Frequently Asked Questions page. For more details, visit <https://www.rfs.nsw.gov.au/plan-and-prepare/boundary-clearing-tool>

- e) Electricity network operator bush fire risk mitigation direction under the *Electricity Supply Act 1995*
  - f) State emergency authorisation under the *State Emergency and Rescue Management Act 1989* or the *State Emergency Service Act 1989* and was reasonably necessary in order to avoid a threat to life or property
  - g) Biosecurity authorisation under the *Biosecurity Act 2015*
  - h) Plantation operations authorisation under the *Plantations and Reafforestation Act 1999*
  - i) Forestry operations authorisation under the *Forestry Act 2012*
  - j) Water management authorisation under the *Water Management Act 2000*
  - k) Mining/petroleum authorisation under the *Mining Act 1992* or the *Petroleum (Onshore) Act 1991*
  - l) Fisheries management authorisation under the *Fisheries Management Act 1994*
  - m) Survey work under the *Surveying and Spatial Information Act 2002* and carried out under the direction of a surveyor
  - n) Roads authorisation under the *Roads Act 1993*
  - o) Private land conservation agreement under the *Biodiversity Conservation Act 2016*
- (3) The clearing of vegetation in accordance with a property vegetation plan under the former *Native Vegetation Act 2003*; or
- (4) The removal or harvesting of trees grown commercially or domestically for their edible fruit; or

- (5) The removal or pruning of trees on Council owned/managed land authorised by Upper Lachlan Shire Council and provided that assessment of the tree work is carried out in accordance with this Code or in accordance with a Plan of Management for the land.
- (6) Trees or other vegetation declared to be weeds in the Upper Lachlan Shire Local Government Area under the *Biosecurity Act 2015* (it will not be sufficient defence that the species was not correctly identified prior to removal). [Visit NSW Department of Primary Industries NSW Weed Wise](#) for a list of priority weeds.
- (7) Removal of undesirable species listed in Section 3.7.7 (it will not be sufficient defence that the species was not correctly identified prior to removal).
- (8) Removal of trees or other vegetation in accordance with Upper Lachlan Shire Council's Local Weed Management Plan.
- (9) If the land is zoned **E4 Environmental Living, E3 Environmental Management, R5 Large Lot Residential or E2 Environmental Conservation**:
  - Clearing for the following maintenance of existing rural infrastructure. The minimum extent of clearing necessary for carrying out the activity is permitted up to the distances from the infrastructure below:
    - (a) fences —3 metres either side,
    - (b) road – 3 metres either side from edge of road,
    - (c) track— 1 metre either side from edge of track,
    - (d) pipeline—3 metres total width of clearing,
    - (e) shed 10 metres from the outer edge of the structure,
    - (f) tank—3 metres from the outer edge of the structure,
    - (g) dam—10 metres from the outer edge of the structure,
    - (h) stockyards— 10 metres from the outer edge of the structure,
    - (i) bore—5 metres from the outer edge of the structure,
    - (j) pump—3 metres from the outer edge of the structure,
    - (k) water point—3 metres from the outer edge of the structure,
    - (l) windmill —5 metres from the outer edge of the structure.
  - The continuation of existing cultivation, grazing or rotational farming practices if it does not involve the clearing of native vegetation.

- Sustainable grazing that is not likely to result in the substantial long-term decline in the structure and composition of native vegetation is permitted if it does not involve the clearing of native vegetation; or
- (10) Removal of trees and other native vegetation within 3.0 metres (as measured on the horizontal plane from the edge of the building footprint to the trunk of the tree) of an existing lawful dwelling or an approved building footprint in accordance with a development consent. This exemption does not apply to a tree on adjoining land unless the adjoining landholder gives written permission for the vegetation removal; or
- (11) The removal of vegetation that Council is satisfied is dying or dead as determined through the application of the code of practice associated with the Tree Risk Management Policy on Council Controlled Land or to trees or vegetation subject to assessment under Council's Vegetation Clearing – Roadsides and Infrastructure Lines Policy and is not required as the habitat of native animals e.g. it does not contain hollows. Council must be notified prior to the removal of any tree(s) that are dead or dying so that Council can issue a letter confirming that the tree is exempt from the requirement for a permit and removal or pruning may be undertaken; or
- (12) Pruning of trees if pruning does not exceed 10% of canopy per year and complies with Australian Standard 4373 – Pruning of Amenity Trees; or
- (13) Removal of vegetation on a boundary between properties for the purpose of enabling a boundary survey to be carried out by a registered surveyor. The surveyed lands must exceed one hectare and the maximum width of clearing is 0.5m either side of boundary. The adjoining owner's written approval is necessary; or
- (14) Removal of trees or vegetation directly on a boundary line between properties for the purpose of erecting a boundary fence – adjoining owner's written approval is necessary.
- (15) Pruning and removal of fruit trees specifically planted for human consumption e.g. where used in association with commercial orchards.
- (16) The activities listed in subsections (9) to (13) above, do not require a permit from Council, **unless:**
- The vegetation is a threatened species, provides habitat for a threatened species or is part of a threatened ecological community (EECs) under the *Biodiversity Conservation Act 2016* and/or the *Environment Protection and Biodiversity Conservation Act 1999*. Seek advice from a suitably qualified person e.g. an ecologist;
  - The vegetation is, or forms part of, a heritage item identified in the UL LEP 2010;
  - The vegetation is within a heritage conservation area identified in the UL LEP 2010; or
  - The proposed additional clearing would exceed the biodiversity offsets scheme clearing area threshold of the lot (see Table 3-1).

### Evidence is required for some exemptions to apply

This section describes the evidence that is required to satisfy Council that the above exemptions apply.

Expert advice from a suitably qualified and experienced person must be obtained (refer to Section 3.9.9) with respect to dangerous, dead or dying trees:

- i. to confirm their condition prior to removal or injury, and
- ii. to ensure that they do not provide habitat for Threatened Species

Where a dangerous tree is removed or pruned in an emergency situation due to obvious instability or hazard before Council has been notified:

- i. photographic evidence of the tree's condition; or
- ii. a report by a suitably qualified and experienced person;
- iii. a written statement from the State Emergency Service, if the Service carried out the emergency tree works at the owners request

In relation to exempt, dated photographic evidence of the subject tree(s) before and after pruning or removal must be retained for a period of 6 months after the completion of works and produced as evidence of compliance with this Code at the request of a Council officer.

### List of Exempt Species

A permit is not required to remove or prune any of the following trees on private land provided the tree is not part of a threatened ecological community, habitat for any threatened species, listed as a Heritage Item or within a Heritage Conservation Area, or listed on Council's Significant Tree Register.

A list of plants considered by Council to be **environmental weeds** can be found below;

SCIENTIFIC NAME	COMMON NAME	LOCATION	DESCRIPTION	COMMENT
<i>Alianthus altissima</i>	Tree of Heaven	Wide spread, favours fences	Medium size deciduous tree	Vigorous growers. Deep green pinnate leaves to 1.0m long.
<i>Centaurea calcitrapa</i>	Star Thistle		Thistle	Mainly in native grass land.
<i>Cirsium vulgare</i>	Spear Thistle	Wide spread along rivers	Thistle	
<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Gardens	Small evergreen tree with red berries	Spread by birds, poisonous berries

SCIENTIFIC NAME	COMMON NAME	LOCATION	DESCRIPTION	COMMENT
<i>Crataegus monogyna</i> & hybrid cultivars	Hawthorn	Wide spread	Small evergreen tree with red berries	Spread by birds. Encourages predatory bird species.
<i>Cytisus proliferus</i>	Tagasaste	Widespread	Large evergreen shrub to small tree	Invades bushland areas
<i>Dactylis glomerata</i>	Cocksfoot	Any grassy area, woodlands and native grasslands.	Tall upright grass with broken flower spike circling stem	
<i>Foeniculum vulgare</i>	Fennel	Neglected areas & roadsides	Erect perennial herb to 2.5 m high	A weed of waste spaces in urban areas
<i>Hedera helix</i>	English Ivy	Gardens	Evergreen climber	
<i>Ilex</i> species	Holly	Gardens & bushland	Evergreen shrub with prickly leaves	Spread by birds
<i>Ligustrum</i> species	Privet, Large & Small Leaved.	Widespread, likes moist places	Smallevergreen tree, masses of black berries	Difficult to kill, spread by birds
<i>Lonicera japonica</i>	Japanese Honeysuckle	Rivers	Rampant climber	
<i>Marrubium vulgare</i>	Horehound	Rivers & neglected areas	Bushy perennial herb to 0.75 m	Germinates from seed.
<i>Myrsiphyllum asparagoides</i>	Bridal Creeper, Florists Smilax	Wet areas	Rampant smothering creeper	
<i>Paspalum dilatatum</i>	Paspalum	Widespread on rivers	Grass	
<i>Phalaris</i> species	Phalaris	Widespread	Tall tough grass	
<i>Pinus radiata</i>	Radiata Pine	Neglected areas	Large, fast growing conifer	Invades bushland areas
<i>Populus alba</i>	White Poplar	Rivers and creeks	Fast growing, suckering deciduous tree	Invades moist areas and forms dense thickets
<i>Prunus</i> species	Plum & Cherry Plum	Widespread in neglected areas.	Small deciduous tree.	
<i>Pyracantha</i> species	Firethorn	Neglected areas	Large evergreen shrub	Red – orange berries spread by birds.
<i>Ranunculus repens</i>	Creeping Buttercup	Wet places	Creeping herb	Can form dense pure stands replacing other understorey.
<i>Rhamnus alaternus</i>	Italian Buckthorn	Riversides and neglected areas	Evergreen woody shrub with black berries	Small leathery leaves.

SCIENTIFIC NAME	COMMON NAME	LOCATION	DESCRIPTION	COMMENT
<i>Salix calodendron</i> <i>Salix reichardtii</i>	Pussy Willow	Riversides	Deciduous trees or large shrubs	Willow species clog rivers. All other species are on the priority weed list.
<i>Sambucus nigra</i>	Black Elder	Rivers	Small deciduous tree	Not currently a problem locally but is in similar areas
<i>Sorbus domestica</i>	Service Tree	Neglected areas	Deciduous tree	Spread by birds
<i>Vinca major</i> & <i>V. minor</i>	Periwinkle also variegated forms.	Creeks & streams E.g. Rocky Hill & Mt. Gray	Slender stemmed herbaceous perennials	Groundcovers with purple flowers. Can climb to 3.0 m

## Procedures

Removal of native vegetation that triggers entry into the biodiversity offsets scheme must have approval from the Native Vegetation Panel in accordance with Part 2.4 of the Biodiversity and Conservation SEPP. The biodiversity offsets scheme thresholds are described Section 7.1 of the Biodiversity Conservation Regulation 2017..

If any threatened species, habitats, populations or ecological communities are present on the land to be cleared, a Test of Significance must be conducted, regardless of whether the biodiversity offsets scheme thresholds are triggered. If the Test of Significance indicates that a significant impact is likely, a Biodiversity Development Assessment Report (BDAR) will be required to be prepared by an accredited Biodiversity Assessment Method (BAM) Assessor and submitted to the Native Vegetation Panel.

The Native Vegetation Panel must refuse to grant approval if the Panel is of the opinion that the proposed clearing of native vegetation is likely to have serious and irreversible impacts on biodiversity values.

For more information about applying for approval from the Native Vegetation Panel contact Local Land Services on 1300 795 299, or email [info@nvp.nsw.gov.au](mailto:info@nvp.nsw.gov.au) or contact your Local Land Services office.

If you are applying for a Complying Development Certificate under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* you need to obtain a permit to remove or prune vegetation to which this Code applies.

If a Development Application has been approved for the removal of a tree or other native vegetation, a permit is not required.

A Tree Removal Application is not required for removal or pruning of vegetation for the maintenance of a heritage item, Aboriginal object, Aboriginal place of heritage significance, or in heritage conservation area if it is minor in nature. A development application for any other removal or pruning of vegetation located on heritage items and heritage conservation areas are required in accordance with Clause 5.10 of the UL LEP 2010.

### Application procedures

For trees on Council reserves, please contact Council's Parks Coordinator on (02) 4823 4444.

If native vegetation removal would exceed the Biodiversity Offsets Scheme Thresholds described in Part 7 of the *Biodiversity Conservation Regulation 2017* (i.e. mapped by the Biodiversity Values Map (<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap> or exceeds the area thresholds in Clause 7.2 of the that regulation) please contact Local Land Services on 1300 795 299, email [info@nvp.nsw.gov.au](mailto:info@nvp.nsw.gov.au) or contact the South East Local Land Services office via email to [enquiry.southeast@lls.nsw.gov.au](mailto:enquiry.southeast@lls.nsw.gov.au)

You can also find further information on the Native Vegetation Panel here: <https://www.nvp.nsw.gov.au/>.

All requests for a permit to remove or prune trees or vegetation subject to this Code are to be submitted on a Tree Removal Application Form available from Council for this purpose and may be accompanied by a Tree Plan drawn to scale and illustrating;

- (a) Property boundary, existing structures and access roads.
- (b) Location of all trees on the lot and identification of those trees or other native vegetation proposed for removal or pruning.
- (c) A description of the trees or other native vegetation proposed for removal or pruning.
- (d) Distance of those trees or other native vegetation proposed for removal or pruning from the nearest boundary and/or structure.
- (e) A north arrow.
- (f) The area of native vegetation being cleared in square metres (this can be generated by the Biodiversity Offsets Scheme Entry Tool available on the NSW office of Environment Heritage's website, <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>)
- (g) Mitigation measures proposed e.g. replacement plantings locations.
- (h) Relevant site features (e.g. watercourses and services).

Where Council requires a suitably qualified and experienced person to prepare a Tree Assessment Report, applicants should engage their own suitably qualified arborist.

The owner of the property, on which the trees or vegetation are growing must sign the Tree Removal Application Form;

The appropriate processing fee as determined by Council must accompany the Tree Removal Application Form;

Upon submission of the Tree Removal Application Form, Tree Plan and relevant fee, Council staff will ensure that the form is correctly filled out and contains all necessary information required to allow lodgement.;

If more than 6 trees are proposed to be removed, or if the vegetation is a threatened species, provides habitat for threatened species (eg contains hollows or fissures) or is component of a threatened ecological community, Council may require the applicant to provide a Test of Significance of the potential impacts of vegetation removal on these threatened entities in accordance with Part 7.3 of the *Biodiversity Conservation Act 2016*. This must be prepared by a suitably qualified person.

All trees must be clearly marked on site for inspection purposes.

Council may request further information about the proposed clearing that is necessary for proper consideration of the application.

### **Assessment criteria**

Council may issue a permit for the removal or pruning of trees or other native vegetation if the following criteria are met:

- The tree is a poor specimen and is in a state of decline that is prolonged and irreversible. The application is supported by a Tree Assessment Report (refer to following section);
- The tree has caused significant structural damage and the application is supported by a Tree Assessment Report (refer to section 3.9.9) including photographic evidence;
- It can be demonstrated that there is an on-going problem with the tree that no other course of action will rectify. The application is supported by a Tree Assessment Report (refer to section 3.9.9);
- Council is satisfied there is unlikely to be a significant impact on threatened species, their habitat (e.g. hollows) or ecological communities and the reason for removal or pruning would otherwise be an exempt activity under this Code and other reasonable alternatives are not available.
- Clear evidence is provided of how impacts to hollow bearing trees, threatened species or vegetation communities have been avoided and minimised and that other reasonable alternatives are not available.

- Trees or other vegetation removed or pruned to facilitate solar access for the tree owner or their neighbours are kept to the minimum necessary to ensure solar efficiency.
- Removal or pruning of trees and other vegetation that occurs within 20 metres of a bank of a large (category 1) water course is minimised and erosion control measures have been considered; and a program of replanting of local native species is proposed to maintain bank stability, water quality and terrestrial habitat. The program should be provided as a written plan with maintenance commitments to ensure long term survivability.
- Removal or pruning of trees and other vegetation on mapped land with a slope in excess of 20% is minimised and erosion control measures have been considered; and, a program of replanting of local native species is proposed to maintain slope stability.

Applications for impacts to any tree that contains a hollow, is a threatened species or is a component of a threatened ecological community may need to include a Test of Significance completed by a suitably qualified and experienced person e.g. an ecologist.

If hollows will be removed, an animal handler must be present on site to rescue any animals potentially using the tree as habitat.

Provided that no significant hazard or other safety issues also apply, the following will not justify the removal of a tree:

- a. Dropping of leaves, flowers, fruit, bark, sap or twigs into gutters, downpipes or pools for example;
- b. To enhance views, solar access, increase natural light or increase sunlight to garden areas;
- c. To reduce minor lifting of driveways and paths by tree roots or impacts to minor structures;
- d. For bushfire hazard control that has not been approved by the Rural Fire Service;
- e. Potential damage to sewer mains unless supported by written expert advice and only where reasonable alternatives are not feasible;
- f. Damage to buildings or structures that have not been built in accordance with the relevant planning controls and legislation in force at the time of construction
- g. Damage to buildings or structures where alternative tree sensitive construction measures could be undertaken

Where mature trees are proposed to be removed, they are replaced with trees identified in Appendix XYZ of this plan in an appropriate location including consideration of providing street trees nearby. Replacement species and locations must be agreed to by Council.

The amount of vegetation approved to be removed by Council in the previous 5 years is cumulatively less than the Biodiversity Offsets Scheme Thresholds.

The distance or area specified as exempt for maintenance of rural infrastructure in its application to the land concerned may be extended, if:

- a) the proposed increase is minor, and
- b) the proposed increase is for a legitimate purpose associated with the management of the land concerned, and
- c) the increase is necessary in the circumstances.

The removal of vegetation would allow exempt or complying development where the vegetation proposed to be removed is for direct impacts by the proposed development or within 3 metres of the development only (i.e. not for an asset protection zone). Clear evidence that impacts to vegetation have been avoided and minimised and there are no other reasonable alternatives is provided.

Removal or pruning of trees and other vegetation on land with a slope in excess of 20% or within 20 metres of a water course is avoided. Erosion control measures must be proposed eg a program of replanting of local native species to maintain slope stability, water quality and terrestrial habitat.

### **Tree assessment reports**

#### Suitably qualified and experienced arborist

Where Council requires a suitably qualified and experienced person to prepare a Tree Assessment Report, applicants shall engage their own suitably qualified arborist. A suitably qualified and experienced person is one who holds the diploma of Horticulture (Arboriculture) Australian Qualification Framework of Level 5. Council will consider reports from consulting arborists who are members of either the [Institute of Consulting Arborists](#) or [Arboriculture Australia](#).

#### Tree Assessment Report requirements

A Tree Assessment Report must contain the following information:

- Name, address, telephone number, qualifications and experience of the arborist carrying out the inspection and reporting;
- Address of the site containing the trees;
- Who the report was prepared for and the aims of the report;
- Methods and/or techniques used in the inspection;
- A plan, to scale, consistent with the requirements of the application procedure in this Code;
- A table showing, for each tree the subject of the application:

- i. Species name;
  - ii. Age/classification;
  - iii. Height;
  - iv. Trunk diameter at 1 metre above ground;
  - v. Canopy spread;
  - vi. Health and condition
- A discussion of other relevant information, including details of tree hollows or potential hollows for wildlife, tree structure/weaknesses, root form and distribution, soil stability, scenic amenity, pests and diseases and/or a Tree Hazard Assessment;
  - Supporting evidence such as photographs and laboratory results to confirm presence of soil pathogens or support soil assessment, where relevant;
  - Proposed replacement plantings, landscaping and soil remediation;
  - Tree protection measures and post tree maintenance program which can be used as conditions, should the application be approved;
  - Sources of information referred to in the report;
  - Amenity value;
  - Any other relevant matters.

### **Determination**

Council can either issue a permit or refuse to issue a permit. If a permit is issued it can be subject to conditions.

### **Public notification**

Council is not required to notify the public including neighbours of an application for a permit to clear or for the public to be given the opportunity to comment.

### **Appeals**

An appeal to Council against an approval or refusal to grant a permit under this Code may be made by the applicant.

If dissatisfied with the result of the appeal to Council, an applicant for a permit may appeal to the Land and Environment Court against the refusal by Council to grant the permit. Any such appeal is to be made within 3 months after the date on which the applicant is notified of the decision or within 3 months after the Council is taken to have refused the application (whichever is later).

An application for a permit that has not been determined is taken to have been refused after 28 days from the date the application was made.

## Penalties

There are significant penalties for the illegal removal or pruning of trees and other vegetation.

### ***Local Government Act 1993***

Under Section 629 of the *Local Government Act 1993*, it is an offence to cause injury or unnecessary disturbance to trees and native vegetation on public land including road reserves. This specifically relates to street trees, foreshore reserves and public open space. A person who, without lawful excuse, deliberately damages, poisons or injures vegetation on public land, is guilty of an offence under that Act.

### ***Environment Planning and Assessment Act 1979***

Clearing vegetation or trees without a permit is prohibited, and prohibited development can be enforced by a penalty notice under the *Environmental Planning and Assessment Act 1979* for each offence.

Alternatively, Council can undertake court proceedings for the injury, removal of trees and native vegetation on private and public land without a permit. Penalties for offences under Section 4.3 of the EP&A Act can exceed \$1 million for individuals. Where a person is guilty of an offence involving the destruction of or damage to a tree or vegetation, the court dealing with the offence may also direct that person to pay costs incurred:

- (i) to plant new trees and vegetation and maintain those trees and vegetation to a mature growth; and
- (ii) to provide security for the performance of any obligation imposed under (i).

Councils can prosecute offences within two years of an offence coming to a council investigation officer's attention.

### ***Biodiversity Conservation Act 2016***

It is an offence to harm or pick threatened species, populations or endangered ecological communities (EECs) under the Section 2.2 of the *Biodiversity Conservation Act 2016*. Prosecutions can result in significant penalties including fines and imprisonment.

A permit from Council to remove vegetation is a defence under section 2.8 of the *Biodiversity Conservation Act 2016*.

### ***Other acts***

Exemption under this Chapter does not equal an exemption under other legislation controlling the removal or pruning of trees and other vegetation. Consideration should be given to the following legislation before carrying out any work:

- *Biodiversity Conservation Act 2016 and Regulations*
- *Biosecurity Act 2015*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Fisheries Management Act 1994*
- *Forestry Act 1916*
- *Heritage Act 1977 (Sections 129A and 139)*
- *Local Land Service Act 2013*
- *Rivers and Foreshores Improvements Act 1948*
- *Rural Fires Act 1997*
- *SEPP Biodiversity and Conversation 2021 (Chapter 2, Vegetation in Non Rural Areas)*
- *SEPP (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Koala Habitat Protection) 2019*
- *Water Management Act 2000 (Guidelines for Riparian Corridors and Waterfront Land)*

Vegetation removal on rural zoned land must be in accordance with the Local Land Services Act 2013. For vegetation removal on rural zoned land, contact Local Land Services on 1300 778 080, email [slm.info@lls.nsw.gov.au](mailto:slm.info@lls.nsw.gov.au) or contact the South East Local Land Services office via email to [enquiry.southeast@lls.nsw.gov.au](mailto:enquiry.southeast@lls.nsw.gov.au).

Other Relevant Policies & Guidelines:

- Australian Standard - Protection of trees on development sites: AS 4970-2009
- Australian Standard - Pruning of amenity trees: AS 4373-2007
- *Rural Fire Service Planning for Bushfire Protection 2006*

### **Trees on Neighbouring land**

Council has no power to order the owner of a tree to remove or prune a tree on their property apart from under the provisions of the Biosecurity Act 2015.

Where a tree is growing on a boundary, ownership is determined by which side of the boundary the centre of the trunk originated, or which side of the boundary, the majority of the trunk's diameter exists (at ground level).

Permission for removal of a tree on a neighbour's property can only be granted to the owner of the tree and requires the consent of Council. Written agreement from the owner of the tree must occur prior to making an application.

Where neighbour disputes arise, Council refers people to the Trees (Disputes Between Neighbours) Act 2006.

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 4

## Transport for NSW



4 December 2025

TfNSW reference: STH24/00792/005

Council Ref: D2025/10402

Upper Lachlan Shire Council

By Email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

Attention: Hugh Waters

### **NOTICE OF PUBLIC EXHIBITION – DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN**

Dear Hugh,

Transport for NSW (TfNSW) is responding to the Council email dated 24 October 2025 requesting comments on the above Scoping Proposal (SP).

TfNSW has reviewed the information provided and offers the comments in **Attachment 1** for Council's consideration.

If you have any questions, please contact Andrew Lissenden, Development Services Case Officer, on 0418 962 703 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours sincerely

[REDACTED]  
Lachy Jones

**A/Team Leader, Development Services (South Region)**

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## Transport for NSW



### Attachment 1

#### NOTICE OF PUBLIC EXHIBITION – DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

##### 1. General comments:

- a. The TfNSW primary interests relate to maintaining the safety and efficiency of the transport network, meeting the needs of our customers, and ensuring effective integration of land use and transport. These elements collectively support the outcomes of the NSW Government *Future Transport Strategy 2056* and the TfNSW *Connecting NSW Strategy* (October 2025).
- b. The comments provided below are based on the Draft Upper Lachlan Housing Strategy 2025 (dULHS 2025) and draft Upper Lachlan Development Control Plan 2025 (dULDCP 2025) currently on exhibition. They should not be considered binding and may be revised if the adopted documents above differ from the exhibited versions, or following the formal assessment of any planning proposal or development application referred by the relevant local planning authority.
- c. The dULHS 2025 is a higher-order planning document that provides a framework for future residential development in the Upper Lachlan Local Government Area (LGA). It is understood that any future planning proposals or development applications, where required, will be referred to TfNSW for review. At that time, TfNSW will assess potential impacts on the state road network under its management, as well as impacts on public transport infrastructure it provides.
- d. TfNSW notes that the dULHS 2025 identifies that there will be some growth in the population (1,297 persons expected), which will require an increase in housing stock (approximately 1,044 new dwellings), in part, by some infill development, as well as opportunities to rezone land over the period that the strategy applies.

##### 2. Draft Upper Lachlan Housing Strategy 2025 comments:

- a. It is the expectation of TfNSW that a Transport Impact Assessment (TIA) would be prepared to support any proposed rezoning or development that results in increased development density and referred to TfNSW in line with current legislative requirements (e.g. *State Environmental Planning Policy (Transport and Infrastructure) 2022* and *Local Environmental Plan Making Guidelines – August 2023*). Any TIA that is prepared must be aligned with the requirements detailed in the *Guide to Transport Impact Assessment* (GTIA). GTIA replaces the *Guide to Traffic Generating Developments* and can be found at this [link](#).
- b. The Master Planning Principles in Section 9 of the dULHS 2025 should include reference in Master Planning Principles (refer to the following link - [Guidelines-for-Bus-Capable](#)-

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## Transport for NSW



### Attachment 1

[Infrastructure-in-Greenfield-Sites](#)). Specifically, the collector roads in any new urban growth area will be designed to be bus capable.

#### 3. Draft Upper Lachlan Development Control Plan 2025 comments:

- a. Public transport: The dULDCP 2025 (e.g. Part B – Subdivision) should include a reference to the *Guidelines for Bus Capable Infrastructure in Greenfield Sites* (refer to the following link - [Guidelines-for-Bus-Capable-Infrastructure-in-Greenfield-Sites](#)), as well as a provision that all subdivision DAs that contain a public collector road will need to detail how they comply with the above guidelines. It is important to ensure that the main collector roads are bus capable. This includes initially catering for school bus services and ensuring there is sufficient space in the road reserve to provide appropriate bus infrastructure to meet future residents' needs.
- b. Footpath width: The desirable width for new pedestrian footpaths is 1.5m minimum, not 1.2m as detailed in Part B – Subdivision (e.g. Diagrams 18, 22, 23, 24).
- c. Active Transport: TfNSW strongly supports PP's and subsequent development that will encourage the use of sustainable modes of travel, including bicycles and walking. As such, TfNSW recommends that the draft DCP ensure that it supports, to the greatest extent possible, the aims and objectives of the State Government policies dealing with this matter.
- d. Subdivision road Design: TfNSW supports vehicle access for individual lots being provided via the local road network rather than directly from the state/classified road network. The term “practical” in Section B.3.3, point (b), should be amended to “practicable and safe” to align with the wording in Section 2.119 (Development with frontage to classified road) of the State Environmental Planning Policy (Transport and Infrastructure) 2021.
- e. Driveway widths: TfNSW supports requiring minimum driveway widths that allow two-way vehicle movement for developments of three or more dwellings. Driveways should enable simultaneous entry and exit of vehicles and, at a minimum, comply with the clearance and design requirements of AS 2890.1-2004 (Sections 3.2 and B3.2).
- f. Car parking requirements: Non-residential development should account for staff parking needs. Any parking spaces required for owners, operators, or staff should be provided in addition to the minimum parking requirements specified in the dULDCP 2025.
- g. Four-way intersections: Subdivision road design should avoid four-way intersections where practicable, as they present more conflict points and a higher crash risk than T-intersections, and generally result in poorer outcomes for pedestrians and other active transport users. Where a four-way intersection is unavoidable, it should be controlled by a roundabout or traffic signals (subject to SIDRA analysis and meeting traffic signal warrants).

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## Transport for NSW



### Attachment 1

- h. Roads Act 1993: Concurrence from TfNSW under Section 138 of the *Roads Act 1993* will be required for any works within the state classified road network. Any works that are required in the state classified road network should be supported by a strategic design (refer to the following link - [Strategic-Design-requirements-for-DA-Factsheet.pdf](#)). This will, in part, clarify the scope of works, demonstrate that a compliant design can be provided, and allow Council, as the consent authority, to consider any environmental impacts of the works as part of their Part 4 assessment under the *Environmental Planning and Assessment Act 1979*.

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DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 5



Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Your reference: D2025/10402  
Our reference: SPI20251030000254

**ATTENTION:** Hugh Waters

Date: Friday 5 December 2025

Dear Sir/Madam,

**Strategic Planning Instrument  
Other - Exhibition**

You are invited to review the Draft Upper Lachlan Housing Strategy and Draft Upper Lachlan Development Control Plan and provide written comments to Council by the close of the exhibition date.

I refer to your correspondence dated 29/10/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

A strategic plan of this nature will be required to address Chapter 4 of Planning for Bush Fire Protection 2019 (PBP 2019) and would routinely be accompanied by a Strategic Bush Fire Study (SBFS). It is noted that the Bushfire Prone Land (BFPL) mapping was last certified in 2003 and does not appear to have included grassland. A review of BFPL mapping would better inform the strategy on areas that should address Chapter 4 of PBP 2019.

The RFS generally concurs with the noted "Implications for Housing Strategy" as described on p50 of the Draft and does not raise any additional concerns.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Martha Dotter  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**

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DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 6



## Administration of Crown roads

POLICY NUMBER: IND-O-250	VERSION: 2.0
AUTHORISED BY: Executive Director Crown Lands	AUTHORISED DATE: 28/06/2018
ISSUED BY: Department of Planning, Industry and Environment – Crown Lands	EFFECTIVE DATE: 01/07/2018
CATEGORY: Operations & Industry	REVIEW DATE: 01/07/2021

### Policy statement

This policy provides for how the NSW Department of Planning, Industry and Environment–Crown Lands (the department) will administer Crown roads in accordance with the *Roads Act 1993* (*Roads Act*).

Our approach to the administration of Crown roads provides clarity and confidence to stakeholders that they will receive consistent and transparent treatment. Crown road applications will be assessed to determine and administer the most suitable option for the future management of a Crown road, in accordance with the provisions of the *Roads Act 1993*.

### Scope

The following functions under the *Roads Act* are within the scope of this policy:

1. Transfer of a Crown road to other roads authority (s.152I) – enables transfers to an appropriate roads authority to manage the public road network in the interest of landowners/occupiers, local communities and the public.
2. Crown road closures (s.37(1)) and Crown road sales and disposals (s.42 (1) and 152B) – specifies the circumstances where either closure and/or purchase of a Crown road may be appropriate.
3. Crown road works:
  - The Minister has powers as a roads authority to carry out road works (s. 71) – establishes the basis by which the department may authorise user/s to undertake road works on behalf of the Minister (s.253) to address their access needs.
  - Crown road repairs and maintenance (s.108 to 110) – specifies in what circumstances the department may give directions for repair and maintenance.
4. Regulating works and structures other than road works within the road corridor (s.138).
5. Authorising occupation of roads (s.152A).

Disaster repairs to Crown roads administered by the Roads and Maritime Services (RMS) under Natural Disaster Relief Scheme are outside the scope of this policy.

### Requirements

#### 1. Transfer of Crown roads

The Minister is authorised to transfer Crown roads to another roads authority. A Crown road cannot be transferred to RMS without its consent. Local councils can request the department's consideration to transfer a Crown road to council. The department may also give consideration to initiating the transfer of a Crown road to council.

Although a Crown road transfer to council does not require consent, the department will consult with the affected council before processing a Crown road transfer. Each proposed road transfer will be considered on a case by case basis.

Unless exceptional circumstances apply, the department will consider a Crown road to be suitable for transfer to another roads authority if it meets one or more of the following criteria:

- a. Council or RMS requests transfer of the Crown road, including for the purpose of s.44 of the *Roads Act*.
- b. The formed Crown road provides road access to urban or rural areas or provides access within country towns, villages, local communities and public areas.
- c. Road works on the Crown road are proposed by someone other than the department, and those works require development consent under the *Environmental Planning & Assessment Act 1979*.
- d. Development consent has been granted by a council that requires use of the Crown road to service a traffic generating development.
- e. The Crown road is required to be maintained to a standard specified as a condition of development consent. (*Notably, if standards were not specified, transfer may still be relevant on the basis that road works were not required as the Crown road already conformed to council's access standards to service the development.*)
- f. The Crown road was constructed, has or is being maintained by a council to facilitate access, as part of its local road network, which may include drainage structures such as a bridge or culverts.
- g. Construction or upgrade of the Crown road is required to meet standards required by a council.
- h. A council objects to the closure of the Crown road on the grounds the road is required for public access.

The department does not consider the following claims to be valid reasons for a council to decline a department initiated road transfer:

- a. Road condition – where council objects to the transfer on the basis that the road is in a state of disrepair or does not conform to council minimum standards.
- b. Financial implications – where council objects to transfer based on (potential) costs incurred. Local councils have the ability to levy funds through development contributions, rates and grants for road repair and maintenance.

## 2. Crown road sales and closures

The department may close a Crown road by publishing a notice in the NSW Government Gazette. When a Crown road closure is gazetted, the land remains vested in the Crown as Crown land. Any subsequent sale of the former road is processed under the *Crown Land Management Act 2016*.

Alternatively, the department may sell a Crown road without first closing it; generally this will be suitable for land holders with an interest in purchasing Crown roads which adjoin their property. If the department determines a Crown road is suitable for sale under this method, the road ceases to be a public road upon transfer to the purchaser. This policy provides guidance to determine whether a Crown road can be sold by transferring directly to the purchaser in accordance with the *Roads Act*, or if a road will need to be simply closed under that Act instead—so it can be sold in accordance to the *Crown Land Management Act 2016*.

Crown roads are not exclusively closed for the purpose of sale. Roads may be closed to vest in the Crown for the purpose of adding it to a Crown reserve, license or lease so that it can be used for other purposes. If a Crown road is identified as a hazard by the department, the department may decide closure of the road is required to remove the risk it poses to the public or the surrounding environment and remediate the issue.

### 2.1 Crown road closures (s.37(1))

It may be appropriate to close a Crown road if the road is not required for public access and one or more of the following circumstances apply:

- a. The road is to be added to a crown reserve or tenure to be used for other purposes
- b. Land within the road corridor is identified as suitable for sale under the *Crown Land Management Act 2016*

- c. Closure of the road is required to address a hazard identified by the department
- d. Closure of the road is required to address environmental or land management concerns identified by the department.

The department will consider a range of factors when determining a proposed road closure. Each of the following criteria must be fulfilled:

- a. The road is not required to be retained within the public road network
- b. Any landholders and government authorities reasonably known to have potential interests or access requirements have been consulted and their requirements addressed to the department's satisfaction within the time frame set by the department.

### 2.2 *Crown road sale (s.152B)*

The department will consider a range of factors when determining a proposed road sale. At a minimum, each of the following criteria must be fulfilled:

- a. The road is assessed as not required to be retained within the public road network
- b. Landholders and government authorities reasonably known to have potential interests or access requirements have been consulted and their requirements addressed to the department's satisfaction within the time frame set by the department.

### 2.3 *Sale of land arising from the closure of a public road (s.42(1))*

The Roads Act maintains that when a Crown road and an unconstructed council road are closed, the land ceases to be a road and becomes (or if it was a Crown road, remains) Crown land when it is closed. Once a road is closed, the department has to manage the land in accordance with the *Crown Land Management Act 2016*. This includes in relation to the sale of an unconstructed council road.

The proceeds from the sale of Crown land that was previously an unconstructed council road will go to the department. Councils should consult the department before proposing the closure of an unconstructed council road as the department's agreement is required for the road to be added to the Crown estate upon closure. This includes when the purpose of the road closure is to sell the closed road.

## 3. *Works on Crown Roads*

The department does not provide public road services such as road construction, maintenance or traffic management. This policy establishes the basis by which the road user/s may seek an approval from the department to undertake road works to address their access needs.

### 3.1 *Authorised Crown road works (S. 71)*

Applications to undertake authorised road works on a Crown road will be considered where the Crown road does not satisfy the criteria for road transfer. Road work proposals considered by the department generally relate to routine maintenance to conserve pre-existing access conditions, or to determine road works to establish access along a Crown road over the natural terrain.

Works on Crown roads are evaluated on the basis of whether it is feasible to undertake works in consideration of the potential impacts on the road reserve, adjoining lands and local environment.

The department cannot endorse the following:

- a. Road works outside Crown road corridors
- b. Works on Crown roads located on steep or highly erodible land, within protected riparian areas and susceptible to erosion, or land that is otherwise environmentally sensitive
- c. Construction of new structures such as pipe culverts, concrete causeways or bridges
- d. Construction, upgrade or maintenance of a Crown road to satisfy the gravel road or sealed standards of another roads authority.

### 3.2 *Works directed by the department - repairs and maintenance*

The department may direct a person to conduct repairs or maintenance on a Crown road that is not generally used for access by the public, if a hazard is identified by the department that to present an unacceptable and immediate risk to the road users and/or the environment.

- *s.108 – Direction to undertake works*

When the department considers the condition of a road presents a hazard, it may direct relevant landholder/s who benefit from use of the road, to repair or maintain the road – specifying the type of works and the time for completion. The costs for undertaking the works are to be paid by the person/s or party that the direction was issued to.

- *s.109 – Action to address noncompliance with s.108*

If a person does not comply with a direction to undertake works, the department may have the works completed and recover the costs from that person.

- *s.110 – Direction to contribute*

Where a Crown road provides access for a small number of landholders, and primarily only benefits those landholders, the department may direct those landholders to pay some or all of the costs of repair or maintenance works.

### 3.3 Works on Crown roads other than road works (S. 138)

Section 138 enables the department to issue permits to regulate various activities on Crown roads that are not directly related to the use of a Crown road for access. The department's consent is required for anyone to erect a structure or carry out a work on or over a Crown road. Sections 139 (conditions), 140 (revocation of consent) and 142 (maintenance of the structure) are also relevant to the department's consideration of an application under s.138 of the Act. There is an expectation that public authorities will consult the department prior to undertaking any works under s.138.

### 3.4 Authorised occupation of roads (S.152A)

The Minister may authorise certain activities or occupation on a Crown road such as grazing—where issue of an enclosure permit is not applicable), encroachments and other temporary uses of a Crown road by way of a licence granted under the *Crown Land Management Act 2016*, in accordance with section 152A of the *Roads Act*.

## Guidelines

Administration of Crown Roads Guidelines is available to support this policy and other Crown roads administration matters.

## Roles and responsibilities

- DPIE Crown Lands: Administration of Crown public roads including closure, sale, transfer and approving select road works applications – authorising activities and occupations.
- Local councils: Closure of council public roads.

## Safety considerations

There are various Crown roads in NSW that have been established by use rather than construction—this means that they have not been formed to a specific road construction standard and are used as trails for access purposes. Users of Crown roads are encouraged to drive to conditions. Over time the intended use of a Crown road or land surrounding the road may change and the future management of the road may also need to change. This policy provides framework for the department to consider the most suitable option for the future management of Crown roads.

## Delegations

*Crown Lands Other (Minister) Instrument of Delegation 2018.*

## Definitions

- Carry out road work – includes carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a road work
- Council – has the same meaning as defined in the *Local Government Act 1993*
- Formed Crown road – a Crown road that has been constructed in some way to be used as a road. Formed Crown roads form part of the constructed road networks that services urban or rural areas
- Person – for the purposes of this Policy is a landholder or road user
- Road corridor – the legally defined road corridor whether formed or not formed

- Road works – as defined in the *Roads Act* and includes any kind of work, building or structure such as a roadway, footway, bridge, tunnel, road-ferry, rest area, transit way station or service centre or rail infrastructure that is constructed, installed or relocated on or in the vicinity of a road for the purpose of facilitating the use of the road as a road, the regulation of traffic on the road or the carriage of utility services across the road – but does not include a traffic control facility
- Suitable for transfer – a Crown road which has been identified and assessed under the policy's key transfer principles as appropriate to transfer to local government
- Traffic generating development – any development that results in an increase in vehicular traffic on a Crown road

### Legislation

- *Crown Land Management Act 2016*
- *Environmental Planning and Assessment Act 1979*
- *Roads Act 1993*
- *Roads Regulation 2008*
- *State Environmental Planning Policy (Infrastructure) 2007*

### Related policies

- Sale of Crown Land Policy IND-O-251
- Sale or Lease of Crown land by Direct Negotiation Policy IND-O-182

### Other related documents

- Crown Lands Circular 2011/51 Procedural Fairness.

### Superseded documents

This policy replaces:

- Crown Lands Circular 2009/19 Dealing with Applications to Construct Crown roads.
- Office Practice Guidelines – Chapter 31 – Roads.
- Policy (POL005) Transfer of formed Crown roads to Local Government.

### Revision history

Version	Date issued	Notes	By
1.0	01/07/2018	Developed to support the <i>Crown Land Management Act 2016</i> .	Alison Pepper, Director Tenure & Business Programs
2.0	22/02/2020	Policy updated to reflect machinery of government changes	Policy Team

### Contact

DPIE – Crown Lands, 1300 886 235

If you would like to discuss this further, please contact Sue Brown, Manager, Affordable Housing Delivery. Sue can be contacted on [REDACTED] or by email at [REDACTED]

Yours sincerely,

[REDACTED]  
Marcus Devenish

**Director, Community Housing Supply Grants  
Housing Programs and Partnerships  
Homes NSW**

18 February 2025

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 7

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submissions re: 2025 Draft ULSC Housing Strategy Development Control Plan  
**Date:** Friday, 28 November 2025 2:46:03 PM  
**Attachments:** [Submission \(A\) by \[REDACTED\] ULSC's 2025 Draft Housing Strategy.docx](#)  
[Submission \(B\) by \[REDACTED\] ULSC's 2025 Draft Development Control Plan.docx](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir or Madam,

Thank you for the opportunity to make submissions regarding ULSC's draft 2025 ULSC Draft Housing Strategy and 2025 ULSC Draft Development Control Plan.

Please find attached:

- Submission (A) by [REDACTED] ULSC's 2025 Draft Housing Strategy
- Submission (B) by [REDACTED] ULSC's 2025 Draft Development Control Plan.

Yours faithfully,  
[REDACTED]  
[REDACTED]

November 2025

**Submission (B) by [REDACTED] Pty Ltd (the author)**  
[REDACTED]

**To: Upper Lachlan Shire Council.**

**A Review of:-  
The 2025 ULSC Draft Housing Strategy.**

*(Currently on exhibition as prepared for Council by its' consultants, Currajong Pty Ltd.)*

### **The 2025 ULSC Draft Housing Strategy.**

#### **1.1. The Author of this Submission:**

[REDACTED] P/L is a small family operated and locally focused company with interests in agriculture, the rural environment and property development. Mr [REDACTED] [REDACTED] is the Managing Director of [REDACTED]. The [REDACTED] team is chiefly based on local contractors, consultants and Upper Lachlan community members.

#### **1.2. Review and Recommendations:- 2025 Upper Lachlan DRAFT Development Control Plan.(draft DCP)**

The current draft of the 2025 DCP has a number of strengths and yet also some serious omissions. The following is an attempt to make a constructive analysis and series of recommendations. In addition we would encourage council to consider that the eternal struggle between developer and council should by now, in the face of the housing crisis, be evolving into a more co-operative effort. In other words, to replace reasons with why developments cannot be done, with a common goal of finding ways that a development *can* be done in a responsible and affordable fashion. The beneficiaries of which will be consumers, developers and the council. This is not a zero sum game where one parties losses equate to the other party's gain. Council has a cost of doing business, running its Planning Department and in ensuring enhanced services to residents. This paper seeks to illustrate how all parties could be better off.

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**Part A: Introduction to the draft DCP**

Page	draft DCP states	Response.
P.5	<p>Where the plan sets a standard in relation to an aspect of a development, and a <i>Development Application cannot demonstrate compliance</i> with that standard, Upper Lachlan Shire Council may still grant approval subject to a statement being submitted to Council that:</p> <ol style="list-style-type: none"> <li>Clearly identifies the standard(s) that cannot be complied with.</li> <li>Clearly identifies why the standard(s) cannot be complied with.</li> <li>Clearly explains why non-compliance with the standard(s) is warranted by special circumstances or to achieve a superior standard.</li> </ol>	<p>The negative aspect of this statement points to the overarching problem of a punitive reversal of onus. The draft housing policy states that regulatory planning burden leads to costly time delays and expensive extra studies and which in turn have to be passed on. The results being to choke supply because many DA's never proceed. Furthermore, these buck passing reports add to and unnecessarily inflate the price of those lots that do make it to the market. are exacerbate the prohibitive cost.</p> <p><b>Recommendation1</b> : Amend the DCP to a positive position wherein DA's submitted via Professional qualified Planners, which contain a statement by the Planner, that they have done the research and they consider the Application is compliant, then that Application shall be approved, unless council can prove (to a higher standard than could be or possibly maybe) that it is a not compliant application.</p>

**Part B: Subdivision.**

Page	draft DCP states.	Response.
P.28	<p>Village subdivision. B.2.7. Utility and Service Provision. OBJECTIVE To ensure village lots are provided with (5) essential services and infrastructure that are .....</p> <ol style="list-style-type: none"> <li>Mains electricity</li> <li>Street lighting</li> <li>Telecommunications via landline..</li> <li>Mains water supply.</li> <li>Reticulated sewerage.</li> </ol>	<p>There appears to be a lack of definitional clarity here as to what constitutes a village subdivision. Is it RU5 or R2 low density residential, or something else?</p> <p>The fundamental problem with this provision is that it constitutes a denial of choice for consumers. If a developer proposes a rural character development, then this provision functions to unnecessarily block what council itself says it prioritises, rural character.</p> <p>Perhaps this draft provision is a knock on from, or cut and paste effect from the lack of clarity evinced in the Australian Government's <i>Telecommunications Infrastructure in New Developments Policy</i>.</p>

		<p>As it stands this section of the draft DCP reads like an inappropriate and obsolete 20th century policy.</p> <p>That the provision is unnecessary is underlined by the fact that <b>all</b> of the functions of the 5 stipulated services could be achieved by an off grid policy.</p> <p><b>Recommendation 2:</b> <i>Council needs to recognise the benefits of off grid and publish an off grid policy guideline which encourages developers to submit proposals based on clear and reasonable (not prohibitive) criteria that can be expected to meet with planning approval.</i></p> <p>Further to the above, the effect of this section of the draft policy is unfortunately to set requirements that are more appropriate to towns than to villages. This contradictory council policy was highlighted by community opposition to council's decision to compulsorily install concrete kerb, guttering and footpaths in Crookwell.</p> <p>As council would recall, many residents argued at the time that this would negate the very priority which council places on rural character and which in large part is why they, the residents choose to live in not just Crookwell but even more so, in the other "rural character" village locations in the shire.</p> <p>(i) Electricity can be more affordably generated and stored on site by residents as compared to factoring in to their land price, the hidden costs of providing mains power.</p> <p>(ii) Solar powered street lighting can be installed by the developer according to where the council wants it.</p> <p>(iii) Telecommunication via landline is no supported by the majority of consumers. Mobile phone and internet coverage is prevalent and constantly improving as is satellite internet connectivity.</p> <p>(iv) Mains water supply is redundant in most villages and in nearly all rural zoned lot locations which have the space to install rainwater storage.</p> <p>(v) Reticulated sewerage is often not available and as with point (iv) above most village and rural locations have the space to install competent stage 1 treatment (septic systems) which are more than 100 metres from a watercourse. And where then an affordable stage 2 secondary treatment system is now available which can service individual lots or an entire estate. Again, this problem in this draft DCP highlights an unnecessary prescriptive approach of cut and paste policy.</p> <p>Perhaps of most concern is that while the draft housing policy pays lip service to the need to be more diverse and flexible in delivering more housing and at more affordable prices, this part of the draft DCP works against those priorities. We submit that the reason there is no econometric analysis provided to attempt to justify in cost terms how any of these obsolete service provision</p>
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		<p>requirements are cost effective for consumers, because if there were it would be revealed they exacerbate council's infrastructure problems and they unnecessarily push up the final cost for consumers seeking housing solutions.</p> <p><b>Recommendation 3:</b> Do not interfere with the market. Develop a council approved Off Grid Policy and allow the developer to choose which is the most cost effective way to deliver housing solutions such that if they opt for the council's off grid standards, then the DA is approved.</p>
P.40	<p>B.4. Rural Subdivision / Earthworks and retaining walls.</p> <p>"Development involving earthworks is to be suitably protected from soil erosion, soil movement and sedimentation as per Landcom Managing Urban Stormwater Soils and Construction (Blue Book)."</p>	<p>This appears to be an onerous provision more suitable to places where neighbours are close by. It is potentially impractical for many rural locations.</p> <p><b>Recommendation 4:</b> Delete the verbiage after the word 'sedimentation' and replace with more suitable text which reads... "<u>Development involving earthworks is to be suitably protected from soil erosion, soil movement and sedimentation and where necessary, seek advice from council engineering as to best practice according to the specific nature of each site.</u>"</p>
P.41	<p>B.4.2. Subdivision Lot Design. "Development is designed appropriately responds to the relevant provisions of Upper Lachlan Local Environmental Plan 2010 in relation to land mapped as flood planning area, groundwater vulnerable, riparian area, watercourse, wetland area, heritage or an area containing terrestrial biodiversity from inappropriate development."</p>	<p>This section reads as a deterrent to development and requires clarification.</p> <p><b>Recommendation 5:</b> Add a sentence which reads, "Council will at the pre-DA meeting set out achievable standards such as clearance distances, construction standards etc, for a developer to obtain approval where government mapped criteria, such as flood planning area, groundwater vulnerable, riparian area, watercourse, wetland area, heritage or an area containing terrestrial biodiversity from inappropriate development apply to the proposed development location."</p>
P.44	<p>Rural lots. B.4.5. Utility and Service Provision. Required Standards,</p> <p><b>(i)</b> Mains electricity  <b>(ii)</b> Street lighting  <b>(iii)</b> Telecommunications via landline..  <b>(iv)</b> Mains water supply.  <b>(v)</b> Reticulated sewerage.</p>	<p>Basically, this section of the draft DCP lists the 5 required standards that would apply to services provisions in a town and mandates them to rural subdivisions unless they cannot be connected.</p> <p>The sheer scale of rural subdivisions and the size of the newly created lots should tell the reader that these criteria are cost prohibitive and would choke off the supply of land or force up the cost. Both of which, council's own draft housing policy states are problems to be overcome. Additionally these criteria are contrary to achieving council's stated objective of maintaining rural character.</p> <p><b>Recommendation 6:</b> Delete this section of the draft policy.. Develop an off grid policy. Replace it with a requirement to refer to councils off grid policy and from that policy, factor in suitable measures in the DA in order to receive approval.</p>

**Part C. Residential.**

<b>Page</b>	<b>draft DCP states.</b>	<b>Response.</b>
P.44	<p>C.5.2. Streetscape and Setting. OBJECTIVE To ensure rural dwellings appear as traditional accommodation buildings in the rural landscape and do not negatively impact on rural character and setting. Standards...</p> <p>d. Development does not necessitate the removal of existing vegetation that significantly contributes to the appeal and character of the area.</p>	<p>This is another instance of rural landscape and rural character being emphasised by the draft DCP, but we will confine our comments to a frequent problem encountered by developers, namely, vegetation.</p> <p>Standard (d) does not even specify what vegetation it is talking about. Does it apply to all native vegetation, or only locally endemic native vegetation (i.e. not plants from Western Australia.</p> <p>Does it apply to non-native vegetation and if so why?</p> <p>Does it apply to only critically endangered, or to sensitive or threatened or to what criteria of vegetation?</p> <p>There is a problem of omission which runs right throughout the DCP. Vegetation is cyclic. It sprouts, matures and dies. A plant cannot be conserved as a permanent asset. Which is why the National Parks issue of periodic grazing is so important in the area of land management practices to suppress bushfire prone regrowth.</p> <p>As it stands this section of the DCP is a barrier to development without seeking to adopt a positive approach to finding how development can proceed by adopting a balanced approach. For example here and in many places elsewhere in the draft DCP there is a lack of council offering offsets. By way of example, a developer may need to remove several mature trees and as is the practice of the NSW EPA, the developer should be able to consult with the council on an appropriate offset in the form of say replacing those several trees with an equal or greater number of native trees to be planted as part of the conditions of DA approval in the SEE Determination.</p>
P.47	C.5.5. Utility and Service Provision OBJECTIVE	Obviously we refer to our previous comments that these service provisions need to be replaced with council off grid policy that

	<p>To ensure rural dwellings are provided with adequate utilities and services.</p> <p>(f) Despite e) above, development that cannot connect to the centralised electricity because it is deemed impractical to provide by a suitably qualified professional may be serviced by a decentralised power supply that complies with the following:</p> <ul style="list-style-type: none"> <li>i. Minimum 30 kilowatts of instantaneous power.</li> <li>ii. Minimum 20 kilowatts of on-site battery storage.</li> </ul>	<p>offers the developer the opportunity to factor in modern off grid technology to their DA.</p> <p>With respect to part (f) of the standards and the 30kw and 20kw criteria these need to be deleted.</p> <p>This is an obsolete form of criteria because it mandates fixed minimums at a time when off grid systems are now scalable. Meaning a resident can choose to ease their cost burden when constructing their residence by selecting say a 15kw system, knowing that when they have a family or the need arises, they will be able to scale up, without replacing the current system to a higher number of kws which they determine will best meet their needs.</p> <p>It should not be for council to deprive residents of choice. The best person. To judge what is appropriate. Will always be the consumer.</p> <p><b>Recommendation 7:</b> <i>Develop a modern off grid policy according to the stated aims of the NSW government and the council's own draft housing policy, to provide for greater diversity and flexibility in housing solutions.</i></p>
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██████ has no comment at this time in relation to the following 4 parts of the draft DCP

- Part D. Rural Development.
- Part E. Commercial.
- Part F. Industrial.
- Part G. Parking.

#### Part H. Heritage

Page	draft DCP states.	██████ Response.
P.5	<p>H.1.2. Development relating to Aboriginal Cultural Heritage Sites. STANDARDS</p> <ul style="list-style-type: none"> <li>a. Development is to be supported by a search of the Aboriginal Heritage Information System (AHIMS) and a Generic Due Diligence Assessment as per Table 1.</li> <li>b) any other sources of information of which a person is already aware?</li> <li>c) landscape features that are likely to indicate presence of Aboriginal objects?</li> </ul> <p>..... Does a desktop assessment and visual inspection confirm that there</p>	<p>On the face of it, this is a positive example of how a developer can engage a planning professional to exercise due diligence of the government data base known as the Aboriginal Heritage Information System (AHIMS) in assessing whether the DA has any adverse implications for cultural heritage.</p> <p>As with other site criteria, such as flora or fauna, there needs to be certainty that the above process will satisfy this part of the DA (SEE).</p> <p>On the negative side, this clause contains badly worded criteria which are inappropriate and lead to the probability that costly studies and lengthy delays will be mandated, without any evidentiary basis: <i>"any other sources of</i></p>

	are Aboriginal objects or that they are likely?	<p><i>information</i>” is an open invitation to abuse by NIMBY or ill motivated or vexatious neighbours.</p> <p>The same can be said of language such as “likely” (which should be deleted) which is vague and non-empirical and is not scientific. Scientific method and basis are a NSW government statutory requirement for the promulgation of all regulation.</p> <p><b>Recommendation 8:</b> Amend the DCP. Council should amend the draft DCP to clearly eliminate language which is vague or open to abuse. The council should in the DCP clearly indicate that in the course of due diligence conducted by a planning professional, a clear AHIMS search satisfies the DCP.</p>
P.7	iii. Disturbing or excavating a known / <b>suspected</b> archaeological site.	<p>What is a “suspected” site? And who is it suspected by and on what evidentiary basis?</p> <p><b>Recommendation 9:</b> Again if a DA is submitted on behalf of the developer by a qualified Planning professional, who states in the DA that they have undertaken due diligence by searching the various government compiled data and found no affectation, then this part of the DA should be taken to be satisfied.</p> <p><b>Recommendation 10:</b> If council is sincere about assisting developers to meet the challenges posed by the land supply and housing crisis, then these types of procedurally unfair clauses are open to abuse and council should expunge them from wherever they be found.</p>
P.14	H 1.6.5 Crookwell Heritage Area. b. Goulburn Street has an intact streetscape, including many original shopfronts and landmark buildings.	<p>The main street shopping area of Crookwell, Goulburn street, is the showpiece and gateway of the shire. Currently it is a shabby embarrassment to the shire and a wasted opportunity by council. The consequential rise in property values around Crookwell, will of course also benefit Council.</p> <p><i>On the plus side</i>, the draft rightly points out many original shopfronts survive. And the strip is not yet marred by garish and mass-produced franchise outlets. Therefore, much of the bones of original rural town character still survive.</p> <p><i>On the negative side</i>, vehicle parking is rear to kerb, which means vehicle overhang would be a danger to any of the much loved and characterful veranda or awning posts, were they to be restored in a heritage programme. A heritage makeover over would restore rural character, alleviate the loss of vital businesses, attract more tourism and become a real achievement that would set this council up for increased returns from higher valuations as well as a great esteem.</p>

		<p><b>Recommendation 11:</b></p> <ul style="list-style-type: none"> <li>• Set up a small volunteer task force of council and business to achieve a heritage makeover of the Goulburn Street between Spring Street and Roberts Street within 18 months.</li> </ul> <p>Give the taskforce a brief to:-</p> <ul style="list-style-type: none"> <li>• Develop a marketable concept.</li> <li>• Operate under a \$500K project ceiling.</li> <li>• Obtain support of all property owners in the subject area.</li> <li>• Reduce the cost ceiling by obtaining:-</li> <li>• A Heritage Incentive.</li> <li>• A paint company sponsorship.</li> <li>• Develop choice of heritage or rural character colour schemes for repainting building fronts and visible sides.</li> <li>• Building owners obtain the paint job for free but only receive a partial incentive if they elect to restore their veranda or awning.</li> <li>• Revert parking back to front to kerb.</li> <li>• Offer an incentive to property owners to restore colonial style (bullnose ?) over footpath verandas or awnings.</li> <li>• Get the job done.</li> </ul>
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**Part I. Environmental. - Biodiversity Assessment Requirements for Development.**

Page	draft DCP states.	Response.
P.4	STANDARDS a. Development involving clearing of native vegetation is required to assess whether the NSW Biodiversity Offset Scheme is triggered, as per the methodology in Table 1.	<p><b>This clause in the draft policy is based on a common misunderstanding that councils frequently make in thinking that somehow the bio diversity offsets threshold is triggered. The result being that developers are often wrongly put to costly extensive studies which inhibit development.</b></p> <p><b>See NSW Department of Planning document "Guidance for Councils on understanding the role of the Biodiversity Values Map."</b></p>
P.5	Flood Planning Level (FPL) is the level of the 1% AEP plus a safety freeboard, which is 500mm as adopted by Upper Lachlan Shire Council.	<p>This is acceptable for areas of the shire where the council has a 'flood planning map' that can be taken into account during the due diligence process before land is acquired. But developers of land or housing that would alleviate the housing shortage cannot be placed in an invidious position in areas where council may not have such a map.</p> <p><b>Recommendation 12:</b> Council needs to undertake to have flooding maps for all parts of the shire.</p> <p><i>In many cases where potential flooding would be rare and only of minor sheet level depth, council should make it much clearer that the ability to build</i></p>

		<i>by slightly raising the freeboard of houses will be a solution.</i>
P.12	<p>I.4.1. Contamination Assessment Requirements for Development STANDARDS</p> <p>a. Development that is on land that has <b>been used in the past</b> for any of the following uses is to be supported by a Preliminary Site Investigation prepared by a suitable qualified professional:.....</p> <p>ii. Agricultural / horticultural activities.</p>	<p>In principle, this is another example of the DCP starting from a negative inference and in this case, placing the onus on a development proponent to pay for a professional site investigation if the land has "<i>been used in the past</i>" for agriculture. How far back into the past is the first question, and secondly where are the land use records to be found? The problem here being the imperative for the developer to have certainty, even before they purchase a property or submit a DA for it.</p> <p><b><i>Recommendation 13:</i></b> <i>This clause needs to be amended to state more clearly that if a planning professional submits a statement for the proponent in the DA stating a Preliminary Site Investigation has been undertaken and no evidence was found of significant contamination, then Council will take this part of the DCP to have been satisfied.</i></p>

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 8

[REDACTED]  
[REDACTED]  
LAGGAN NSW 2583

The General Manager  
Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Attention: Alex Waldron

**RE: DRAFT UPPER LACHLAN HOUSING STRATEGY AND DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN**

Dear Alex,  
I refer to the public exhibition of the above documents and please find attached my objection in respect to a couple of issues.

You may be aware that a part of my property at Laggan has very recently been rezoned to RU5 Village with a minimum lot size of 4,000m<sup>2</sup>. We are arranging a pre DA meeting with council shortly to discuss this

The imposition of DCP requirements in respect to the provision of kerb and gutter as well as open space will make the development of this land unviable, and I will not be progressing with the development if these requirements are imposed on any development application consent.

Your support of the following objection would therefore be appreciated.

Yours sincerely

[REDACTED]

[REDACTED]

26<sup>th</sup> November 2025

Correspondence to

[REDACTED]  
[REDACTED]

### OBJECTION

**(i) Provision of kerb and gutter:**

It is noted that Part B.2 applies to the subdivision of land zoned RU5 Village and section B.2.3 (Subdivision Road Design) states that:

*(h) Development of kerb and gutter is provided to all classes of roads having*

*speed limits of 50km/hr or less in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version).*

This requirement seems to be imposed without any due regard to the minimum lot size applying in a particular area and the list of villages impacted by this clause includes Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Gunning, Jerrawa, Laggan, Taralga and Tuena.

All these villages contain land zoned RU5 Village and have a minimum lot size of 4,000m<sup>2</sup> except Taralga having a minimum lot size of 1,000m<sup>2</sup>.

All of these villages are also more rural in nature than urban and the imposition of a hard urban feature is un-necessary and adversely affects the amenity of these villages.

The control of stormwater flows can be achieved with other more environmentally friendly options in respect to the large area lots.

The cost for the provision of kerb and gutter in the villages of Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Gunning, Jerrawa, Laggan and Tuena will be at least 4 times the cost of kerb and gutter in Taralga and will ensure that residential development does not occur in these villages.

The provision of kerb and gutter in respect to the subdivision of RU5 land in Taralga where the minimum lot size is 1,000m<sup>2</sup> could be justified as Taralga is one of the larger villages in the Council area and has extensive existing kerb and gutter. Kerb and gutter is substantially absent in all other villages.

**(ii) Provision of Public Open Space:**

It is noted that Part B.2 applies to the subdivision of land zoned RU5 Village and section B.2.5 (Public Open Space Provision) states that:

**OBJECTIVE**

*To ensure subdivisions (where required) provide accessible, safe, functional and attractive open space that meets the needs of existing and future residents.*

**STANDARDS**

*a. Development of the physical provision of dedicated public open space is required for greenfield subdivisions (i.e. where the lot design is not constrained by existing urban form). Public open space is calculated as part of the subdivision design, based on the following calculation:*

- i. A minimum of 2.83 hectares per 1,000 head of estimated population, calculated at a rate of 4 persons per residential allotment (the calculation formula is  $2.83/1,000 \times (4 \times \text{No. of lots}) \times 10,000\text{m}^2$ ), or*
- ii. 10% of the net developable land area.*

It is assumed that my development area at Laggan would be considered a greenfield site and therefore;

The area as per (i) above is:  $(2.83/1,000 \times 4 \times 29 \times 10,000\text{m}^2) = 3,283\text{m}^2$

The area as per (ii) above is:  $(10\% \times 129,722\text{m}^2) = 12,972\text{m}^2$

The particular clause is silent on which calculation would apply.

In any event the provision of public open space in this instance would mean the loss of between 1 and 3 proposed lots and would make the development unviable.

A minimum lot size of  $4,000\text{m}^2$  is essentially a rural residential development rather than an urban residential development and the provision of public open space in this instance is not required or justified. There is sufficient area on each of the lots to meet the objective of this section.

It is interesting to note that in respect to land zoned R5 Large Lot Residential there is no requirement for the dedication of public open space. (Clause B.3.5.a.). This would apply to the R5 zoned land adjacent to McIntosh Road, Crookwell where the minimum lot size is  $2,000\text{m}^2$ . This would seem demonstrate inconsistency with RU5 zoned land having a minimum lot size of  $4,000\text{m}^2$ .

It is noted that the objective of the clause includes the words 'where required' and it is hoped that some common sense and reasonableness will apply in the application of this clause otherwise residential development in the identified villages will not occur.

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 9

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Draft Upper Lachlan Housing Strategy & Draft Upper Lachlan Development Control Plan  
**Date:** Monday, 5 January 2026 7:37:56 PM

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To the Chief Executive Officer,

Thank you for the opportunity to provide a submission on the Draft Upper Lachlan Housing Strategy and the Draft Upper Lachlan Development Control Plan (DCP). These documents will shape the Shire's settlement pattern, housing supply, and long-term land-use planning for decades. It is essential that the final versions provide clear protection for the future growth, amenity, and resilience of our townships and rural communities.

**This submission addresses two key areas:**

1. Strategic planning protections required within the Housing Strategy
2. Reasonable, precedent-based expectations for managing large-scale development impacts through Council's existing planning tools, including VPAs

**1. Recommendation: Adoption of a 15–20 km Strategic Buffer Around All Townships**

To ensure the Shire retains flexibility for future township expansion, I strongly recommend that Council incorporate a minimum 15–20 km strategic buffer around all existing townships for the purpose of protecting future residential growth and avoiding long-term land-use conflicts. The commonly referenced 5 km radius does not reflect the 20–30 year planning horizon required for a Housing Strategy. Townships such as Crookwell, Taralga, Gunning, Collector, Grabben Gullen and others must retain the ability to grow outward over time. A 15–20 km buffer provides the necessary flexibility to ensure that future residential, commercial, and community development opportunities are not prematurely constrained.

**2. Protecting Future Housing Supply and Avoiding Land-Use Conflict**

**Industrial-scale development within 15–20 km of townships has the potential to:**

- sterilise land suitable for future housing
- create long-term land-use conflicts
- impose noise, visual and safety buffers that restrict residential expansion
- undermine the character and amenity that the Housing Strategy seeks to preserve

These impacts directly reduce the Shire’s capacity to meet future housing demand and accommodate population growth in a planned and orderly manner.

**3. Long-Term Economic Implications**

Restricting outward township growth carries significant long-term economic consequences, including:

- reduced future housing supply
- fewer opportunities for new businesses and services
- diminished ability to attract and retain residents and workers
- reduced rate revenue and economic activity
- increased pressure on existing infrastructure due to lack of alternative growth areas

A Shire that cannot grow outward cannot maintain economic resilience. A 15–20 km buffer safeguards the long-term economic viability of our townships and the broader region.

**4. Preserving Township Character and Liveability**

Upper Lachlan’s townships are valued for their rural landscapes, open views, and strong community identity. Industrial development located too close to these centres risks eroding the qualities that make them desirable places to live, work, and invest.

A 15–20 km separation helps protect:

- visual amenity
- rural character
- tourism appeal
- long-term liveability

These factors are central to the success of the Housing Strategy.

## **5. Managing Cumulative Impacts Across the Shire**

Given the scale of regional development proposals across the Southern Tablelands, cumulative impacts must be considered. Without a clear strategic buffer, townships risk becoming encircled by industrial-scale development, significantly reducing their future growth potential and community appeal.

A 15–20 km exclusion zone provides a consistent, transparent framework for managing cumulative impacts and ensuring balanced development across the Shire.

## **6. Reasonable Community Expectations for Managing Large-Scale Development Impacts**

The following expectations reflect reasonable, precedent-based requirements under NSW planning practice. They align with the Environmental Planning and Assessment Act, the precautionary principle, and the NSW Renewable Energy Zone (REZ) framework.

These expectations are provided to assist Council in shaping policy, DCP provisions, and future Voluntary Planning Agreements (VPAs).

### **6.1 Amenity, Property Rights & Future Development Potential**

- Council must require developers to demonstrate that turbines will not diminish residents' amenity, consistent with the Environmental Planning and Assessment Act and the right to the quiet enjoyment and reasonable future use of property.
- This includes ensuring that noise, shadow flicker, visual intrusion, and

associated buffers do not interfere with the landowner's future development rights, including the ability to construct dwellings, sheds, farm infrastructure, or other permissible uses under the LEP.

- All amenity-related impacts must be independently assessed and monitored, with all costs paid by the developer.

### **6.2 Upfront Bonds & Financial Security**

- Developers should lodge substantial upfront bonds for decommissioning, land rehabilitation, and compensation.
- Council should accept secured funds only — not future commitments or unenforceable promises.

### **6.3 Roads & Infrastructure**

- Heavy transport associated with large-scale projects will impact rural roads.
- Developers should fully fund upgrades before construction and cover ongoing maintenance.
- Road-use agreements should include penalties for breaches.

### **6.4 Voluntary Planning Agreements (VPAs) – Council-Controlled Monitoring**

- No VPA should be signed unless all conditions are met upfront and secured through the financial guarantees outlined in Section 6.2.
- VPAs should include community benefit funds, road upgrades, and environmental offsets — all paid before works commence.
- Council must appoint independent monitors of its own choosing, with all monitoring, auditing, and compliance costs paid by the developer.
- Monitoring reports should be publicly available to ensure transparency and accountability.

### **6.5 REZ-Style Conditions Without REZ Status – Direct Funding Only (No**

**Grants)**

If REZ projects are required to provide substantial community benefits, Upper Lachlan should not accept less.

Council should require direct developer funding, not grants, expressions of interest, or competitive funding rounds. All contributions must be paid upfront, secured, and delivered as direct financial commitments, not dependent on future grant programs.

In addition to upfront contributions, Council should require set annual payments for the life of the project to support community facilities, local services, and long-term infrastructure needs.

Examples of direct developer-funded community benefits (not grants):

- Hospital kitchen upgrade to support Meals on Wheels and local employment
- Recreational fields (rugby, cricket, netball, hockey)
- Community hall renovations and accessibility upgrades
- School facilities (science labs, libraries, technology hubs)
- Youth programs (apprenticeships, training, after-school activities)
- Direct financial support for volunteer groups, sporting clubs, and service organisations so they can expand programs without relying on government grants

**6.6 Environmental Offsets – Local Only**

- Offsets should be delivered within Upper Lachlan Shire.
- Offsets should restore local creeks, woodlands, and farmland corridors.
- Monitoring should be independent and appointed by Council.

**6.7 Social Licence Requirements**

- Council should require genuine social licence in the project area before entering into a VPA.
- Failure to achieve social licence should trigger referral to the

Independent Planning Commission (IPC).

### **6.8 Escalation & Enforcement**

- Breaches of conditions should trigger automatic referral to the IPC and suspension of works until compliance is restored.

### **7. Legal and Policy Basis for Council Action**

These expectations are:

- reasonable
- precedent-based
- aligned with NSW planning practice
- consistent with REZ guidelines
- within Council's existing statutory discretion

Council holds significant leverage because developers require VPAs to proceed smoothly. Without a VPA, projects face delays, escalations, and increased scrutiny.

By adopting these requirements, Council ensures:

- community wellbeing is protected
- development impacts are properly managed
- obligations are met upfront
- long-term planning objectives are upheld

Conclusion

By adopting these measures, Council will strengthen the Shire's long-term planning framework, protect future housing supply, and ensure balanced development across the region. If renewable energy projects are required to proceed, these provisions will ensure that the Upper Lachlan Shire finally receives meaningful, direct, and lasting benefits that enhance community wellbeing and support future growth.

Thank you for considering this submission.

Regards



DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 10

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Draft ULSC DCP  
**Date:** Saturday, 10 January 2026 7:48:27 PM

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Hi,

With reference to Councils draft Development Control Plan I make the following comments;

1. B.4.5 Rural Subdivision Utility and Service Provision- B.4.5a- why not make suitable provisions to enable onsite independent electricity generation- ie solar and battery rather than grid connection?(particularly in areas where low voltage transmission is not available)  
B.4.5b- street lighting not relevant for rural zone subdivision. B.4.5c-why require phone line- often obsolete and not maintained in rural areas. B.4.5d- water service is not relevant on rural subdivision.(usually distant from town water supply systems).

D.7 Electricity Generating Works

Preamble should be removed. Council should be supportive of wind farms done right. None of the councillors went to the election on a platform of anti-wind, and do not have a mandate to oppose them. Past surveys indicate majority support of wind farms and it is Councils role to consider applications on merit, not on a predetermined position, or on a personal conflict of interest basis.

The preamble singles out opposition to wind, what is Councils position on solar farms, gas fired power stations, nuclear reactors? (Note batteries are not electricity generating- where do they fit in the policy)The Shires location and transmission network (note Council didnt oppose Humelink) makes it a strong candidate for gas fired power and nuclear reactors- do you think they are a better solution than wind turbines? Should not the properties burdened by Humelink transmission be given the opportunity to benefit from it through wind farm connection?

Council is not the consent authority on SSD windfarms. The standards you have suggested are lower than the conditions already applied at State level anyway. Council current wind farms contribute in excess of \$750,000 in community funding in 25/26. The Limerick Windfarm will provide a further \$750,000.

Council would be better focusing its attention on their core operations- ie how to fund its existing assets and services- roads in decline, weed management abysmal, no regulation of illegal dwellings, inability to attract and retain staff. Perhaps when you do this you will recognise that appropriate wind development provides opportunity to help address some of your problems, and benefits the broader community.

The preamble is at odds with the South East and Tablelands Regional Plan 2026 Direction 6.

The Shire has a major challenge in retaining productive farms in the face of weed burden, climate variability, profitability of grazing operations, land values and generational change. The transition of sheep farms to pine plantations is a major threat to community sustainability and our social fabric. Should the DCP have a section on Forestry? Winds farms provide a complementary opportunity to support productive scale, often generational, productive farms.

Pine plantations, weed infested unproductive lifestyle farms, throw in a few gas fired power stations and a nuclear reactor hardly offer an enticing future.

It's time Council followed the lead of more progressive rural councils and sought to leverage the benefits of the renewables transition. Re-alliance provides excellent support should Council engage.

Regards,

[REDACTED]

Sent from my iPhone

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 11

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submission on the Draft Housing Strategy and Development Control Plan Upper Lachlan Shire Council  
**Date:** Monday, 12 January 2026 9:02:13 PM  
**Attachments:** [Upper Lachlan Shire Council Submission for Draft Housing Strategy and DCP.docx](#)

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Good evening,

Thank you for the opportunity to provide feedback on the draft Development Control Plan (DCP) and Housing Strategy. I appreciate Council's work in preparing these documents and welcome the chance to comment on several provisions relating to wind energy development. My concerns relate primarily to setback distances, definitions, community benefit, and road impact management.

For ease of reading and administration I have attached my submission with points outline areas where the draft provisions require clarification, strengthening, or amendment to ensure adequate protection for residents, landholders, and the broader community.

Kind regards,

[REDACTED] n

[REDACTED]

[REDACTED]

### Submission on the Draft Housing Strategy and

I appreciate the opportunity to provide feedback on the Draft Housing Strategy. The Strategy sets an important foundation for guiding the Shire's growth over the next several decades, and it is essential that planning controls protect the long-term interests of our communities, townships, and local economy.

#### 1. Need for a 15 to 20 km Minimum Exclusion Zone Around Townships

To ensure the Shire retains flexibility for future township expansion, I strongly recommend that Council adopt a minimum 15 km exclusion zone around all existing townships for any industrial-scale development. The current 5 km radius does not adequately reflect the 20–30 year planning horizon required for strategic housing and economic planning.

Townships such as Crookwell, Taralga, Gunning, Collector, and others must retain the ability to grow outward over time. A 15 to 20 km buffer provides the necessary protection to ensure that future residential, commercial, and community development opportunities are not prematurely constrained.

#### 2. Avoiding Land-Use Conflicts and Protecting Future Housing Supply

Industrial-scale development within 15 to 20 km of townships has the potential to sterilise land that would otherwise be suitable for future housing, create significant land-use conflicts, impose noise, visual, and safety buffers that limit residential expansion, and undermine the character and amenity that the Housing Strategy seeks to preserve. These impacts directly reduce the Shire's capacity to meet future housing demand and accommodate population growth.

#### 3. Economic Implications of Constrained Township Growth

Restricting the ability of townships to expand outward carries long-term economic consequences. These include reduced future housing supply, limited opportunities for new businesses and services, diminished ability to attract and retain residents and workers, reduced rate revenue and economic activity for Council, and increased pressure on existing infrastructure due to lack of alternative growth areas.

A Shire that cannot grow cannot thrive economically. A 15 to 20 km buffer helps safeguard the economic resilience of our townships and the broader region.

#### 4. Preserving Township Character and Liveability

The Upper Lachlan Shire's townships are valued for their rural landscapes, open views, and strong community identity. Industrial development too close to these centres risks eroding the very qualities that make them desirable places to live, work, and invest.

Maintaining a 15 to 20 km separation helps protect visual amenity, rural character,

tourism appeal, and long-term liveability. These factors are central to the success of the Housing Strategy.

#### **5. Managing Cumulative Impacts**

Given the scale of renewable energy proposals across the region, cumulative impacts must be considered. Without a clear buffer, townships risk becoming encircled by industrial development, which would significantly reduce their future growth potential and community appeal.

A 15 to 20 km exclusion zone provides a clear, consistent framework for managing cumulative impacts and ensuring balanced development across the Shire.

#### **Conclusion**

A 15 to 20 km minimum exclusion zone around townships is a practical, forward-looking measure that aligns with the objectives of the Draft Housing Strategy. It protects future housing supply, supports economic development, preserves township character, and ensures the Shire can grow sustainably over the coming decades.

I urge Council to adopt this strengthened buffer to safeguard the long-term interests of the Upper Lachlan Shire community.

### Submission on the Draft Development Control Plan

Thank you for the opportunity to provide feedback on the draft Development Control Plan (DCP) and Housing Strategy. I appreciate Council's work in preparing these documents and welcome the chance to comment on several provisions relating to wind energy development. My concerns relate primarily to setback distances, definitions, community benefit, and road impact management.

The following points outline areas where the draft provisions require clarification, strengthening, or amendment to ensure adequate protection for residents, landholders, and the broader community.

#### 1. Setback Distances and Sensitive Receivers

**Draft clause D.7.1 Electricity Generation works C.** *Development involving wind turbines does not encroach closer than 2km to any dwelling or other sensitive receiver or land located in the following zones under Upper Lachlan Local Environmental Plan 2010: R2, R5, RU5.*

#### Issues Identified

- The clause omits **RU1 Primary Production**, despite RU1 land containing dwellings, agricultural operations, and sensitive land uses that would be impacted by turbine proximity.
- The term "**sensitive receiver**" is not defined. This creates ambiguity and weakens enforceability.
- The **2km setback** is based on older turbine models significantly smaller than those currently proposed or likely to be proposed in future. Modern turbines exceed 250–300m in height and have far greater noise, shadow flicker, and visual impact ranges.

#### Recommended Amendments

- Include **RU1 Primary Production** in the list of zones requiring a minimum 2km setback.
- Provide a clear definition of "**sensitive receiver**", including (but not limited to): *dwellings, schools, childcare centres, aged care facilities, medical facilities, outdoor workplaces, and any location where people reside or regularly gather.*
- Review and update the **2km setback** to reflect the scale of contemporary and future turbine models, ensuring setbacks are based on turbine height, noise modelling, and cumulative impact.

## 2. Setback to Adjoining Property Boundaries

**Draft clause D.7.1 Electricity Generation works D.** *Development involving wind turbines does not encroach closer than 1km to any adjoining non-related property boundary.*

### Issues Identified

- A boundary-only setback does not protect the **full use and development potential** of neighbouring properties.
- Turbine impacts (noise, shadow flicker, blade throw risk, aviation lighting, and visual dominance) extend well beyond 1km and can sterilise large areas of a neighbour's land.

### Recommended Amendments

- Strengthen the clause to ensure turbines **cannot impact the entire neighbouring property**, not just the boundary.
- Include wording such as: *“Setbacks must ensure that no part of an adjoining property is adversely affected in a way that restricts existing or future land use, building entitlements, or agricultural operations.”*

## 3. Community Benefit and Compensation

**Draft clause D.7.1 Electricity Generation works G.** *Developments must demonstrate broad community benefit by way of adequate financial contribution both through direct financial compensation to the Upper Lachlan Shire Council as well to its ratepayers inclusive but not limited to host land owners, over the full term of the development operation. This compensation to be a combination of the guidelines set out by Planning NSW and a voluntary planning agreement.*

### Issues Identified

- The clause does not explicitly include **neighbouring and affected landholders**, who often bear significant impacts without receiving compensation.
- The wording is broad and could be interpreted inconsistently.

### Recommended Amendments

- Explicitly include **affected neighbouring landholders** as beneficiaries of community compensation.
- Clarify that compensation must be **equitable, transparent, and maintained for the full operational life** of the development.

- Suggested wording: *“Community benefit contributions must include direct compensation to Council, host landowners, and all affected neighbouring landholders, in accordance with Planning NSW guidelines and a Voluntary Planning Agreement (VPA).”*

#### 4. Heavy Vehicle Haulage and Road Impact Management

**Draft clause D.7.1 Electricity Generation works K.** *Development involving haulage of 10 or more heavy vehicles per week or requiring a National Heavy Vehicle Regulator permit must be supported by a Traffic Impact Assessment...*

##### Issues Identified

- The clause does not address **responsibility for road damage**, upgrades, or long-term maintenance.
- Without explicit requirements, Council and ratepayers may bear the cost of repairing roads impacted by construction and operational traffic.

##### Recommended Amendments

- Include a requirement that developers must **fund or fully compensate** Council for any road damage, upgrades, or maintenance arising from the development.
- Suggested wording: *“Where heavy vehicle haulage is required, the proponent must enter into a legally binding agreement with Council to fund all necessary road upgrades, maintenance, and repairs, ensuring no financial burden is placed on the community.”*

##### Conclusion

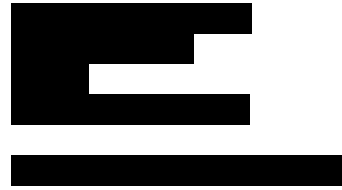
The draft DCP and Housing Strategy represent an important opportunity to ensure wind energy development occurs responsibly, safely, and with genuine community benefit. The amendments proposed above aim to strengthen protections for residents, landholders, and Council while ensuring clarity and enforceability.

I respectfully request that Council incorporate these changes into the final DCP.

Thank you for considering this submission.

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 12



10<sup>th</sup> February 2026

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
PO Box 42, Gunning NSW 2581

Via Email: [council@upperlachlan.nsw.gov.au](mailto:council@upperlachlan.nsw.gov.au)

**Draft Upper Lachlan Development Control Plan 2025 – response to consultation**

Dear Alex,

I am writing in response to your consultation on the Draft Upper Lachlan Development Control Plan 2025 and I welcome the opportunity to input to the plan.

I am concerned that there is a major omission in the draft regarding the energy supply to households and businesses in the Shire and I ask that my comments below are considered and reflected in the final document. I also have some comments specifically on Part D, Rural Development, regarding Electricity Generating Works, detailed below.

***Energy supply to households and businesses***

Parts B, C, E and F contain references, under the subheading ‘Utility and Service Provisions’, to connection to ‘*the centralised electricity supply network in accordance with the Essential Energy Connecting to the Network Information Pack 2018*’ (Part B) or ‘*in accordance with the requirements of the relevant electricity authority*’ (Parts C, E and F). Rather alarmingly I cannot see any mention in the document of the need for developers to plan for roof-top solar for electricity generation and for the installation of storage batteries. This should be a baseline requirement of all future development, be it individual houses, sub-divisions or commercial buildings, as well as a stipulation that all energy used by new buildings in the Shire should be derived from electricity. These should be adopted as baseline requirements for all new buildings in the Shire and reflected in the final version of the Development Control Plan.

I note also that in Part C, at Section C.4.5. regarding the electricity supply to ‘large lot housing’ (page 41), there is an additional paragraph which reads: *Despite e) above, development that cannot connect to the centralised electricity because it is deemed impractical to be provide by a suitably qualified professional may be serviced by a decentralised power supply that complies with the following: i. ii. Minimum 30 kilowatts of instantaneous power. Minimum 20 kilowatts per hour of on-site battery storage.* I question: 1/ why this should be only stated in this section of the plan, and 2/ why this would only be a requirement if the development cannot be connected to the centralised power supply. It reads as though a ‘last resort’, yet this should now be a requirement for all new buildings, residential or commercial, in the Shire with or without connection to the centralised electricity network. I am actually surprised that fitting a solar system to all new buildings in the Shire is not already a condition of planning consent.

There are many reasons why solar-generated electricity should now be the standard for all future developments in the Shire. I have summarised the main points below.

1. *Environmental benefits*

There is a strategic need to shift to renewable power generation to reduce carbon emissions and to address the growing climate emergency. All Councils should be planning now to significantly curtail emissions and the new Development Control Plan should reflect this strategic direction.

2. *Resilience*

The Council is well aware of the particular vulnerability of Crookwell, connected to the main electricity network through a single unreliable line to Goulburn. Despite our Shire producing a very significant proportion of the State's wind energy, we are unable to tap into that source of renewable energy. One of the most robust solutions to this is to ensure all households and businesses in the Shire have their own source of renewable energy from roof-top solar, backed up by battery storage at individual and/or community level. At this latitude and with our climate, the sun can provide for our energy needs year-round.

3. *Financial benefits to households and businesses*

Energy is one of the biggest burdens on household running costs. Energy costs are also a burden on businesses. Providing for energy self-sufficiency, through households and businesses generating their own power with solar panels and battery storage, is a great opportunity to deliver financial relief to future occupants as well as environmental benefit and community resilience. This should be a particular priority for affordable housing developments due to the relief this provides to household running costs.

The unit cost of solar panels has dropped to a level that it is very affordable, particularly if installed at the construction stage, and household battery storage is quickly following suit. When it comes to concerns over the rising cost of living, we know that household energy is one of the biggest drains on household incomes, more-so in lower income households. There is therefore a huge opportunity in the Development Control Plan to help relieve financial stress on households by ensuring roof-top solar is a prerequisite and condition for all new housing projects, be this single dwellings or subdivisions for residential developments. The same applies to commercial buildings and the easing of financial stress on businesses into the future.

4. *Community benefits*

It is becoming clearer over time, and will almost certainly become the norm during the life of this Development Control Plan, that local area generation, distribution and storage of electricity from renewable sources is the most cost-effective and environmentally responsible solution to our power needs. Therefore, the Development Control Plan should stipulate that roof-top solar power generation will be a condition of planning consent for all new subdivisions and industrial sites. In addition, the Council should make it a condition that any new housing developments are provided with infrastructure to create local area electricity networks for community sharing of solar resources and to support community battery storage facilities, as well as being connection to the main electricity network. Provision of communal charge points for electric cars should also be required, given the rapid rate of change in the electric vehicle market.

As mentioned above, reference should also be made in the Development Control Plan to ensuring that all new houses and commercial buildings are powered solely with electricity, with no gas in the mix, and that all appliances and systems installed are of the highest level of efficiency that extant technology can provide at the time of construction.

### ***Electricity Generating Works***

I refer now to Part D, Section D.7. *Electricity Generating Works* (page 15 onwards). I am pleased to see the Preamble and I support the statement made therein regarding large scale industrial wind energy generation developments in the Shire.

Turning to the detail under Section D.7.1. (page 16) I have a few important comments, informed in part by my recent painful experience as a 'nearby neighbour' of the Stromlo Energy/TagEnergy investigation into a possible 'Limerick Wind Farm' development. I will provide my comments in the order of the points as they appear in the list of Standards on page 16:

Standard c. – I simply cannot see any justification for permitting these developments on environmentally sensitive land in our Shire. These areas should be excluded and should be added to the list under Standard b. and not permitted. In addition, any 'specialist studies/reports' should be undertaken only by independent and fully qualified assessors, and should never be carried out by assessors appointed or funded by developers who have a vested interest.

Standard d. – '*Development involving wind turbines does not encroach closer than 2km to any dwelling or other sensitive receiver or land located in the following zones...*' - I have two points to make on this Standard:

- It is incredibly important that this statement is extended to apply to all dwellings across the Shire, no exception, whether these be residential buildings on properties hosting energy infrastructure or those on neighbouring properties. All zoning should be included in this list, to protect the health and wellbeing of all current and future occupants. Stromlo Energy, on behalf of TagEnergy, are asking residents to agree to turbine setback distances of less than 2km from houses, with the aim of fitting more wind turbines into their chosen investigation area. If landowners accept this (hosts or neighbours) in exchange for a financial payment, they will also sign away their rights to protest if they find the structures cause them harm. This simply should not be permitted. If turbines cannot be spaced a minimum of 2km from all dwellings then they simply should not be built in that area and an alternative site for the industrial wind power facility should be found.
- While a minimum setback distance of 2km might have been considered appropriate in previous wind energy developments, and is reflected in NSW Wind Energy Guideline (1.9km), this should be reviewed in each individual case and may need to be greater than 2km as the size of wind turbines increases. You will be aware that Stromlo Energy, on behalf of TagEnergy, is intending to ask for development approval for the placement of wind turbines of up to 300metres in height. These structures would be incredibly imposing even at a 2 km distance and, to date, Stromlo Energy has not been able to provide technical details on noise, vibration, flicker and other noxious impacts because such turbines are not yet commercially available.

Standard e. – '*Development involving wind turbines does not encroach closer than 1km to any adjoining non-related property boundary*' – I welcome and support this condition

as I am aware that wind energy speculators such as Stromlo Energy would be able to place turbines right along property boundaries with very minimal set-backs (related to turbine height and blade length), and the set-back from residential dwellings is currently the only substantial consideration. I would, however, prefer to see the set-back distance from any adjoining non-related property boundary increased to 2km, to reduce detrimental impacts on neighbours and so as not to constrain any future owner of non-related property from developing their land. I am aware of a case in this Shire where a landowner is unable to subdivide for small holdings due to the proximity to wind turbines which are already operating. Standard e. should therefore mirror the set-back distance requirement for dwellings in Standard d..

A few additional comments on this section:

- It is unclear how this set of standards would interface with the NSW Government planning process, particularly given that some of these standards would exceed those set by the NSW Wind Energy Guideline. It is good to see our Council going further but I would like a statement included to describe the legal standing of our Shire's Development Control Plan. NSW Government ultimately scrutinises and grants or withholds planning consent for these energy projects. Could they disregard and over-ride the standards set out in this Shire's Development Control Plan?
- I would like to see a strong statement about the need for developers of energy generating works to protect the beautiful roadside vegetation across our Shire.
- I would like to see an explicit statement regarding all assessments referred to throughout these Standards, that the Assessors are independently appointed so as to manage conflicts of interest.
- Please can you amend any reference to 'wind farm' and use alternative wording. These are not farms, they are industrial power generation facilities.

#### **Editorial observations**

I picked up a couple of editorial points when reviewing the document, both in Part D, Section D.7. *Electricity Generating Works*:

- Page 15 '*Application of this Part*' - refers to 'intensive livestock agriculture' when this should refer to 'electricity generating works'.
- Page 16 Standard a. – terminology 'proceeded' in the first line is a little unclear and is possibly a typographical error. Please could you review this wording, thank you.

Please could you acknowledge receipt of my input and assurance that my comments and suggestions will be seriously considered as you work towards finalising the development control plan.

Yours sincerely,





DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 13

15 February 2026

General Manager  
Upper Lachlan Shire Council  
council@upperlachlan.nsw.gov.au

**Formal Objection – Proposed DCP Amendments (Part D.7 Electricity Generating Works) – RU1/RU2 Land – Budgrove**

We write on behalf of [REDACTED] eves, owners of [REDACTED], Crookwell NSW 2583, to formally object to the proposed amendments to the Upper Lachlan Shire Development Control Plan (DCP), including amendments affecting Part D.7 – Electricity Generating Works.

Our land is zoned RU1 Primary Production under the Upper Lachlan Local Environmental Plan 2010 and adjoins land zoned RU2 Rural Landscape and RU4 Primary Production Small Lots. The objectives of these zones are to protect agricultural productivity, maintain rural landscape character, minimise land use conflict, and prevent inappropriate development inconsistent with rural and scenic values.

Part D.7 applies to Electricity Generating Works within RU1, RU2 and RU4 zones. The definition of Electricity Generating Works includes buildings or places used for the making, generating, storage or transmission of electricity. Industrial-scale wind turbine facilities and associated transmission infrastructure fall within this definition.

The Preamble to Part D.7 acknowledges that more than half of NSW's wind farms are located within the Upper Lachlan Shire and states that Council opposes in principle any further industrial-scale wind turbine developments within the Shire, noting that the burden of the national energy transition should be shared more equitably.

Any amendment to the DCP which weakens or dilutes these controls would be inconsistent with Council's own strategic position and the statutory objectives of RU1 and RU2 zoning.

Further, under Section 3.42 of the Environmental Planning and Assessment Act 1979, development control plans must support the achievement of the objectives of the relevant environmental planning instrument and facilitate proper and orderly development of land. Amendments that ease or facilitate expansion of industrial-scale Electricity Generating Works within RU1 and RU2 land would not support those objectives and would risk incremental industrialisation of productive rural land.

Industrial-scale electricity generation infrastructure within RU1 and RU2 land:

- Introduces permanent industrial development into productive agricultural landscapes;
- Materially alters ridgelines and rural vistas protected under RU2;
- Creates land use conflict between host and non-host landholders;
- Produces cumulative visual, acoustic and landscape impacts;
- Undermines long-term agricultural viability and rural character.

We therefore formally object to any DCP amendments that would enable or facilitate further industrial-scale Electricity Generating Works within RU1, RU2 or RU4 zones without significantly strengthened protective controls.

We request that this submission be formally recorded as an objection and that we be notified of all further exhibition, assessment and determination stages.

Yours faithfully,

[REDACTED]

[REDACTED]  
Crookwell NSW 2583  
Email: [REDACTED]  
Mobile: [REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 14

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Cc:** [REDACTED]  
**Subject:** Submission Development Control Plan Attention CEO  
**Date:** Wednesday, 18 February 2026 4:45:23 AM

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Subject: Submission Regarding Section 7 of the Upper Lachlan DCP – Concerns Relating to the Proposed Limerick Wind Farm

For the Attention of the CEO Alex Waldron

I am writing to provide formal commentary on Section 7 – Electricity Generating Works of the Upper Lachlan Shire Development Control Plan (DCP), specifically in relation to the proposed Limerick Wind Farm. This feedback addresses the adequacy, clarity, and enforceability of Section 7 as it currently stands, and assesses whether it is sufficiently robust to regulate or refuse further wind farm development within the Shire.

Section 7 establishes a clear objective: to ensure electricity generating works are appropriately located so as not to create adverse impacts on rural lands, scenic quality, landscape character, watercourses, biodiversity, sensitive receivers, and public roads. In the context of the Limerick Wind Farm, this objective is not met. The proposed turbine locations occupy visually prominent ridgelines, intersect mapped biodiversity areas, and sit within proximity to dwellings and rural villages. The scale and industrial character of the development are incompatible with the rural landscape values that Section 7 seeks to protect. The objective itself is strong and unambiguous; the challenge lies in ensuring strict and consistent application by Council.

Section 7.1(b) requires that electricity generating works avoid land mapped under the LEP as groundwater vulnerable, wetlands, riparian lands or watercourses, terrestrial biodiversity, or flood planning areas. The Limerick Wind Farm footprint intersects several of these mapped constraints. The DCP requirement is explicit: avoidance, not mitigation. This clause is robust and defensible, and if applied as written, provides a clear basis for Council to oppose the Limerick proposal.

Section 7.1(d) and (e) mandate minimum setbacks of 2 km from any dwelling or sensitive receiver and 1 km from any adjoining non-participating property boundary. Preliminary layouts for the Limerick Wind Farm indicate non-compliance with these distances. These setback controls are among the strongest in NSW. They are clear, measurable, and enforceable. If Council upholds them without exception, they provide a solid basis to resist inappropriate turbine placement.

Section 7.1(f) requires that wind farm proposals justify any increase in the proliferation and cumulative impact of wind turbines within the Upper Lachlan Shire. Upper Lachlan already hosts a significant concentration of wind energy infrastructure. The Limerick proposal would materially increase cumulative visual impact, noise exposure, aviation lighting, and landscape industrialisation. This clause is critical. It recognises that cumulative impact is not merely additive but transformative. If Council applies this clause rigorously, it provides a strong basis to

argue that the Shire has reached saturation.

Section 7.1(g) requires broad community benefit, including financial contribution to Council and ratepayers over the full operational life. The Limerick proposal, as publicly described, does not demonstrate broad community benefit. Benefits are concentrated among host landholders, with limited direct benefit to the wider community. This clause is strong but requires Council to define “broad community benefit” more explicitly to avoid proponent-driven interpretations.

Section 7.1(h) requires that development be designed to accommodate ongoing agricultural activities. The Limerick site is productive grazing land. Wind farm construction and operation introduce access restrictions, biosecurity risks, erosion and soil disturbance, and livestock movement disruption. This clause is strong and aligns with LEP rural zone objectives. Council should apply it strictly.

Section 7.1(i)–(o) require comprehensive specialist studies, including stormwater, waste, traffic, noise, environmental management, construction management, and rehabilitation plans. These requirements are appropriate and necessary. However, their effectiveness depends on Council’s willingness to scrutinise the quality of studies, require independent peer review, and reject proposals where studies are incomplete or inadequate. The Limerick proposal has not yet demonstrated compliance with these requirements.

In assessing whether Section 7 is strong enough to resist further wind farm development, the answer is twofold: yes, if applied strictly; no, if interpreted flexibly. The strengths of Section 7 include a clear objective prioritising landscape, amenity, and environmental protection; mandatory setbacks; explicit avoidance of LEP-mapped constraints; a requirement to justify cumulative impact; a requirement for broad community benefit; and strong alignment with LEP rural zone objectives. These provisions, taken together, provide a robust planning framework capable of resisting inappropriate wind farm development, including the Limerick proposal. Weaknesses include the risk that developers may argue the DCP is guidance rather than mandatory; the term “broad community benefit” is open to interpretation; cumulative impact assessment is subjective unless Council adopts a clear policy position; and state-level renewable energy policy may be used to pressure Council. The DCP is strong, but its strength depends entirely on Council’s willingness to enforce it without dilution.

In conclusion, Section 7 of the Upper Lachlan DCP provides a clear, comprehensive, and defensible framework for assessing electricity generating works. When applied rigorously, it is sufficiently strong to resist further wind farm development that is inconsistent with the Shire’s environmental, landscape, and community values. The proposed Limerick Wind Farm does not meet the requirements of Section 7. It conflicts with the objective of protecting rural landscape character, fails to avoid LEP-mapped constraints, does not comply with mandatory setbacks, intensifies cumulative impacts, and does not demonstrate broad community benefit. For these reasons, Section 7—if upheld as written—provides a sound basis for Council to

oppose the Limerick Wind Farm proposal.

Thank you for considering this submission. I would welcome the opportunity to discuss these matters further.

Kind regards,

■■■■

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 15

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#) [REDACTED]  
**Subject:** Draft Upper Lachlan Development Control Plan  
**Date:** Wednesday, 18 February 2026 9:27:23 PM  
**Importance:** High

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Dear Alex Waldron,

I support the intent of the Upper Lachlan Housing Strategy to provide a structured response to housing supply and affordability. To strengthen the Strategy and improve its practical application, I recommend consideration of the following 2 items.

**Adaptive Reuse Policy for Unique and Heritage-Style Sites**

The Strategy should incorporate a clear policy framework enabling merit-based assessment for the adaptive reuse of unique or historically significant buildings, including former churches, stone buildings, and other architecturally distinctive structures.

Rather than relying solely on standard zoning permissibility, the Strategy could:

- Introduce an Adaptive Reuse Policy clause within the Strategy framework.
- Enable case-by-case assessment where proposals demonstrate:
  - Retention of heritage fabric and streetscape character
  - Minimal external alteration
  - Infrastructure capacity compliance
  - Net community benefit
  - Specific Zoning consideration

This approach would:

- Promote preservation of local character
- Encourage preservation of these structure,(many are on rural sites)
- Reduce vacancy and underutilisation of existing structures.
- Deliver incremental housing supply without additional land release.
- Align with sustainability principles by prioritising reuse over expansion.

**Secondary Dwellings on Rural Lots – Controlled Flexibility**

To address housing shortages in a Shire sensitive way, the Strategy should formally examine policy settings for permitting a second dwelling on rural lots, subject to strict criteria.

A structured policy approach could include:

- Minimum lot size thresholds
- Infrastructure and servicing capacity verification (including on-site wastewater capability, off grid and sustainable living options)
- Bushfire, environmental and agricultural impact assessment
- Clear siting and design controls to preserve rural character.
- Restrictions on further subdivision

This would:

- Increase housing diversity without fragmenting rural land
- Support intergenerational and worker accommodation.
- Provide modest rental supply in rural areas.
- Enhance financial sustainability of rural landholdings.

Importantly, this is incremental intensification — not urban sprawl

These recommendations are consistent with core strategic planning principles and maintain

- Efficient use of existing assets
- Housing diversity and affordability
- Infrastructure-led growth
- Character protection
- Managed rural intensification.

By embedding controlled flexibility within the Strategy, Council can respond to housing demand while maintaining environmental, agricultural and infrastructure safeguards.

The Housing Strategy should not only identify future land release opportunities but also maximise existing built assets and allow carefully managed rural intensification.

Incorporating a formal adaptive reuse pathway and a structured secondary dwelling policy would provide:

- Greater strategic clarity
- Improved defensibility in assessment
- Incremental housing supply
- Protection of Upper Lachlan's character

I encourage Council to consider these refinements when finalising the Strategy.

Thank You

██████████

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 16

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Attn CEO re ULS plan  
**Date:** Wednesday, 18 February 2026 3:38:55 PM

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You don't often get email from [REDACTED] [Learn why this is important](#)

To the CEO, Ms Waldron

For the past 25 years I have owned and farmed land in Taralga and for 6 years in Fullerton.

I am passionate about leaving both properties in a better place than when we purchased them.

To this point, we have planted over 30, 000 trees to enhance the biodiversity, beauty and health of our animals.

I am totally opposed to having any more wind farms in the shire. We already do the heavy lifting with 53% of the state's windfarms in our shire.

They have now proven scientifically that these are not beneficial to the environment, land holders and communities.

Actually, they do the exact opposite to what they are being sold to us ..and now is the time to speak up.

I urge the UL shire council to oppose any more development of these windfarms and leave our beautiful landscape for the enjoyment of the ratepayers and visitors.

Many thanks

[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 17



16/2/2026

Alex Waldron  
Chief Executive Officer  
Upper Lachlan Shire Council  
council@upperlachlan.nsw.gov.au

*Re Draft Upper Lachlan Development Control Plan 2025*

Dear Alex,

Thank you for the opportunity to review the draft *Development Control Plan* and for your consideration of my comments and feedback as detailed below. I have happily lived in the Shire since 2002 and greatly appreciate our community and environs.

My feedback is listed under the following headings:

- **Mobility and Access**
- **Utility and Service Provision**
- **Noise pollution – Gas/Scare/Scatter guns**
- **Dog breeding facilities (puppy farms)**
- **Electricity Generating Works**

**MOBILITY AND ACCESS**

Reference

*PART B – SUBDIVISION B.1 RESIDENTIAL SUBDIVISION (p. 3)*

*Table 1. Road Design Requirements - Residential Subdivisions (p. 9)*

*Table 2. Road Design Requirements - Village Subdivisions (p. 22).*

Feedback

- Per Tables 1 & 2, subdivisions of 50 dwellings are required to provide a footpath, however, subdivisions of 10 dwellings are not
- The numbering is confusing. Does this mean that subdivisions of less than 50 dwellings are not required to provide footpaths?
- I was wondering if this could be made clearer as it is significance to the points raised below (B.2.2; B.1 & 2.6)?

*B.2 Village Subdivisions:*

*B.2.2 Development design for street network is to involve:*

*i. Is uncomplicated and fosters walking, cycling and use of public transport for access to daily activities.*

Feedback

- Applied to smaller subdivisions, as are likely to occur in the Shire's villages, this statement could be seen as a promise of footpaths, which it is not. In the cases of smaller subdivisions (and possibly those with less than 50 dwellings), residents will be forced to walk on the nature strip or the road. For people using mobility aids and mothers with small children this is not desirable. Pedestrian access on a nature strip of road would certainly not fulfill the objective stated in *i*.
- As noted in the *Draft Housing Strategy* in a number of locations, the average age of Shire residents is increasing, and any new estate without footpaths could be seen to be less than optimal. I also believe a subdivision without footpaths is contrary to the stated objectives of the ULS Pedestrian Access and Mobility Plan (PAMP).

Reference

*B.1.6. (p. 14); B.2.6 (p. 27) Landscape Design and Management*

*f. Development is to be provided with street trees in accordance with Upper Lachlan Shire Council Engineering Guidelines (latest version).*

*Diagram 20 Road Standards - Cul-de-sac and Minor Access Road (p. 24).*

Feedback

- Per the diagram, in smaller subdivision, a footway of 3.5 meters is required. If trees are provided, there will be nowhere to walk except for the road.
- Given that smaller subdivisions are likely in the smaller villages, a lack of mandated footpaths, and possible required tree planting, footpaths provision should be a part of any subdivision.

**UTILITY AND SERVICE PROVISION**

Reference *PART B SUBDIVISION Utility and Service Provisions*

*B.1.7. Residential Subdivision (p. 17); B.2.7 Village Subdivision (p. 27); B.3.6. Large Lot Subdivision (p. 38); B.4.5 Rural Subdivision (p. 46); B.5.6 Industrial Subdivisions (p. 51):*

*a. Development of all lots is to be connected to the centralised electricity supply network in accordance with the Essential Energy Connecting to the Network Information Pack 2018.*

*PART C RESIDENTIAL*

*Utility and Service Provision*

*C.1.12. Urban and Village Dwellings (p. 16); C.2.14. Medium Density Dwellings (p. 32); C.4.5. Large Lot Housing (p. 41) c. Development is connected to the centralised electricity supply network in accordance with the requirements of the relevant electricity authority.*

Feedback

- With the negative effects of climate change now acknowledged, and as referred to in the *Draft Housing Strategy*, there is an opportunity here for the requirement of rooftop solar and household batteries in any new residential development

- The consideration of planning for battery hubs in larger developments should be included in the policy.

*C.4.5. Large Lot Housing (p. 41); C.5.5 Rural Housing (p. 47) e & f*

Feedback

- In keeping with the above feedback, connection to the centralised electricity supply network should be an option in these instances, with developers providing information, including on alternative energy supply options
- The consideration of battery hubs should be included in the policy.

*PART E COMMERCIAL / PART F INDUSTRIAL*

*E.1.8. (p. 11); F.1.8 (p. 12)*

- The consideration of battery hubs should be included in the policy. For years there has been talk of an industrial area in Crookwell and should there be such a development, there is an opportunity for such a development to provide its own power through a battery hub.

In conclusion

- With the negative effects of climate change on health and grid energy reliability now a reality, and the cost of grid power one of the major household costs due to the cost of new and replacement grid infrastructure, there is a missed opportunity in the policy for a baseline requirement of rooftop solar and household and hub storage power
- This absence sees the draft policy out-of-step with changes in energy supply modes and thinking, including developmental support for off grid options
- Taken in conjunction with the Draft Housing Policy, which reads like a policy framework the Development Policy does not support the Housing Policy's recognition of the effects of climate change, sustainability and choice, at the actual development policy level
- New houses and buildings that offer the cost savings and reliability of solar power and battery storage, as well as an off-grid option would be desirable to purchasers and a minimal cost to developers. As such, these options would also demonstrate the Council's commitment to the environment and the community it represents
- See also the reference below, which is also out of step with current thinking and policy.

Reference B.6.1 SUBDIVISION Strata and Community Title Controls (p. 53)

*f. Development of each new lot is connected to natural gas (where available) in accordance with the relevant service provider.*

Feedback

- Gas appliances are now not commonly installed in buildings. See: [https://350.org.au/files/2025/02/Electrifying-new-residential-and-commercial-buildings-in-NSW\\_Feb-2025.pdf](https://350.org.au/files/2025/02/Electrifying-new-residential-and-commercial-buildings-in-NSW_Feb-2025.pdf)

- Again, here is an opportunity for more current and forward-thinking regarding energy utilities.

### **NOISE POLLUTION – GAS/SCARE/SCATTER GUNS**

*Reference PART D RURAL D.4.1. Rural Industries (p. 10)*

*Development involving noisy (sic) operations, and where there is reasonable likelihood of noise disturbance to adjoining land-users, is to be supported by an (sic) Noise Impact Assessment prepared by a suitably qualified professional.*

#### Feedback

- Given that they are used on occasions by some grain growers in the Shire, it would be appropriate if the Standards included a reference to gas/bird scare/scatter guns. It would also be appropriate if the Council had a relevant policy, or guidelines at least. The NSW EPA does not include anything specific about gas guns, and enquiries to the Council in the past noted the absence of any policy or guidelines and resulted in a recommendation for mediation only. The noise level and reverberation from scare guns for neighbours can be incredibly disruptive and it is known that birds habituate to them
- There are a number of local State policies that could be used in the formulation of an ULS policy or guidelines for use
- Who would be a “suitably qualified professional”? This would be better defined.

### **DOG BREEDING ESTABLISHMENTS (PUPPY FARMS)**

*Reference D RURAL D.4.1. Rural Industries (p. 10).*

#### Comment

- This should be amended to include reference to dog breeding facilities (puppy farms).
- Standard b. should include the recent legislation *The Prevention of Animal Cruelty Amendment (Puppy Farming) Act 2024*
- Standard j. should include “animal cruelty”.

### **ELECTRICITY GENERATING WORKS**

*Reference PART D RURAL D.7 Electricity Generating Works (p. 15) PREAMBLE.*

#### Feedback

- While I support the transition towards sustainable energy as necessary for the environment and communities, I also support the assertion of the PREAMBLE that the Shire has enough industrial wind turbines. With a third of NSW’s industrial wind turbines, the Shire has more than significantly contributed to the development of renewable energy
- While there is benefit to host landowners and the community through grants, the skyline is full enough of wind turbines and their location in the Shire has not been without cost, including the degradation of good will among neighbours and the community

- There has also been an issue with turbine placement, with setback distances not being observed, as evidenced by the placement of a turbine less than a kilometre from the Crookwell - Goulburn Road. Issues regarding industrial wind turbine noise, flicker and the presence of asbestos in turbines remain unresolved
- The presence of industrial wind turbines in the Shire has not protected residents from power failures. The fact that this is to be addressed in the short-term with diesel generators is an irony that points to the inefficiencies of the current industrial wind turbine model. Another serious flaw in the current model is that with industrial wind turbines requiring connection to the grid, where new grid lines are required, further degradation of land, in particular agricultural and forested land is required. A further negative when viewed from the context of the environmental benefits of wind generated power
- Added to this, it is well-documented that new grid infrastructure and upgrades to existing infrastructure are the reason that power prices are unlikely to decrease and will possibly increase
- It is salient that farmers in Victoria are opposing grid extensions on their land because their presence disrupts GPS signals used by cropping machinery. See <https://www.abc.net.au/news/rural/2025-11-18/vni-west-access-denied-by-farmers/106020096> While large scale cropping is not a feature of the Shire's agricultural economy, smaller scale cropping is still undertaken. Also, disruptions to other telecommunications near turbines and gridlines have been reported
- The currently proposed Limerick industrial wind turbine installation by Tag Energy will mean that from some vantage points, more than half of the Shire's skyline will be strung with turbines, causing a definite degradation to the "scenic quality and landscape quality"; will necessitate roadside clearing for turbine component transport, resulting in habitat destruction; result in further landscape, agricultural and habitat degradation for new gridline construction and will not will not protect the Shire against power failures. NOTE: Recent roadside clearing of a short stretch of the Redground Road in Laggan has resulted in a stretch of unsightly stumps on both sides of the road.

Reference PART D. RURAL.D.7.1 (p. 16)

*Standard c. Development that cannot avoid environmentally sensitive land is supported by specialist studies reports demonstrating compliance with relevant provisions of the Upper Lachlan Local Environmental Plan 2010 and other relevant policies, Standards and Guidelines.*

Feedback

- No industrial wind turbine erection should be permitted on environmentally sensitive land in the ULS. If there is a dispute over the environmental sensitivity of the land, a review should be conducted by specialists independent of the turbine proposing company. Any development application should be paused until this has been conducted.
- The above statement should be added to *Standard b.* as point v.

Reference Standard d. Development involving wind turbines does not encroach closer than 2km to any dwelling or other sensitive receiver or land located in the following zones under Upper Lachlan Local Environmental Plan 2010.

Feedback

- This should be extended to all zones and all buildings within the ULS. Especially given the fact that the turbines proposed for the Limerick turbine project are to be 300 meters high (the Eiffel Tower is 324 metres)
- As it is predicted that turbine heights are predicted to grow, and with the policy review stated to be every four years, a clause should be also added to specify that this should be reviewed depending on turbine height. <https://theconversation.com/taller-faster-better-stronger-wind-towers-are-only-getting-bigger-120492>
- A condition that turbines violating setback requirements are to be removed by the constructing company and any disruption to the site restored should also be added here.

Reference PART D RURAL Standard e. Development involving wind turbines does not encroach closer than 1km to any adjoining non-related property boundary. (p. 16).

Feedback

- Again, this should be referenced to turbine height. Where turbines are greater than 280 meters, to decrease the visual, noise and flicker impact on neighbours, the setback should be increased to 2km from any non-related property boundary with review to be undertaken at the time of the policy review
- It is noted that the *NSW Wind Energy Guideline* has not accounted for the increasing height of the industrial turbines. It would be pertinent and forward thinking, as well as a demonstration of the Shire's commitment to its community, that the ULS Development Plan does so. It would also provide grounds for any residents wishing to legally challenge setbacks where they are negatively impacted by turbine position.

Thanking you for your time and I look forward to you response and reading the next draft of the *Development Control Plan*.

Yours sincerely,



DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 18

Subject: Submission on Section 7 of the Draft Upper Lachlan Development Control Plan

Attention: Chief Executive Officer

I am making this submission to emphasise that Section 7 of the Upper Lachlan DCP provides a clear and enforceable framework for assessing wind farm proposals, and that any future development must fully comply with these requirements. Section 7 is strong, but only if applied strictly and without exception.

The objective of Section 7 is unambiguous: electricity generating works must not create adverse impacts on rural lands, scenic quality, biodiversity, sensitive receivers, or public roads. Any proposal that places turbines on prominent ridgelines, within mapped biodiversity areas, or near dwellings and rural villages is fundamentally inconsistent with this objective and should not proceed.

Section 7.1(b) requires complete avoidance of LEP-mapped constraints such as groundwater vulnerable land, riparian areas, wetlands, and terrestrial biodiversity. This is a mandatory avoidance clause, not a mitigation clause, and must be enforced as written.

Sections 7.1(d) and (e) mandate 2 km setbacks from dwellings and 1 km from non-participating boundaries. These are measurable, enforceable controls and among the strongest in NSW. Any proposal that cannot meet these setbacks should be refused.

Upper Lachlan already carries a significant cumulative burden from existing wind energy infrastructure. Section 7.1(f) requires proponents to justify any further increase in cumulative impact. Additional turbines would intensify visual, noise, lighting, and landscape industrialisation. Council must recognise that cumulative impact is transformative, not incremental.

Section 7.1(g) requires broad community benefit across the full operational life of a project. Benefits limited to host landholders do not meet this requirement. Council should adopt a clear definition of “broad community benefit” to prevent narrow or proponent-driven interpretations.

Section 7.1(h) requires development to maintain ongoing agricultural use. Windfarm construction and operation introduce biosecurity risks, erosion, access restrictions, and livestock disruption. Proposals that compromise agricultural productivity should not be supported.

Sections 7.1(i)–(o) require comprehensive specialist studies. These must be complete, rigorous, independently reviewed, and fully compliant before any proposal is considered.

Section 7 is a strong and defensible planning tool. When applied as written, it provides a clear basis for Council to refuse windfarm developments that do not protect the Shire’s

natural landscape, environment, agricultural land, and community. Any future proposal that fails to meet these requirements should be rejected.

Thank you for considering this submission.

Kind regards,



DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 19

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Att CEO Alex Waldron  
**Date:** Thursday, 19 February 2026 7:02:23 PM

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Dear General Manager,

I write to formally object to the proposed Limerick Wind Farm under Section D.7 – Electricity Generating Works of the Upper Lachlan Development Control Plan.

The preamble to Section D.7 acknowledges that residents of the Upper Lachlan Shire have more than 25 years of lived experience with renewable energy infrastructure and that the Shire hosts approximately half of New South Wales' wind farms. It further states that this community has already done more than its fair share of the heavy lifting in the national energy transition. That statement reflects a planning reality that must now be acted upon.

Section D.7 exists to ensure electricity generating works do not create adverse impacts on rural landscape character, scenic quality, biodiversity, sensitive receivers and public roads. The Limerick proposal would intensify cumulative visual and environmental impacts within a Shire that is already heavily industrialised by wind infrastructure.

The mandatory 2km setback from dwellings and 1km setback from non-associated property boundaries are clear and enforceable controls. The requirement to avoid mapped biodiversity land, riparian corridors and environmentally sensitive areas is explicit. These standards were introduced precisely to prevent further over-concentration of wind development within the Shire.

Approving additional large-scale turbines in a local government area that already hosts a disproportionate share of NSW wind farms would directly undermine the intent of Section D.7 and the principle of equitable distribution acknowledged in the DCP.

Section D.7 provides Council with a strong and defensible basis to refuse proposals that exacerbate cumulative industrialisation. It is essential that these controls are upheld in full to protect the long-term environmental integrity, rural character and community wellbeing of the Upper Lachlan Shire.

Yours sincerely,  
[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 20

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Attention chief executive officer re wind farm development  
**Date:** Thursday, 19 February 2026 7:07:39 PM

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Dear Chief Executive Officer of ULSC,

I write to formally object to the proposed wind farm development on the basis that it does not adequately demonstrate compliance with Section D7 – Electricity Generating Works of the Upper Lachlan DCP 2025.

Section D7 requires that electricity generating works be appropriately located to avoid adverse impacts on rural lands, scenic quality, landscape character, biodiversity, watercourses, sensitive receivers and public infrastructure.

My key concerns are:

- **Scenic and Cumulative Impact** – The scale and density of turbines contribute to cumulative visual and landscape impacts that are inconsistent with the objective of protecting the Shire’s rural character.
- **Setbacks and Amenity** – The proximity of turbines to neighbouring properties raises concerns regarding visual dominance, land use conflict and long-term amenity impacts.
- **Agricultural Land Use** – The fragmentation of productive land through turbine pads, access roads and transmission infrastructure risks undermining ongoing agricultural operations, contrary to Section D7 requirements.
- **Flood Planning** – Development within or near Flood Prone Land and Flood Planning Areas must demonstrate no increase in flood hazard or alteration of overland flow paths. The extent of hardstand areas and earthworks may increase runoff and impact flood behaviour, and strict compliance with Flood Planning Level requirements must be demonstrated.

- Stormwater Management – Section D7 requires a Stormwater Management Plan ensuring drainage patterns, velocities, sediment and pollutant loads are not adversely affected. Given the scale of construction and vegetation clearing, the risk of erosion and downstream impacts must be rigorously addressed.
- Waste Management – The proposal must clearly address waste volumes, disposal methods and avoidance strategies. The significant spoil, concrete and construction materials associated with turbine installation warrant careful scrutiny.
- Traffic and Road Safety – Oversized haulage has the potential to adversely impact local rural roads and intersections and must not compromise public safety or infrastructure integrity.

In its current form, the proposal does not sufficiently demonstrate that these performance standards and objectives have been met. I respectfully request that Council give full consideration to cumulative environmental, hydrological, agricultural and community impacts before determining this matter.

Thank you for your time,

Yours sincerely,



DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 21

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Attention: Chief Executive Officer - objection to proposed wind farm  
**Date:** Thursday, 19 February 2026 9:04:06 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

To the Chief Executive Officer of ULSC,

I formally object to the proposed wind farm development on the grounds that it does not adequately demonstrate compliance with Section D7 – Electricity Generating Works of the Upper Lachlan DCP 2025.

Section D7 requires electricity generating works to be appropriately located to avoid adverse impacts on scenic quality, rural landscape character, biodiversity, watercourses, sensitive receivers, agricultural land and public infrastructure.

My primary concerns are:

- **Cumulative and Scenic Impact** – The scale and density of turbines contribute to cumulative visual impacts that are inconsistent with the objective of protecting Upper Lachlan's rural character.
- **Agricultural Land Use** – Turbine foundations, access roads and associated infrastructure risk fragmenting productive farmland and undermining ongoing agricultural operations.
- **Flood Planning** – Any development within or near Flood Prone Land or Flood Planning Areas must clearly demonstrate no increase in flood hazard, obstruction of overland flow paths, or impact on properties at or below the Flood Planning Level. The extent of earthworks and hardstand areas raises concern regarding altered runoff and catchment behaviour.
- **Stormwater Management** – A robust Stormwater Management Plan is required to ensure drainage patterns, sediment loads and pollutant discharge are not adversely affected during and after construction.
- **Waste Management** – The proposal must clearly address waste generation, disposal and environmental safeguards given the significant materials associated with turbine installation.
- **Traffic and Infrastructure** – Oversized haulage has the potential to adversely affect rural road safety and infrastructure.

In its current form, the proposal does not satisfactorily demonstrate compliance with Section D7 objectives and performance standards. I respectfully request careful consideration of the cumulative environmental, agricultural and community impacts prior to determination.

Yours sincerely,

[REDACTED]

Upper Lachlan Shire resident.

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 22

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Proposed Limerick Windfarm  
**Date:** Thursday, 19 February 2026 9:06:32 PM

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Dear General Manager,

I formally object to the Limerick Wind Farm proposal on the basis that it fails to meet the requirements of Section D.7 – Electricity Generating Works of the Upper Lachlan Development Control Plan.

Section D.7 requires protection of rural landscape character, strict environmental avoidance, enforceable setbacks, and clear consideration of cumulative impact. The proposal conflicts with these core standards.

The 2km dwelling setback, 1km boundary setback, and avoidance of mapped environmental constraints are explicit planning controls. They must be applied without flexibility. Upper Lachlan Shire has already absorbed extensive wind energy development, and further proliferation would result in unacceptable cumulative impact.

Section D.7 provides Council with clear authority to refuse non-compliant proposals. It is critical that these standards are upheld to protect the Shire's landscape, residents, and long-term planning integrity.

Kind regards,  
[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 23

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Wind farm development  
**Date:** Thursday, 19 February 2026 9:09:05 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

I wish to lodge a formal objection to the proposed wind farm development on the basis that it does not sufficiently satisfy the intent and performance criteria outlined in Section D7 – Electricity Generating Works of the Upper Lachlan DCP 2025.

Section D7 makes clear that such developments must be carefully sited and designed to protect rural landscape character, agricultural productivity, environmentally sensitive land and local infrastructure. In my view, the current proposal falls short of these expectations.

The cumulative presence of wind energy infrastructure within the Shire has already altered the visual landscape. Additional turbines of this scale risk further diminishing scenic quality and the open rural character that defines the Upper Lachlan region.

There are also concerns regarding the long-term impact on productive agricultural land. The introduction of turbine pads, internal access roads and associated infrastructure has the potential to disrupt farming practices and fragment viable landholdings.

From an environmental and hydrological perspective, Section D7 requires clear demonstration that development will not increase flood risk, interfere with natural drainage patterns or adversely affect land within Flood Planning Areas. The extent of earthworks and hardstand surfaces necessitates thorough and transparent flood and stormwater assessment to ensure no increased risk to surrounding properties or watercourses.

The DCP also requires detailed stormwater and waste management planning. Given the scale of construction activity, it is essential that sediment control, runoff management, spoil disposal and material handling are addressed to prevent long-term environmental impacts.

Finally, consideration must be given to traffic and road safety impacts associated with oversized haulage on rural roads not designed for such loads.

For these reasons, I respectfully request that Council ensure strict adherence to Section D7 and carefully assess cumulative, environmental and agricultural impacts before determining this proposal.

Yours sincerely, [REDACTED]  
Sent from my iPhone

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 24

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Wind Farms  
**Date:** Thursday, 19 February 2026 10:06:42 PM

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Dear General Manager,

I write to formally object to the proposed Limerick Wind Farm under Section D.7 – Electricity Generating Works of the Upper Lachlan Development Control Plan.

Section D.7 is clear in its objective: electricity generating works must not create adverse impacts on rural landscapes, scenic quality, biodiversity, or sensitive receivers. The scale and siting of the Limerick proposal directly conflict with this objective and would further industrialise a rural landscape that has already absorbed significant renewable infrastructure.

The DCP requires strict avoidance of mapped environmental constraints and mandates 2km setbacks from dwellings and 1km from non-associated property boundaries. These are not discretionary guidelines — they are clear planning controls designed to protect residents and landscape character. They must be enforced as written.

The cumulative impact of additional turbines within Upper Lachlan Shire cannot be ignored. Section D.7 specifically requires justification of cumulative proliferation. The Shire has already carried more than its share of wind energy development.

Section D.7 provides Council with a strong and defensible planning framework. It must now be applied rigorously and without compromise.

Kind regards,  
[REDACTED]

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DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 25

**From:** [REDACTED] [||](#)  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Wind farm Propostal  
**Date:** Thursday, 19 February 2026 10:16:56 PM

---

I write to formally object to the proposed Limerick Wind Farm under Section D.7 – Electricity Generating Works of the Upper Lachlan Development Control Plan.

Section D.7 exists to protect rural landscapes, scenic quality, biodiversity, sensitive receivers and the overall character of the Shire. The proposed Limerick development conflicts with that objective. Its scale, ridgeline prominence and cumulative impact would further industrialise a rural environment that has already carried a disproportionate share of renewable energy infrastructure.

As acknowledged within the DCP preamble, the Upper Lachlan Shire already hosts more than half of New South Wales' wind farms. For over two decades, this community has borne the visual, environmental and social impacts associated with large-scale wind development. The burden of the energy transition has not been evenly distributed across the State. Section D.7 rightly recognises that further proliferation must be carefully justified.

The mandatory 2km setback from dwellings and 1km setback from non-associated property boundaries are clear, enforceable planning controls. The requirement to avoid mapped biodiversity, riparian and environmentally sensitive land is explicit. These standards must be applied strictly and without dilution.

Section D.7 provides Council with a robust and defensible framework to protect the Shire from further cumulative industrialisation. Given the existing concentration of wind energy infrastructure within Upper Lachlan, approval of additional large-scale turbines would undermine both the intent and integrity of the DCP.

Council now has the opportunity — and the responsibility — to enforce its own planning controls and ensure that the Upper Lachlan Shire is not required to carry an unfair and ongoing share of the State's renewable energy expansion.

Yours sincerely

[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 26

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Submission regarding Draft Development Control Plan and Draft Housing Strategy  
**Date:** Thursday, 19 February 2026 10:31:32 PM  
**Attachments:** [Submission to Upper Lachlan Shire Council on Draft Development Control Plan and Housing Strategy.docx](#)

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

Attention: Chief Executive Officer

Please find attached a submission with responses and comments relating to both the above plans.

Yours sincerely

[REDACTED]



Virus-free [www.avg.com](http://www.avg.com)

## **Submission to Upper Lachlan Shire Council on Draft Development Control Plan and Housing Strategy**

I am writing with particular regard to the potential effects of the proposed Limerick Windfarm on the Upper Lachlan Shire. My comments relate to both the Draft Housing Strategy and the Draft DCP so please apply the following comments to both plans.

**Preamble:** It is understood that windfarms are a state significant matter and that the council is not in a position to reject or approve applications. However, council does have the right to lodge an objection with the Department of Planning once a DA has been lodged. If council can demonstrate that approval of such an application will contravene its Development Control Plan and Housing Strategy, plans drawn up with the input and approval of residents, then the community is in a strong position to block the progression of the Limerick windfarm.

The community appreciates the strong provisions made by council in both draft plans to protect the shire from the adverse effects of additional turbines, including loss of agricultural land, loss of bio-diversity, restriction on the expansion of housing development everywhere, adverse health effects and damage to visual amenity.

**Therefore, all the provisions in the draft plans which protect such aspects must stay as strong as they are or be further strengthened.**

In reality, it is extremely difficult to see any regulatory provision which will sanitise these projects as to make them compatible with environmental concerns and residents' amenity.

**However,** should the proponent proceed to lodge a development application, minimum setbacks of any turbine of at least three kilometers from the boundary of any non-participating property should be required. Proximity of turbines affects:

- health and well-being of residents
- capacity of towns and villages to build additional housing

Minimum setbacks must be demanded and guaranteed. Three kilometres is a bare minimum in view of the increase in size and noise produced by the purported turbines of the Limerick project.

In particular, I ask that council ensure that intensive attention is paid to all aspects of the Limerick windfarm's proponent's application and should the project be approved, close monitoring of turbine placement is essential. Previous experience in the shire saw many turbines built out of place with devastating effect on some residents. The NSW Dept of Planning has not previously diligently checked compliance by builders of windfarms so many were incorrectly placed, to the detriment of residents.

In conclusion, it must be remembered that the transition from fossil fuels to renewables as a form of energy generation was never intended to be a mechanism to generate

wealth for individual landowners, particularly at the expense of the environment and other residents. Rather, the transition was promoted as a means of combatting climate change and Australia's mere 1% domestic contribution to green house gasses. This shire already bears the brunt of 350 plus turbines.

Yours sincerely

 Upper Lachlan Shire residents

19 February 2026

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 27

**From:** [REDACTED]  
**To:** [REDACTED] Shire Council  
**Cc:** [REDACTED]  
**Subject:** Development Control Plan & Housing strategy - Submission Comments  
**Date:** Friday, 20 February 2026 12:28:03 PM  
**Attachments:** [image.png](#)  
[DCP and HS 2025 comments \[REDACTED\].pdf](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Upper Lachlan council team members,

We would like to thank the Upper Lachlan Council (ULC) for providing the Draft Housing Strategy and Development Control Plan (DCP) for review and comment. It is evident that a professional assessment has been undertaken to publish these two draft documents.

It is also evident that to comprehend the purpose of these draft documents you need to be familiar with a complicated set of local, state, and federal procedures that are connected to these documents.

With this point in mind please find our submission comments to the Draft Control Plan (DCP).

### Part A Introduction

#### Page 5, A.1.4 Relationship to Other Plans

This section states that the Upper Lachlan Local Environmental Plan 2010 (**ULLEP2010**) is a key document for the DCP.

#### **Submission Comment:**

Although it is stated ULLEP2010 has a key relationship to the DCP it does not reflect the same terms of reference. For Example, the ULLEP2010 has the stated aims of.

*(b). to encourage the sustainable management, development and conservation of natural resources,*

*(c). to promote the use of rural resources for agriculture and primary production including fishing, forestry, mining and related processing, service and value adding industries,*

And in direct conflict to these aims the **UPSC Housing Strategy 2025** under (Section 2.3 Regional Plans and Policies) states that its first objective is to,

- *Position the region as a hub of renewable energy excellence.*

This is sending a mixed message to external parties trying to understand the priorities for development within the Upper Lachlan Shire.

We also note the **ULLEP2010** has key definitions and visual map guidance that give people and companies wanting to build in the shire defined boundaries. These maps are:

- *Natural Resources Sensitivity – Biodiversity Map*
- *Natural Resources Sensitivity – Land Map*
- *Natural Resources Sensitivity – Water Map*
- *Heritage Map*

Yet these Maps are not called out specifically in the DCP or the Draft Housing Strategy. Nor are the same classifications used in either of the draft strategy documents.

#### Page 9, A.1.14. Using the Plan

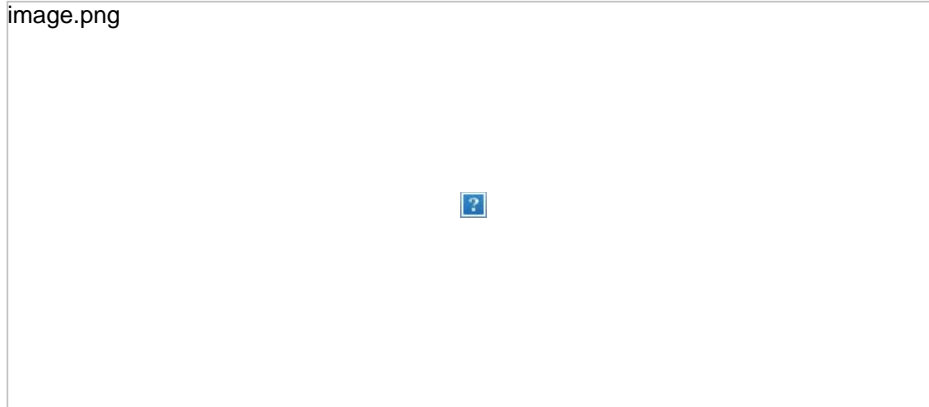
Land-USE

electricity generating works.

**Submission Comment:**

Under this table “relevant part for consideration” on electricity generating works is only highlighted for A- Introduction, F-Industrial Development, G- Car parking, H- Heritage.

image.png



From our understanding Part D – Rural is about electricity generating works and this is checked in. Also, why would not Part I, also be checked in for consideration on the table?

We noted that the table refers to Part J, however there is no definition of section J on Page 7, A.1.13.

**Part D Rural Development****Page 15, D.7. Electricity Generating Works****Submission Comments:****Application of this Part**

We do not understand why Electricity Generating Works have been limited to only RU1, RU2, RU4. As per the land use table in Part A, Part D is not even on the table. And why is not the electricity generating works extended to RU3, RU5 Village, R5, C1, C2, and C3?

**PREAMBLE**

Consider changing the heading from Preamble to either “**Statement of Intent**” or “**Memorandum of Understanding.**” Using the term Preamble makes the information below it seem secondary and of no consequence.

Fourth sentence starting, “Council further considers that the burden ... equally across other communities.” What is meant by other communities? Consider replacing “other communities” with “other Local Government Areas and Renewable Energy Zones”. Just having “other communities” does not provide clear accountability or responsibility to external areas outside Upper Lachlan.

Fifth sentence starting, “To comply with state and Commonwealth ... other strategic documents.” Consider replacing “other strategic documents” with specific documents, namely the ULLEP2010. We would go even further by identifying these maps,

- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)
- [Natural Resources Sensitivity – Water Map](#)
- [Heritage Map,](#)

In the preamble itself.

**Page 16, D.7.1 Electricity Generating Works****Submission Comments:****Objective**

The first and only sentence in the objective, “To ensure that electricity generating works ... and the like.” What does, “and the like.” after public roads mean? For example, although watercourses are mentioned there is no mention of mountain peaks, grassy hilltops, and highland granite rocky outcrops. In other words, the sentence does not really build on the concepts of “landscape character and scenic quality”. We think this point is important given that wind farms use the highest land points and change the character of the mountains, peaks and rocky outcrops.

**Standards a.**

Why is there no mention of Rural Bushfire Guidelines?

**Section b.**

Why does section b refer to avoiding land that does not match the MAP categories that are under ULLEP2010? Instead of sections (i, ii, iii, and iv). Would you not reference the maps instead?

- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)
- [Natural Resources Sensitivity – Water Map](#)
- [Heritage Map](#)

Please note if these maps were used by external wind farm investment companies like the Limerick Windfarm for example, this wind farm location would be a direct contravention of the maps in ULLEP2010.

**Section c.**

First sentence, “Development that cannot avoid”. Consider replacing the term, “cannot avoid” with “direct contravention”. Under what circumstances would “cannot avoid” be invoked and on what justification. Would it be to say that development is in “direct contravention” of ULLEP2010 and any other vital ULC policies ... and then list why they have been “avoided” and allowed to be contravened.

**Section d.**

We do not understand why R2, R5, RU5 are mentioned here in section d, when on Page 15 (application of this part) states it only includes RU1, RU2, and RU4. Refer to submission comment about Page 15.

In other words, if this section relates to RU1, RU2, and RU4 as stated on page 15, then the wind turbines should not encroach closer than 2 km to a RU1, RU2 and RU4 zone. And why does the standard invoke 2km distance without any consideration of the height of a wind tower? Such a statement of wind tower proximity and wind tower height could be better expressed in a ratio. (300 meters height to 3 km distance, 100 meters height to 1 km distance) Also why not state the wind turbines should not encroach on lands mapped under ULLEP2010 with reference to the maps.

- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)
- [Natural Resources Sensitivity – Water Map](#)
- [Heritage Map](#)

**Section e.**

What is a non-related property boundary? And why does the standard invoke 1km distance without any consideration of the height of a wind tower? In other words, a 280-meter wind tower has the same distance as an 80-meter wind tower.

**Section f.**

Consider rewording this section. What does “but also justify” mean in terms of Upper Lachlan. I would reword this section to include this DCP and the ULLEP2010. The sentence to read instead, “but also justify any increase in the cumulative impact of wind turbines with compliance to section b, and section c of D.7.1”.

And finally, another section relating to Rural Bushfires and compliance.

That concludes the submission comments for the DCP. We also have had a look through the **UPSC Housing Strategy 2025**. Please find our submission comments below.

**Page 11, 1.4 The Housing Vision**

**Submission Comments:**

The housing vision does not consider technology changes in housing methods (modular homes, tiny homes and factory built) nor does it talk about decentralised individual renewable energy options like solar, battery back to the grid, or energy star ratings for homes.

**Page 13, 2.1 Overarching Framework**

This section notes how important the ULLEP2010 is to the framework. Yet we have noticed that the regional analysis of each township does not leverage any of the mapping that goes right down to DP lot level from ELLEP2010.

**Page 16, 2.3.1 South East and Tablelands Regional Plan**

This section seems to be inviting more renewable energy projects into the ULC while at the same time conflicting with the PREAMBLE set out in Part D.7.1. Electricity Generating Work of the DCP.

Given this a Housing Strategy Plan, we think it would be better to have an energy strategy that relates to each household and not the one stated below, “a hub of renewable energy excellence”, as this strategy only aims to feed energy consumers in cities and towns outside of the Upper Lachlan. Also, the strategy of having a hub of renewable energy excellence (industry of electricity generation which includes transmission lines, sub-stations, and battery parking) has a direct conflict with the next strategy of “protecting important agricultural land”.

*“The following objectives are particularly relevant in the context of the Upper Lachlan LGA and the draft Upper Lachlan Shire*

*Housing Strategy:*

- *Position the region as a hub of renewable energy excellence.*
  - *Leverage the area’s existing expertise in renewable energy to foster innovative economic development opportunities.*
- *Protect important agricultural land.”*

**Page 17, 2.3.2 Southern Tablelands Regional Economic Development Strategy 2023**

*The following strategies were identified by the 2023 REDS update for the Upper Lachlan Shire:*

- *Enhance the liveability of the region and grow its visitor economy.*

Will people want to visit and live in areas heavily populated with transmission lines, sub stations, wind farms and solar parks running across our mountain peaks and down and across our waterways and lakes?

- *Maximise community benefits from the region’s emerging strength in renewable energy generation.*

What does this mean? Does it mean, make sure we are compensated for loss of tourism and visitors wanting to see the countryside around Upper Lachlan? Or does it mean, we need to generate cheaper electricity for our own LGA, so we can move away from our stated goal of primary rural production and become a primary renewable energy producer attracting industry and service industries?

Kind Regards,



**Development Control Plan & Housing strategy – Submission Comments – [REDACTED] NSW**

We would like to thank the Upper Lachlan Council (ULC) for providing the Draft Housing Strategy and Development Control Plan (DCP) for review and comment. It is evident that a professional assessment has been undertaken to publish these two draft documents.

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Yet these Maps are not called out specifically in the DCP or the Draft Housing Strategy. Nor are the same classifications used in either of the draft strategy documents.

**Page 9, A.1.14. Using the Plan**

Land-USE

electricity generating works.

**Submission Comment:**

Under this table “relevant part for consideration” on electricity generating works is only highlighted for A- Introduction, F-Industrial Development, G- Car parking, H- Heritage.

Development Control Plan & Housing strategy – Submission Comments – [REDACTED] .NSW

● RELEVANT PART FOR CONSIDERATION  
 ○ CONSIDER PART IF NECESSARY

LAND-USE	A	B	C	D	E	F	G	H	I	J
dairy (pasture- based)	●	○	○	●	○	○	●	●	○	○
dairy (restricted)	●	○	○	●	○	○	●	●	○	○
depot	●	○	○	○	○	●	●	○	○	○
dual occupancy	●	○	●	○	○	○	●	○	○	○
dual occupancy (attached)	●	○	●	○	○	○	●	○	○	○
dual occupancy (detached)	●	○	●	○	○	○	●	○	○	○
dwelling	●	○	●	○	○	○	●	○	○	○
early education and care facility	●	○	○	○	●	○	●	○	○	○
eco-tourist facility	●	○	○	○	●	○	●	○	○	○
educational establishment	●	○	○	○	○	○	●	○	○	○
electricity generating works	●	○	○	○	○	○	●	●	○	○

From our understanding Part D – Rural is about electricity generating works and this is checked in. Also, why would not Part I, also be checked in for consideration on the table?

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**Page 15, D.7. Electricity Generating Works**

**Submission Comments:**

**Application of this Part**

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- [Natural Resources Sensitivity – Biodiversity Map](#)
- [Natural Resources Sensitivity – Land Map](#)

**Development Control Plan & Housing strategy – Submission Comments – [REDACTED] .NSW**

- *Natural Resources Sensitivity – Water Map*
- *Heritage Map*

**Section e.**

What is a non-related property boundary? And why does the standard invoke 1km distance without any consideration of the height of a wind tower? In other words, a 280-meter wind tower has the same distance as an 80-meter wind tower.

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*“The following objectives are particularly relevant in the context of the Upper Lachlan LGA and the draft Upper Lachlan Shire*

*Housing Strategy:*

- *Position the region as a hub of renewable energy excellence.*
  - *Leverage the area’s existing expertise in renewable energy to foster innovative economic development opportunities.*
- *Protect important agricultural land.”*

Development Control Plan & Housing strategy – Submission Comments – [REDACTED] .NSW

### Page 17, 2.3.2 Southern Tablelands Regional Economic Development Strategy 2023

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- *Maximise community benefits from the region's emerging strength in renewable energy generation.*

What does this mean? Does it mean, make sure we are compensated for loss of tourism and visitors wanting to see the countryside around Upper Lachlan? Or does it mean, we need to generate cheaper electricity for our own LGA, so we can move away from our stated goal of primary rural production and become a primary renewable energy producer attracting industry and service industries?

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 28

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Draft DCP  
**Date:** Friday, 20 February 2026 1:23:49 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear CEO,

I am writing to express my views on section 7 of the DCP draft. Overall, I support the section regarding electricity generation. However, I have concerns about the 2km setbacks from dwellings mentioned in sections 7.1(d) and 7.1(e). I strongly believe that this should also apply to RU2 zoned dwellings. It is unfair and discriminatory to exclude these areas, as no one should live within 2km of wind turbines, especially the ones proposed by Stromlo at Limerick, which could be as high as 300 meters. An exemption might be considered if developers establish agreed neighbourhood contracts. The prospect of having wind turbines twice the size of those on Goulburn Road within 2km of one's home is quite daunting.

Additionally, regarding section 7.1(g) on community benefits, I advocate for more substantial community benefits that reflect the duration of these contracts. For instance, the Limerick wind farm proposal entails a 105-year contract, which necessitates significant compensation for the community, particularly for areas immediately affected. Wind farms have a substantial impact on the visual appeal of the area, potentially deterring tourism, and tree-change relocators. The industrialization brought by large-scale wind turbines, transmission lines, batteries, and substations needs to be quantified and effectively addressed over the 105-year period.

Sincerely,

[REDACTED]

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DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 29

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Upper Lauchlan Housing Strategy, Development Control plan, Bushfire mapping.  
**Date:** Friday, 20 February 2026 3:36:01 PM

---

To Whom it may concern.

Upper Lachlan Shire Council

**Re: Upper Lauchlan Housing Strategy, Development Control plan, Bushfire mapping.**

Please Accept my submission regarding the Upper Lauchlan Housing Strategy, Development Control plan. Bushfire mapping.

Based on my observations the planning appears incomplete and inconsistent and does not adequately consider residential and industrial and commercial land use or the villages along the Railway line.

In particular, the bushfire mapping raises concerns regarding fairness and accuracy. Areas identified as having low fuel loads appear to be mapped inconsistently, while areas with higher fuel loads appear to be excluded or treated differently.

I request that this submission be formally recorded and that I be notified of any revisions, consultation outcomes or decisions relating to these matters.

Regards

[REDACTED]  
[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 30

Subject: Submission Regarding Section 7 of the Upper Lachlan DCP – Concerns Relating to the Proposed Limerick Wind Farm

Dear General Manager

I am writing to provide formal commentary on Section 7 – Electricity Generating Works of the Upper Lachlan Shire Development Control Plan (DCP), specifically in relation to the proposed Limerick Wind Farm. This feedback addresses the adequacy, clarity, and enforceability of Section 7 as it currently stands, and assesses whether it is sufficiently robust to regulate or refuse further wind farm development within the Shire.

Section 7 establishes a clear objective: to ensure electricity generating works are appropriately located so as not to create adverse impacts on rural lands, scenic quality, landscape character, watercourses, biodiversity, sensitive receivers, and public roads. In the context of the Limerick Wind Farm, this objective is not met. The proposed turbine locations occupy visually prominent ridgelines, intersect mapped biodiversity areas, and sit within proximity to dwellings and rural villages. The scale and industrial character of the development are incompatible with the rural landscape values that Section 7 seeks to protect. The objective itself is strong and unambiguous; the challenge lies in ensuring strict and consistent application by Council.

Section 7.1(b) requires that electricity generating works avoid land mapped under the LEP as groundwater vulnerable, wetlands, riparian lands or watercourses, terrestrial biodiversity, or flood planning areas. The Limerick Wind Farm footprint intersects several of these mapped constraints. The DCP requirement is explicit: avoidance, not mitigation. This clause is robust and defensible, and if applied as written, provides a clear basis for Council to oppose the Limerick proposal.

Section 7.1(d) and (e) mandate minimum setbacks of 2 km from any dwelling or sensitive receiver and 1 km from any adjoining non-participating property boundary. Preliminary layouts for the Limerick Wind Farm indicate non-compliance with these distances. These setback controls are among the strongest in NSW. They are clear, measurable, and enforceable. If Council upholds them without exception, they provide a solid basis to resist inappropriate turbine placement.

Section 7.1(f) requires that wind farm proposals justify any increase in the proliferation and cumulative impact of wind turbines within the Upper Lachlan Shire. Upper Lachlan already hosts a significant concentration of wind energy infrastructure. The Limerick proposal would materially increase cumulative visual impact, noise exposure, aviation lighting, and landscape industrialisation. This clause is critical. It recognises that cumulative impact is not merely additive but transformative. If Council applies this clause rigorously, it provides a strong basis to argue that the Shire has reached saturation.

Section 7.1(g) requires broad community benefit, including financial contribution to Council and ratepayers over the full operational life. The Limerick proposal, as publicly described, does not demonstrate broad community benefit. Benefits are concentrated among host landholders, with limited direct benefit to the wider community. This clause is strong but requires Council to define “broad community benefit” more explicitly to avoid proponent-driven interpretations.

Section 7.1(h) requires that development be designed to accommodate ongoing agricultural activities. The Limerick site is productive grazing land. Wind farm construction and operation introduce access restrictions, biosecurity risks, erosion and soil disturbance, and livestock movement disruption. This clause is strong and aligns with LEP rural zone objectives. Council should apply it strictly.

Section 7.1(i)–(o) require comprehensive specialist studies, including stormwater, waste, traffic, noise, environmental management, construction management, and rehabilitation plans. These requirements are appropriate and necessary. However, their effectiveness depends on Council’s willingness to scrutinise the quality of studies, require independent peer review, and reject proposals where studies are incomplete or inadequate. The Limerick proposal has not yet demonstrated compliance with these requirements.

In assessing whether Section 7 is strong enough to resist further wind farm development, the answer is twofold: yes, if applied strictly; no, if interpreted flexibly. The strengths of Section 7 include a clear objective prioritising landscape, amenity, and environmental protection; mandatory setbacks; explicit avoidance of LEP-mapped constraints; a requirement to justify cumulative impact; a requirement for broad community benefit; and strong alignment with LEP rural zone objectives. These provisions, taken together, provide a robust planning framework capable of resisting inappropriate wind farm development, including the Limerick proposal. Weaknesses include the risk that developers may argue the DCP is guidance rather than mandatory; the term “broad community benefit” is open to interpretation; cumulative impact assessment is subjective unless Council adopts a clear policy position; and state-level renewable energy policy may be used to pressure Council. The DCP is strong, but its strength depends entirely on Council’s willingness to enforce it without dilution.

In conclusion, Section 7 of the Upper Lachlan DCP provides a clear, comprehensive, and defensible framework for assessing electricity generating works. When applied rigorously, it is sufficiently strong to resist further wind farm development that is inconsistent with the Shire’s environmental, landscape, and community values. The proposed Limerick Wind Farm does not meet the requirements of Section 7. It conflicts with the objective of protecting rural landscape character, fails to avoid LEP-mapped constraints, does not comply with mandatory setbacks, intensifies cumulative impacts, and does not demonstrate broad community benefit. For these reasons, Section 7—if upheld as written—provides a sound basis for Council to oppose the Limerick Wind Farm proposal.

Kind regards,

[REDACTED]

[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 31

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Feedback on the Limerick Wind Farm Proposal – Section 7 DCP Compliance  
**Date:** Friday, 20 February 2026 4:56:07 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

To: Alex Waldron  
CEO, Upper Lachlan Shire Council

Hi Alex,

I'm writing to you today as a local resident to share some thoughts regarding the proposed Limerick Wind Farm. Like many in our community, I really value the unique character and feel of our region, and I'm keen to see that any new developments respect the guidelines that keep our area special.

My main concern with the current proposal is how it aligns with Section 7 of the Development Control Plan (DCP). As it stands, it feels like the project doesn't quite meet the necessary setbacks or environmental protections intended to manage the visual and acoustic impact on those of us living nearby.

I'd love to see the Council uphold these DCP standards and work with the proponents to bring the project into full compliance. Ensuring these protections are met would go a long way in maintaining the well-being of the community and the integrity of our local landscape.

Thanks for taking the time to consider this feedback and for all the work you do for the Shire.

Best regards,  
[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 32

**UPPER LACHLAN SHIRE****DRAFT HOUSING STRATEGY****DRAFT DCP****Submission –** [REDACTED] [REDACTED]**Overall Response**

I have spoken to the Council Planning Department at the information session on the documents, and I have read both documents. The two documents are thorough and well written and referenced, with good principles, and clear graphics to support the messages.

As a Gunning resident, I overall support the draft documents, the planning principles and the proposed adjustments to land use planning. And I support the introduction of a heritage character area.

My main overarching comments and concerns are:

- Acknowledge and facilitate urban design practice more effectively to enable urban design processes and achieve place-based village outcomes (see references further on).
- Further acknowledge the important strategic location of Gunning – for residents and visitors (tourist amenity and economy). This is an incredible opportunity and consideration, beyond (but also related to) housing supply.
- Reference to other key NSW guides which have been developed to support the development of LGA strategy documents.
- Note the Gunning District Association is undertaking a community strategic vision which will follow and align with the Housing Strategy and DCP. We are very pleased that Council Planning Executive and the Councillors have accepted the invitations to be part of the development of this. Work is about to start in earnest on this and relevant people notified.
- Please retain the lot on the corner of Warrataw and Grosvenor Street as a public space.

Detailed notes and recommendations in the following submission are written in blue.

**Draft Housing Strategy****Purpose**

**As noted,** The Upper Lachlan Housing Strategy is a means to carefully plan for new housing growth having regard for the latest data, trends, and characteristics.

**Objectives**

[REDACTED]

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**As noted,**

- Review current housing issues and challenges being experienced across the Upper Lachlan Shire and wider region.
- Review planning controls related to zoning, permissible land-uses in residential zones and minimum lot size standards and identify where changes may be necessary to ensure the sustainable use of land.
- Determine future housing needs and demand in a manner that best fits the unique character and identity of the area.
- Provide increased opportunities for housing diversity and growth through infill and greenfield development.
- Manage and align the delivery of infrastructure to ensure there is an adequate supply of serviced land for housing.
  1. Consider incorporating key word opportunities for inclusion within purpose and objectives, which support the identified planning principles, and provide a more holistic vision for the strategy - eg:
    - a. Sustainability into future (environmental, economic, and social)
    - b. Resilience (different to sustainability)
    - c. Unique character preservation led by Place-led planning processes and outcomes (integrating with urban design processes)
    - d. Community.
    - e. Strengthen the principle of 'Shire of Villages'

**1.4 The Vision**

2. Suggest that the 8 statements are elevated to form guiding principles. These are fundamental foundation to the strategy and supporting documents. They should form a driving benchmark in the ULSC DCP from which Objectives and standards are developed.

**2.4 Local Plans and Policies**

3. Include other documents – State developed design frameworks and guides are critical here and are designed for Councils to ensure the right place outcomes:
  - Urban Design for Regional NSW – this guide was specifically developed as a response to the Regional Plans to provide guidance to smaller councils where resources are stretched.  
<https://www.planning.nsw.gov.au/plans-for-your-area/urban-design-for-regional-nsw>
  - Better Placed  
<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/better-placed>
  - Greener Places  
<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places>

- [Movement and Place](https://www.movementandplace.nsw.gov.au/)
- [Connecting with Country](https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/connecting-with-country)

### 3.1 Regional Profile

The strategic importance of Upper Lachlan Shire and its appeal for both existing and future residents and existing and future visitors – and the opportunities (and challenges) this presents - is not optimised to full possibility.

Map 1 starts to suggest it but does not highlight the key connections:

- Hume Highway located directly adjacent to Gunning and Collector linking to Sydney and Melbourne
- Canberra within an hour's commute of Canberra
- The (heavily patronized) Sydney to Melbourne XPT runs through Gunning Station
- Gunning sits at the top of what I have called the 'Golden Triangle' of Goulburn Yass and Canberra.

### 3.2 Local Profiles

All the smaller communities of Bigga, Tueria, Binda, Grabben Gullen, Dalton and Jerrawa are vital and their livelihoods and future resilience should be protected and supported.

The following numbers break down the percentages of towns within the overall shire and illustrate the overall percentage of the smaller and mid towns v overall:

<b>Smallest villages</b>	<b>Tuena</b>	81		
	<b>Jerrawa</b>	106		
	<b>Breadalbane</b>	107		
	<b>Dalton</b>	230		
	<b>Grabben</b>			
	<b>Gullen</b>	248		
	<b>Bigga</b>	268		
	<b>Binda</b>	291		
		<b>1331</b>	<b>22%</b>	<b>22%</b>
<b>Mid village</b>	<b>Collector</b>	376		
	<b>Taralga</b>	403		
	<b>Laggan</b>	407		
		<b>1186</b>	<b>20%</b>	
<b>Large town</b>	<b>Gunning</b>		<b>820</b>	<b>14%</b> <b>34%</b>
<b>Largest town</b>	<b>Crookwell</b>		<b>2686</b>	<b>44%</b> <b>44%</b>
		<b>6023</b>		

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### **Gunning Location**

Gunning is located approximately 40km south-west of the Crookwell via Grabben Gullen Road. It is also located approximately 57km southwest from Canberra via the Sutton Road and the Federal Highway.

*Note: There is no mention of the Hume Highway proximity, nor the rail line.*

### **4.2 Community Survey**

Upper Lachlan Shire Council conducted a short online community survey during March 2025, whereby Council received a total of 202 survey responses.

*Note: This number seems extremely low – and easily could be improved. Greater engagement and a variety of formats to accommodate engagement preferences (IT or face to face) would be advantageous for undertaking pieces of work like this.*

*Visibility of documents on exhibitions (and associated meetings) is not always easy to find on the website.*

*There is no mention of the one-to-one engagement that was undertaken with Council representatives and the consultant team.*

*Note: Housing challenges section - Some points are repeated.*

### **5.7 Dwelling Types**

4. Medium Density Dwellings should be explained to the community. The figurative diagram does not represent medium density dwellings.

### **7.8 Gunning**

Map 43 - Identifies a vacant lot as residential noted on the corner of Warrataw and Grosvenor Street. I have been told that this is a park called Coronation Park.

5. Request all relevant maps are updated to reflect this land retained and protected as needed local park.
  - 1st Gunning Scouts heavily use it.
  - is moderately used by residents for passive recreation including picnics and tai-chi classes.
  - Provides much needed open space for this part of old Gunning. There is no other immediate local park in the vicinity.
  - The landscape and visual amenity of the park (including a significant shade tree) contribute to the character and amenity of this historic part of Warrataw Street. Inclusion of it as part of the heritage character area supports this.

### **Challenges p130**

6. Incorporated additional points under challenges:

- Delivering housing whilst maintaining the village character of Gunning. Specifically identifying what are the elements of built form and landscape that contribute to the village character.
- Greater collaboration and connection between all the various components that make a village – it is the housing, **plus** community assets (halls, the station etc), main street, the public open spaces, the streets, the cycleways etc.

### **Planning Principles p130**

Support residential development that respects and enhances existing village character, including built heritage.

7. To enable this principle above, adopt urban design principles (refer Urban Design for Regional NSW) within the DCP to assist developers and landowners and support the content already in the DCP.

### **Gunning Housing Framework Plan**

Map 73 – Support the planned amendments to the Plan – except the vacant lot on the corner of Warrataw and Grosvenor Street.

*Note Map 75 Incorrectly labelled as Crookwell.*

Priority 1 areas – as noted above, do not support this as Priority growth land for residential. This is much needed open space for the existing (and future) community, including the Scouts.

8. Request a change to the map so the lot on the corner of the Warrataw and Grosvenor Street is not indicated for housing, and instead as open space.

### **9.1 Master Planning Principles**

9. *02 Road Hierarchy - General comment – adjust terminology to ‘Street Hierarchy,’ Streets are for people (road carriageway, footpaths, green verges, trees, footpaths), and roads are solely for cars.*
10. *Map 80 - Note This is how 103 Collector Road could have been designed, with a linked green corridor integral and part of the plan linking across the site, with the riparian corridor as an opportunity.*

### **10. Planning Priorities**

11. These should be referenced in the DCP, so both documents align and work together. They do not seem to appear in the draft DCP?

### **Planning Priorities Actions**

These are positive and good to see within the strategy.

### **Gunning District Community Plan**

*To note: In parallel, to support the actions as noted in this draft the Gunning District Association is in the initial stages of developing a Community Strategic Plan specific to Gunning and District.*

*This plan will bridge the gap between this Housing Strategy and the 6 actions and will link with these actions in greater detail.*

*This will help further guide Council decisions around prioritising investment and development.*

## **Draft DCP**

### **Recommended Improvements**

#### 1. Reference other key documents

State developed design frameworks and guides are critical here and are designed for Councils to ensure the right outcomes. They have also been written in plain English for the community, so inclusion will help community understand broader place principles.

- Urban Design for Regional NSW – this guide was specifically developed as a response to the Regional Plans to provide guidance to smaller councils where resources are stretched.
    - o <https://www.planning.nsw.gov.au/plans-for-your-area/urban-design-for-regional-nsw>
  - Better Placed
    - o <https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/better-placed>
  - Implementing and Evaluation Good Design
    - o <https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/implementing-and-evaluating-good-design>.
  - Greener Places
    - o <https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places>
  - Draft Greener Places Design Guide
    - o <https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/draft-greener-places-design-guide>
  - Movement and Place
    - o <https://www.movementandplace.nsw.gov.au/>
  - Connecting with Country
    - o <https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/connecting-with-country>
2. Include in the introduction a need for place based strategic planning and design processes, through urban design. Integrate best practice Urban Design processes and outcomes into the document, which holistically combines:

Built form.

Landscape

Movement

### **Part B Subdivision**



3. Refer to guidance in Urban Design for Regional NSW – specifically Part 3 Project Type 3 Greenfield Development

#### **Part C Residential Development**

4. Refer to NSW Housing Pattern Book

#### **Part E Commercial**

5. Refer to guidance in Urban Design for Regional NSW – specifically Part 3 Project Type 2 Town Centres and Main Streets

#### **Part H Heritage**

6. Refer to Design for Heritage

<https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/design-guide-for-heritage>

#### **Part I – Environmental**

7. Refer to Greener Places

<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places>

Draft Greener Places Design Guide

<https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/draft-greener-places-design-guide>

Biodiversity in Place

<https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/biodiversity-in-place>

##### **H.1.6.8 Gunning Heritage Character Area**

Strong support of inclusion of this heritage area.

8. I would like to suggest that it is extended to include Gunning Railway Station (precinct) and houses that lead up to this. This would include the pair of original historic station workers homes on Grosvenor St and up to the Station master's house.

Other characteristics include.

- o Preservation of green verges
- o Street trees

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 33

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Subject: Personal Feedback: Why the Limerick Wind Farm Proposal Concerns My Family  
**Date:** Friday, 20 February 2026 4:52:23 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

To: Alex Waldron CEO, Upper Lachlan Shire Council

Dear Alex,

I'm writing to you today as a local resident to share my personal concerns regarding the Limerick Wind Farm proposal. I've been going through the plans, and I am quite worried that the project, as it stands, doesn't respect the standards set out in Section 7 of our Development Control Plan (DCP).

Beyond the technicalities, I'm writing because of how this will directly affect my family and our daily lives. We chose to live here because of the environment and the community, and this proposal feels like a threat to the life we've built.

Specifically, I'd like to point out where this project hits home for us:

- **Our Home and Well-being:** Section 7 has clear rules about setbacks to protect residents from noise and visual impact. Because the current plans don't follow these mandatory buffers, my family and I are facing the reality of living much closer to these turbines than the Council's own rules should allow. We are deeply concerned about how the constant noise and visual presence will affect our peace and health at home.
- **The Landscape We Love:** Our Shire's natural beauty is something we value every day. The DCP is supposed to ensure developments have a "minimal footprint," but the scale of these turbines feels overwhelming. It's hard to imagine our landscape being dominated this way, and it feels like the current plan ignores the visual amenity that makes this area special for families like mine.
- **A Need for Genuine Care:** It feels like our family's concerns—and those of our neighbors—haven't really been heard. Section 7 requires a high level of environmental stewardship and community engagement. We want to see a developer that actually respects the long-term future of our land, rather than just meeting a quota.

I'm asking the Council to please stand by the Section 7 guidelines. For the sake of my family and the rest of our community, I hope you will require the developers to rethink their layout so it actually aligns with the rules that are supposed to protect us.

Thank you for listening to my concerns and for the work you do for the Shire. I look forward to your response.

Best regards

[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 34

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Windfarms  
**Date:** Friday, 20 February 2026 5:26:45 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear General Manager,

I wish to formally object to the Limerick Wind Farm proposal on the grounds that it does not satisfy the requirements of Section D.7 – Electricity Generating Works of the Upper Lachlan Development Control Plan.

Section D.7 is clear in its intent to protect rural landscape character, ensure strict environmental avoidance, enforce enforceable setbacks, and properly address cumulative impacts. The current proposal is inconsistent with these fundamental standards.

The mandatory 2km setback from dwellings, 1km setback from non-associated property boundaries, and the requirement to avoid mapped environmental constraints are explicit planning controls. These provisions are not discretionary and should be applied as written. Upper Lachlan Shire has already accommodated a significant concentration of wind energy infrastructure, and any further expansion would contribute to unacceptable cumulative impacts.

Section D.7 provides Council with clear authority to refuse proposals that do not comply with its standards. It is essential that these planning controls are upheld to safeguard the Shire's landscape, residents, and long-term strategic planning objectives.

Yours sincerely

[REDACTED]

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 35

Submission on Section 7 of the Upper Lachlan DCP – Limerick Windfarm & Future Windfarm Development

Att: Chief Executive Officer

This submission highlights the need for strict and consistent application of Section 7 of the Upper Lachlan DCP when assessing the proposed Limerick Wind Farm and any future wind farm development. Section 7 is a strong and enforceable framework, but only if applied exactly as written.

Section 7 Objective

The DCP requires electricity generating works to avoid adverse impacts on rural lands, scenic quality, biodiversity, sensitive receivers, and public roads. The Limerick Wind Farm—located on prominent ridgelines, near dwellings, villages, and mapped environmental constraints—does not meet this objective.

Mapped Constraints – Section 7.1(b)

The Limerick footprint intersects LEP-mapped groundwater-vulnerable land, riparian areas, wetlands, and terrestrial biodiversity. Section 7 requires complete avoidance of these areas. This is a mandatory clause, not a mitigation pathway.

Setbacks – Sections 7.1(d)–(e)

Mandatory 2 km dwelling setbacks and 1 km boundary setbacks are clear, measurable, and among the strongest in NSW. Preliminary layouts for Limerick do not comply. Any proposal unable to meet these setbacks should be refused.

Cumulative Impact – Section 7.1(f)

Upper Lachlan already carries a significant cumulative burden from existing wind energy infrastructure. Council must recognise that cumulative impact is transformative. Multiple developments do not create small, isolated impacts; together they fundamentally alter the Shire’s landscape, amenity, and rural character. The addition of Limerick would intensify this transformation and should be considered unacceptable.

Community Benefit – Section 7.1(g)

The DCP requires broad community benefit across the full operational life of a project. The Limerick proposal concentrates benefits among host landholders and does not demonstrate broad community benefit. Council should adopt a clear definition to prevent narrow interpretations.

Agricultural Land – Section 7.1(h)

The Limerick site is productive grazing land. Windfarm construction and operation introduce biosecurity risks, erosion, access restrictions, and livestock disruption. Proposals that compromise agricultural productivity should not be supported.

Specialist Studies – Sections 7.1(i)–(o)

All required studies must be complete, rigorous, independently reviewed, and fully compliant before assessment. The Limerick proposal has not demonstrated this.

Conclusion

Section 7 provides a strong and defensible basis for Council to refuse wind farm developments that do not protect the Shire’s landscape, environment, agricultural land, and community. The Limerick Windfarm does not meet these requirements. Any future proposal that similarly fails to comply should also be rejected.

Kind regards,

██████████

DRAFT UPPER LACHLAN DEVELOPMENT CONTROL PLAN

## SUBMISSION 36

**From:** [REDACTED]  
**To:** [Upper Lachlan Shire Council](#)  
**Subject:** Re: Addendum – Bushfire Mapping and Rezoning Concerns  
**Date:** Friday, 27 February 2026 4:04:41 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Re: Addendum – Bushfire Mapping and Rezoning Concerns  
Upper Lachlan Housing Strategy & Draft Development Control Plan**

**To: Chief Executive Officer**

**Upper Lachlan Shire Council**

**PO Box 42**

**Gunning NSW 2581**

**Council@upperlachlan.nsw.gov.au**

**Dear Chief Executive Officer,**

I write as an affected landowner within the Crookwell township to formally support the concerns raised by [REDACTED] in relation to the bushfire mapping and associated rezoning implications under the Draft Upper Lachlan Housing Strategy and Draft Development Control Plan.

My submission is confined specifically to the bushfire reclassification and its direct impact on landowners.

**1. Significant Expansion of Bushfire-Prone Land Mapping**

The revised bushfire mapping appears to classify a substantial proportion of previously low-risk or managed land as bushfire prone. This represents a major shift from earlier mapping and has serious financial and development implications for affected landowners.

The expanded designation significantly increases construction costs, compliance requirements, and assessment complexity under Planning for Bushfire Protection provisions. For many landowners, this materially affects the feasibility of development, subdivision, or even modest improvements.

**2. Lack of Transparent Explanation or Consultation**

There appears to have been limited or no meaningful community consultation regarding the methodology, criteria, or justification for the expanded bushfire-prone classifications.

As an affected landowner, I respectfully request:

- Clear explanation of the criteria and data used to justify the revised mapping.
- Disclosure of whether the mapping was independently reviewed.
- Clarification as to why previously low-risk or maintained lands are now classified as high-risk; and
- Opportunity for affected landowners to seek review or correction where classifications appear inconsistent with on-ground conditions.

**3. Consistency and Equity in Application**

Planning controls must be applied consistently and objectively. Where properties with similar vegetation, topography, and proximity to risk are treated differently, this undermines confidence in the

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planning framework.

If bushfire-prone land mapping materially affects development rights, rezoning potential, or land value, then it is essential that its application be demonstrably consistent and evidence-based.

#### **4. Financial and Strategic Impact on the Town**

The broad expansion of bushfire-prone classifications may unintentionally constrain housing supply, increase development costs across Crookwell, and distort strategic land planning outcomes.

Before finalizing the Housing Strategy, the bushfire mapping implications should be carefully reviewed to ensure they align with realistic risk assessments and do not unnecessarily burden landowners or compromise orderly development.

---

#### **Conclusion**

As an affected landowner, I support the call for:

- Transparent explanation of the revised bushfire mapping;
- Review of its consistency and methodology;
- Consideration of the financial and planning impacts on affected properties; and
- Proper consultation prior to final adoption of the strategy.

I respectfully request that Council address these matters before proceeding further.

Yours faithfully,

[Redacted signature]