

UPPER LACHLAN

HOUSING STRATEGY

DRAFT - 2026

DRAFT



**PREPARED FOR**

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VERSION

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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.

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EXECUTIVE SUMMARY

Upper Lachlan Shire is located on the Southern Tablelands, approximately 150km south-west of Sydney, 100km north-west of Canberra and 45km west of Goulburn.

The Upper Lachlan Shire is serviced by the townships and villages of Bigga, Binda, Breadalbane, Collector, Crookwell, Dalton, Grabben Gullen, Gunning, Jerrawa, Laggan, Taralga and Tuena, all of which play an important supporting role in providing existing and future housing opportunity.

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.

The preparation of a Housing Strategy provides a means for Upper Lachlan Shire Council to properly plan for new housing growth over the next 20 years having regard to the latest data, trends and characteristics of the local housing market.

The draft Upper Lachlan Shire Housing Strategy has been prepared in accordance with the NSW Government Local Housing Guideline 2022.

The specific objectives of the Upper Lachlan Shire Housing Strategy are to:

- 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 in order 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.

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.

01

PROJECT INTRODUCTION

Planning for residential growth has long been a component of Upper Lachlan Shire Council's strategic planning.

The Upper Lachlan Shire Land-use Strategy process in the early 2000's investigated the planning requirements for all land-use types in the Upper Lachlan Shire, including land utilised for housing purposes. This work was used to inform the implementation of the Upper Lachlan Local Environmental Plan 2010, which remains the primary planning tool guiding residential development in the Upper Lachlan Local Government Area (LGA).

Recently released data by the NSW government projects positive population and dwelling growth in Upper Lachlan Shire, with an additional 1,277 persons and 1,044 new dwellings expected over the next 20 years.

The preparation of a Housing Strategy provides a means for Upper Lachlan Shire Council to properly plan for this growth, following consideration of demographic trends and local housing market characteristics.



1.1. HOUSING STRATEGY PROCESS

The purpose of the Upper Lachlan Shire Housing Strategy is to:

- Complete a comprehensive analysis of relevant demographic data and characteristics of the local housing market.
- Analyse key issues affecting the supply and diversity of housing in the Upper Lachlan LGA and recommend appropriate strategies that should be explored by Council and other relevant stakeholders to address those issues.
- Analyse site opportunities and constraints of existing and possible future residential land as well as the availability of infrastructure to service new development.
- Identify locations where housing growth should occur, aiming for a mix of greenfield and infill development to meet community needs and aspirations.
- Support other strategic directions and policies of Council, including economic, social and transport strategies.

The methodology used to prepare the draft Upper Lachlan Shire Housing Strategy is generally consistent with the guidance provided by the NSW Government in the Local Housing Strategy Guideline 2018.

A simplified overview of the process being followed to arrive at an adopted Upper Lachlan Shire Housing Strategy is shown in the info-graphic right of page.

1

EARLY STAKEHOLDER ENGAGEMENT

The Upper Lachlan Housing Strategy Project was 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

DRAFT THE UPPER LACHLAN SHIRE HOUSING STRATEGY

Using the findings of early engagement, the draft Upper Lachlan Housing Strategy has been prepared in accordance with the general methodology endorsed by NSW Planning, Housing and Infrastructure which is detailed in Section 2.1.2 of this document.

The draft Upper Lachlan Housing Strategy has also been workshopped with Councillors.

3

PUBLIC EXHIBITION OF THE DRAFT UPPER LACHLAN HOUSING STRATEGY

The draft Upper Lachlan Housing Strategy has undergone a first round of public exhibition.

Following consideration of submission, Upper Lachlan Shire Council resolved to re-exhibit an updated draft Upper Lachlan Housing Strategy in accordance with the requirements of the Upper Lachlan Community Participation Plan 2020.

During the exhibition period, opportunities will be made for interested persons to discuss the draft Strategy with Council and submit written comments for consideration as part of Step 4 in the process.

4

FINALISATION OF THE UPPER LACHLAN HOUSING STRATEGY

Any public submissions received as a result of the exhibition process will be reviewed as part of the process, along with any necessary amendments to the Upper Lachlan Housing Strategy.

A Review of Submissions Report along with a finalised Upper Lachlan Housing Strategy will be tabled with Council for adoption of the Strategy.

5

IMPLEMENTATION OF THE UPPER LACHLAN HOUSING STRATEGY

The Upper Lachlan Housing Strategy will include a suite of recommendations for action by Council and others on a short, medium, long term and ongoing basis.

1.2. HOUSING STRATEGY STRUCTURE

The draft Upper Lachlan Housing Strategy has been prepared to be a highly visual and engaging document through the use of info graphics and mapping to explain key concepts, findings and recommendations. The document is structured around 11 chapters, as follows in info-graphic below:



1.3. LOCAL HOUSING STRATEGY OBJECTIVES



Respond to current housing challenges being experienced within the Upper Lachlan Shire and across the region.



Review planning controls related to zoning, minimum lot size and permissible land-uses in urban zones and identify where changes may be necessary in order to ensure the sustainable and efficient use of land.



Provide increased opportunities for housing diversity through infill and greenfield development.



Manage and align the delivery of infrastructure to ensure there is adequate available supply of land for housing in the Upper Lachlan Shire.



Meet the needs of the community in a way that best fits our unique character and identity whilst planning for future growth.



Deliver housing that is resilient to natural hazards, including flooding and bushfire, and direct growth to locations that minimise exposure to environmental constraints.



Manage housing growth to ensure the distinctive character and identity of our towns, villages and neighbourhoods is protected and enhanced.



Provide housing opportunities that enable people of different ages, incomes and life stages to remain within their local community.



Coordinate housing delivery with infrastructure, open space and community services to create attractive and functional places.



1.4. THE HOUSING VISION

The draft Upper Lachlan Housing Strategy is a local planning strategy that will guide the delivery of housing in the Upper Lachlan Shire over the next 20 years.

The draft Strategy builds on the land-use vision established in the Upper Lachlan Local Strategic Planning Statement 2020 and has been developed through a review of development, housing stock, housing trends, demographic trends and planning provisions.

The vision for housing in the Upper Lachlan Shire is captured by the following statements.

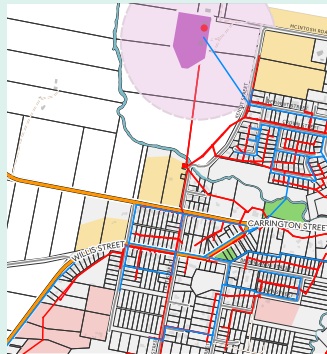
SUPPLY OF HOUSING

Creation of opportunities for new housing to meet the needs of the local community through infill and greenfield solutions and proactive expansion of enabling infrastructure.



HOLISTIC APPROACH

Housing growth is delivered under an integrated approach to land-use, transport and infrastructure planning.



DIVERSE AND CONNECTED

Housing typologies in Upper Lachlan Shire are diverse and well connected to existing and planned infrastructure, services and facilities.



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 and future residents.



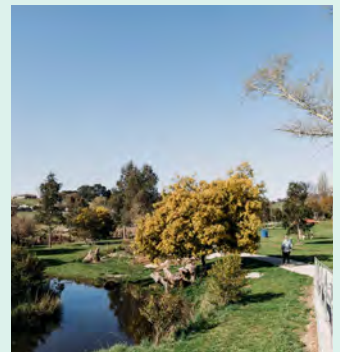
ENVIRONMENTALLY RESILIENT

Housing growth in Upper Lachlan Shire is located away from environmentally sensitive or hazardous areas.



LIVEABLE NEIGHBOURHOODS

Housing in Upper Lachlan is located in liveable neighbourhoods that are green, clean, and connected, and which respect and enhance the positive character attributes of villages and townships.



02

PLANNING POLICY CONTEXT

Chapter 2 provides an overview of the planning policies applying to housing in the Upper Lachlan Shire, including:

- State-level policies that provide overarching frameworks and strategic direction for housing supply, infrastructure investment and regulatory standards.
- Regional policies that aim to address the unique economic, environmental, and demographic characteristics of different regions in NSW.
- Local government policies that play a crucial role in controlling the local development outcomes primarily through zoning, local provisions and infrastructure servicing plans.

By maintaining line of sight of all three tiers of government policy, the draft Upper Lachlan Housing Strategy aims to ensure that all planning decisions contribute to the broader strategic goals to create a cohesive and integrated approach to development and land-use.



2.1. OVERARCHING FRAMEWORK

The Environmental Planning and Assessment Act 1979 provides the framework for land-use planning in NSW. The following info-graphic visualises the land-use planning framework in the context of the Upper Lachlan LGA. The framework is based on the line-of-sight principle, which aims to create a clear and direct connection between high-level strategic objectives and local planning actions.

REGIONAL PLANNING

DRAFT - SOUTH WEST TABLELANDS REGIONAL PLAN 2041

Created by NSW Government to set the strategic planning direction to 2041. The Plan has not yet been endorsed by the Department of Planning, Housing and Infrastructure (DPHI).

SOUTH WEST TABLELANDS REGIONAL PLAN 2036

Created by NSW Government to set the strategic planning direction to 2036, including goals and actions for housing. It is intended the 2036 will be superseded by the 2041 Regional Plan.



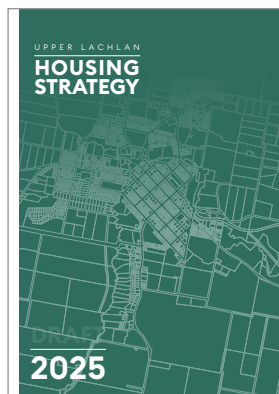
LOCAL PLANNING

UPPER LACHLAN SHIRE LOCAL STRATEGIC PLANNING STATEMENT 2020

Created by Upper Lachlan Shire Council to set the 20-year vision for land-use planning in the Upper Lachlan LGA.

DRAFT UPPER LACHLAN SHIRE HOUSING STRATEGY

A draft Upper Lachlan Housing Strategy has been prepared in accordance with the Strategic-led Planning Framework established by DPHI.



UPPER LACHLAN LOCAL ENVIRONMENTAL PLAN 2010

Sets the statutory zoning and planning controls for land-use in the Upper Lachlan LGA. It is intended the Upper Lachlan Housing Strategy will inform any future LEP changes.

UPPER LACHLAN DEVELOPMENT CONTROL PLAN 2010

Provides the standards and guidelines for new development in the Upper Lachlan LGA, with a new DCP is currently being prepared.

2.2. NSW PLANS AND POLICIES

The land-use planning framework in NSW is underpinned by a range of legislation, policies and guidelines that apply at a State level. This Section documents the State legislation and policies that are particularly relevant to the planning process for housing in the Upper Lachlan Shire.

2.2.1 State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Housing) 2021 aims to facilitate development of affordable and diverse housing in the right places and for every stage of life.

The Housing SEPP 2021 was legislated by the NSW Government to consolidate all State-wide planning controls relating to housing matters into a single policy. It provides controls for various types of housing including:

- Boarding houses.
- Build-to-rent houses.
- Seniors housing.
- Caravan parks and manufactured home estates.
- Group homes.
- Retention of existing affordable rental housing.
- Secondary dwellings (granny flats).
- Social and affordable housing.
- Short-term rental accommodation.
- Design quality of residential apartment development.

The Housing SEPP 2021 also contains provisions that aim to support the provision of 'diverse housing', such as secondary dwellings, group homes, co-living housing, built-to-rent housing, seniors housing and short-term rental accommodation.

The controls in the Housing SEPP 2021 prevail in the event of an inconsistency with other planning instruments. This means that housing types not permitted on certain land under Council's own planning controls may still be permitted using approval pathways available in the Housing SEPP 2021.

2.2.2 NSW Housing Strategy 2041

The NSW Housing Strategy 2041 was released in May 2021 to set a 20-year vision for housing in NSW that is supported in the four pillars of supply, diversity, affordability and resilience. The 20-year vision created by the Strategy is that people and communities:

- Have access to housing security, diversity, and support, irrespective of whether they live in metropolitan or regional areas.
- Have choices that enable them to afford a home without compromising basic needs.
- Have support and opportunities in differing circumstances, including people in crises, social housing residents, private rental tenants and those who aspire to home ownership.

The 20-year vision is proposed to be achieved through action plans delivered by the NSW Government and its partners through a multi-stakeholder governance and implementation framework. The 2021 / 2022 Action Plan is based around the following five (5) priority areas:

- Priority Area 1 - Enabling access to and promoting the use of data and evidence-based decision making.
- Priority Area 2 - Providing planning, regulation and guidelines to support the NSW Government housing objectives.
- Priority Area 3 - Maximising the impact of government-owned land, investment or assets and government-led development projects or funding to achieve the housing objectives.
- Priority Area 4 - Establishing a research agenda that invests in best practice and new ways of building and living.
- Priority Area 5 - Working with local governments and communities to achieve the NSW Government housing objectives.

The 2021 / 2022 Action Plan provides Upper Lachlan Shire Council with high-level guidance on the preparation of its Housing Strategy. The action plan shows that the NSW Government is planning major reforms to planning policies and approvals processes in NSW. Where relevant, these initiatives are discussed throughout the draft Upper Lachlan Shire Housing Strategy.

2.2.3 NSW Planning Local Housing Strategy Guideline 2018

The Local Housing Strategy Guideline 2018 aims to support councils to develop their own local-level strategies for housing over a 10-20 year period.

The Local Housing Strategy Guideline 2018 sets out an approach for councils to follow. For regional councils such as Upper Lachlan Shire, variations to the template may be supported by DPHI if sound justifications are provided.

According to the Local Housing Strategy Guideline 2018, the preparation of a local housing strategy is to follow a four (4) step process, a summary of which is provided below:

- Establish the background and context and then analyse the evidence-base.
- Establish the vision / objectives and evaluate the options.
- Implementation, consultation and delivery.
- Monitoring, reporting and review.

2.2.4 Urban Design for Regional NSW

The Urban Design for Regional NSW – A Guide for Creating Healthy Built Environments in Regional NSW is a non-statutory guide prepared by the Government Architect NSW. It provides a framework to help councils, government agencies, developers and communities achieve better design outcomes across regional towns and cities. It builds upon the Better Placed design policy and supports the objectives of the Environmental Planning and Assessment Act 1979.

The guide recognises that regional NSW is diverse in terms of landscapes, climate, culture and settlement patterns, and that urban design should respond to local context rather than apply a one-size-fits-all approach. Its overall aim is to create healthy, resilient, attractive and liveable communities.

The guide adopts the seven objectives from Better Placed:

- Better fit – development responds to local character and landscape.
- Better performance – places are efficient, sustainable and adaptable.
- Better for community – supports social interaction and inclusion.
- Better for people – creates safe, healthy and accessible environments.
- Better working – encourages collaboration and integrated planning.
- Better value – delivers long-term economic, environmental and social benefits.
- Better look and feel – achieves high-quality and attractive places.

The document provides guidance for four common project types including public spaces and open space networks, town centres and main streets, infill development and housing renewal, new neighbourhoods and urban release areas.

2.2.5 Better Placed

Better Placed is the NSW Government Architect's overarching design policy for the built environment in New South Wales. It establishes a design-led framework intended to ensure that buildings, streets, neighbourhoods, towns and infrastructure contribute positively to communities and create places that are healthy, resilient and enduring.

The policy recognises that good design is not just about aesthetics. It seeks to embed design thinking throughout planning, infrastructure delivery and development processes so that social, environmental, economic and cultural outcomes are considered together. It supports the object of the Environmental Planning and Assessment Act 1979 to promote good design and amenity.

For Local Housing Strategies, Better Placed encourages:

- Place-based planning that reinforces local identity and character.
- Walkable and connected communities.
- Housing diversity and social inclusion.
- Climate resilience and sustainability.
- High-quality public spaces and green infrastructure.
- Community wellbeing and long-term liveability.
- Collaboration between government, industry and communities.

2.2.6 Greener Places Design Guide

The Draft Greener Places Design Guide is a NSW Government Architect guidance document that provides a framework for planning, designing and delivering green infrastructure in urban areas. It complements the Better Placed policy and seeks to create healthier, more liveable and climate-resilient communities through an integrated approach to open space, urban tree canopy and ecological systems.

The guide recognises that green infrastructure is essential infrastructure, not simply landscaping. It promotes the integration of parks, street trees, waterways and biodiversity into the urban fabric to provide environmental, social and economic benefits. The guide is intended to assist councils, planners, developers and government agencies in delivering greener communities.

The framework is built around four key principles:

- Integration - Green infrastructure should be planned alongside transport, utilities and urban development rather than as an afterthought.
- Connectivity - Open spaces, tree canopy and natural systems should form interconnected networks that support walking, cycling, recreation and biodiversity.
- Multi-functionality - Green spaces should perform multiple roles simultaneously, such as recreation and social interaction, stormwater management and water-sensitive urban design, urban cooling and shade, biodiversity and habitat creation, amenity and place-making.
- Participation - Communities, stakeholders and agencies should collaborate in the planning, delivery and stewardship of green infrastructure.

2.2.7 Movement and Place

The NSW Movement and Place Framework is a whole-of-government approach developed by Transport for NSW to integrate land use and transport planning. It recognises that streets and roads are not only corridors for moving people and goods, but are also important places where people live, work, shop and interact.

The framework seeks to balance these movement and place functions to create safer, healthier and more vibrant communities.

For Local Housing Strategies, the framework encourages:

- Walkable neighbourhoods and centres.
- Connected street networks.
- Active transport infrastructure.
- Streets that provide both movement and social functions.
- Reduced dependence on private vehicles.
- Integrated land use and transport planning.
- Public spaces that support community interaction and local identity.

2.2.8 Connecting with Country

The Connecting with Country Framework is a policy and design framework prepared by the NSW Government Architect to guide the planning, design, delivery and ongoing management of built environment projects through a Country-centered approach. It seeks to embed Aboriginal knowledge, values and cultural practices into the creation of places, recognising the principle that 'if we care for Country, Country will care for us.'

The framework aims to ensure that development and infrastructure projects respond to Country, and not simply through heritage interpretation or symbolic gestures, but by engaging with Aboriginal communities and incorporating their knowledge and relationships with land, water, ecology and culture throughout the project lifecycle. It does not create new statutory requirements but provides guidance that supports existing planning and heritage obligations.

The framework encourages:

- Early and meaningful engagement with Aboriginal communities.
- Looking beyond site boundaries to broader cultural landscapes.
- Protecting and supporting living cultural practices. Incorporating local stories and histories.
- Designing with ecological systems and natural processes.
- Recognising Country as an active participant in the planning process rather than merely a setting for development.

For Local Housing Strategies, the framework supports:

- Place-based planning that reflects local Aboriginal culture and landscape.
- Protection and enhancement of waterways, ridgelines and ecological systems.
- Stronger connections between people, open spaces and Country.
- Collaborative engagement with Traditional Custodians and Aboriginal communities.
- Development patterns that respect and reinforce landscape character.
- Long-term stewardship and resilience.

2.3. REGIONAL PLANS AND POLICIES

The land-use planning framework in NSW is underpinned by regional plans that set the long-term vision and framework for strategic planning and land-use in specific regions of NSW for the next 20 years. This Section documents the regional plans that are particularly relevant to the planning process for housing in the Upper Lachlan Shire.

2.3.1 South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 establishes a strategic framework, vision and direction for land-use, including future needs for housing, jobs, infrastructure, a healthy environment, access to green spaces and connected communities.

The Regional Plan 2036 leverages the region's central location to Canberra and Sydney and builds on its strengths to provide smart, efficient and reliable connections that bring residents and visitors closer to jobs, centres, education and the natural environment.

The Regional Plan 2036 is structured around 27 directions, which belong to the following themes:

- A connected and prosperous economy.
- A diverse environment interconnected by biodiversity corridors.
- Healthy and connected communities.
- Environmentally sustainable housing choices.

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.
- Protect important agricultural land.
- Build socially inclusive, safe and healthy communities.
- Deliver greater housing supply and choice.
- Focus housing growth in locations that maximise infrastructure and services.
- Deliver more opportunities for affordable housing.
- Manage rural lifestyles.

The Regional Plan 2036 also identifies the priorities that have been set by individual councils to achieve the vision for the South East and Tablelands Region. The following priorities have been identified for Upper Lachlan Shire:

- Protect and enhance the areas of high environmental value lands, waterways and water catchments.
- Protect important agricultural land as resources for food security.
- Capitalise on the areas proximity to Canberra and Sydney to attract industry and investment including using advances in technology to create smart work opportunities.
- Promote the area as a destination and attract visitors from Canberra and Sydney.

- Leverage the area's existing expertise in renewable energy to foster innovative economic development opportunities.
- Support the rural lifestyle and the unique cultural and historic heritage of the areas village.
- Support a variety of housing options and land developments to cater for an ageing population.

To be consistent with the South East and Tablelands Regional Plan 2036, the draft Upper Lachlan Shire Housing Strategy should aim to develop a planning framework that encourages residential growth that meets the needs of a diverse local population. New growth should occur in environmentally suitable locations, and where the mainstay of growth is projected to occur. The aim is to create connected and resilient neighbourhoods that have high quality urban infrastructure and services.

2.3.2 Southern Tablelands Regional Economic Development Strategy 2023

In 2018, the NSW Government developed a series of Regional Economic Development Strategies (REDS) for 38 Functional Economic Regions across regional NSW. Since the adoption of REDS in 2018, NSW has endured a mouse plague, bushfires, floods, COVID-19 and other significant economic shocks.

The 2023 REDS update provides new guidance to governments in making policy and investment decisions to enhance resilience and drive sustainable, long-term economic growth in regional NSW.

The following strategies were identified by the 2023 REDS update for the Upper Lachlan Shire:

- Enhance the livability of the region and grow its visitor economy.
- Maximise community benefits from the region's emerging strength in renewable energy generation.
- Improve connectivity, transport infrastructure and cross boarder arrangements to boost the regions access to major hubs.
- Realise the economic opportunity in aged care, public administration and community services.
- Sustain the regions agricultural and processing advantage to maximise benefits for each local government area.

The 2023 REDS update identified a number of key enablers to assist with delivering each of the above strategies, with a focus on identifying priority, short and medium term enablers. One such enabler is to support the diversification of the regions affordable housing options to increase housing supply.

The preparation of the draft Upper Lachlan Shire Housing Strategy is a positive action that aligns with the key recommendations of the 2023 REDS update. Once completed, the draft Upper Lachlan Shire Housing Strategy will be used by Council to inform further decision making on issues impacting housing.

2.3.3 Regional Housing Delivery Plan

In June 2021, the NSW Government established the Regional Housing Taskforce in response to increasing pressures on the supply and affordability of housing in Regional NSW. The aim of the Taskforce is to investigate challenges and barriers to housing supply in the NSW planning system, and to develop recommendations on how the planning system and other NSW government levels could be used to achieve better housing outcomes for regional NSW.

The Taskforce has consulted widely with Local government, experts from the development and housing sectors, community housing providers and regional communities across NSW. The following documents were produced as a result of the work of the Regional Housing Taskforce:

- Regional Housing Taskforce Findings Report - Summary of Stakeholder Engagement, dated September 2021.
- Regional Housing Taskforce Recommendations Report, dated October 2021.

The Regional Housing Taskforce Recommendations Report provides a summary of the main issues found to be impacting housing within the region, which are explored in this section.

On review, it appears many of the issues identified by the Regional Housing Taskforce are being experienced to some extent in the Upper Lachlan LGA.

Housing Affordability

Declining affordability has been a trend over several decades in NSW and across Australia. Housing outcomes continue to be influenced by various demand and supply factors, including the planning system and land availability, as well as taxation, interest rates, financial regulation, and other drivers that sit outside of the scope of the Taskforce's investigation. The Taskforce heard that, while the planning system plays an important role in influencing the type and location of housing and coordinating development, a planning-led response directed at supply alone is highly unlikely to solve affordability issues.

Housing Supply

Rather than there simply being a lack of zoned land, stakeholders identified that there were issues with activating latent zoned supply to bring housing 'to market' due to barriers such as infrastructure provision and servicing, development feasibility, and unaddressed environmental constraints.

It was identified that approaches are needed to unblock latent supply and that a distinction between development-ready land and zoned land must be made when considering housing supply and the future pipeline of housing to enable better planning and coordination and more efficient use of finite resources.

Even where zoned land is unconstrained and serviced, development may not be realised in the short term if it is not feasible or optimal to develop at a given point in time due to market factors. Many stakeholders indicated that incentives were needed to encourage development where it was feasible to address the practice of land banking, which was seen as preventing the delivery of needed supply.

Housing Demand

Regional housing markets can be particularly vulnerable to spikes in demand caused by seasonal or temporary workers, especially in the agriculture, mining, and construction sectors, or by tourism. While these sectors are important for regional economies and productivity, the Taskforce heard that they can negatively impact on housing affordability and availability for existing communities.

Infrastructure Planning

The coordination and delivery of infrastructure to support housing delivery was commonly cited as a major barrier to the provision of new housing in the regions.

The feasibility of development in many parts of regional NSW is more marginal than in Sydney, with more limited capacity for developers to pay the contributions required for enabling infrastructure such as roads, water, and sewer, and regional councils reporting limited capacity on their part to make up the gap.

The Taskforce heard about the need for greater effort and resources applied to the upfront planning of infrastructure delivery including prioritisation, staging and coordination.

Housing Diversity

A lack of housing diversity was communicated to the Taskforce as a serious issue that will worsen over time if the types of housing that are supplied do not change to meet changing housing needs.

There is a need for more diverse and affordable housing to better meet current and future needs, including smaller homes and housing for older people. In particular, there is a need for smaller, accessible dwellings that are located close to centres and services to support regional NSW's ageing population and to provide appropriate accommodation for smaller households.

The Taskforce also heard that regional communities were experiencing an urgent need for more social and affordable housing, including appropriate housing for Aboriginal people, with recent events highlighting that many people's needs are not being met by the private housing market.

The need to demonstrate how density can be done well in regional contexts was frequently raised to help create a market precedent for these types of development, to alleviate community concerns, and to help councils set controls that can facilitate infill housing that enhances local character.

It was identified that current planning policies and mechanisms to encourage diverse and affordable housing may not be well calibrated to regional contexts or may be of limited impact. Streamlined and depoliticised assessment pathways for social and affordable housing were suggested, as was the utilisation of government levers outside of the planning system to help facilitate affordable housing supply.

The community housing sector and local government sectors signaled a strong willingness to partner with the NSW Government to activate government land holdings to provide social and affordable housing, but that more action was needed on the part of Government to bring these opportunities forward.

The majority of regional councils have actively sought to encourage greater housing diversity through changes to zoning and development standards. The Taskforce heard of a range of challenges in delivering more diverse housing, including barriers within the planning system, such as poorly targeted planning controls.

2.4. LOCAL PLANS AND POLICIES

The land-use planning framework in the Upper Lachlan Shire is underpinned by a range of strategies, plans and policies that influence housing in the Upper Lachlan Shire. This Section documents the local plans that are relevant to the planning process for housing in the Upper Lachlan Shire.

2.4.1 Upper Lachlan Community Strategic Plan 2042

A Community Strategic Plan (CSP) is the highest level strategic planning document for Councils in NSW. All Councils are required to prepare a CSP as part of their Integrated Planning and Reporting Framework.

The Upper Lachlan CSP 2042 provides a whole of community vision for the LGA, which is then considered in the development of Council's 4-Year Delivery Program and annual Operational Plans. The CSP also provides a way for Upper Lachlan Council to be accountable to the community and the State government through its annual and end-of-term reporting.

The vision created by Upper Lachlan CSP 2042 is 'To build and maintain sustainable communities while retaining the region's natural beauty.' The following directions have been identified in the Upper Lachlan CSP 2042 to achieve the vision:

- Our community.
- Our economy.
- Our environment.
- Our infrastructure.
- Our civic leadership.

The preparation of the draft Upper Lachlan Housing Strategy aligns with a number of strategic objectives in Upper Lachlan CSP 2042, including:

- C.6 - Maintain a balance between growth, development, environmental protection and agriculture through sensible planning.
- C.7 - Consider community feedback, local character and identity, economic factors and social impact in planning decisions.
- C.8 - Encourage positive social and environmental contributions from developers.
- C.5 - Maintain a balance between growth, development, environmental protection and agricultural through sensible planning.
- D.3 Our local character is maintained through the protection and preservation of historic buildings.
- D.9- Provide high quality reliable water supply to communities.
- D.10 - Provide safe and efficient sewerage services to communities.

2.4.2 Upper Lachlan Shire Local Strategic Planning Statement 2020

The Upper Lachlan Shire Local Strategic Planning Statement (LSPS) 2020 sets out the long term vision for land-use planning in the Upper Lachlan LGA.

To achieve this vision, a total of eight (8) Planning Principles have been identified, which generally align with the key goals and priorities identified in the South East and Tablelands Regional Plan 2036 and the Upper Lachlan CSP 2042. Each of the Planning Principles has a list of Planning Priorities, with the following priorities having relevance for the preparation of the draft Upper Lachlan Housing Strategy:

- Planning Priority No. 2.1 - Develop village residential opportunities and design public places of creativity and innovation.
- Planning Priority 2.2 - Zone land for mixed use, aged care and tourism developments and provide urban diversity.
- Planning Priority 2.4 - Manage and enhance the distinctive character of each village through a master plan.
- Planning Priority 2.6 - Lobby and promote the development of rural livability facilities in villages and towns.
- Planning Priority 2.8 - Provide new space to grow around existing villages and towns and provide for infill opportunities.
- Planning Priority 4.8 - Identify and develop growth localities close to Canberra, Yass and Goulburn.

The Upper Lachlan LSPS 2020 also includes proposed growth and investigation areas for each of the main settlements, which have been considered in the preparation of the draft Upper Lachlan Housing Strategy.

2.4.3 Upper Lachlan Local Environmental Plan 2010

A Local Environmental Plan (LEP) is a statutory planning instrument that empowers Councils in NSW to control land-use through the application of zoning and land-use tables in the LEP.

The preparation of the Upper Lachlan LEP 2010 was informed by a land-use strategy process that investigated the planning requirements for the full range of land-use types in Upper Lachlan Shire. There are currently three (3) different residential zones applying in the Upper Lachlan LEP 2010, as follows:

- R2 Low Density Residential.
- R5 Large Lot Residential.
- RU5 Village.

The RU4 Primary Production Small Lots zone, RU1 Primary Production zone and RU2 Rural Landscape zone also permitted limited housing, subject to new proposals meeting zone objectives and minimum lot standards.

An important objective of the draft Upper Lachlan Shire Housing Strategy is to investigate whether changes are required to the Upper Lachlan LEP 2010 in order to facilitate positive planning housing outcomes in the Upper Lachlan Shire.

2.4.6 Upper Lachlan Development Control Plan 2010

The Upper Lachlan Development Control Plan 2010 is a Council planning policy aimed at assisting with the assessment of Development Applications lodged with Council.

Whereas the Upper Lachlan is a legally binding planning instrument published on the NSW Legislation website, the Upper Lachlan DCP 2010 is a non-statutory planning policy that provides guidance on the following:

- Giving effect to the aims of the Upper Lachlan LEP 2010.
- Facilitating development that is permissible under the Upper Lachlan LEP 2010.
- Achieving the objectives of land zones under the Upper Lachlan LEP 2010.

A new DCP is being prepared to replace the Upper Lachlan DCP 2010.

2.4.5 Upper Lachlan Shire Economic Development Strategy 2015 - 2020

The Upper Lachlan Economic Development Strategy 2015 - 2020 aims to facilitate growth and development within the Upper Lachlan LGA.

The Strategy advocates for a strong residential housing market to assist in driving economic growth in regional towns. When people move into housing developments, they increase demand for local goods and services, which supports local businesses and encourages new ones to establish. Consistent upside in business development creates new jobs, which in turn attracts more residents. The symbiotic relationship helps sustain both the housing market and the local economy.

The Strategy identifies five (5) key objectives (business attraction and promotion, population growth, tourism, education and employment opportunities and development of digital communication facilities). Since the adoption of the Upper Lachlan Economic Development Strategy, Council has managed to implement many of the objectives / actions in the strategy.

Population growth is a key focus of the Upper Lachlan Shire Economic Development Strategy 2015 - 2020 and there are important links between the objectives of this plan and those of the draft Upper Lachlan Shire Housing Strategy.

2.4.4 Upper Lachlan Shire Pedestrian Access and Mobility Plan and Bike Plan 2017

The Upper Lachlan Shire Pedestrian Access and Mobility Plan and Bike Plan was developed in 2017. Since this time, Council has managed to implement many of the recommended improvements to the active transport network in the Upper Lachlan Shire.

A review of the Upper Lachlan Shire Pedestrian Access and Mobility Plan and Bike Plan 2017 shows there is already an expansive network of pedestrian and / or shared paths which provide connections between existing residential neighbourhoods and key facilities and services including the town/village centres, schools and recreation locations. Improvements are also planned to ensure that connections are strengthened and network gaps are filled.

It is important that the draft Upper Lachlan Shire Housing Strategy considers the active transport network proposed in the Upper Lachlan Pedestrian Access and Mobility Plan and Bike Plan 2017. This is particularly relevant for any proposed new residential growth areas and housing developments. The objective is to ensure residents have easy access to safe and convenient routes for walking and cycling.

03

SETTLEMENT PROFILES

The Upper Lachlan Shire is comprised of a large number of settlements spread across the LGA.

The main concentrations of residential settlement are at Crookwell, Collector, Gunning and Taralga. These areas are subject to the greatest levels of demand driven by employment generating development or by workers in nearby Goulburn, Sydney and Canberra seeking more affordable / quieter lifestyles.

The villages of Bigga, Binda, Breadalbane, Dalton, Grabben Gullen, Jerrawa, Laggan and Tuena are not subject to the same levels of housing demand, and continue to provide opportunities for housing to support their surrounding agricultural districts.

Chapter 3 profiles all of the settlements in the Upper Lachlan Shire and wider regional area.

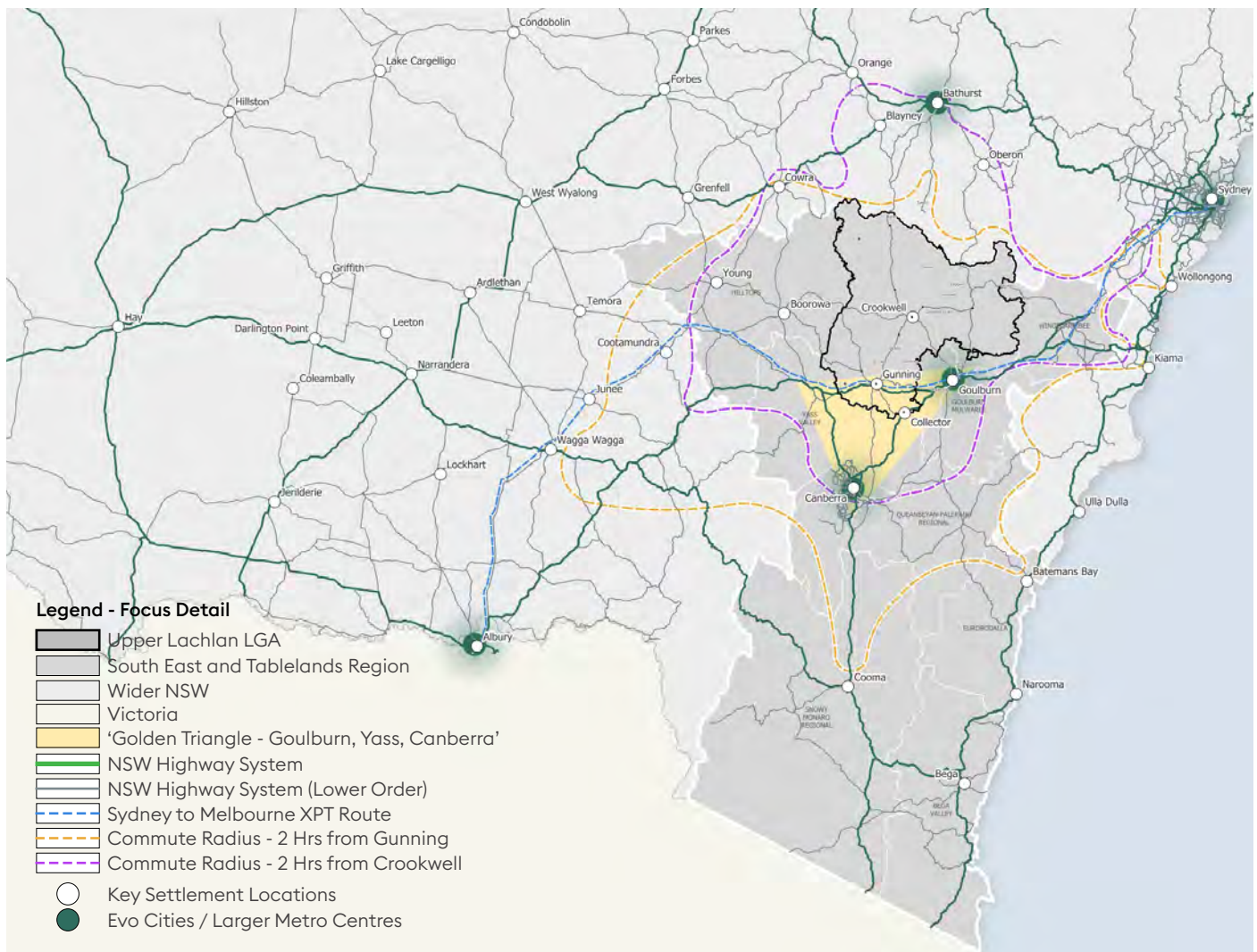


3.1. REGIONAL PROFILE

The Upper Lachlan LGA is a part of the South East and Tablelands region of NSW, which sits on the Great Dividing Range and is bounded by the Abercrombie, Wollondilly and Lachlan Rivers. The LGA is bordered by Hilltops, Oberon, Yass, Queanbeyan - Palerang, Goulburn Mulwaree, Wingecarribee and Wollondilly Councils.

The Upper Lachlan LGA is comprised of the main towns and villages of Bigga, Binda, Breadalbane, Collector, Crookwell Dalton, Grabben Gullen, Gunning, Jerrawa, Laggan, Taralga and Tuena. The main concentrations of residential settlement, employment lands and other new development demand are at Crookwell, Collector, Gunning and Taralga. The other settlements are subject to less new development demand.

Map 1 shows the location of the Upper Lachlan LGA in the broader context of the South East and Tablelands of NSW. A detailed examination of the main settlements and other villages in the Upper Lachlan LGA is also provided in Section 3.2.



Map 1 - Regional Context Map

3.2. LOCAL PROFILE

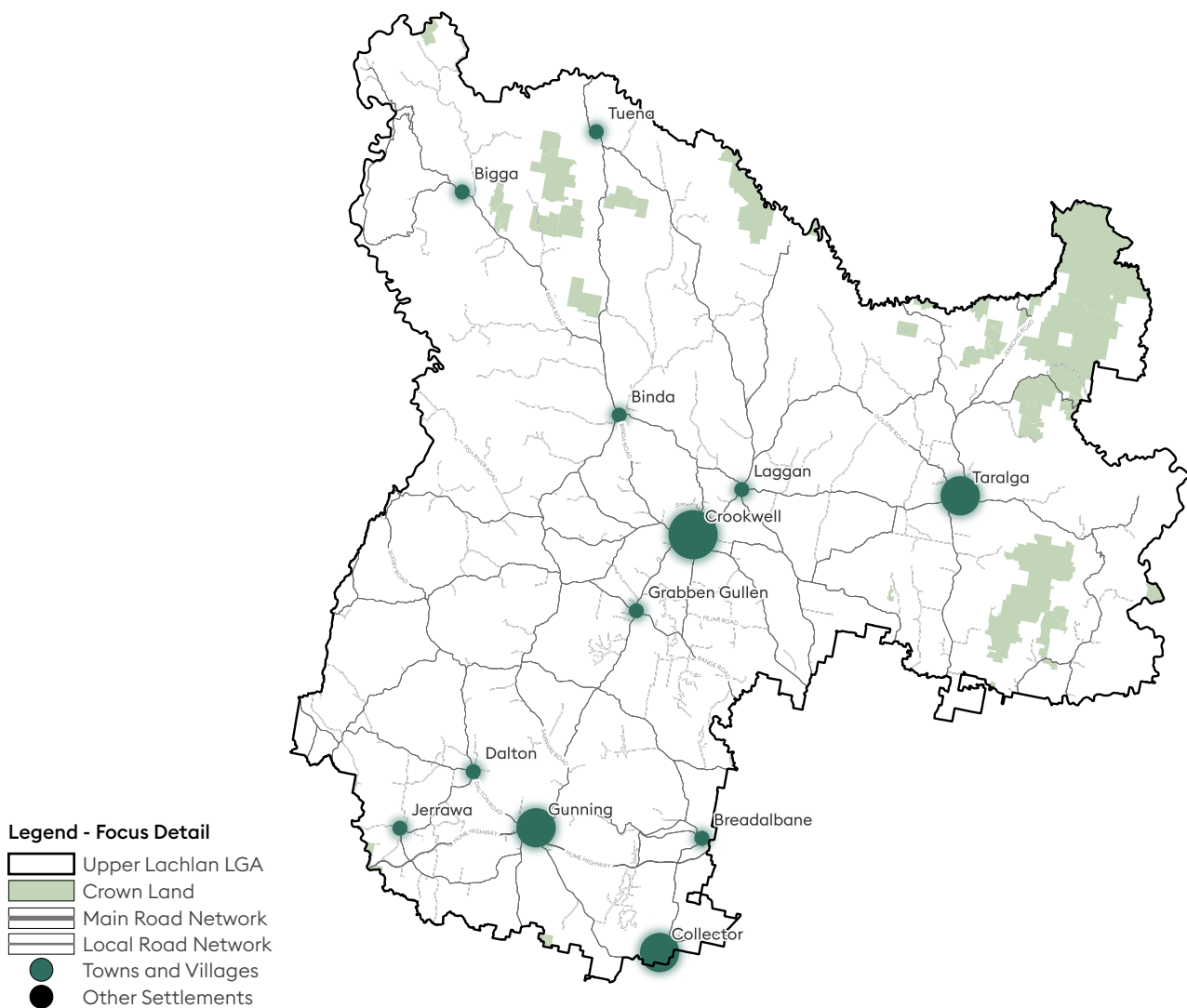
The Upper Lachlan LGA is comprised of the main settlements of Crookwell, Gunning, Collector and Taralga and the smaller settlements of Bigga, Binda, Breadalbane, Dalton, Grabben Gullen, Gunning, Jerrawa, Laggan, Taralga and Tuena.

This Section provides a brief profile of each settlement in the Upper Lachlan Shire, touching on the following information:

- Geographic location within the Shire.
- A snapshot of key demographic, social and economic statistics relating to the area.
- A snapshot of existing housing supply and mix and household structure.

- Existing zoning framework applying to the area under the Upper Lachlan LEP 2010.
- An overview of environmental, servicing and infrastructure attributes.

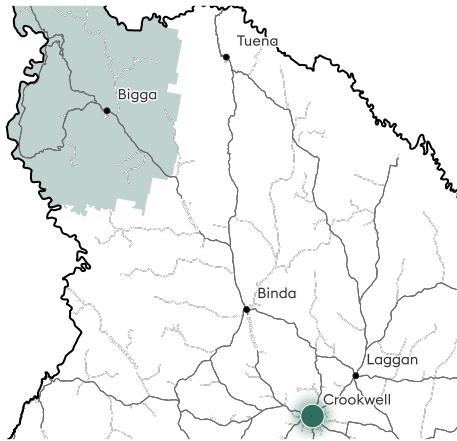
The location of towns and villages is shown in Map 2.



Map 2 - Upper Lachlan Shire Settlement Locations Map

BIGGA

PROFILE MAP



Suburb Boundary - Bigga

PEOPLE



268

Population



73

Families

HOMES



208

Total Private Dwellings



1.9

Average Household Size

INCOME



\$875

Median Weekly Household income



\$1,192

Median Monthly Mortgage Repayments

LOCATION

Bigga is located approximately 58km north-west from the Crookwell Township.

STRUCTURE

The structure of the urban area of Bigga is illustrated in Map 3. The RU5 Village zone applies to lot forms in Bigga and has a traditional grid structure, based around a spine created by Binda Street. The village limits are defined by Tuena Street, Keverstone Street and Yewrangara Street.

LAND-USE

The primary land-use within the village of Bigga is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings averaging 450m² to 4,000m². Medium density housing forms are permissible, but generally absent.

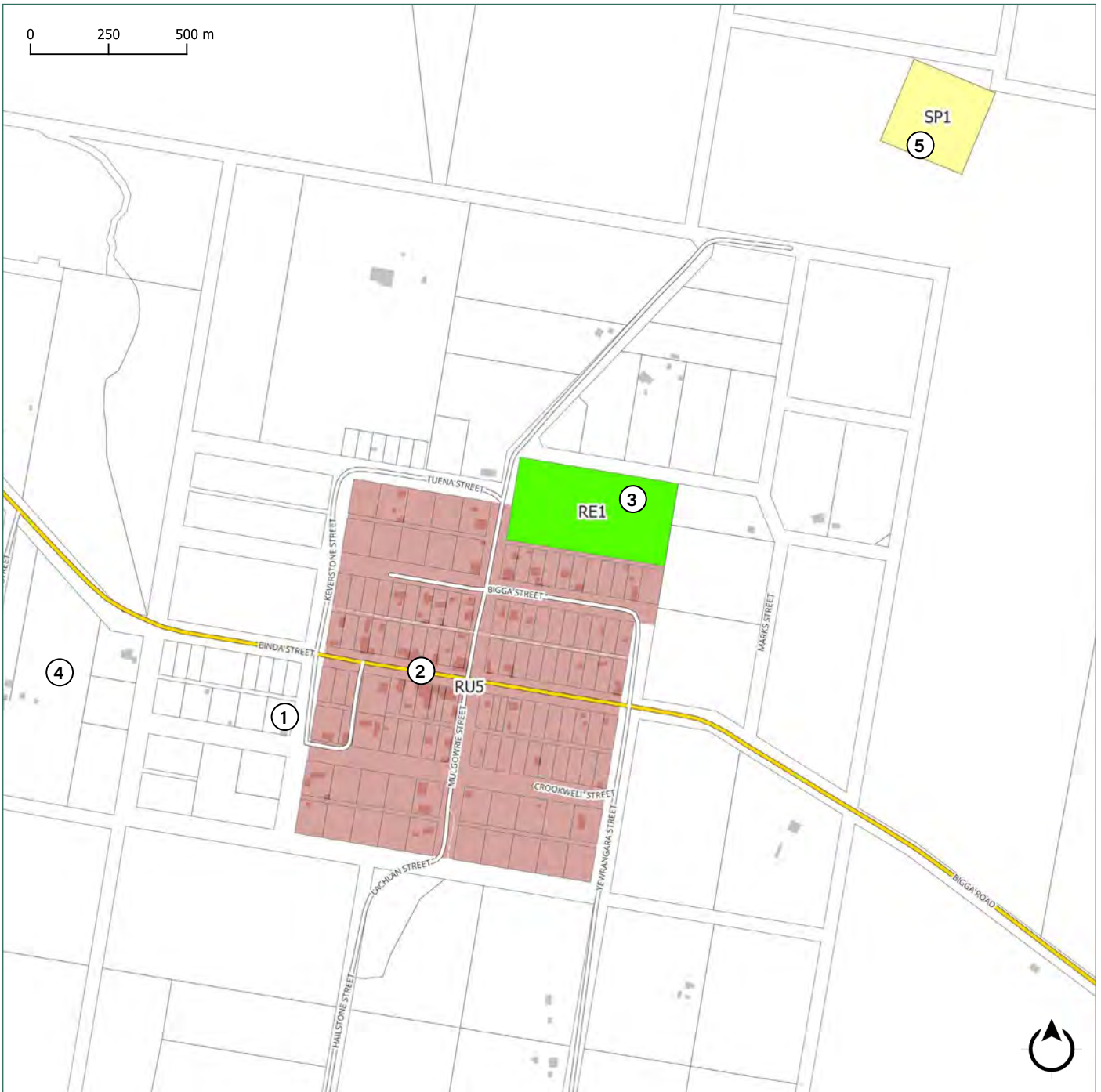
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Bigga are summarised as follows:

- Some parts of the village are constrained by flooding from the Bigga Creek. Riparian vegetation exists along the banks of the Bigga Creek.
- Roadside environments and crown reserves are important locations for native vegetation.
- Multiple listed heritage sites are within the village including Bigga General Cemetery, Bigga Public School and various churches.

SERVICING

There is no reticulated water supply or sewerage scheme, with on-site waste disposal the sole method for domestic effluent management and onsite rainwater collection. Telecommunications options include satellite, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

Key Village Features

1. Bigga Cemetery
2. Bigga Main Street
3. Bigga Oval
4. Primary School
5. Bigga Waste Disposal Facility

Map 3 - Bigga Housing Profile Map

BINDA

PROFILE MAP



PEOPLE



291

Population



71

Families

HOMES



167

Total Private Dwellings



2.4

Average Household Size

INCOME



\$1,325

Median Weekly Household income



\$1,300

Median Monthly Mortgage Repayments

LOCATION

Binda is located approximately 17km north of Crookwell via the Binda Road.

STRUCTURE

The structure of the urban area of Binda is illustrated in Map 4. The RU5 Village zone applies to lot forms in Binda and has traditional grid structure. The village limits are defined by Queen Street, Jarvis Street, Arthur Street and Bell Street.

LAND-USE

The primary land-use within the village of Binda is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 1,000m² to 4,000m². Medium density housing forms are permissible, but generally absent.

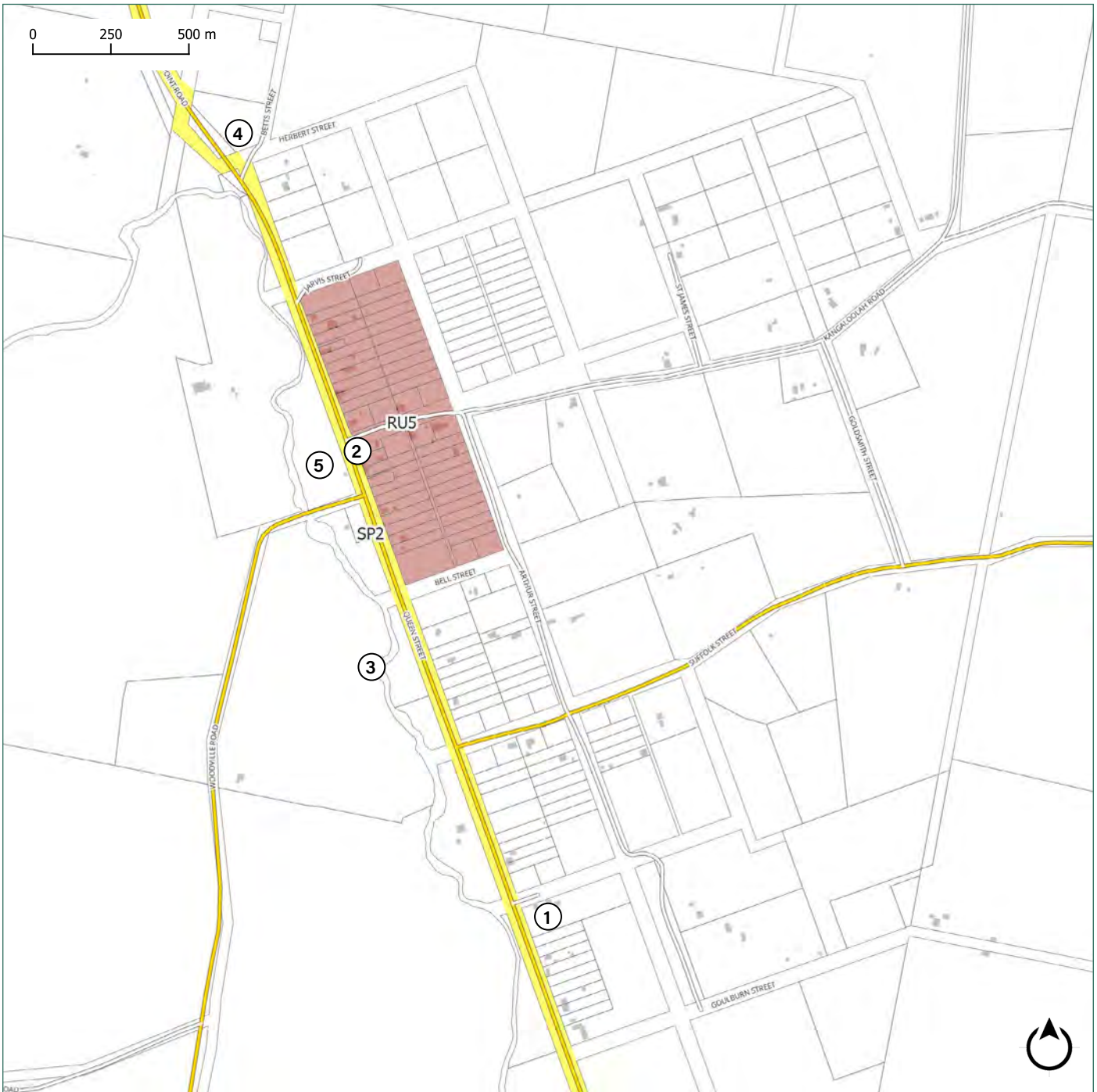
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Binda are summarised as follows:

- The Binda Creek is located on the western boundary of the village zone. Riparian vegetation exists along the banks of the Binda Creek.
- There are no significant terrestrial biodiversity resources impacting village land-use. Roadside environments and crown reserves are important locations for native vegetation. Riparian vegetation adjoins the Binda Creek.
- There several local heritage listed items, including, Binda Post Office and Store, the Mill and Binda Cemetery.

SERVICING

There is no reticulated water supply or sewerage scheme, with on-site waste disposal the sole method for domestic effluent management and onsite rainwater collection. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite, Telstra 5G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

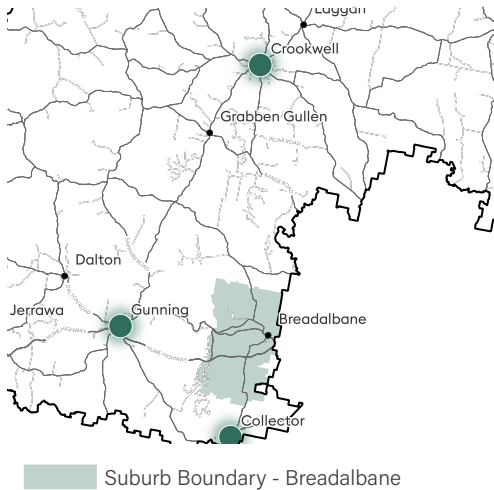
Key Village Features

1. Binda Primary School
2. Binda Main Street
3. Binda Creek
4. Binda Cemetery
5. Oval

Map 4 - Binda Housing Profile Map

BREADALBANE

PROFILE MAP



PEOPLE



107

Population



31

Families

HOMES



40

Total Private Dwellings



2.0

Average Household Size

INCOME



\$2,437

Median Weekly Household income



\$2,167

Median Monthly Mortgage Repayments

LOCATION

Breadalbane is located approximately 51km north of the Crookwell Township via the Grabben Gullen and Gurrundah Roads.

STRUCTURE

The structure of the urban area of Breadalbane is illustrated in Map 4. The RU5 Village zone applies to lot forms in located along Cullerin Road and Breadalbane Road. The RU2 Rural Landscape zone bounds the RU5 Village zone on the south off Breadalbane and Poverly Place.

LAND-USE

The primary land-use within the village of Breadalbane is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings averaging 450m² to 2ha. Medium density housing forms are permissible, but generally absent.

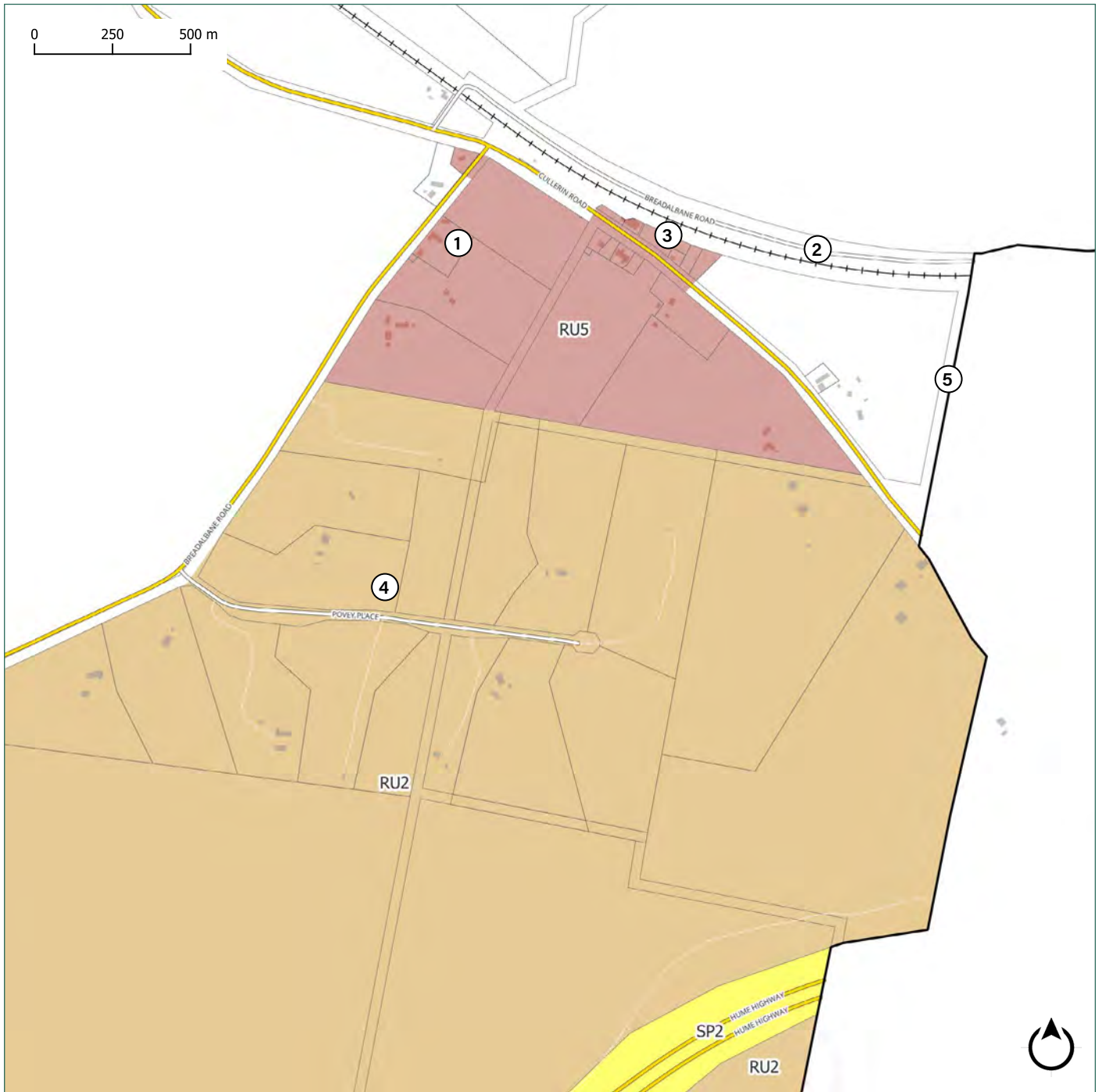
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Breadalbane summarised as follows:

- There are no significant terrestrial biodiversity resources impacting village land-use. The riparian areas along Hannas Creek are important locations for biodiversity.
- Roadside environments and crown reserves are important locations for native vegetation.
- Parts of the village is mapped as Bushfire Prone Lands.
- Multiple listed heritage sites are within the village including Breadalbane Public School and various churches.

SERVICING

There is no reticulated water supply or sewerage scheme, with on-site waste disposal the sole method for domestic effluent management and onsite rainwater collection. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

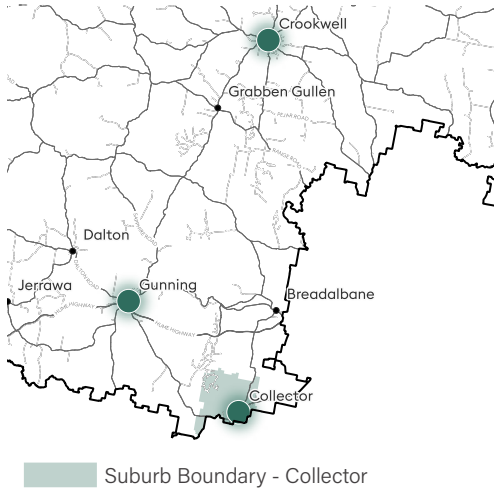
Key Village Features

1. Breadalbane Public School
2. Main Southern Railway
3. Village Centre
4. Village Edge Housing Area
5. Local Government Border

Map 5 - Breadalbane Housing Profile Map

COLLECTOR

PROFILE MAP



PEOPLE



376

Population



112

Families

HOMES



142

Total Private Dwellings



2

Average Household Size

INCOME



\$2,200

Median Weekly Household income



\$1,967

Median Monthly Mortgage Repayments

LOCATION

Collector is located off the Federal Highway and is approximately 27km south-east from Gunning and 56km north-east of Canberra.

STRUCTURE

The structure of the urban area of Collector is illustrated in Map 6. The village limits are defined by Murray Street, Church Street, Bourke Street and the Federal Highway. The RU2 Rural Landscape zone bounds the RU5 Village zone on the northeast off Breadalbane Road and Short Street.

LAND-USE

The primary land-use within the village of Collector is for residential purposes. The village is surrounded by agricultural land. The village of Collector is supported by a range of commercial, civic, community and recreational uses.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 450m² to 2ha. Medium density housing forms are permissible, but generally absent due to servicing limitations.

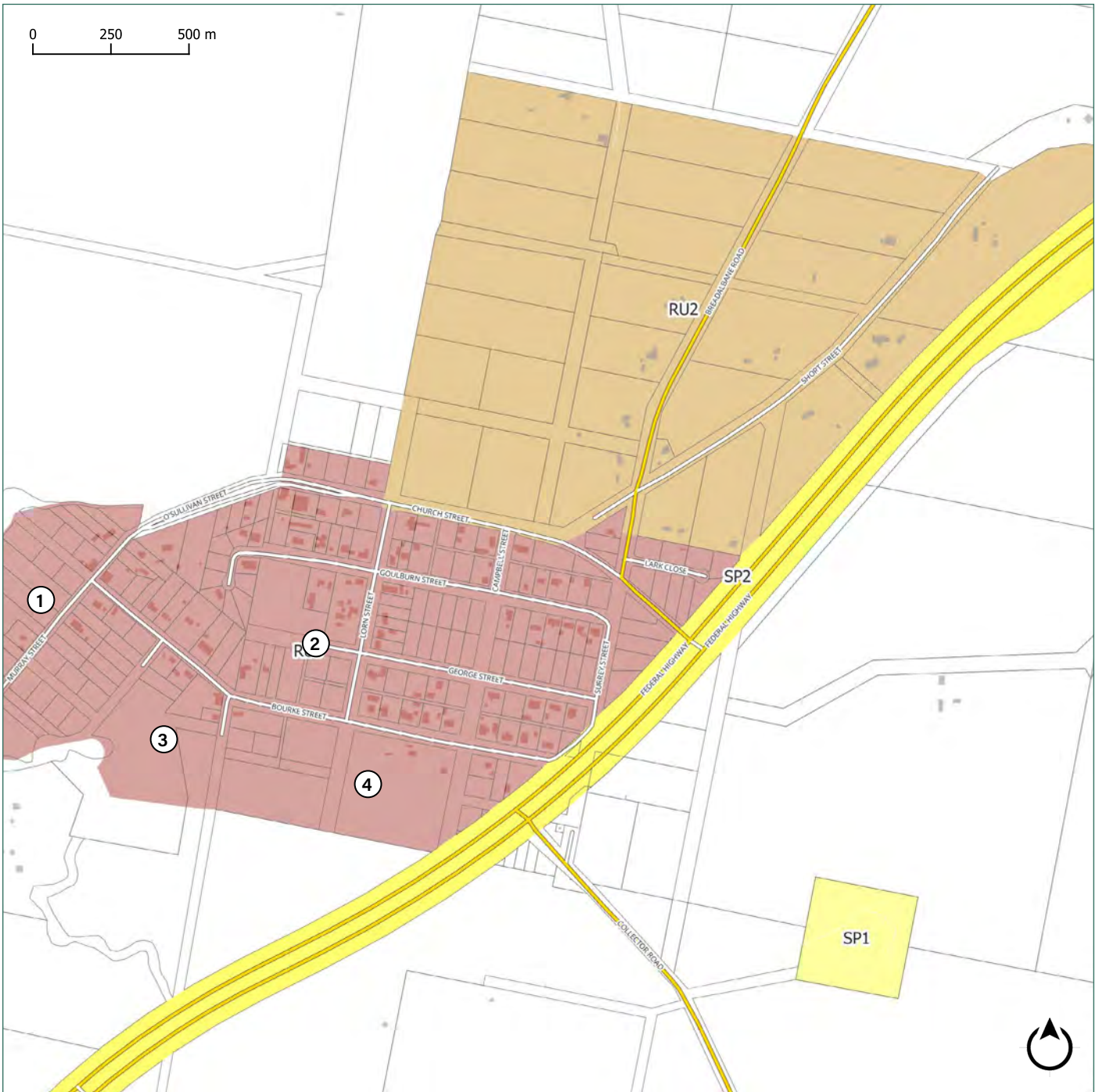
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Collector are summarised as follows:

- Some parts of the village to the south and southwest are constrained by flooding from the Collector Creek. Riparian vegetation exists along the banks of the Collector and Stony Creek and are important locations for native vegetation.
- Parts of the village is mapped as Bushfire Prone Lands.
- Multiple sites within the village are heritage listed under Upper Lachlan LEP 2010 including the Collector Memorial Hall, Collector Public School and a number of church buildings.

SERVICING

There is no reticulated water supply or sewerage scheme, with on-site waste disposal the sole method for domestic effluent management and onsite rainwater collection. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

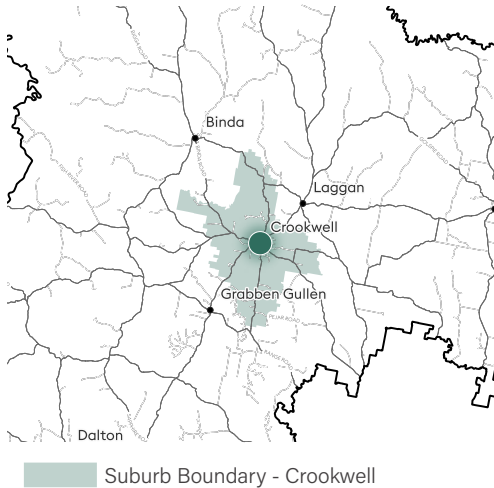
Key Village Features

1. Collector Main Street
2. Collector Public School
3. Collector Memorial Hall
4. Collector Community Playground

Map 6 - Collector Housing Profile Map

CROOKWELL

PROFILE MAP



PEOPLE



2,686

Population



760

Families

HOMES



1,348

Total Private Dwellings



1.9

Average Household Size

INCOME



\$1,196

Median Weekly Household income



\$1,356

Median Monthly Mortgage Repayments

LOCATION

Crookwell lies at the heart of the Upper Lachlan Shire and is the centre for residential activity and a service centre for the surrounding area. The township sits approximately 190 kilometres south-west of Sydney and 90 kilometres north-west of Canberra.

STRUCTURE

Crookwell has a well defined structure, with a number of neighbourhoods. The R2 Low Density Residential zone has been generally applied to traditional residential neighbourhoods. The R5 Large Lot Residential zone adjoins the township to the North, East and South.

LAND-USE

The primary land-use within the township of Crookwell is for residential purposes. The town is surrounded by rural residential and agricultural land. The town of Crookwell is supported by a range of commercial, civic, community and recreational uses.

HOUSING STOCK AND LOT MIX

Housing stock within the town is characterised by single storey detached dwellings on property holdings ranging in size from 450m² to 4,000m². Larger property holdings exist in the current large lot residential locations, ranging in size from 4,000m² to 10ha.

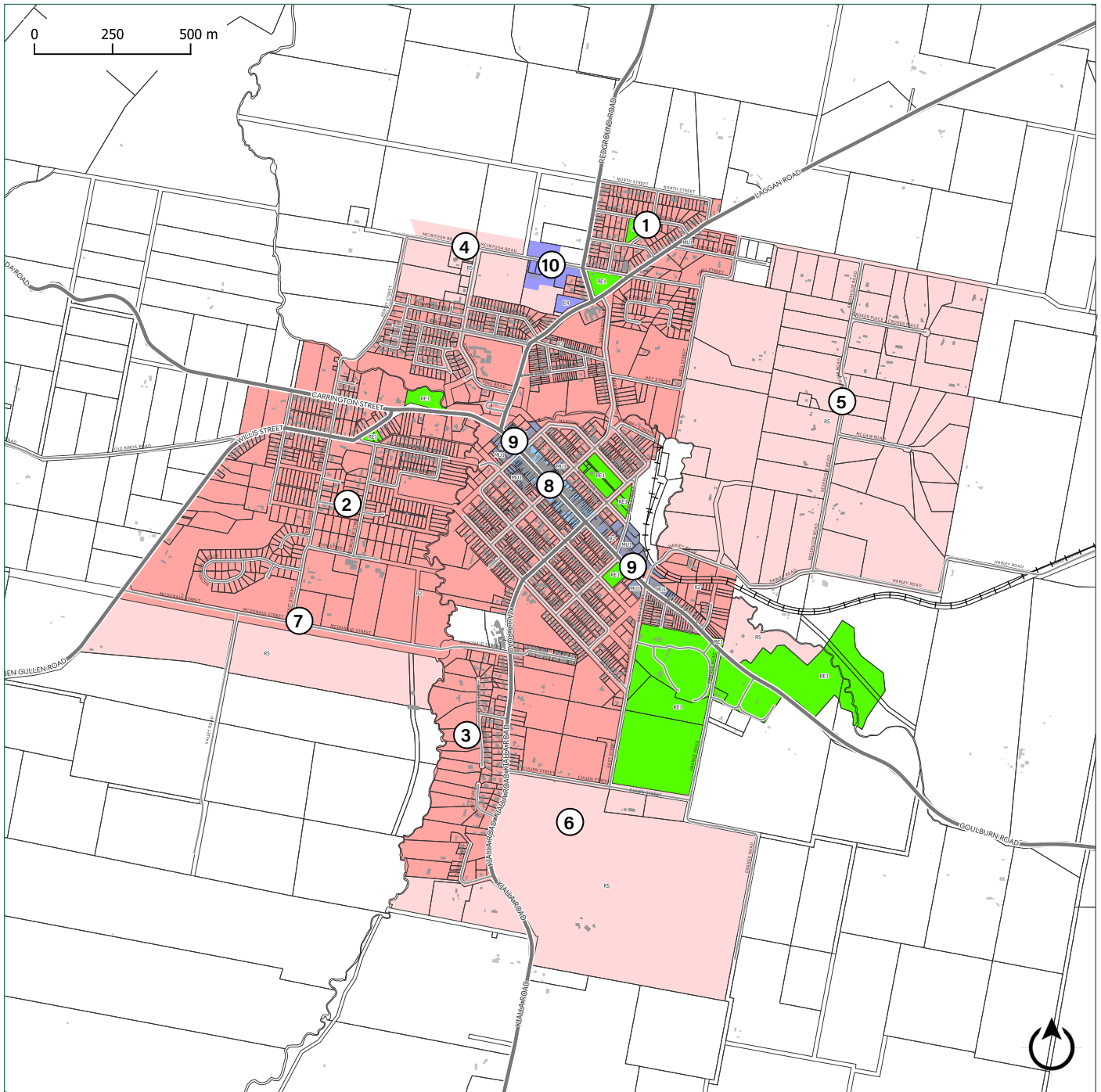
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the town of Crookwell are summarised as follows:

- There are constraints posed by water resources along the Crookwell River and Kiamma Creek including vulnerable groundwater, riparian lands or flooding.
- There are terrestrial biodiversity resources impacting residential land-use. Roadside environments and crown reserves are important locations for native vegetation.
- Parts of the village is mapped as Bushfire Prone Lands.
- Multiple sites within the town are heritage listed under Upper Lachlan LEP 2010 and are concentrated around the main street.

SERVICING

Reticulated water supply and sewerage is available to most urban areas in Crookwell. Fixed Wireless NBN is available to properties within the township and surrounding areas. Grid electricity is available to properties within the township and surrounding areas. Telecommunications options include fixed line NBN, satellite NBN, Telstra 5G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

Residential Neighbourhoods

1. Northern Precinct
2. Southwest Precinct
3. Southern Precinct

Large Lot Neighbourhoods

4. McIntosh Road
5. Reservoir Road
6. Kialla Road
7. McDonald Road

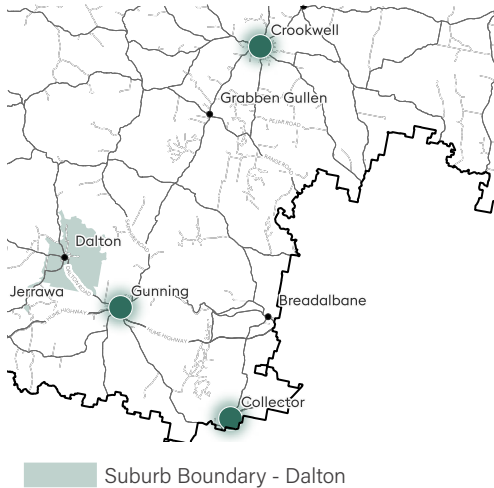
Other Neighbourhoods

8. Central Business District
9. Goulburn Street Mixed Use Precincts
10. McIntosh Road Industrial Precinct

Map 7 - Crookwell Housing Profile Map

DALTON

PROFILE MAP



PEOPLE



230

Population



61

Families

HOMES



101

Total Private Dwellings



1.8

Average Household Size

INCOME



\$1,531

Median Weekly Household income



\$1,300

Median Monthly Mortgage Repayments

LOCATION

Dalton is a village located approximately 56km south-west of Crookwell via the Grabben Gullen Road.

STRUCTURE

The structure of the urban area of Dalton is illustrated in Map 8. The RU5 Village zone is split by Gunning Street with the majority of village land-use concentrated on the southern side of the Street. The village limits are defined by Howard Street, Young Street and Loop Road.

LAND-USE

The primary land-use within the village of Dalton is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 1,000m² to 4,000m². Medium density housing forms are permissible, but generally absent.

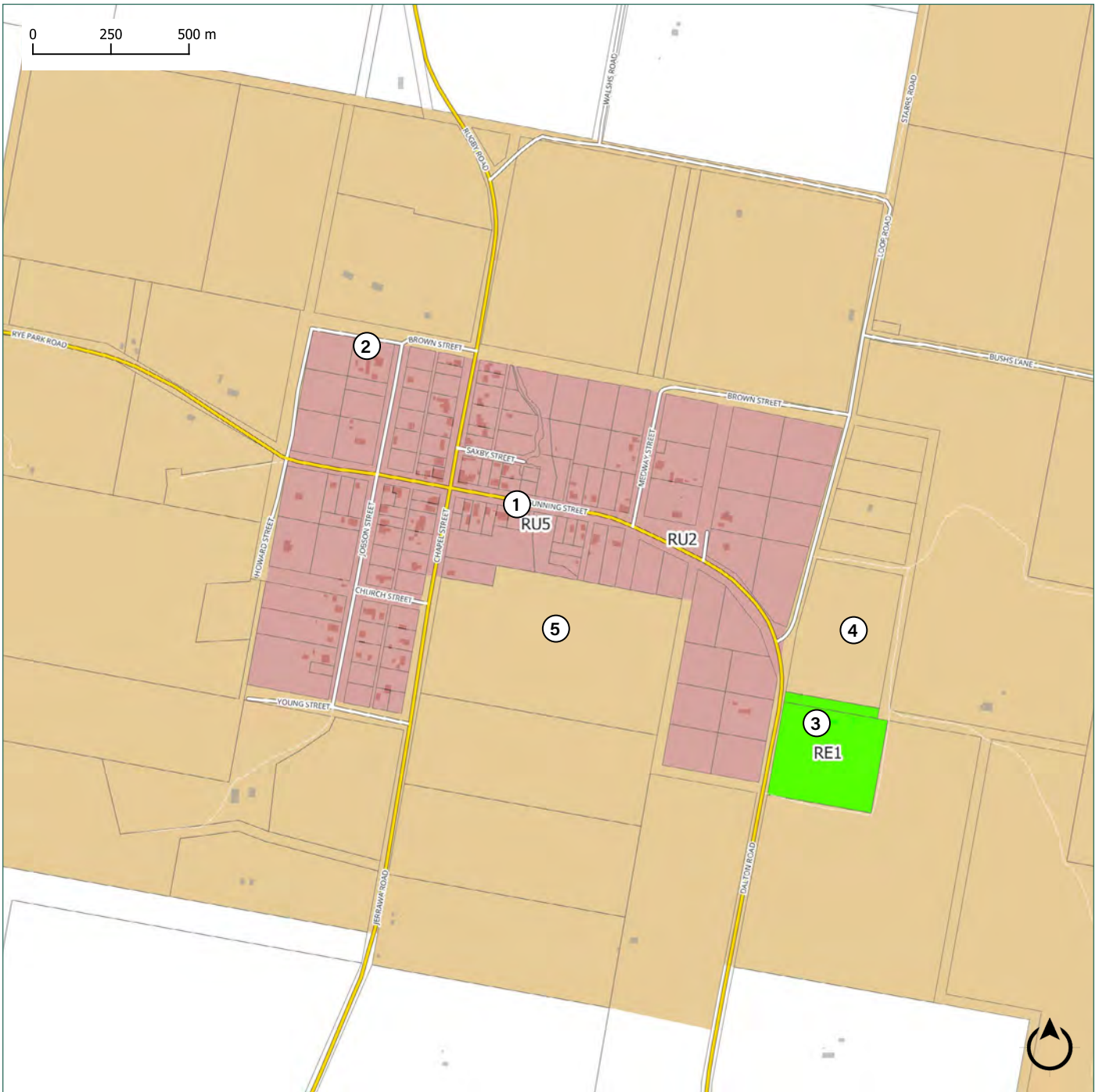
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Dalton are summarised as follows:

- Some parts of the village are constrained by flooding from the Golong Creek. The entire village is also located within an area that contains vulnerable groundwater. Riparian vegetation exists along the banks of the Golong Creek.
- There are terrestrial biodiversity resources impacting residential land-use. Roadside environments and crown reserves are important locations for native vegetation.
- Parts of the village is mapped as Bushfire Prone Lands.
- There several local heritage listed items, including, Dalton Public Hall, Royal Hotel and Dalton Public School Building.

SERVICING

Upper Lachlan Shire Council provides reticulated water services to Dalton. There is no reticulated sewerage system, with on-site waste disposal the sole method for domestic effluent management. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite NBN, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

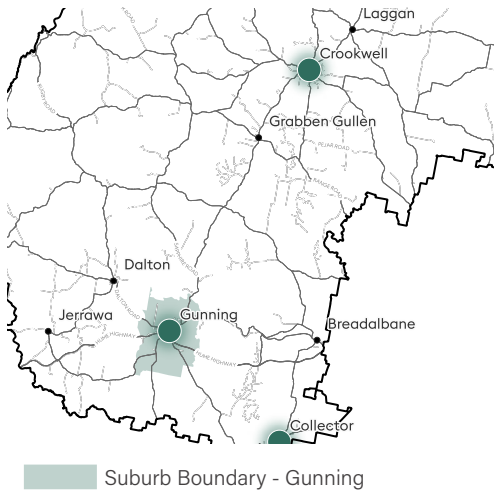
Key Village Features

1. Dalton Main Street
2. Dalton Public School
3. Dalton Showground
4. Dalton Cemetery
5. Golong Creek

Map 8 - Dalton Housing Profile Map

GUNNING

PROFILE MAP



PEOPLE



820

Population



225

Families

HOMES



225

Total Private Dwellings



1.9

Average Household Size

INCOME



\$2,049

Median Weekly Household income



\$1,733

Median Monthly Mortgage Repayments

LOCATION

Gunning is located approximately 40km south-west of Crookwell via Grabben Gullen Road. It is also located approximately 57km south west from Canberra via the Sutton Road and the Federal Highway.

STRUCTURE

The RU5 Village zone has been generally applied to traditional residential lot forms based around Hume and Yass Street. The R5 Large Lot Residential zone applies to land on the southern urban edge which have access to most urban services.

LAND-USE

The primary land-use within the village of Gunning is for residential purposes. A large lot residential precinct is located on the southern edge. The village of Gunning is supported by a range of commercial, civic, community and recreational uses.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 450m² to 4,000m².

ENVIRONMENTAL CHARACTERISTICS

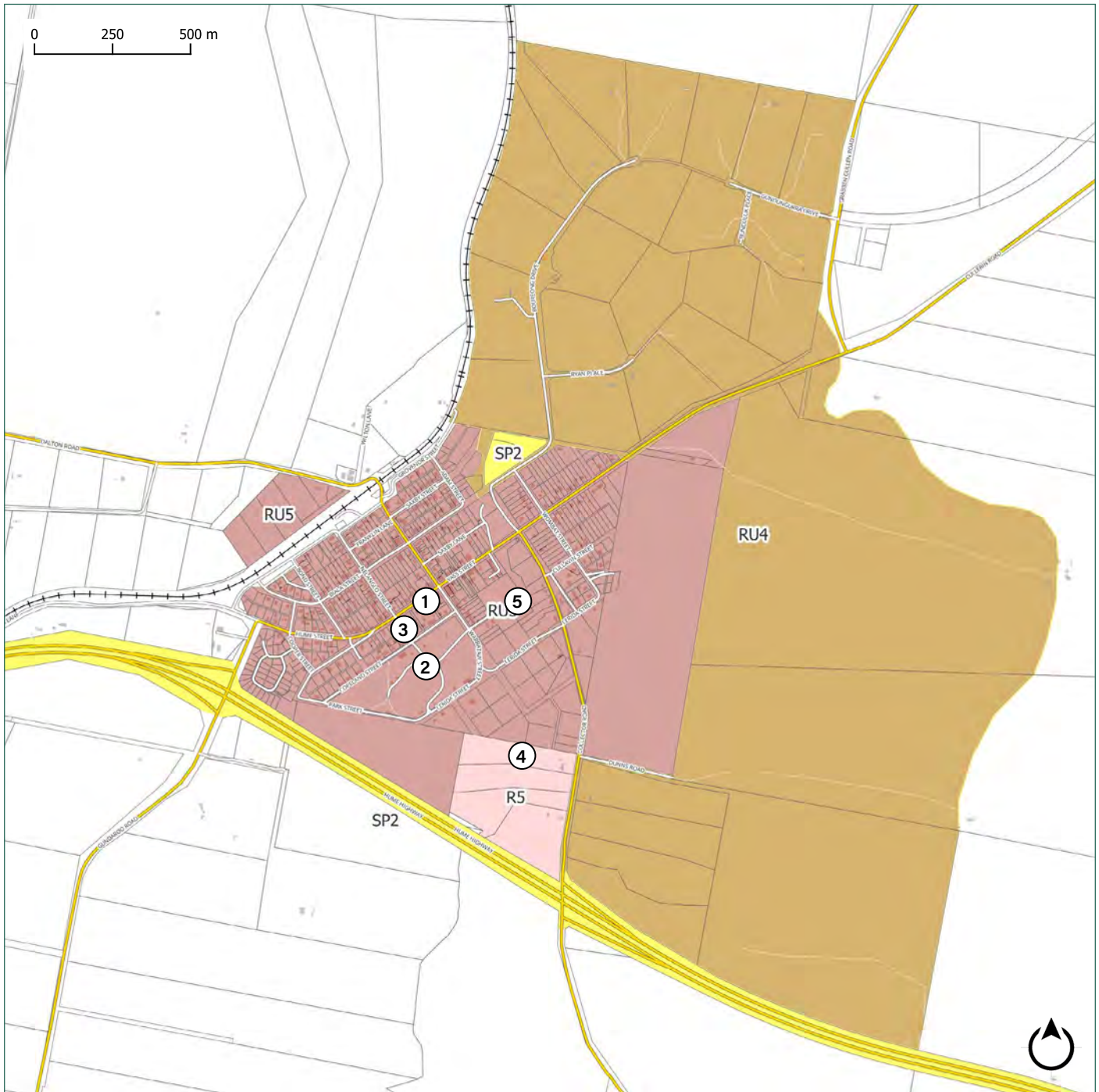
Key environmental characteristics for the village of Gunning are summarised as follows:

- There are significant constraints posed by water resources including vulnerable groundwater, riparian lands or flooding.
- There are significant terrestrial biodiversity resources impacting village land-use. Roadside environments and crown reserves are important locations for native vegetation.
- Multiple sites within the village are heritage listed under Upper Lachlan LEP 2010 including the Gunning District Soldiers Memorial, Gunning Railway Station and Yard Group and Coronation Theatre.

SERVICING

Upper Lachlan Shire provides reticulated water supply and sewerage services in Gunning. Fixed Wireless NBN is available to properties within the village and surrounding areas. Grid electricity is available to properties within the township and surrounding areas. Telecommunications options include satellite NBN, Telstra 4G or Starlink.

Situated mid-way between Goulburn and Yass and around 1 hour from Canberra, Gunning is located within the broader 'golden triangle' growth area and benefits from exceptional connectivity to regional and metropolitan centres via road and rail infrastructure. In terms of roads, Gunning retains direct access to Australia's principal north-south freight and transport corridor - the Hume Highway. This provides efficient connections to Canberra (75km), Goulburn (45km), Yass (40km) and Sydney (260km). In terms of rail, Gunning is located on the Main Southern Railway, one of Australia's most important interstate rail corridors linking Sydney and Melbourne.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

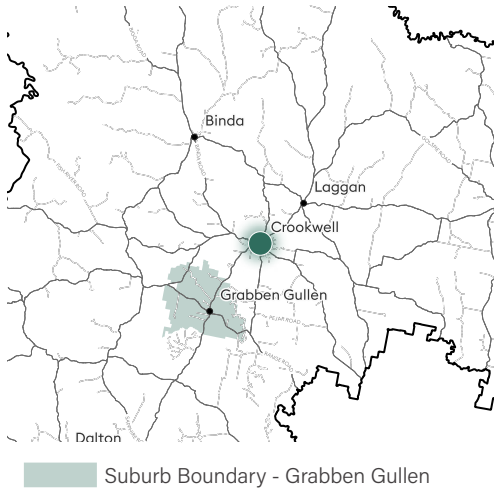
Key Township Features

1. Gunning Main Street
2. Gunning Showground and Recreational Grounds
3. Gunning Public School
4. R5 Large Lot Residential Precinct
5. Meadow Creek

Map 9 - Gunning Housing Profile Map

GRABBen GULLEN

PROFILE MAP



PEOPLE



248

Population



71

Families

HOMES



135

Total Private Dwellings



2.1

Average Household Size

INCOME



\$1,218

Median Weekly Household income



\$1,200

Median Monthly Mortgage Repayments

LOCATION

Grabben Gullen is located approximately 14km south-west of Crookwell via the Grabben Gullen Road.

STRUCTURE

The structure of the urban area of Grabben Gullen is illustrated in Map 10. The RU5 Village and R2 Low Density Residential zone has a traditional grid structure defined by Camp Street, Britannia Street and Caledonia Street.

LAND-USE

The primary land-use within the village of Grabben Gullen is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 1,000m² to 4,000m². Medium density housing forms are permissible, but generally absent.

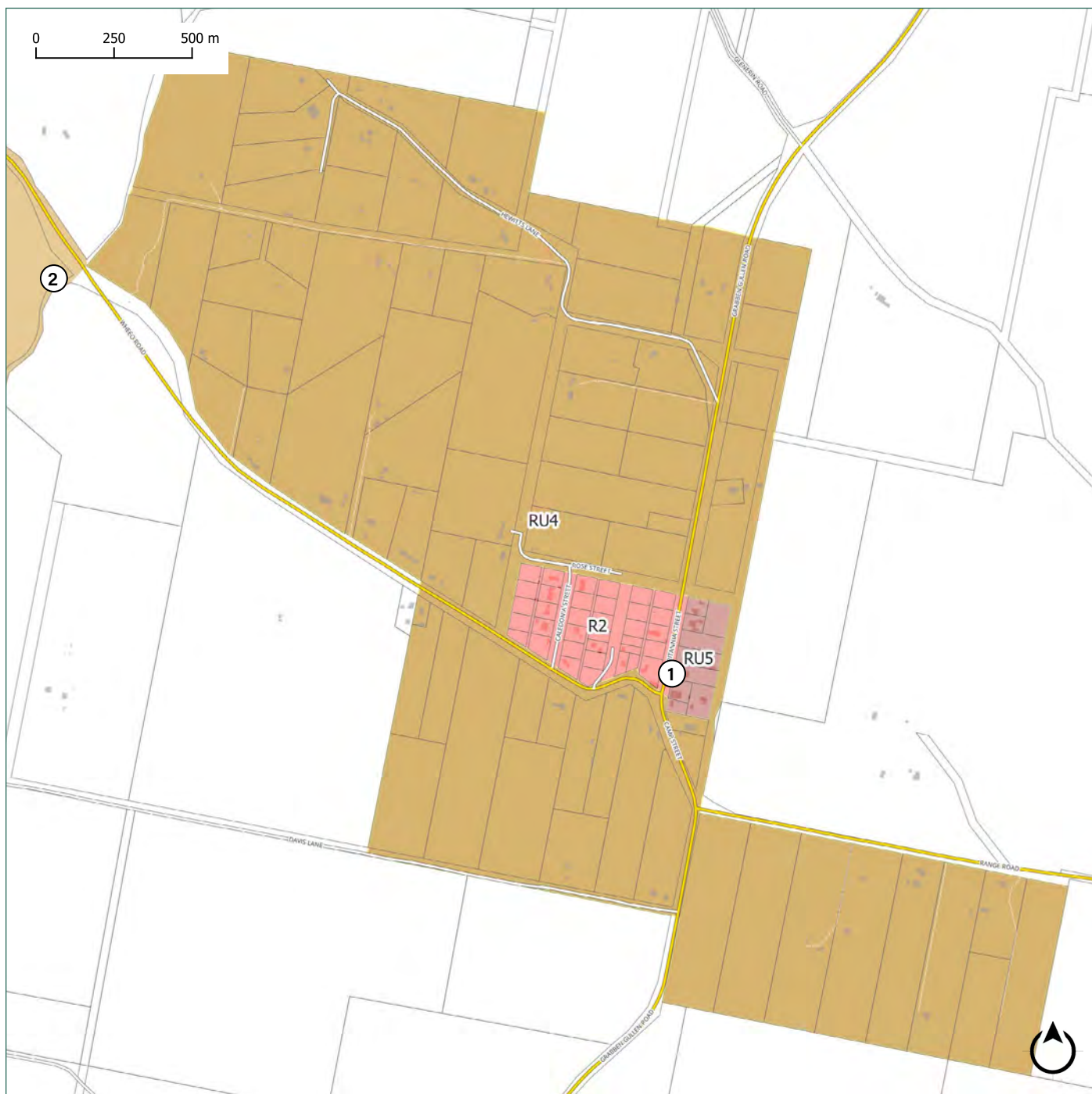
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Grabben Gullen are summarised as follows:

- Parts of the village is mapped as Bushfire Prone Lands.
- Roadside environments and crown reserves are important locations for native vegetation.
- One sites within the village and surrounding areas are heritage listed under Upper Lachlan LEP 2010 including the Albion Hotel.

SERVICING

There is no reticulated water supply scheme servicing Grabben Gullen. There is also no sewerage in Grabben Gullen, with on-site waste disposal the sole method for domestic effluent management. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite NBN, Telstra 5G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

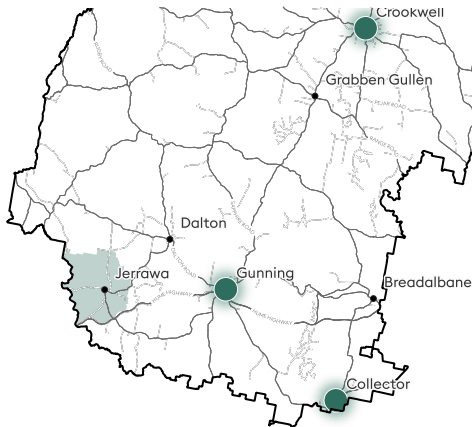
Key Village Features

1. Grabben Gullen Main Street
2. Grabben Gullen Creek

Map 10 - Grabben Gullen Housing Profile Map

JERRAWA

PROFILE MAP



PEOPLE



106

Population



36

Families

HOMES



49

Total Private Dwellings



1.7

Average Household Size

INCOME



\$1,875

Median Weekly Household income



\$1,499

Median Monthly Mortgage Repayments

LOCATION

Jerrawa is located approximately 66km south-west of Crookwell via the Grabben Gullen Road and Hume Highway.

STRUCTURE

The structure of the urban area of Jerrawa is illustrated in Map 11. The RU5 Village zone is structured around the a spine created by Jerrawa and Coolalie Road.

LAND-USE

The primary land-use within the village of Jerrawa is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings averaging 500m² to 4,000m². Medium density housing forms are permissible, but generally absent.

ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Jerrawa are summarised as follows:

- There are no significant water resource issues impacting village life.
- Roadside environments and crown reserves are important locations for native vegetation.

SERVICING

There is no reticulated water supply scheme connected to the village. There is no sewerage supply scheme, with on-site waste disposal the sole method for domestic effluent management. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite NBN, Telstra 5G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

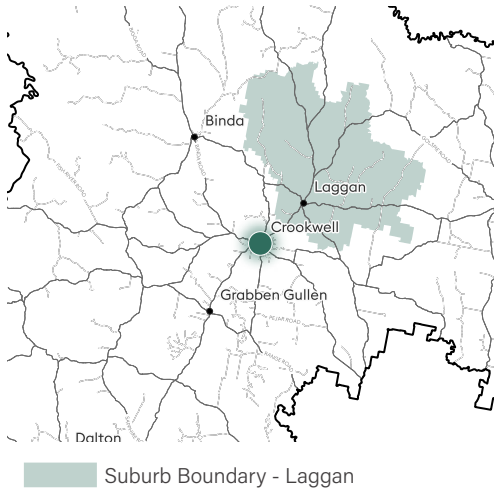
Key Village Features

1. Jerrawa Main Street
2. Catherines Creek

Map 11 - Jerrawa Housing Profile Map

LAGGAN

PROFILE MAP



PEOPLE



407

Population



107

Families

HOMES



219

Total Private Dwellings



2.0

Average Household Size

INCOME



\$1,607

Median Weekly Household income



\$1,598

Median Monthly Mortgage Repayments

LOCATION

Laggan is located approximately 9km north of Crookwell via the Laggan Road.

STRUCTURE

The structure of the urban area of Laggan is illustrated in Map 12. The RU5 Village zone has a traditional grid structure, based around a spine created by Peelwood and Laggan Road. The village limits are defined by Laggan Road, Peelwood Road and Redground Heights Road.

LAND-USE

The primary land-use within the village of Laggan is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings averaging 1,000m² to 4,000m². Medium density housing forms are permissible, but generally absent.

ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Laggan are summarised as follows:

- There are significant constraints posed by water resources including vulnerable groundwater, riparian lands or flooding.
- Roadside environments and crown reserves are important locations for native vegetation.
- Multiple listed heritage sites are within the village including Laggan Hotel, Laggan Memorial Hall and various churches.

SERVICING

There is no reticulated water supply scheme connected to the village. There is no sewerage supply scheme, with on-site waste disposal the sole method for domestic effluent management. Grid electricity is available to properties within the village and surrounding areas. Telecommunications options include satellite NBN, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

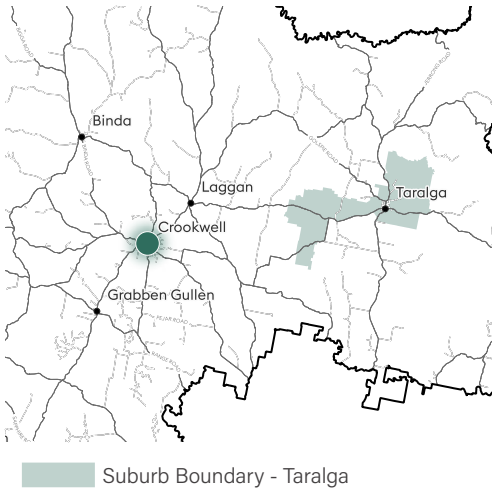
Key Village Features

1. Laggan Main Street
2. Laggan Public School
3. Laggan Memorial Hall
4. Reedy Creek
5. Recently Rezoned Land

Map 12 - Laggan Housing Profile Map

TARALGA

PROFILE MAP



PEOPLE



403

Population



102

Families

HOMES



243

Total Private Dwellings



1.8

Average Household Size

INCOME



\$1,166

Median Weekly Household income



\$1,365

Median Monthly Mortgage Repayments

LOCATION

Taralga village is located at the intersection of the Goulburn - Oberon Road and the Laggan - Taralga Road and is accessible from Oberon to the north, Mittagong to the east, Goulburn to the south, and Crookwell to the west.

STRUCTURE

The structure of the urban area of Taralga is illustrated in Map 13. The RU5 Village zone is structured around the a spine created by Orchard Street and Taralga Road.

LAND-USE

The primary land-use within the village of Taralga is for residential purposes. The village is surrounded by Large Lot Residential land to the south and south-west.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 1,000m² to 4,000m². Medium density housing forms are permissible, but generally absent.

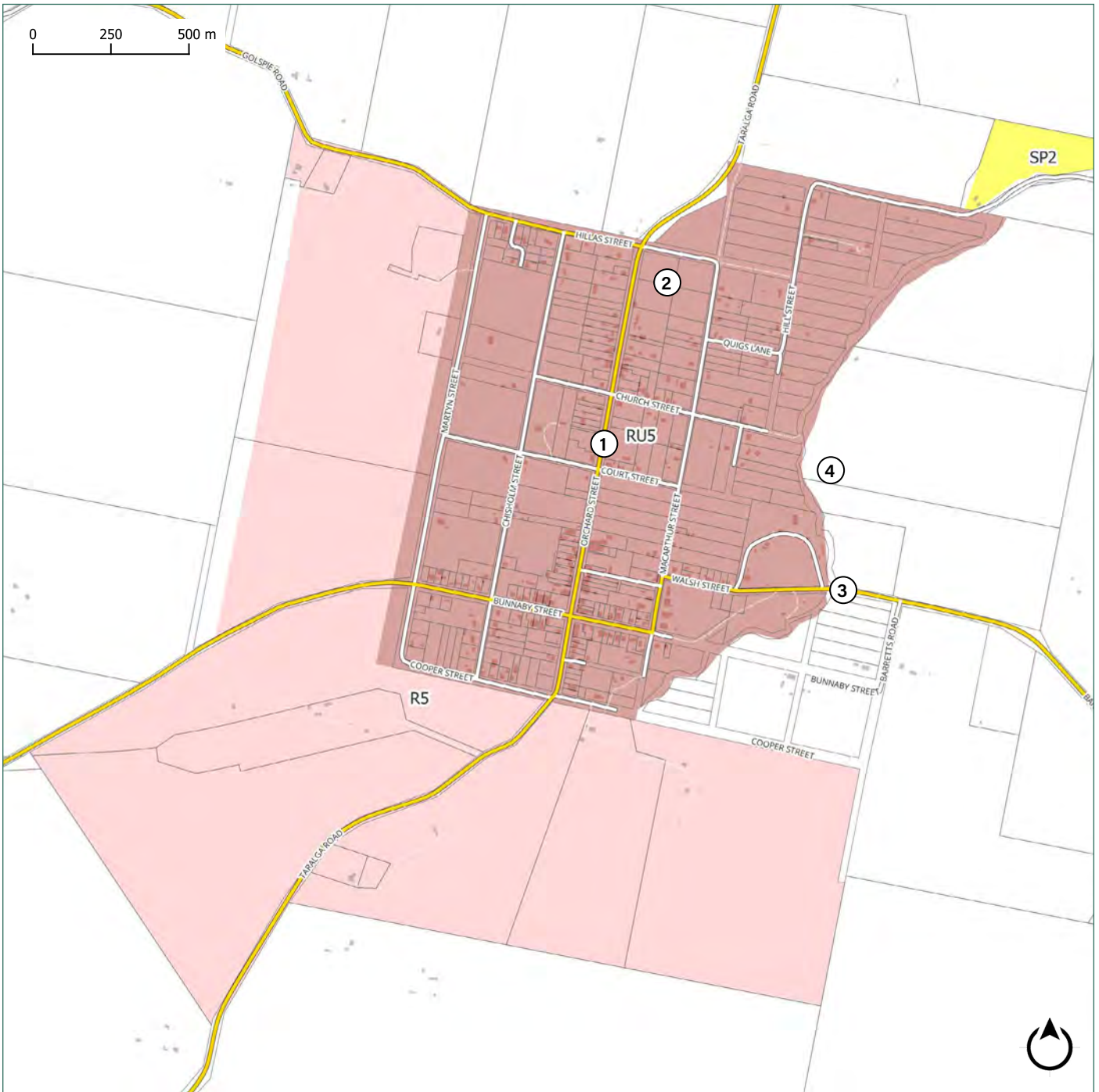
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Taralga are summarised as follows:

- Some parts of the village are constrained by flooding from the Corroboree Creek. Riparian vegetation exists along the banks of the Corroboree Creek.
- There are no significant terrestrial biodiversity resources impacting village land-use. Roadside environments and crown reserves are important locations for native vegetation.
- There several local heritage listed items, including, Taralga Courthouse, Taralga Hotel and Taralga Railway Station.

SERVICING

Upper Lachlan Shire Council provides reticulated water and sewerage services to Taralga. Grid electricity is available to properties within the township and surrounding areas. Telecommunications options include satellite NBN, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

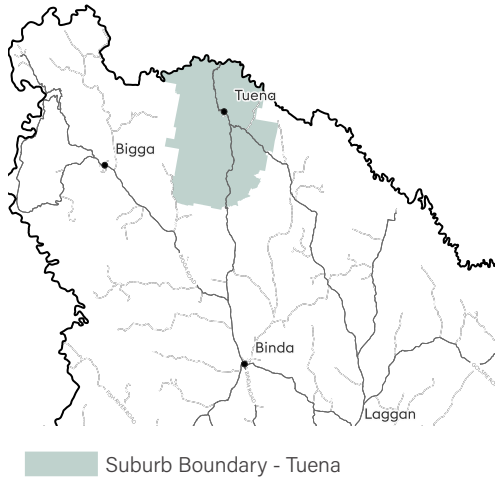
Key Village Features

1. Taralga Main Street
2. Taralga Public School
3. Taralga Showground
4. Corroboree Creek

Map 13 - Taralga Housing Profile Map

TUENA

PROFILE MAP



PEOPLE



81

Population



18

Families

HOMES



68

Total Private Dwellings



1.5

Average Household Size

INCOME



\$574

Median Weekly Household income



\$650

Median Monthly Mortgage Repayments

LOCATION

Tuena is located approximately 56km north of Crookwell via the Junction Point Road.

STRUCTURE

The structure of the urban area of Tuena is illustrated in Map 14. The village is split by Bathurst Street with the majority of village land-use concentrated on the southern side of the Street. The RU5 Village zone limits is defined by Tuena Creek.

LAND-USE

The primary land-use within the village of Tuena is for residential purposes. The village is surrounded by agricultural land.

HOUSING STOCK AND LOT MIX

Housing stock within the village is characterised by single storey detached dwellings on property holdings ranging in size from 1,000m² to 4ha. Medium density housing forms are permissible, but generally absent.

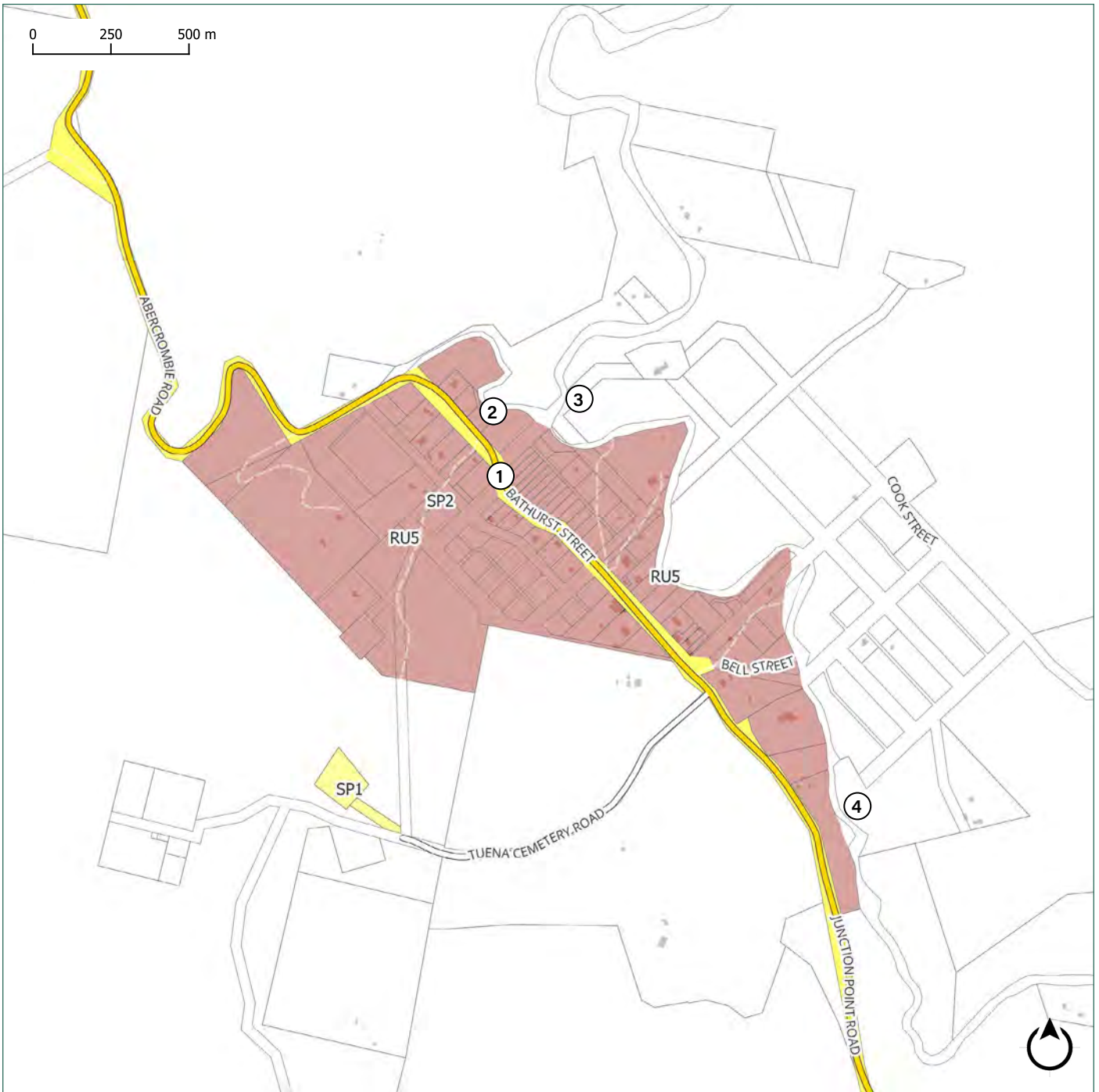
ENVIRONMENTAL CHARACTERISTICS

Key environmental characteristics for the village of Tuena are summarised as follows:

- There are no significant constraints posed by water resources. Flooding and vulnerable groundwater are not key issues impacting village land-use.
- There are terrestrial biodiversity resources impacting village land-use. Roadside environments and crown reserves are important locations for native vegetation.
- Multiple sites within the village are heritage listed under Upper Lachlan LEP 2010 including the Parsons General Store, Goldfields Inn Hotel and a number of church buildings.

SERVICING

There is no reticulated water supply or sewerage scheme, with on-site waste disposal the sole method for domestic effluent management and onsite rainwater collection. Grid electricity is available to properties within the township and surrounding areas. Telecommunications options include satellite NBN, Telstra 4G or Starlink.



Legend - Upper Lachlan LEP 2010 Zones

E1	Local Centre
E3	Productivity Support
E4	General Industrial
R1	General Residential
R2	Low Density Residential
R5	Large Lot Residential
RU5	Village
RU2	Rural Landscape
RU4	Primary Production Small Lots
RE1	Public Recreation
SP2	Infrastructure

Key Village Features

1. Tuena Main Street
2. Tuena Caravan Park
3. Tuena Sports Oval
4. Tuena Creek

Map 14 - Tuena Housing Profile Map

04

STAKEHOLDER ENGAGEMENT

As part of the preparation of the draft Upper Lachlan Housing Strategy, an early engagement phase was conducted with a number of State government agencies, service authorities and interest groups on their ideas for housing in the Upper Lachlan LGA.

A community survey was also conducted to gain greater understanding on how people feel about housing in the Upper Lachlan Shire.

This Chapter documents the main findings from early engagement with the wider community on the development of the draft Upper Lachlan Housing Strategy.



4.1. AGENCY ENGAGEMENT

Upper Lachlan Shire Council consulted with a number of important State government agencies, service authorities and interest groups on their ideas for housing in the Upper Lachlan LGA.

The purpose of this engagement was to allow targeted stakeholders to provide Council with early feedback on their ideas, issues, challenges and policy requirements affecting housing in Upper Lachlan Shire.

A summary of the feedback received from early engagement with stakeholders is outlined in the table below.

The following stakeholders were consulted:

- NSW Department of Climate Change, Energy, the Environment and Water.

- NSW Office of Environment and Heritage.
- NSW Rural Fire Service.
- Transport for New South Wales.
- Homes NSW.
- NSW Department of Primary Industries and Regional Development.
- Telstra.
- Homes NSW.
- Mulwaree Aboriginal Community Inc.

A summary of the feedback received from early engagement with stakeholders is as follows:

AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
NSW Department of Climate Change, the Environment and Water 	The NSW Department of Climate Change, Energy, the Environment and Water works to protect the state's environment and heritage. Ensuring a sustainable NSW through climate change and energy action, water management, environment and heritage conservation and protection. Climate change, energy action, water management, environment and heritage conservation are important in the planning for residential growth in the Upper Lachlan LGA. Council should consider adopted DCP controls to ensure ecological values and biodiversity considerations are suitably addressed as part of the design of future development.	The draft Upper Lachlan Housing Strategy should avoid creating new opportunities for residential housing in locations that are significantly constrained by biodiversity resources or impacted by flooding. Similarly, the Strategy should avoid enabling significant intensification of residential land-use in locations that are constrained by biodiversity or flooding. Master plans for existing and or new growth areas should be prepared following adequate consideration of potential biodiversity and flood impact. Upper Lachlan Shire Council will ensure NSW Department of Climate Change, Energy, the Environment and Water is consulted again as part of the public exhibition of the draft Upper Lachlan Shire Housing Strategy.

AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
NSW Department of Climate Change, the Environment and Water - Heritage 	The NSW Office of Environment and Heritage supports the conservation and protection of the all heritage items in the Upper Lachlan LGA including local and state listed sites. The heritage value of the township of Crookwell and villages are particularly important in planning for residential growth within the Upper Lachlan LGA. Council should consider adopted DCP controls to ensure setbacks, building appearance, building materials and character considerations are suitably addressed as part of the design of future development.	The draft Upper Lachlan Housing Strategy should advocate for an update to the Upper Lachlan Local Environmental Plan 2010, including a review of the environmental heritage items and consideration of new heritage conservation areas. The new Upper Lachlan DCP 2025 will address the controls to ensure character considerations are suitably addressed as part of the design of future development.

AGENCY

WHAT WE HEARD

IMPLICATIONS FOR HOUSING STRATEGY

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 and as such the NSW SES has interest in 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.

The NSW SES recommends that consideration of flooding issues is undertaken in accordance with the requirements of the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 and supporting guidelines.

The draft Upper Lachlan Housing Strategy should avoid creating new opportunities for residential housing in locations that are impacted by flooding. The Strategy should also avoid implementing planning policies that encourage or allow settlement intensification in locations that are impacted by flooding.

The draft Upper Lachlan Housing Strategy should advocate for an update to the villages of Crookwell, Gunning, Collector and Taralga Floodplain Risk Management Study and Draft Plan, 2017.

AGENCY

WHAT WE HEARD

IMPLICATIONS FOR HOUSING STRATEGY

NSW Rural Fire Service



The NSW Rural Fire Service (RFS) advises that the bushfire prone land map for Upper Lachlan LGA shows that the Crookwell township and villages are not mapped, which means that any intensification of use on existing residential zoned land will not require compliance with Planning for Bushfire Protection (PBP) 2019.

The RFS recommends that the Upper Lachlan Housing Strategy should complete early identification of parcels for residential intensification and new growth to ascertain whether bushfires will impact on these locations. For such areas, the guidelines in Chapter 4 Strategic Planning of PBP 2019 must be considered so that new areas of development avoids bushfire prone land. For new areas in bushfire prone locations, a bushfire assessment report should be prepared as part of any process to rezone the land. Chapter 5 of PBP provides relevant guiding information.

Considering the objectives of the residential zones as per Upper Lachlan LEP 2010, certain special fire protection purpose (SFPP) uses like Bed and Breakfast accommodation, Boarding Houses, Centre-based child care facilities, Community Facilities, and Seniors Housing are permissible within these zones. Chapter 6 of PBP provides relevant guidance for these development types.

The draft Upper Lachlan Housing Strategy should avoid, where possible, creating new opportunities for residential housing in locations that are bushfire prone. Similarly, the Strategy should avoid enabling significant intensification of residential land use in locations that are bushfire prone.

The draft Upper Lachlan Housing Strategy should ensure that any recommendations to change key planning controls in Upper Lachlan LGA (including zoning, minimum lot size and / or development controls) impacting bush fire prone land must consider and apply the policy objectives and strategic planning principles of the PBP 2019 and Chapter 4 Strategic Planning.

Upper Lachlan Council is currently working with the NSW RFS to revise the existing Bushfire Prone Land Map applying to land in the Upper Lachlan LGA. As part of the review, Council will consider the level of bushfire risk applying to existing and proposed locations that allow for residential housing and ancillary development types. Where a bushfire risk is identified to exist, this land will be appropriately categorised and shown on the new Bushfire Prone Land Map for the Upper Lachlan LGA.

AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
NSW Crown Lands 	NSW Crown Lands is responsible for the administration of Crown Land, including its parks, reserves, roads, assets, infrastructure, cemeteries and aboriginal land rights and native title. NSW Crown Lands encourages meaningful engagement with the Aboriginal community of the Gundungurra people within the Upper Lachlan LGA while developing and implementing the Upper Lachlan Shire Housing Strategy. NSW Crown Lands seeks engagement on planning matters that strengthen community connections with Crown Lands, protect cultural heritage on Crown Lands, accelerate economic progress in NSW, accelerate realisation of Aboriginal land rights and native title partnership with Aboriginal people. The NSW Crown Lands supports strategic land-use planning as the most effective and efficient way to protect environmental assets. NSW Crown Lands has provided Council with guidance material on information relating to the management of Crown Land assets, infrastructure and property management services is properly considered as part of growth planning.	The draft Upper Lachlan Shire Housing Strategy should avoid creating new opportunities for residential housing in locations that have a site history which presents a cultural heritage value. Master plans for existing and / or new growth areas should ensure that best-practice principles for land-use conflict avoidance / management are appropriately considered and integrated into site planning. Upper Lachlan Shire Council will ensure the NSW Crown Lands is consulted again as part of the public exhibition of the draft Upper Lachlan Shire Housing Strategy.

AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
NSW Department of Primary Industries 	NSW Department of Primary Industries and Regional Development is responsible for protecting, supporting and developing regional NSW. When planning for new residential growth the 2023 REDS update provides an updated evidence based to guide governments in making policy and investment decisions to enhance resilience and drive sustainable, long term economic growth in regional NSW. One such enabler was to support the diversification of the Upper Lachlan LGA affordable housing options to increase housing supply. The rationale for this enabler is to ensure affordable and sufficient housing for all members of the community.	The draft Upper Lachlan Housing Strategy should ensure that when planning for new residential growth the 2023 REDS update should be considered. The 2023 REDS update provides an updated evidence based to guide governments in making policy and investment decisions to enhance resilience and drive sustainable, long term economic growth in regional NSW. Upper Lachlan Shire Council will ensure the NSW Department of Primary Industries and Regional Development is consulted again as part of the public exhibition of the draft Upper Lachlan Housing Strategy.

AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
NBN Co. 	Telstra advises that the majority of the urban areas of the Upper Lachlan Shire are serviced by 4G Telstra coverage and 5G Telstra coverage services the Crookwell township. Telstra advises that new residential developments are provisioned in accordance with Telstra new Development Process and this is generally developer initiated. Telstra also advises that there are no locations within the urban area of Upper Lachlan Shire where settlement intensification cannot be supported by the current network of Telstra assets.	Housing growth in the Upper Lachlan Shire should be prioritised in locations that are capable of being provisioned with 4G Telstra coverage to ensure residential development meet the minimum servicing expectations of Council and the community. Upper Lachlan Shire Council will ensure the NSW Department of Primary Industries and Regional Development is consulted again as part of the public exhibition of the draft Upper Lachlan Housing Strategy.
AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
Homes NSW 	Homes NSW advises that it owns and manages 21 properties in the Upper Lachlan LGA, all located in the Crookwell township. Homes NSW advises that there are approximately 5 households in the Upper Lachlan LGA that are currently on a waiting list for new or more suitable housing. Homes NSW welcomes opportunities for new housing projects on residual land and / or in greenfield locations. Generally, Homes NSW has a focus on providing new housing on under utilised land close to town centres that provides a mixture of social, affordable and private market housing.	The draft Upper Lachlan Shire Housing Strategy has considered the local demographic and statistical data provided by Homes NSW and available from other sources including the Australian Bureau of Statistics. Refer to Section 04.2.12 for more information. In planning for new housing growth in the Upper Lachlan LGA, the draft Upper Lachlan Housing Strategy should investigate locations that are potentially suitable for new social housing projects by Homes NSW and /or other social and community housing providers. The investigation should focus on under-utilised sites in suitable (existing or proposed) zoned locations, including sites that are held in both private and public ownership. Upper Lachlan Shire Council will ensure NSW Homes is consulted again as part of the public exhibition of the draft Upper Lachlan Housing Strategy.
AGENCY	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
Mulwaree Aboriginal Community Inc	The Mulwaree Aboriginal Community Inc roles is an inclusive organisation for people living in Goulburn Mulwaree and Upper Lachlan Shire LGA's. The Mulwaree Aboriginal Community Inc work collaboratively with other organisations to provide support to our community and undertake government consultation. The Mulwaree Aboriginal Community Inc believes housing, employment and community are central themes to guide Council's strategic planning efforts. There is also an opportunity to elevate the profile of other important strategic planning projects affecting Upper Lachlan LGA.	The draft Upper Lachlan Shire Housing Strategy should avoid creating new opportunities for residential housing in locations that have a site history which presents a cultural heritage value. Master plans for existing and / or new growth areas should ensure that best-practice principles for land-use conflict avoidance / management are appropriately considered and integrated into site planning. Upper Lachlan Shire Council will ensure the Mulwaree Aboriginal Community Inc is consulted again as part of the public exhibition of the draft Upper Lachlan Shire Housing Strategy.

4.2. COMMUNITY SURVEY

Upper Lachlan Shire Council conducted a short online community survey during March 2025, whereby a total of 202 survey responses were received by Council.

The survey was completed primarily by residents and business owners of the Upper Lachlan Shire. The majority of those residents lived within the Crookwell Township and there was a strong response from Crookwell, Gunning and Collector. The most represented household structures were couple families with children (at 56%) and couples without children (at 26%).

The survey asked a series of targeted questions which were formulated with the aim of understanding how the community feels about housing in Upper Lachlan Shire including key issues, housing supply gaps and priorities for further consideration in developing the draft Upper Lachlan Housing Strategy.

A detailed presentation of the survey findings is presented in Appendix A of the draft Upper Lachlan Housing Strategy.

A high level summary of the key messaging from the survey is presented as follows, grouped by the following key themes:

- Housing Challenges.
- Housing Opportunities.



HOUSING CHALLENGES

According to the survey participants, the top challenges facing housing in the Upper Lachlan shire are cost of living, infrastructure and servicing challenges, difficulty obtaining government approvals, housing affordability, access to housing for aged persons.

The survey results indicate the variety /availability of housing may be holding the LGA back.

The survey results indicate a primary barrier to new housing growth in the shire was cost, with the economic viability of developing land being a challenge for developers. Housing affordability generally was a key issue for owners and renters.

The community supports changes that will facilitate more large lot housing opportunities, with a tightly held market for small-acreages and a lack of supply through subdivision activity impacting affordability.

The business community reports housing as a key challenge for recruiting and retaining staff. Short term accommodation options are required for local workforce populations.

Stakeholders report COVID-19 as having significant impacts on the local real-estate market, with significant increases in houses prices that have not fallen to pre-pandemic levels.

The community supports residential growth, but places a high value on the need to protect residential amenity and urban character.

Many buyers in the local community are not familiar with strata or community title and can be hesitant to purchase dwellings unless the property is sold as Torrens Title.



HOUSING OPPORTUNITIES

The majority of survey respondents felt strongly that it was important to strategically plan for new housing growth and development.

The majority of survey respondents believe that lifestyle, communities values and feeling of safety make Upper Lachlan Shire a key location of choice for housing and population growth.

Almost a third of survey respondents believe that whilst housing affordability is a key issue, housing is still more affordable than in other locations.

The majority of survey respondents agree that Gunning should be the focus for new residential growth, followed by Crookwell, Collector and Taralga.

The community supports changes to the planning framework that encourage the renewal of aged / poorly performing housing stock.

The community supports strategies that encourage better utilisation of existing properties through high-quality infill development. Secondary dwellings and dual occupancies should be supported in locations where there is access to infrastructure.

Increasing the supply of medium density housing through infill development opportunities is generally supported.

Medium density housing developments would be more viable as infill development if there were opportunities for the developer to retain existing dwelling stock on separate Torrens Title lots.

The 50+ age demographic is highly represented in the local buyers market and drives demand for smaller / compact housing in accessible locations.

The community is supportive of housing initiatives that deliver increased diversity and densities.

The community supports initiatives that investigate the use of public owned land for new housing projects.

The community supports master planning of key growth areas to ensure positive planning outcomes for the community.

4.3. HOUSING STRATEGY SUBMISSIONS

4.3.1 Early Engagement

At the commencement of the Draft Upper Lachlan Shire Housing Strategy, Council undertook an early community engagement process, inviting submissions from the public on housing-related issues and opportunities across the Local Government Area. A total of two (2) submissions were received, a summary of which is included in the table below.

4.3.2 Public Exhibition - Round 1

The Draft Upper Lachlan Housing Strategy was placed on public exhibition from 27 October 2025 to 20 February 2026. The public exhibition involved the following consultation measures:

- Advertisement of the public exhibition of the Draft Upper Lachlan Housing Strategy 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.
- Running of Information Sessions at Collector, Crookwell, Gunning and Taralga in November and December 2025.

As a result of the public exhibition, Council received thirty nine (39) submissions including seven (7) government agency submissions.

A Review of Submissions Report has been prepared to record the feedback received from the public exhibition. The Review of Submissions Report also includes recommendations on where updates to the Draft Upper Lachlan Housing Strategy are necessary in response to the feedback received from public exhibition.

A copy of the Review of Submissions is to be placed on public exhibition with an updated copy of the Draft Upper Lachlan Housing Strategy (this document).

SUBMISSION	WHAT WE HEARD	IMPLICATIONS FOR HOUSING STRATEGY
Submission 1	Increase diversity and density in housing by encouraging different housing types and tenures, such as medium density development. There is limited residential accommodation in and around the main street of Crookwell, with there being limited retail and social activity to encourage shop top housing or other dwelling types. Crown land in and around the main street of Crookwell that could be used for affordable and multi dwelling housing. Explore the localities along the railway lines for future residential growth. This includes McAlister, Roslyn and Woodhouselee Stations. Improve road infrastructure from Taralga to the Hume Highway to reduce travel times to Sydney and within the Upper Lachlan LGA. Encourage new businesses and services to Gunning to encourage growth, such as a supermarket and high school. Explore areas in Crookwell for a Industrial area to provide employment opportunities and new businesses.	In planning for new housing growth in the Upper Lachlan LGA, the draft Upper Lachlan Housing Strategy will investigate locations that are potentially suitable for new opportunities for residential housing. The investigations will focus on under-utilised sites in suitable (existing or proposed) zoned locations, including sites that are held in both private and public ownership.
Submission 2	Ensure that agricultural land surrounding Crookwell is not identified for future residential growth areas. The agricultural land surrounding Crookwell has a rich history and is a productive area for potato growing in NSW.	In planning for new housing growth in the Upper Lachlan LGA, the draft Upper Lachlan Housing Strategy will investigate locations that are potentially suitable for new opportunities for residential housing. Master plans for new growth areas should ensure that best-practice principles for land-use conflict avoidance / management are appropriately considered and integrated into site planning.

05

HOUSING STATISTICS

An important task in preparing the draft Upper Lachlan Housing Strategy is to complete a robust analysis of the evidence base relating statistics.

According to the NSW Local Housing Strategy Guideline 2018, there are four components to consider when establishing the evidence base, as follows:

- Demographic indicators of social and economic factors.
- Housing demand, trends and diversity.
- Housing supply, trends and diversity.
- Environmental, infrastructure and servicing constraints and opportunities.

This Chapter investigates the supply and demand statistics that help predict where housing will occur in the Upper Lachlan Shire.



5.1. POPULATION

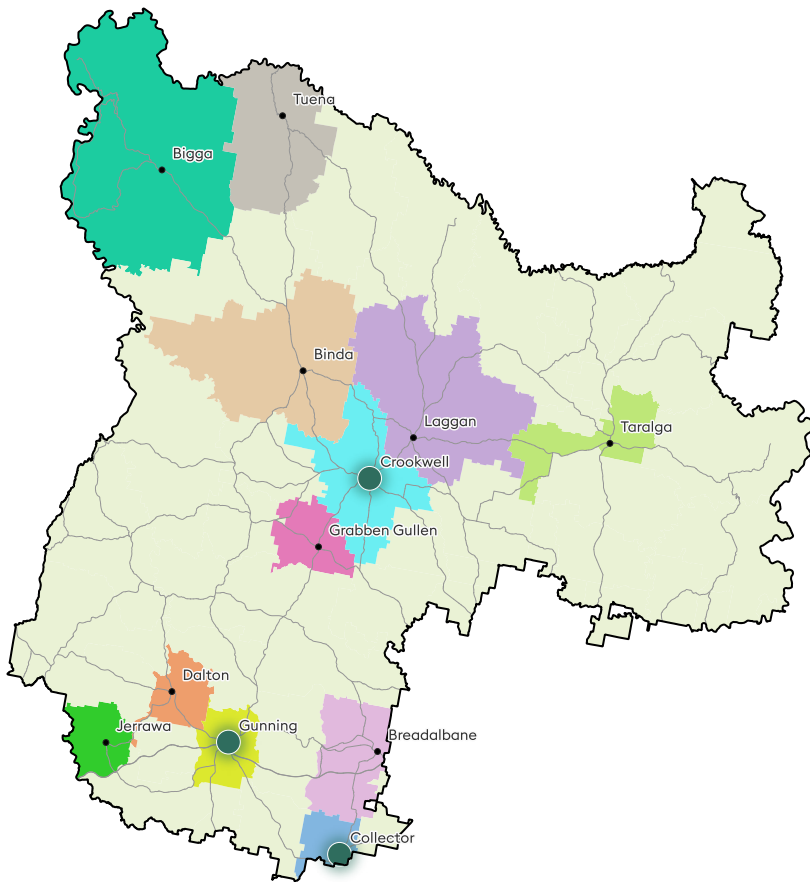
This section describes the historic and current population statistics for the Upper Lachlan Shire.

The populations of the main settlements are presented from ABS Census data, which are updated in June each year.

The statistics confirm that Crookwell is the main population centre in the Upper Lachlan Shire, followed by Gunning, Laggan, Taralga, Binda and Collector. A large proportion of people live in the other villages and on farms.

Population growth since 2006 has been significant, due largely to in-migration of new residents to the shire.

Suburb	Population
Crookwell	2,098
Gunning	604
Taralga	292
Collector	251
Dalton	230
Bigga	291
Tuena	81
Grabben Gullen	248
Laggan	407
Breadalbane	107
Jerrawa	106
Binda	291
Rural Balance	3,508



+1,461

Total Population Change
Since 2006

8,514

Population - Upper Lachlan LGA*

5,006

Population - Urban Areas & Villages*

3,508

Population - Rural Balance**

*ABS 2023 Estimated Resident Population

**Population figures as per ABS 2021 Census includes counts for urban centres and localities for Crookwell, Gunning, Taralga and Collector. The remaining villages are counts for suburbs and localities.

7,053



2006

7,193



2011

7,695



2016

8,514



2021

Estimated Resident Population - Upper Lachlan LGA

ABS, Census of Population and Housing 1996 to 2021

* Enumerated Population Count only available for selected census year

5.2. AGE DISTRIBUTION

This section presents an analysis of the age-sex structure for the Upper Lachlan Shire.

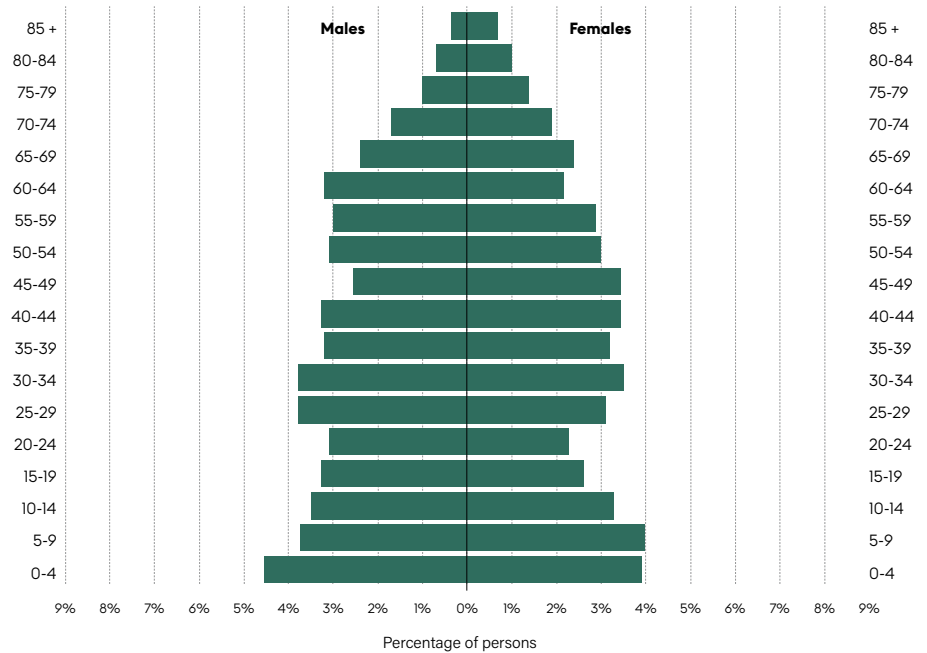
The analysis is presented in the form of an age-sex pyramid, which is a demographic tool used to show patterns of change in the age structure and sex ratio of an area over time. It also compares the results of the 1996 census to the results of the most recent 2021 census.

In 1996 the age-sex structure for Upper Lachlan LGA exhibited a larger proportion of children and middle-aged people, with a fewer elderly people.

From the period 1996 to 2021, the age-sex structure for Upper Lachlan LGA has changed significantly over the period 1996-2021, which now shows a higher proportion of people in older age-groups. This trend is consistent with an ageing population.

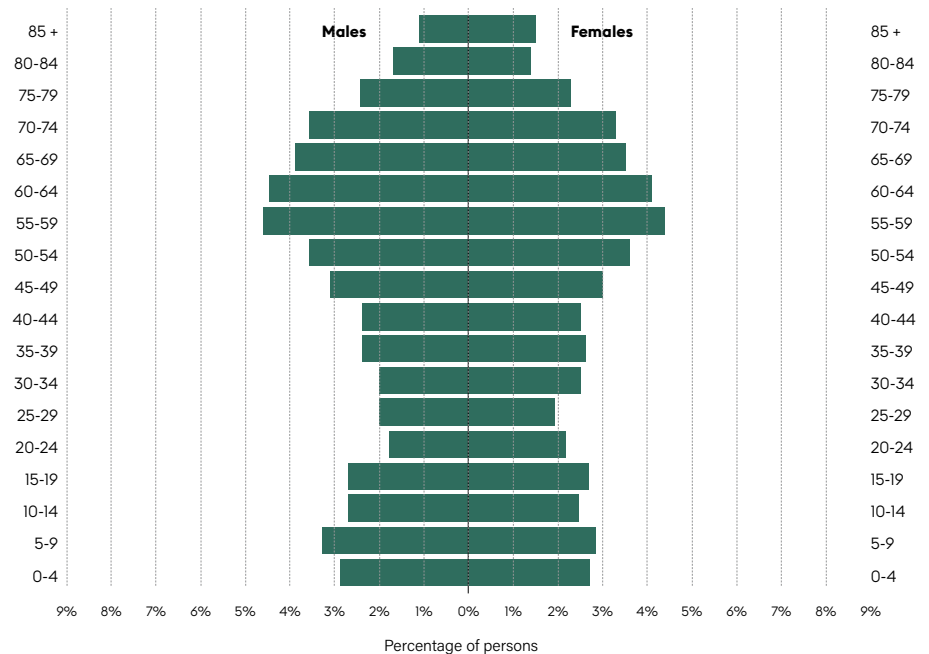
Upper Lachlan Shire can expect an increase in demand for smaller housing typologies in well located areas, as older people look to downsize from larger dwellings into smaller dwellings.

Subject to more smaller dwellings being made available in the short to medium term, the stock of larger dwellings should become more available to allow younger families transitioning from their 'first home' into their second home.



Age-Sex Pyramid, Upper Lachlan LGA, 1991

Source: Australian Bureau of Statistics, Census of Population and Housing, 1991 (Enumerated data).
Compiled by profile.id and presented by Currajong.



Age-Sex Pyramid, Upper Lachlan LGA, 2021

Source: Australian Bureau of Statistics, Census of Population and Housing, 1991 (Enumerated data).
Compiled by profile.id and presented by Currajong.

5.3. RESIDENTIAL MOBILITY

5.3.1 Migration Generally

Migration forms a significant component of population change in Australia. The three main types of migration are overseas migration, interstate migration and within-state migration, of which 'within-state' is the most common and largely involves moves between neighbouring areas within an urban or regional setting.

ABS Census of Population and Housing 2021 data indicates that between 2016 and 2021, the Upper Lachlan Shire experienced the following changes:

- 60.7% of Upper Lachlan Shire residents did not change their address.
- 29.4% of Upper Lachlan Shire residents came from elsewhere in Australia, such as the ACT.
- 27.6% of Upper Lachlan Shire residents moved to other areas, such as to Goulburn Mulwaree.

5.3.2 Migration by Age

The age structure of people who move into and out of Upper Lachlan Shire is strongly influenced by the residential role and function of the area and can influence demand for particular services and housing typologies. For instance, inner city areas near employment, education and entertainment tend to attract many young people in their late teens and early twenties, who move out in their late twenties and thirties to start families in suburban areas. Rural areas such as Upper Lachlan Shire tend to lose young people and gain older families and retirees.

In 2021, the age group with the highest net migration to Upper Lachlan Shire was persons aged 55 to 64 years (150 persons). The age group with the lowest net migration to Upper Lachlan Shire was persons aged 18-24 years (-151 persons).

In the Upper Lachlan Shire, people aged 18-24 years are more likely to leave the LGA to live in other locations, particularly larger centres that may have increased opportunities for higher education and career progression. Older residents are tending to remain in the LGA.

5.4. EMPLOYMENT

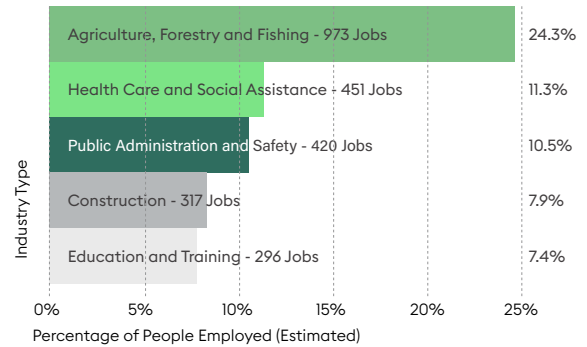
Employment statistics are modeled by the National Institute of Economic and Industry Research (NIEIR) to correct the known undercount of jobs recorded in the Census. They estimate the total number of persons employed in an industry sector (full-time and part-time) in the Upper Lachlan Shire regardless of where they live and are updated annually.

The top 5 employment industries in the Upper Lachlan Shire are represented in the info graphic to the right of page. The largest employer, generating 973 local jobs in 2021, is the Agriculture, Forestry and Fishing Sector.

In 2021, 96.9% of the total labour force was employed in 2021, and 3.1% unemployed, compared with 95.4% and 4.6% respectively for NSW¹. 53.9% of working residents live and work in the LGA and 40.6% of working residents traveled outside the area to work. The supply of housing in the LGA is important to sustain workforce participation in the region.

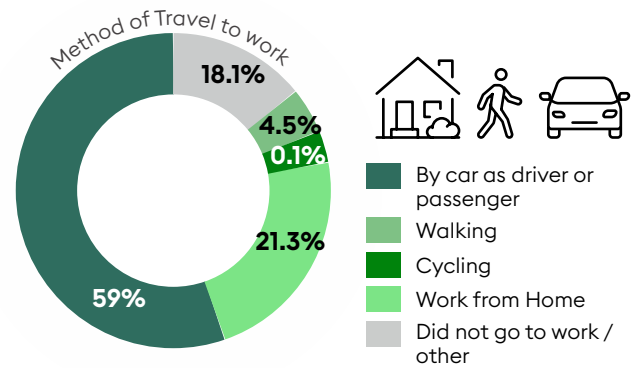
Similar to other regional locations, private transport is a primary method of travel to work and there is less reliance on public transport. Working from home arrangements are more common post COVID-19.

In the Upper Lachlan Shire, people aged 18-24 years are more likely to leave the LGA to live in other locations, particularly larger centres that may have increased opportunities for higher education and career progression. Older residents are tending to remain in the LGA.



Top 5 Employment Industries*

*National Economics (NIEIR) Modeling Series - presented by Profile ID.



3,994

NUMBER OF EMPLOYED PERSONS

The number of people living in Upper Lachlan Shire at the 2021 Census which were employed. Of this number, 58.6% worked full-time and 31.6% part-time.

3.1%

UNEMPLOYMENT RATE

The unemployment rate for Upper Lachlan LGA at the 2021 Census compares lower than the NSW (4.6%) and 5.1% for Australia.

53.9%

PEOPLE WHO LIVE AND WORK IN THE AREA

A large proportion of residents work outside the Upper Lachlan LGA.

¹ Profile.ID - Upper Lachlan Shire - Employment Status

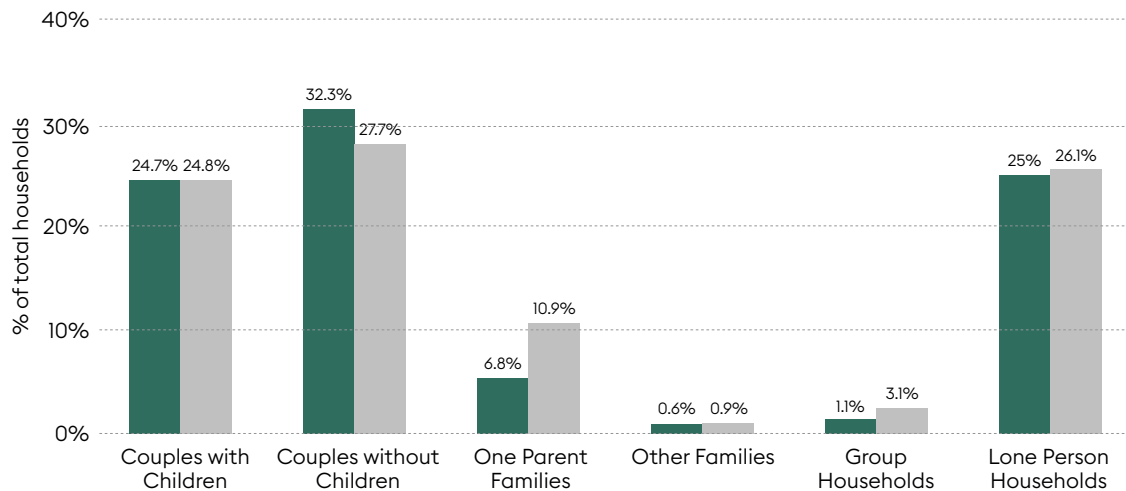
5.5. HOUSEHOLD TYPE

Upper Lachlan Shire's household and family structure provides key insights into the role and function of settlements in the Upper Lachlan Shire as well as the level of future demand for services and facilities, as most are related to age and household types.

ABS statistics show that 24.7% of households in the Upper Lachlan Shire were made up of couples with children in 2021, compared with 24.8% in Regional NSW. Conversely, 32.3% of households were made up of couples without children in 2021, compared with 27.7% in Regional NSW.

The ABS data shows a trend in the Upper Lachlan Shire of an increasing number of Lone Person Households and Households with Couples with Children. This trend is likely to have a number of implications for long term housing supply in the Upper Lachlan LGA, including:

- An increase in demand for residential and rural residential land to cater for households with couple with children.
- An increase in demand for smaller housing units, such as one-bedroom apartments, studio apartments and smaller houses.
- Developers may need to diversify the types of housing they build to include more options suited for single occupants.



HOUSEHOLD TYPE - UPPER LACHLAN LGA - 2021

Profile.ID - Upper Lachlan Shire - Household Type - <https://profile.id.com.au/crookwell/households>

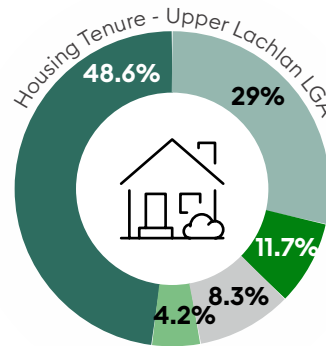
Upper Lachlan Shire
 Regional NSW

5.6. HOUSEHOLD TENURE

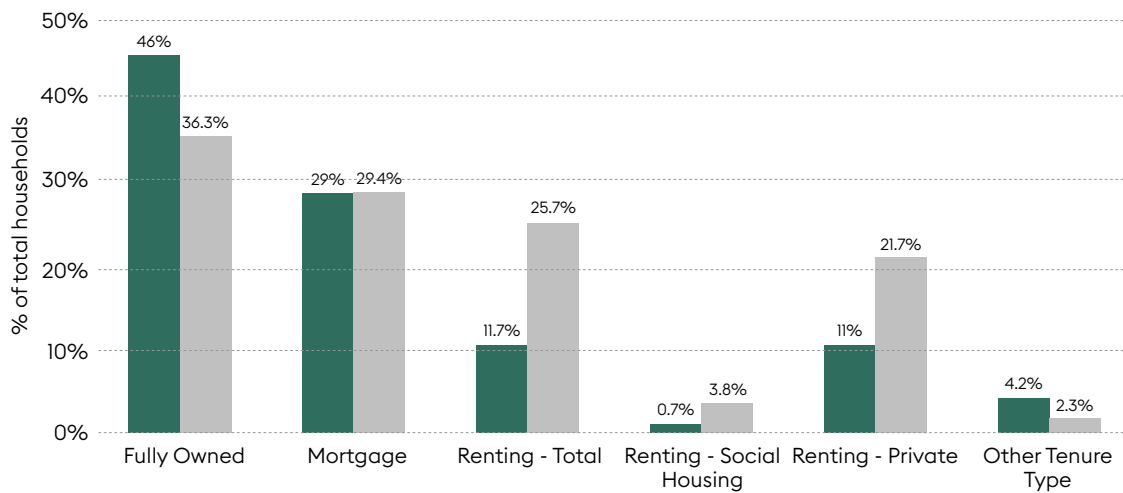
Upper Lachlan Shire's housing tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. A higher concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters.

The ABS 2021 Census data shows that 46.8% of households in the Upper Lachlan Shire owned their dwelling, with 29% of households in the process of purchasing their property (mortgaged), and 11.7% renting.

The level of home ownership in Upper Lachlan Shire is strong and compares favourably to other Regional NSW locations. In total, 76% of dwellings are either fully owned or mortgaged.

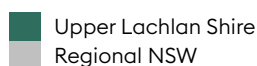


Fully Owned	46.8%
Mortgaged	29%
Renting	11.7%
Other	4.2%
Not Stated	8.3%



HOUSEHOLD TENURE - UPPER LACHLAN LGA - 2021

Profile.ID - Upper Lachlan Shire - Household Type - <https://profile.id.com.au/upper-lachlan/tenure>



5.7. DWELLING TYPES

Dwelling structure is an important determinant of Upper Lachlan Shire's residential role and function. A greater concentration of higher density dwellings is likely to attract / retain more young adults and older persons looking to downsize.

The ABS 2021 Census confirms that separate houses predominates in the Upper Lachlan LGA. A total of 4,393 detached dwellings were counted at the census, which represents an increase of 908 dwellings from the 2006 Census. The number of medium density dwellings in Upper Lachlan LGA (as a proportion of total dwelling stock) is comparatively less than for Regional NSW, which is 17%.

The ABS 2021 Census counted a total of 109 dwellings which were either classed as medium or high density dwellings. This represents just 2.4% of the total number of dwellings in the Upper Lachlan Shire LGA. The figures also show an increase of only 52 medium density dwellings over the last 15 year Census Period (2006-2021), equating to 3.5 dwellings per year.

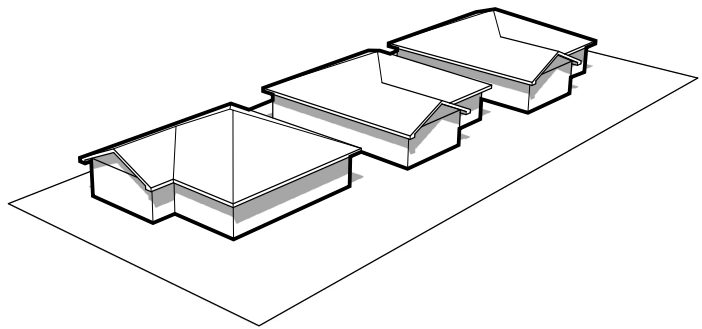
An aging population in the Upper Lachlan LGA is likely to translate into an increased demand for medium density housing. The statistics suggest the number of medium density dwellings being constructed in the Upper Lachlan LGA may not be sufficient to meet future demand.

Note - In the context of the Upper Lachlan LGA, medium density housing refers generally to typologies where there is more than one dwelling on a typical sized residential allotment. The most common types of medium density housing in Upper Lachlan LGA include dual occupancies, semi-detached dwellings, secondary dwellings and multi-dwelling housing.

109

TOTAL MEDIUM DENSITY DWELLINGS

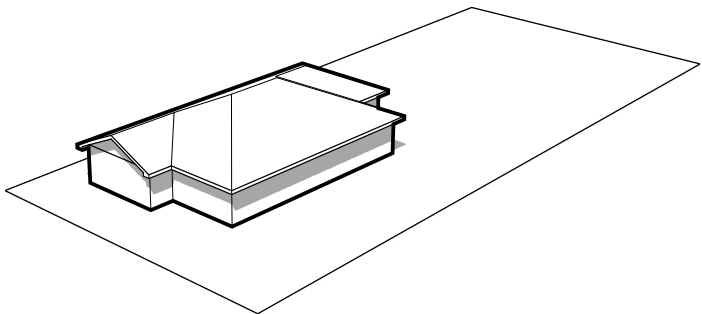
The total number of private medium density dwellings recorded in the Upper Lachlan LGA at the 2021 ABS Census



4,393

TOTAL DETACHED DWELLINGS

The total number of private separate dwellings recorded in the Upper Lachlan LGA at the 2021 ABS Census



5.8. DWELLING COUNTS

The 2021 ABS data shows that Crookwell is the residential location of choice in the Upper Lachlan Shire. The villages of Collector, Gunning and Taralga also accommodate a substantial number of dwellings.

Over the period 2006 - 2021 the total number of private dwellings in the Upper Lachlan LGA increased by 836 dwellings from 2,759 in 2006 to 3,595.¹

The ABS data also shows a significant number of dwellings in the Upper Lachlan Shire LGA (983) were unoccupied on census night. This number compares higher to Regional NSW.

	Occupied ¹		Unoccupied ²	
	Count	%	Count	%
Upper Lachlan LGA	3,595	78.3	983	21.4
Crookwell	1,100	87.3	163	12.8
Gunning	288	86.2	45	13.5
Collector	132	97.8	0	0
Taralga	165	71.1	69	29.7
Dalton	79	84.0	14	14.9
Binda	112	73.2	40	26.1
Tuena	*	*	*	*
Grabben Gullen	102	79.7	29	22.7
Laggan	143	74.5	44	22.9
Breadalbane	*	*	*	*
Jerrawa	38	76.0	14	28.0
Bigga	109	55.1	87	43.9

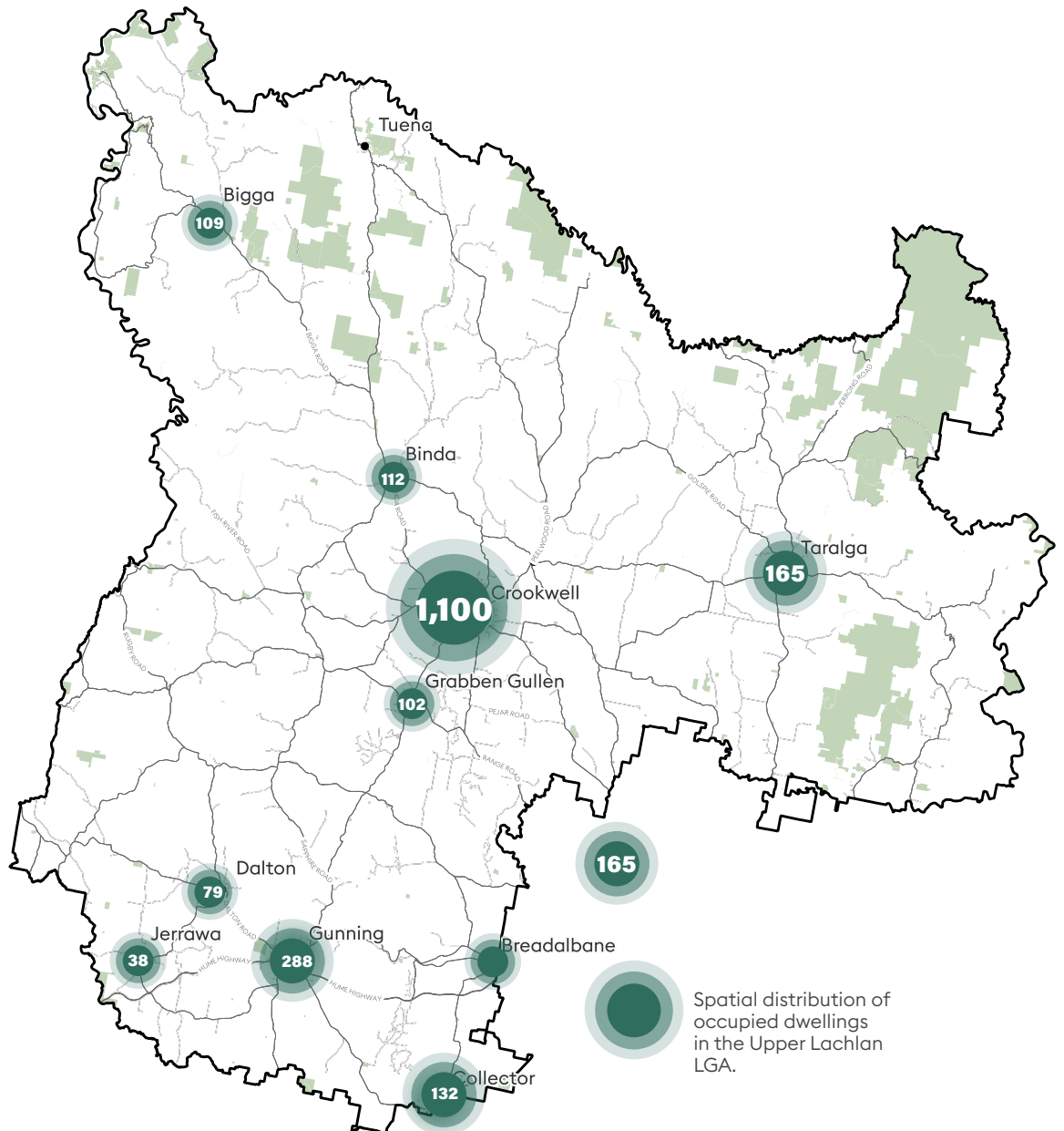
¹ Dwelling counts as per ABS 2021 Census and includes counts for suburb boundaries that may extend beyond the Upper Lachlan LGA border.

² It is important to note that the data relating to unoccupied dwellings is obtained from ABS in relation to the question about whether all usual residents are away on census night. This means that the count of unoccupied dwellings might not be a true reflection of the continued occupancy status of the dwelling. Occupancy rates are affected by several factors including the number of people travelling and away from home on Census night, the number of overseas visitors and other demographic factors such as migration.

3,595

TOTAL PRIVATE DWELLINGS

The total number of private occupied dwellings recorded in the Upper Lachlan LGA at the 2021 ABS Census.



Legend - Focus Detail

- Upper Lachlan LGA
- Crown Land
- Main Road Network
- Local Road Network
- Main Townships
- Other Settlements

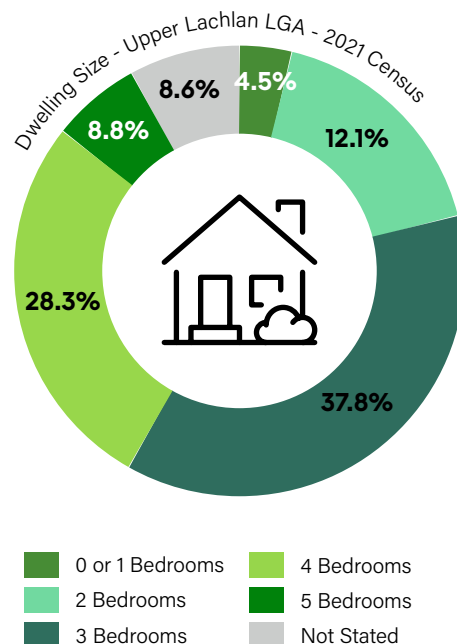
5.9. DWELLING SIZE

Dwelling size can be measured by the number of bedrooms and when combined with Dwelling Type information, the data can provide insight into the housing market in Upper Lachlan LGA.

Analysis of dwelling size in Upper Lachlan LGA at the 2021 Census shows that 3 bedroom dwellings dominate the housing supply market, representing over 37.8% of the total number of households.

Overall, only 12.1% households in the Upper Lachlan LGA were comprised of 2 bedroom dwellings, and the greatest change over the last 5 year Census period (2006 to 2021) was the number of dwellings with 4 bedrooms.

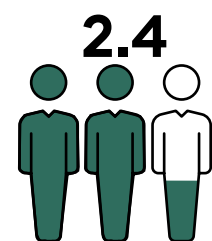
The data suggests there is an imbalance between the types of dwellings likely to service an ageing population and the types of dwellings that are most commonly being constructed in the Upper Lachlan LGA.



3.3

AVERAGE BEDROOMS PER DWELLING

The average number of bedrooms per dwelling for the Upper Lachlan LGA at the 2021 Census.



Average Household Size

	2021 ¹		2006 ²		Change
Upper Lachlan LGA Households	%	%	Number	%	2006-21
0 or 1 Bedrooms	162	4.5	94	3.4	+68
2 Bedrooms	434	12.1	376	13.6	+58
3 Bedrooms	1,360	37.8	1,235	44.8	+125
4 Bedrooms	1,017	28.3	724	22.4	+293
5 Bedrooms or more	315	8.8	188	4.6	+127
Not stated	308	8.6	141	5.2	+167

¹ ABS 2021 Census, presented by .id (informed decisions) - <https://profile.id.com.au/upperlachlan>

² ABS 2006 Census, presented by .id (informed decisions) - <https://profile.id.com.au/upperlachlan>

5.10. SOCIAL HOUSING

Social Housing means secure and affordable rental housing for people on low incomes with housing needs and includes public, community and Aboriginal housing.¹ Social housing programs provide rental housing at below market rates to those may otherwise struggle to find affordable housing.

Public housing is managed by the NSW Department of Communities and Justice (DCJ). Aboriginal housing is specifically for Aboriginal people and these properties are managed by DCJ or community housing providers, including Aboriginal community housing providers.

Housing NSW data shows there are 21 properties in the Upper Lachlan LGA currently rented as social housing. All of these properties are located in the Crookwell Township.

The 2021 ABS Census of Housing and Population data shows that 0.7% of households in the Upper Lachlan LGA were living in social housing. Over the period 2006 to 2021, the number of households living in social housing decreased by 0.7% (or 14 households). The data suggests that the supply of social housing in Upper Lachlan LGA is keeping pace with demand.

The Socio-Economic Indexes for Areas (SEIFA) ranks Local Government Areas in Australia according to socioeconomic advantage and disadvantage. The higher the rank, generally the lower the socioeconomic disadvantage, which is determined by factors such as domestic violence, income, non-domestic crime, education levels and teenage mothers. In terms of Relative Socio-Economic Disadvantage, Upper Lachlan has a score of 995 and a rank of 412 which indicates many households with high incomes and many people in skilled occupations. Generally, we compare similar to most of our adjoining LGA's.²

Spatial Distribution of social housing dwellings in the Upper Lachlan LGA.



¹ <https://www.facs.nsw.gov.au/housing/help/ways/social-housing>

² ABS 2021 Census -<https://experience.arcgis.com/experience/32dcbb18c1d24f4aa89caf680413c741/page/IRSD/>

5.11. HOUSEHOLD INCOME

Household income is one of the most important indicators of socio-economic status.¹ According to ABS benchmarks, households that earn \$3,000 per week or more are considered to be high income households. Households that earn \$800 per week or less are considered to be low income households.

At the 2021 Census, household income in the Upper Lachlan Shire was recorded as follows:

- 17.5 % of households were identified to be high income households, compared with 16.7% for Regional NSW.
- 25.6% of households were identified to be low income households, compared to 26% for Regional NSW.

- Median weekly household income was \$1,465.
- Median monthly mortgage repayment was \$1,540.
- Some rural households exhibit significantly higher household incomes, which may be linked to residents working in higher paid jobs in Goulburn, Canberra and Sydney.
- Some village households have lower incomes, rents and mortgage repayments.

In general, the Upper Lachlan LGA has a wide range of household incomes, with both ends of the spectrum represented. This in turn has a bearing on housing affordability.

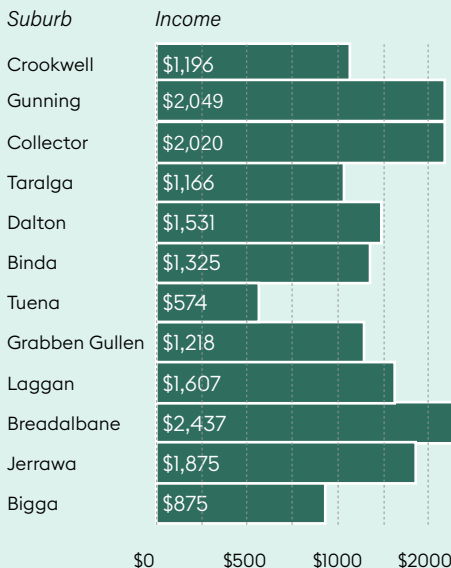
The Socio-Economic Indexes for Areas (SEIFA) ranks Local Government Areas in Australia according to socioeconomic advantage and disadvantage. The higher the rank, generally the lower the socio-economic disadvantage, which is determined by factors such as domestic violence, income, non-domestic crime, education levels and teenage mothers. In terms of Relative Socio-Economic Disadvantage, Upper Lachlan has a score of 995 and a rank of 412, which indicates many households with high incomes and many people in skilled occupations. Generally, Upper Lachlan compares similar to most of adjoining LGA's.

¹ Profile.ID - Upper Lachlan Shire - Household Income

\$1,465

MEDIAN HOUSEHOLD INCOME

The median weekly household income in the Upper Lachlan LGA was \$1,465 at the 2021 Census.



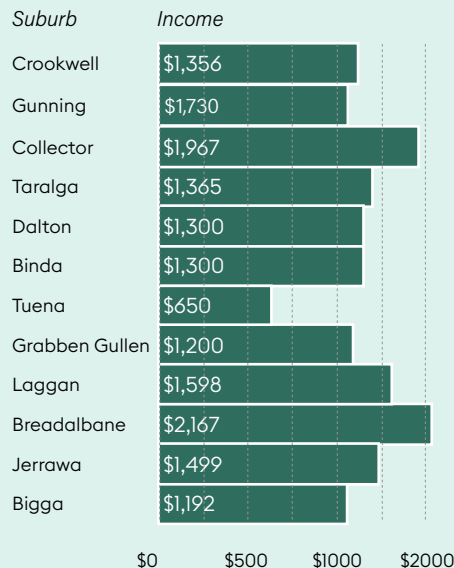
MEDIAN HOUSEHOLD INCOME UPPER LACHLAN LGA

Figures as per ABS 2021 Census and includes counts for suburb boundaries that may extend beyond the Upper Lachlan LGA border.

\$1,540

MEDIAN MONTHLY MORTGAGE

The median monthly mortgage in the Upper Lachlan LGA was \$1,540 at the 2021 Census.



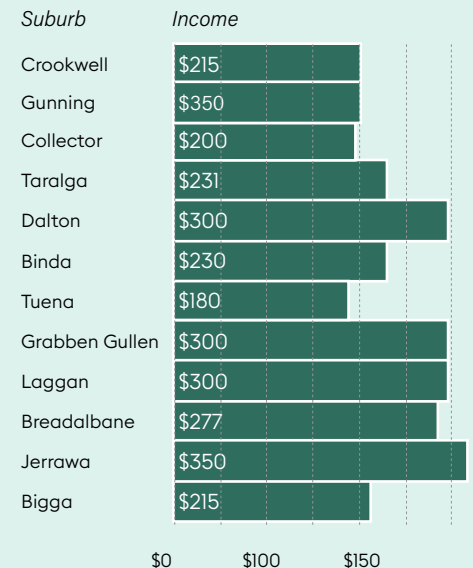
MEDIAN MONTHLY MORTGAGE UPPER LACHLAN LGA

Figures as per ABS 2021 Census and includes counts for suburb boundaries that may extend beyond the Upper Lachlan LGA border.

\$277

MEDIAN WEEKLY RENT

The median weekly rent in the Upper Lachlan LGA was \$277 at the 2021 Census.



MEDIAN WEEKLY RENT UPPER LACHLAN LGA

Figures as per ABS 2021 Census and includes counts for suburb boundaries that may extend beyond the Upper Lachlan LGA border.

5.12. HOUSING STRESS

It is generally accepted that housing stress occurs when households spend greater than 30% of their gross income on housing costs (e.g. rent, mortgage, rates, taxes, household insurance, repairs and maintenance).

The table below shows the mortgage and rent data for Upper Lachlan LGA, Capital Region and NSW from 2011 to 2021.

According to the data, there are generally fewer number households in the Upper Lachlan LGA experiencing housing stress (as a proportion of total households) when compared to NSW generally.

Notwithstanding, the number of renting households in Upper Lachlan LGA that spent more than 30% of the household income on rent payments increased from 3.7% to 27.1% in the region. Increases in rental stress may be a factor of short supply, increased property values and construction costs linked to COVID-19.

27.1%

Proportion of total rental households in Upper Lachlan LGA that were in housing stress at the 2021 Census

14.6%

Proportion of total mortgaged households in Upper Lachlan LGA in housing stress at the 2021 Census

		Upper Lachlan LGA		Capital Region		NSW	
		2011	2021	2011	2021	2011	2021
Renting	Median Weekly Rent	\$140	\$277	\$210	\$320	\$300	\$420
	Renting households with rent repayments less than 30% of household income	96.3%	58.5%	91.7%	58.2%	88.4%	56.1%
	Renting households where rent repayments are greater than or equal to 30% of household income	3.7%	27.1%	8.3%	32.0%	11.6%	35.5%
Home Ownership	Median monthly mortgage repayments	\$1,460	\$1,540	\$1,614	\$1,733	\$1,993	\$2,167
	Home-owning households where mortgage repayments are less than 30% of household income	92.1%	71.3%	91.9%	77.0%	89.5%	71.9%
	Home-owning households with mortgage repayments greater than or equal to 30% of household income	7.9%	14.6%	8.1%	12.1%	10.5%	17.3%

5.13. HOUSING AFFORDABILITY

MEASURING HOUSING AFFORDABILITY

The simplest measure of housing affordability compares housing costs to gross household income. In NSW the following generally applies:

- Very Low-income household - less than 50% of median household income.
- Low income household - 50 or more but less than 80% of median household income.
- Moderate income household - 80-120% of median household income.

In 2021, the median weekly household income for the regional NSW was \$1,434. For Upper Lachlan LGA, the median weekly household income in Upper Lachlan LGA was \$1,465.

THE AFFORDABLE HOUSING CONTINUUM

The Affordable Housing Continuum shows a progression of income bands and the housing tenures likely to be most suitable for each band.

As incomes increase into the low income band, supported affordable rentals and some private market rentals are the most suitable tenure types. Moderate income households generally can afford private market rentals, and some may be able to look to home ownership where appropriately priced stock is available or through supported ownership programs. This is shown in the info-graphic to the bottom of this page.

AFFORDABILITY IN UPPER LACHLAN

Ownership

Available data suggests that household income needs to be in the order of \$100K + per annum for a 3-4 bedroom house to be affordable (for purchase) in Upper Lachlan Shire.

Given Upper Lachlan Shire median weekly household income equates to an annual household income of approximately \$76,180 housing affordability is a key issue particularly for households on lower incomes requiring at least 3 bedrooms.

Renting

Available data also suggests that rental affordability in Upper Lachlan Shire is a problem for very low income households - with 2 bedroom dwellings rated as 'unaffordable' and 3-4 bedroom dwellings rated as 'severely unaffordable' on the Rental Affordability Index.

Available data suggests that a 4 bedroom dwelling needed to accommodate a typical family unit is acceptably affordable for moderate income households only.

\$470

MEDIAN RENT - CROOKWELL

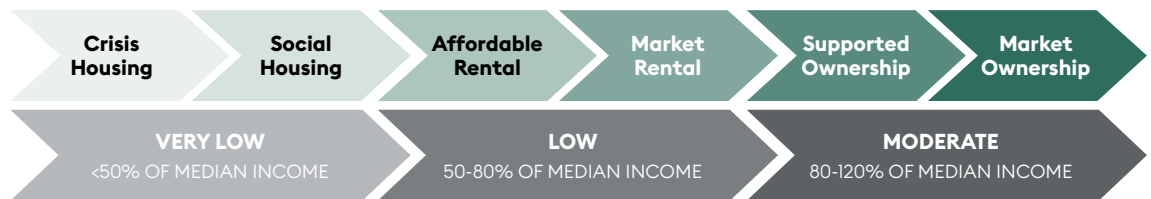
The median rent for Crookwell as per realestate.com.au at April 2025.

\$601.5K

MEDIAN HOUSE PRICE - CROOKWELL

The median house price for Crookwell as per realestate.com.au at April 2025.

Affordable Housing - Cost Benchmarks - Upper Lachlan LGA



	Very low income household	Low income household	Moderate-income household
Income Benchmark	<50% of Gross Median Household Income for rest of NSW ¹	50-80% of Gross Median Household Income for rest of NSW	80-120% of Gross Median Household Income for rest of NSW
Income Range ²	<\$717 /wk	\$717 - \$1,147	\$1,147 - \$1,720
Affordable rental benchmarks ³	\$215 /wk	\$215 - \$344 /wk	\$344 - \$516 /wk
Affordable purchase ⁴	\$171,700	\$171,700 to \$309,200	\$309,200 - \$459,300

¹ Calculation is based on median household income of \$1,434 as per ABS 2021 Census.

² Total Weekly Household Income

³ Calculated as 30% of total household income per week

⁴ Calculated using Commbank Loan Calculator, April 2025, Standard Variable Home Loan with a 6.47% Interest Rate

5.14. REGIONAL COMPARISON

Analysis of the ABS data for the three statistical areas reveals a number of key insights related to population, housing and household income levels in the Upper Lachlan LGA and these are summarised as follows:

As a proportion of the total population, there is a higher number of persons over the age of 65 in Upper Lachlan Shire compared to the Capital Region and NSW.

On average, it is cheaper to own a dwelling in Upper Lachlan Shire, with median monthly repayments lower than in the Capital Region and NSW.

The prospects of home ownership in the Upper Lachlan Shire is higher, indicated by a greater proportion of dwellings owned outright (or mortgaged) and a lower proportion of dwellings being rented.

As a proportion of total dwellings, there is a higher number of separate dwellings and a lower number of medium / high density dwellings.

As a proportion of total dwellings, there is a higher number of residents in housing stress (14.6%) compared to the Capital Region (12.1%).

		Upper Lachlan LGA	Capital Region	NSW
People and Population	Total Population - Usual Resident	8,514	238,810	8,072,163
	Males	50.7%	49.9%	49.4%
	Females	49.3%	50.1%	50.6%
	Aboriginal and / or Torres Strait Islander People	3.1%	4.2%	3.4%
	Average Children per family ¹	1.8	1.9	1.8
	Children 0-14	18.2%	17.3%	18.2%
	Seniors 65+	34%	22.2%	29.7%
Household Composition	Average Household Size	2.4	2.4	2.6
	Household Composition			
	Family Households	37.5%	38.1%	71.2%
	Single (or lone) person households	25%	28.4%	25.0%
	Group households	1.1%	2.5%	3.8%
Dwellings	Private Dwelling Count ²	4,576	91,076	3,199,992
	Separate Houses ³	96.6%	83.8%	65.6%
	Medium Density Housing ⁴	1.8%	8.8%	34.1%
	Average Bedrooms	3.3	3.2	3.1
	Dwellings - Owned Outright	49.9%	39.7%	31.5%
	Dwellings - Owned with Mortgage	31.3%	33%	32.5%
	Rented	12.6%	23.4%	32.6%
Household Income	Median Weekly Household Income	\$1,465	\$1,544	\$1,829
	Median Monthly Mortgage Repayment	\$1,540	\$1,733	\$2,167
	Housing Stress - Renting ⁵	27.1%	32%	35.5%
	Housing Stress - Mortgaged ⁶	14.6%	12.1%	17.3%

¹ Figure representative for households with children only

² Includes occupied and unoccupied dwellings at the 2021 Census count.

³ Counted as a percentage of total dwellings in the statistical area

⁴ Counted as a percentage of total dwellings in the statistical area

⁵ Calculated as a proportion of total rental households

⁶ Calculated as a proportion of total households owned with a mortgage

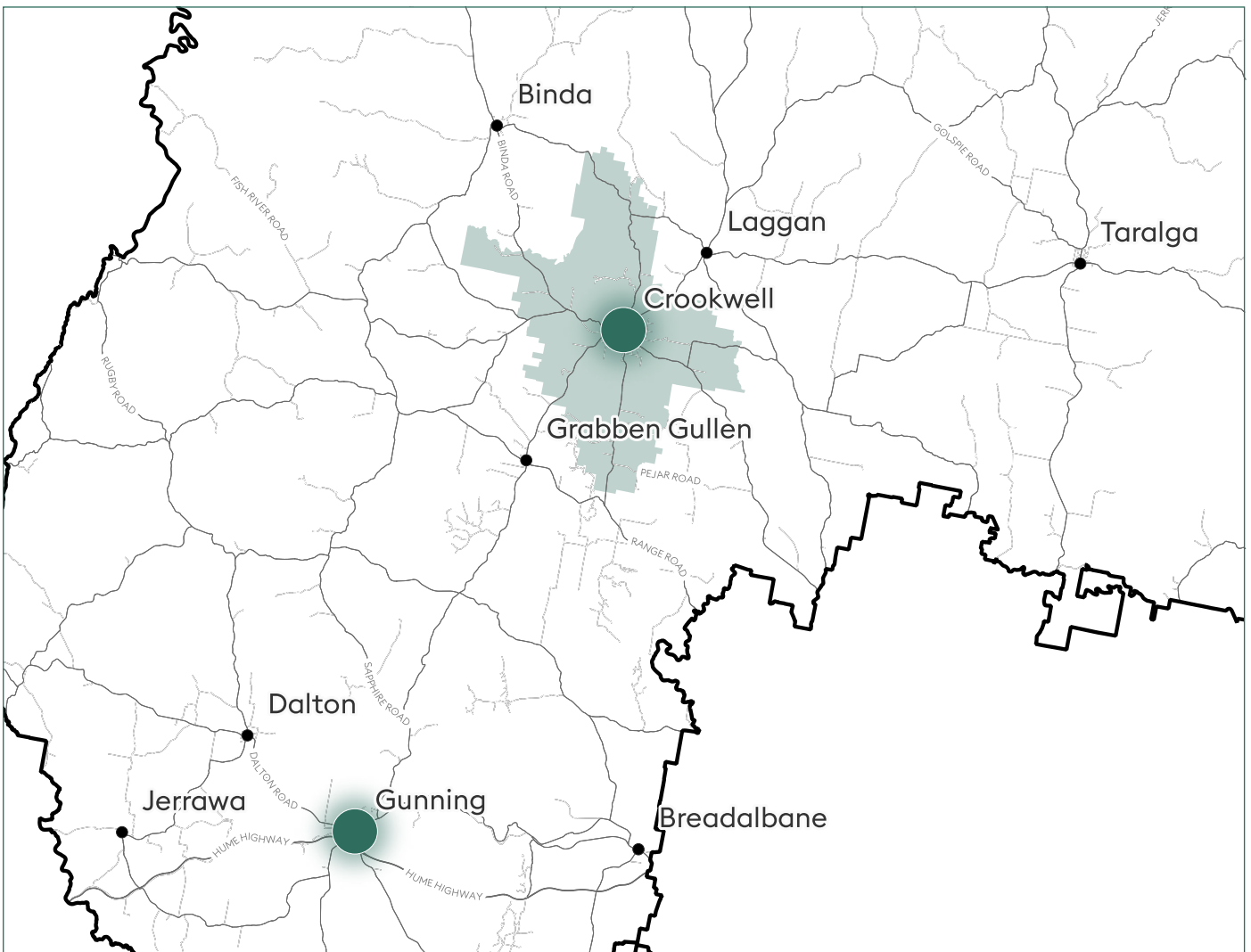
5.15. HOUSING MARKET INSIGHTS

CROOKWELL

The recent performance of the housing market for Crookwell has been analysed using available data from real estate websites and government census data. The analysis is visualised through the info graphics on the following pages.

The housing profile within Crookwell is dominated by traditional housing (97%), with medium density residential development non existent (1.5%).

Over the period 2020 to 2025, median house prices for dwellings in Crookwell increased substantially, as they did generally for NSW. It is generally accepted that the price increases are attributable to the COVID-19 pandemic, record low interest rates, an overall reduction in the supply of housing and a spike in the number of people migrating from metropolitan areas to regional NSW locations.



PROFILE MAP

Suburb Boundary - Crookwell

BUYING

\$601K

MEDIAN HOUSE PRICE

The median house price for Crookwell as per realestate.com.au for April 2025.

56

PROPERTY SALES IN LAST 12 MONTHS

The number of properties sold in the past 12 months as per realestate.com.au

RENTING

\$470

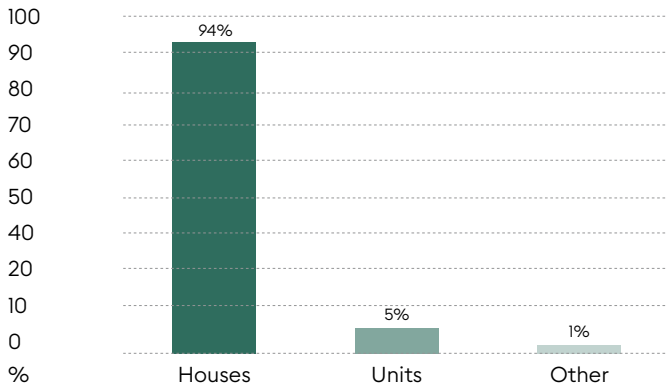
MEDIAN RENTAL PRICE

The median rental price Crookwell as per realestate.com.au for April 2025.

120

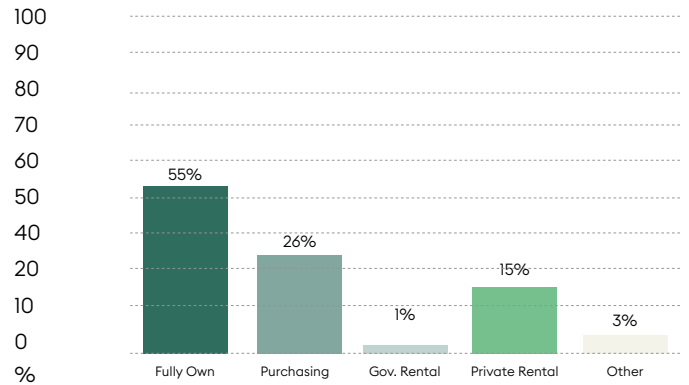
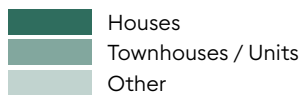
INTERESTED RENTERS

The number of persons that are interested in renting a house in Crookwell for April 2025, as per realestate.com.au



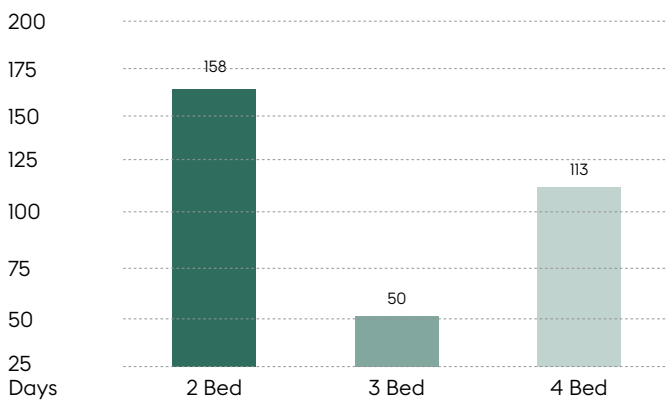
HOUSING PROFILE

Data based on profile for Crookwell as per allhomes.com.au



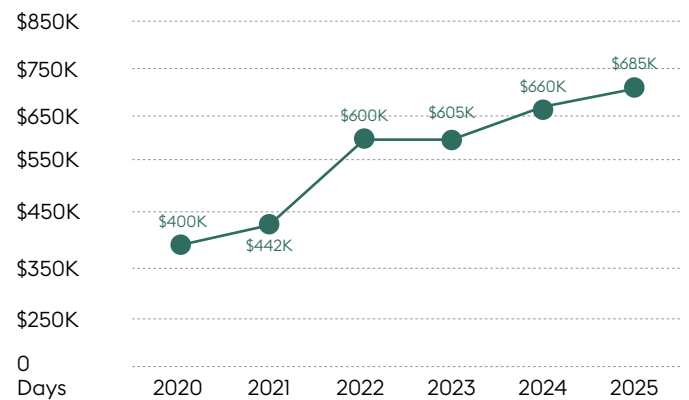
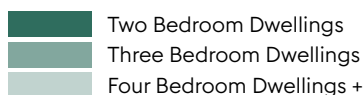
OCCUPANCY PROFILE

Data based on profile for Crookwell as per allhomes.com.au



MEDIAN TIME ON MARKET

Data based on sales in last 12 months - as per realestate.com.au



PROPERTY SALE PRICE - GROWTH

Data based on sales in last 12 months - as per allhomes.com.au



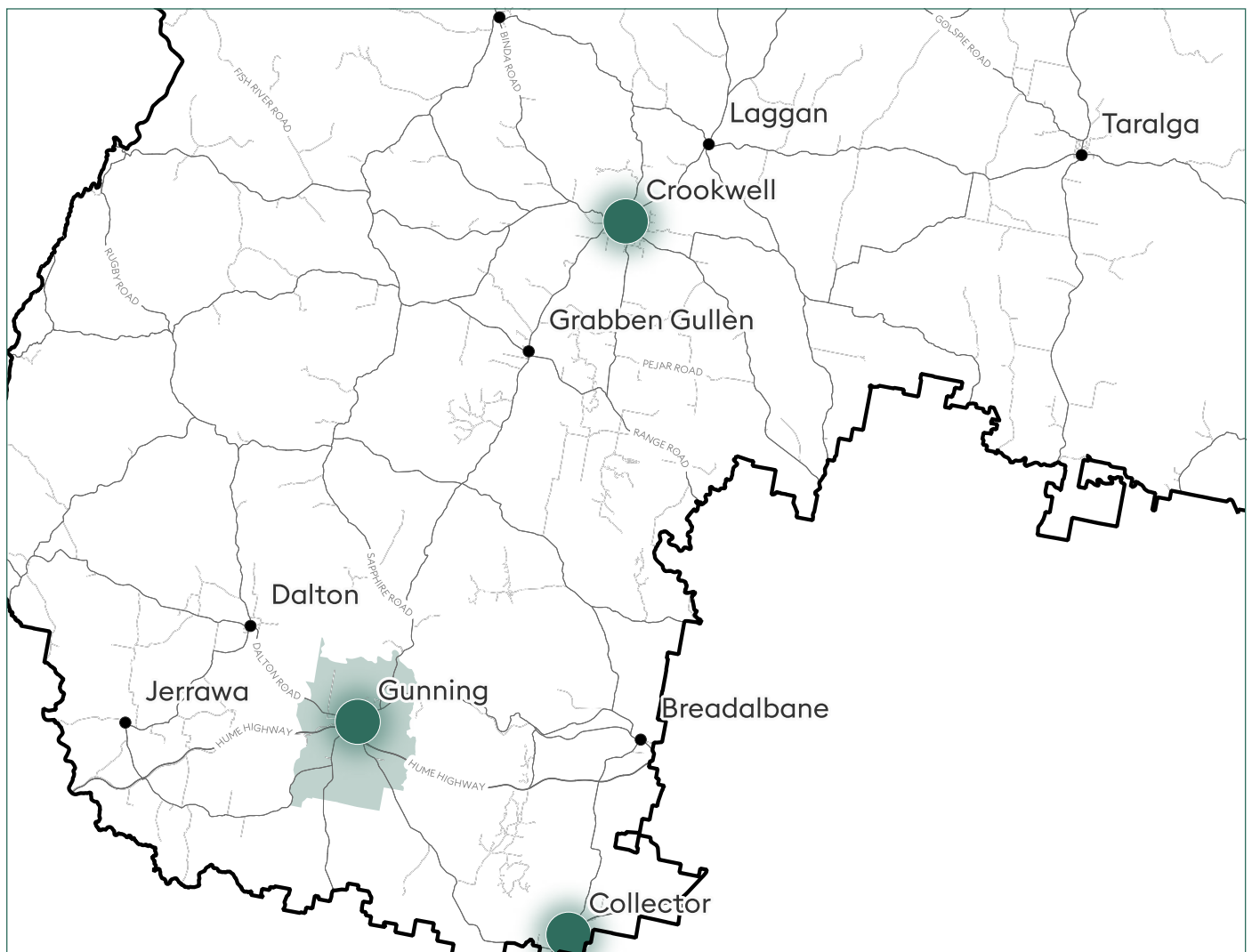
GUNNING

The recent performance of the housing market for Gunning has been analysed using available data from real estate websites and government census data. The analysis is visualised through the infographics on this page.

Similar to Crookwell, Gunning saw over the period 2021 - 2024, median house prices for dwellings in Gunning increased substantially, as they did generally for NSW. It is generally accepted that the price increases are attributable to the COVID-19 pandemic, record low interest rates, an overall reduction in the supply of housing and a spike in the number of people migrating from metropolitan areas to regional NSW locations.

From 2024 onward the Gunning housing market has stabilised with prices growing at a moderate pace compared to the rapid increases in 2021 - 2022.

The median time on the market (31 days) and available rental properties on the market (0 available in April 2025) indicate that the demand for the Gunning buying and rental market is high. The housing profile within Crookwell is dominated by traditional housing (97%), with medium density residential development non-existent (1.5%).



PROFILE MAP

Suburb Boundary - Gunning

BUYING

\$670K

MEDIAN HOUSE PRICE

The median house price for Gunning as per allhomes.com.au for April 2025.

10

PROPERTY SALES IN LAST 12 MONTHS

The number of properties sold in the past 12 months as per realestate.com.au

RENTING

0

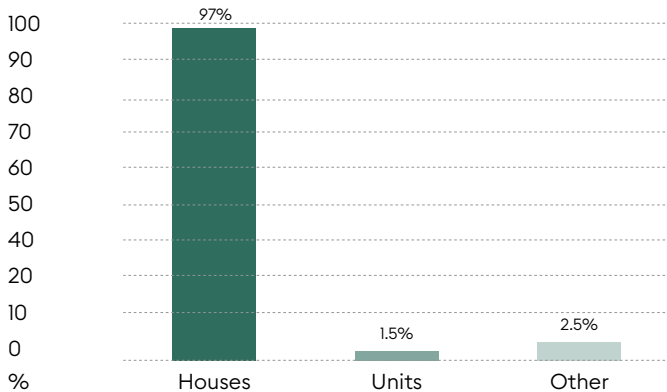
AVAILABLE RENTAL PROPERTIES

The number of properties in Gunning that are available for rent as per realestate.com.au in April 2025.

31

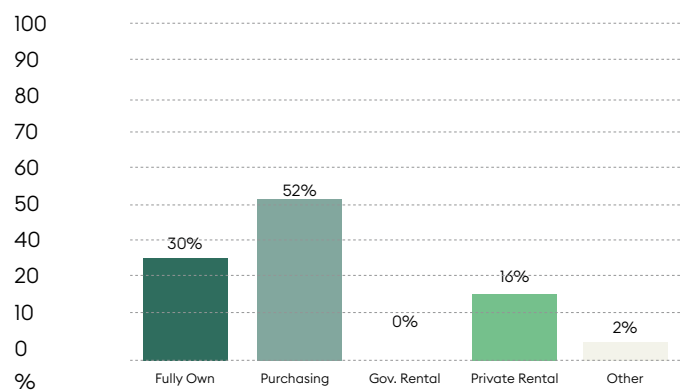
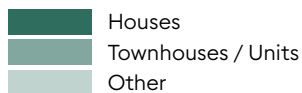
MEDIAN TIME ON MARKET

The mean number of days (for the last 12 months) that a rental property in Gunning is on the market before being leased, as per realestate.com.au



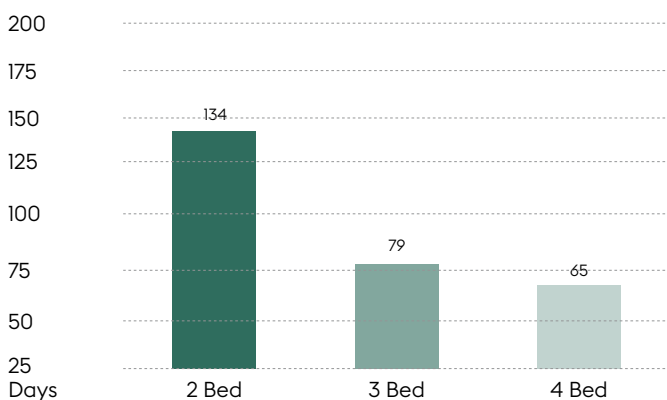
HOUSING PROFILE

Data based on profile for Gunning as per allhomes.com.au



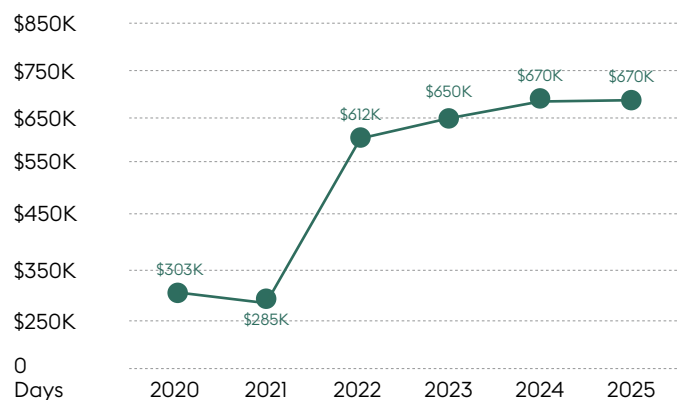
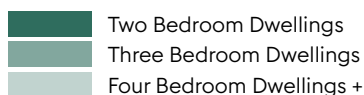
OCCUPANCY PROFILE

Data based on profile for Gunning as per allhomes.com.au



MEDIAN TIME ON MARKET

Data based on sales in last 12 months - as per realestate.com.au



PROPERTY SALE PRICE - GROWTH

Data based on sales in last 12 months - as per allhomes.com.au

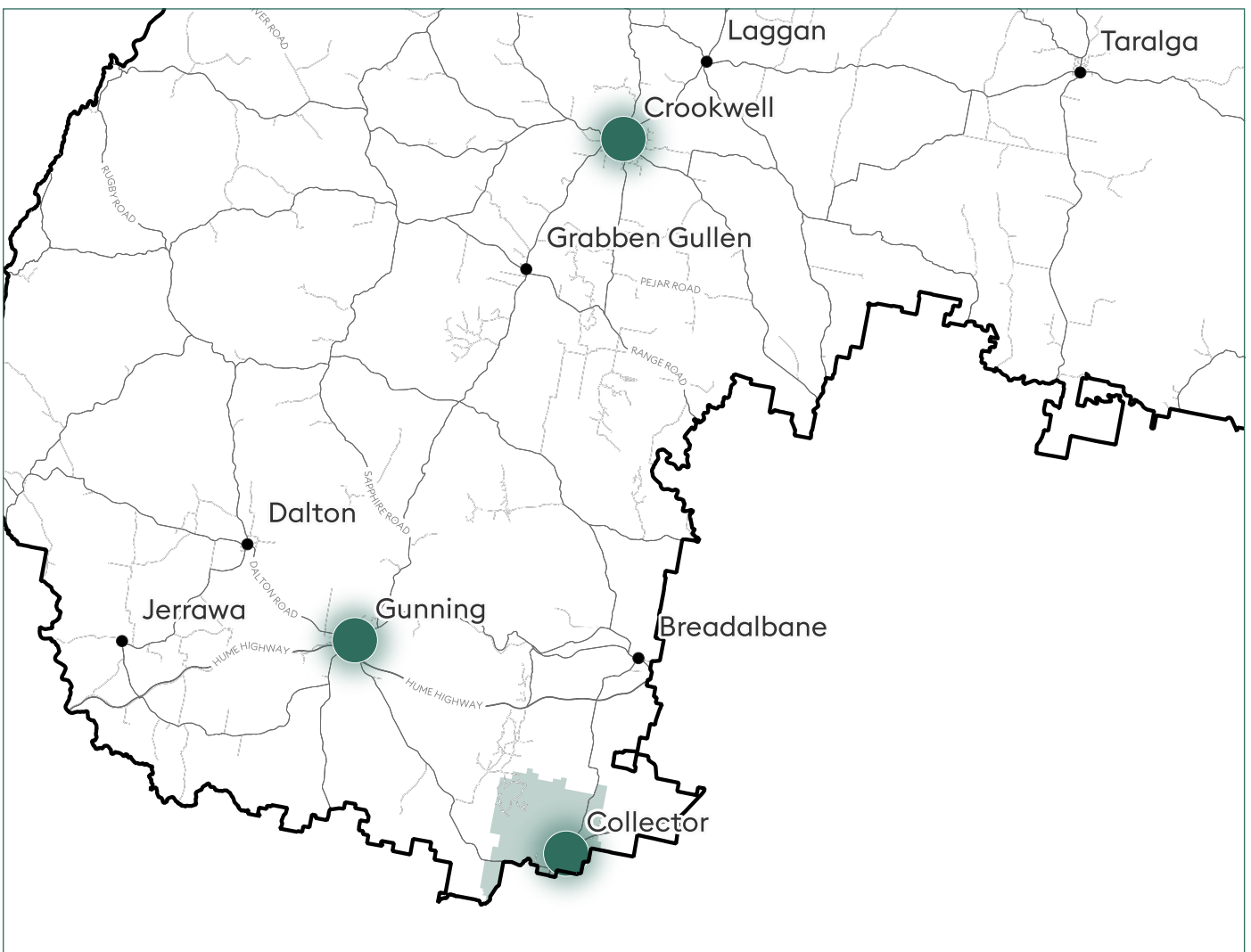


COLLECTOR

The recent performance of the housing market for Collector has been analysed using available data from real estate websites and government census data. The analysis is visualised through the infographics on this page.

Collector saw over the period 2021 to 2022, a mix of median house prices for dwellings and increased dramatically from 2022 - 2023, before stabilising increased substantially, as they did generally for NSW. It is generally accepted that the price increases are attributable to the COVID-19 pandemic, record low interest rates, an overall reduction in the supply of housing and a spike in the number of people migrating from metropolitan areas to regional NSW locations. From 2024 onward the Collector housing market has stabled with prices growing at a moderate pace compared to the rapid increases in 2021 - 2022.

The median time on the market (92 days) and available rental properties on the market (1 available in April 2025) indicate that the demand for the Collector buying and rental market is high. The housing profile within Collector is dominated by traditional housing (98%), with medium density residential development non-existent (0%).



PROFILE MAP

Suburb Boundary - Collector

BUYING

\$893K

MEDIAN HOUSE PRICE

The median house price for Collector as per allhomes.com.au for April 2025.

8

PROPERTY SALES IN LAST 12 MONTHS

The number of properties sold in the past 12 months as per realestate.com.au

RENTING

1

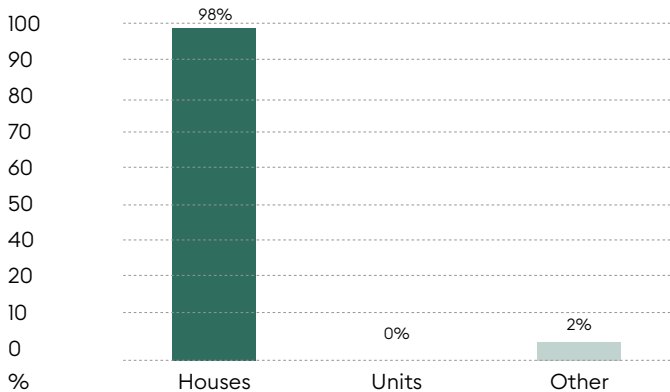
AVAILABLE RENTAL PROPERTIES

The number of properties in Collector that are available for rent as per realestate.com.au in April 2025.

92

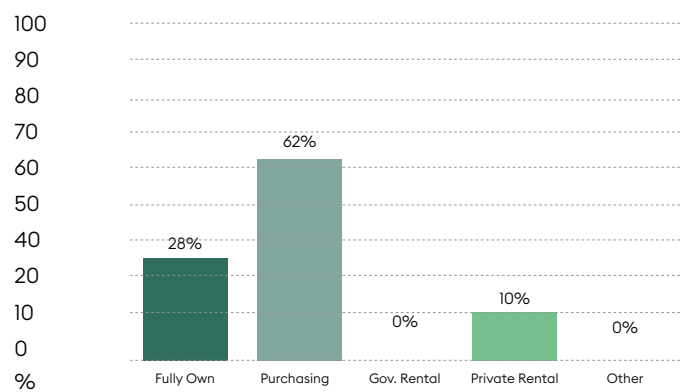
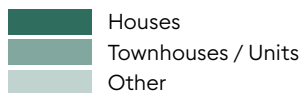
MEDIAN TIME ON MARKET

The mean number of days (for the last 12 months) that a rental property in Collector is on the market before being leased, as per realestate.com.au



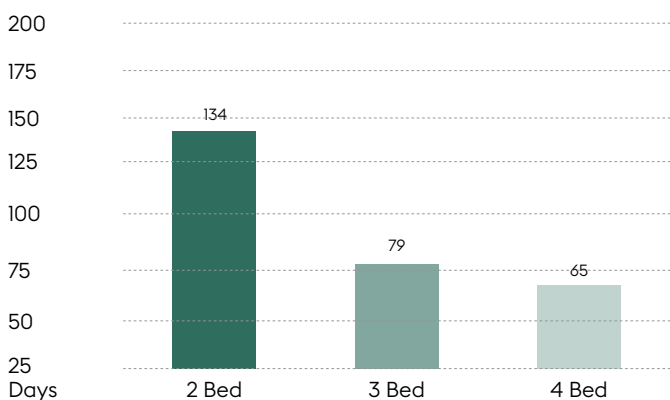
HOUSING PROFILE

Data based on profile for Collector as per allhomes.com.au



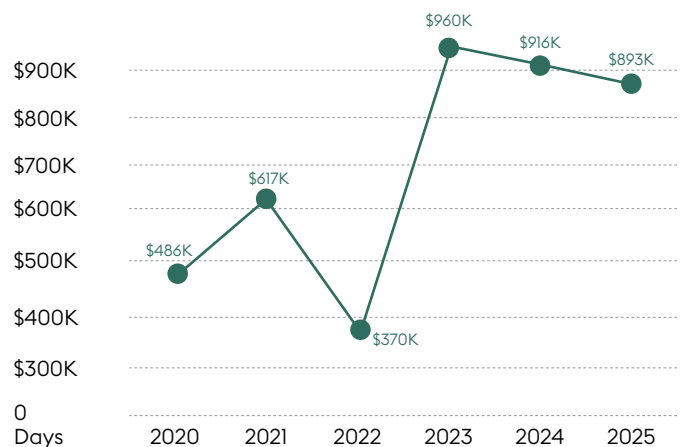
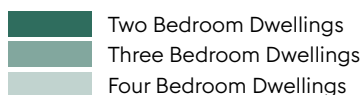
OCCUPANCY PROFILE

Data based on profile for Collector as per allhomes.com.au



MEDIAN TIME ON MARKET

Data based on sales in last 12 months - as per realestate.com.au



PROPERTY SALE PRICE - GROWTH

Data based on sales in last 12 months - as per allhomes.com.au

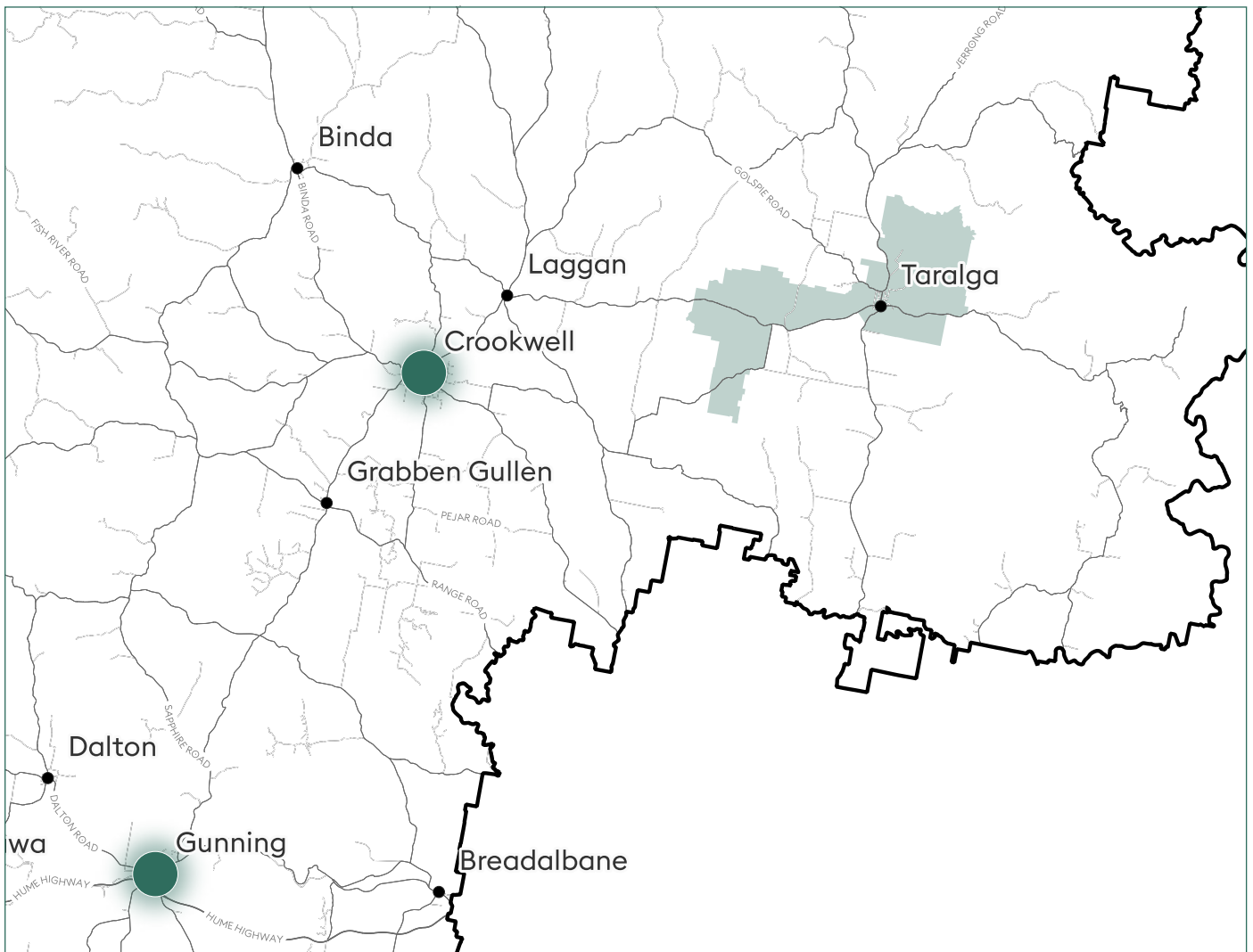


TARALGA

The recent performance of the housing market for Taralga has been analysed using available data from real estate websites and government census data. The analysis is visualised through the infographics as follows.

Over the period 2020 to 2023, median house prices for dwellings in Taralga increased substantially. Since 2023 - 2025, the median housing prices decreased from 850k to a consistent 650k sale price. It is generally accepted that the price fluctuations are attributable to the COVID-19 pandemic, record low interest rates, an overall reduction in the supply of housing and a spike in the number of people migrating from metropolitan areas to regional NSW locations.

The median time on the market (51 days) and available rental properties on the market (5 available in April 2025) indicate that the demand for the Taralga buying and rental market is high. The housing profile within Taralga is dominated by traditional housing (98%), with medium density residential development non-existent (2%).



PROFILE MAP

Suburb Boundary - Taralga

BUYING

\$650K

MEDIAN HOUSE PRICE

The median house price for Taralga as per allhomes.com.au for April 2025.

11

PROPERTY SALES IN LAST 12 MONTHS

The number of properties sold in the past 12 months as per realestate.com.au

RENTING

5

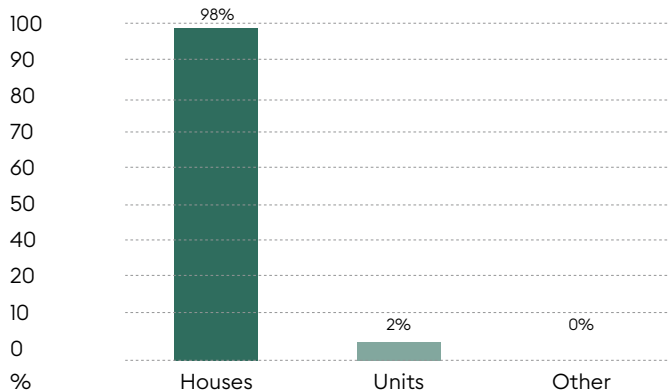
AVAILABLE RENTAL PROPERTIES

The number of properties in Taralga that are available for rent as per realestate.com.au in April 2025.

92

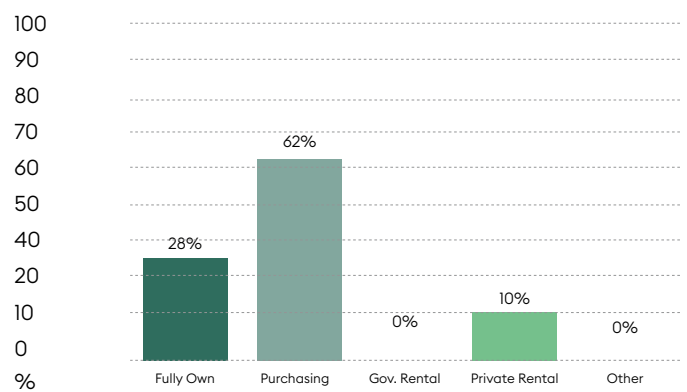
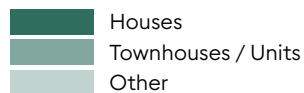
MEDIAN TIME ON MARKET

The mean number of days (for the last 12 months) that a rental property in Taralga is on the market before being leased, as per realestate.com.au



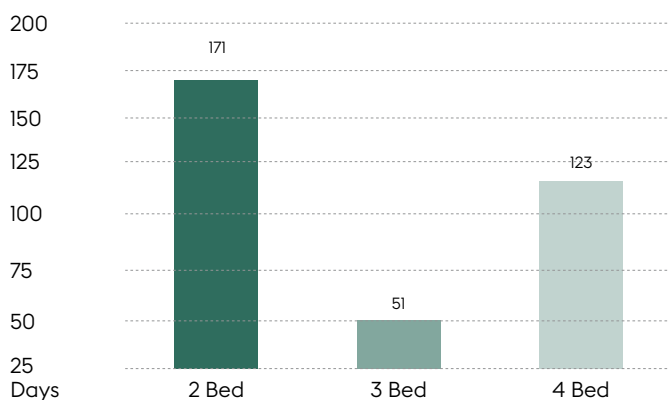
HOUSING PROFILE

Data based on profile for Collector as per allhomes.com.au



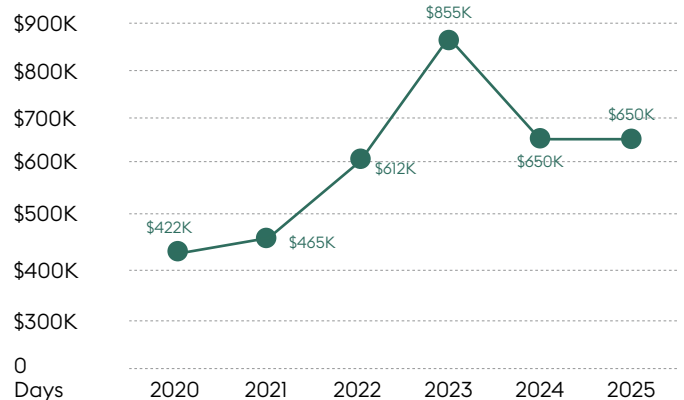
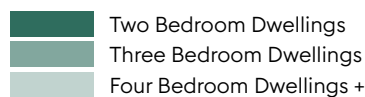
OCCUPANCY PROFILE

Data based on profile for Collector as per allhomes.com.au



MEDIAN TIME ON MARKET

Data based on sales in last 12 months - as per realestate.com.au



PROPERTY SALE PRICE - GROWTH

Data based on sales in last 12 months - as per allhomes.com.au



SMALLER VILLAGES

The recent performance of the housing market for the villages has been analysed using available data from real estate websites and government census data. The analysis is visualised through the infographic below.

The median house prices for the villages are generally consistent with the housing market insights for Crookwell, Gunning, Collector and Taralga. The villages of Laggan, Breadalbane and Jerrawa have higher median house prices as it includes agricultural land and larger holdings in the final data.

The housing profile within the villages is dominated by traditional housing, with medium density residential development non-existent. The occupancy profile for owning your own home is 54.71% within the smaller villages, which is considered higher than the whole of the Upper Lachlan LGA and NSW.

\$1,465

MEDIAN HOUSEHOLD INCOME

The median weekly household income in the Upper Lachlan LGA was \$1,465 at the 2021 Census.

\$1,540

MEDIAN MONTHLY MORTGAGE

The median weekly household income in the Upper Lachlan LGA was \$1,540 at the 2021 Census.

\$277

MEDIAN WEEKLY RENT

The median weekly rent in the Upper Lachlan LGA was \$277 at the 2021 Census.

\$277

MEDIAN WEEKLY RENT

The median weekly rent in the Upper Lachlan LGA was \$277 at the 2021 Census.

Upper Lachlan LGA - Village Name

Indicator	Dalton	Binda	Tuena	Grabben Gullen	Laggan	Breadalbane	Jerrawa	Bigga
Median House Price	\$442K	\$540K	¹	\$661K	\$1.5M	\$1.02M	\$927K	\$370K
Median Rental Price	¹	¹	¹	¹	¹	¹	¹	¹
Housing Profile								
Houses	100%	100%	¹	100%	100%	100%	100%	93%
Townhouses	0%	0%	¹	0%	0%	0%	0%	0%
Other	0%	0%	¹	0%	0%	0%	0%	7%
Occupancy Profile								
Houses	57%	61%	¹	62%	57%	34%	50%	62%
Purchasing	43%	22%	¹	30%	30%	56%	50%	18%
Gov. Rentals	0%	0%	¹	0%	0%	0%	0%	0
Private Rentals	0%	11%	¹	8%	3%	10%	0%	10%
Other	0%	6%	¹	0%	10%	0%	0%	10%

¹ No property market data is available from online real estate sources for the respective data field.

06

POPULATION AND DWELLING FORECASTS

An important objective of the draft Upper Lachlan Housing Strategy is to ensure there is an adequate supply of land in the LGA to meet anticipated future demand for housing.

This Chapter considers population forecast data and projections relating to the Upper Lachlan Shire.



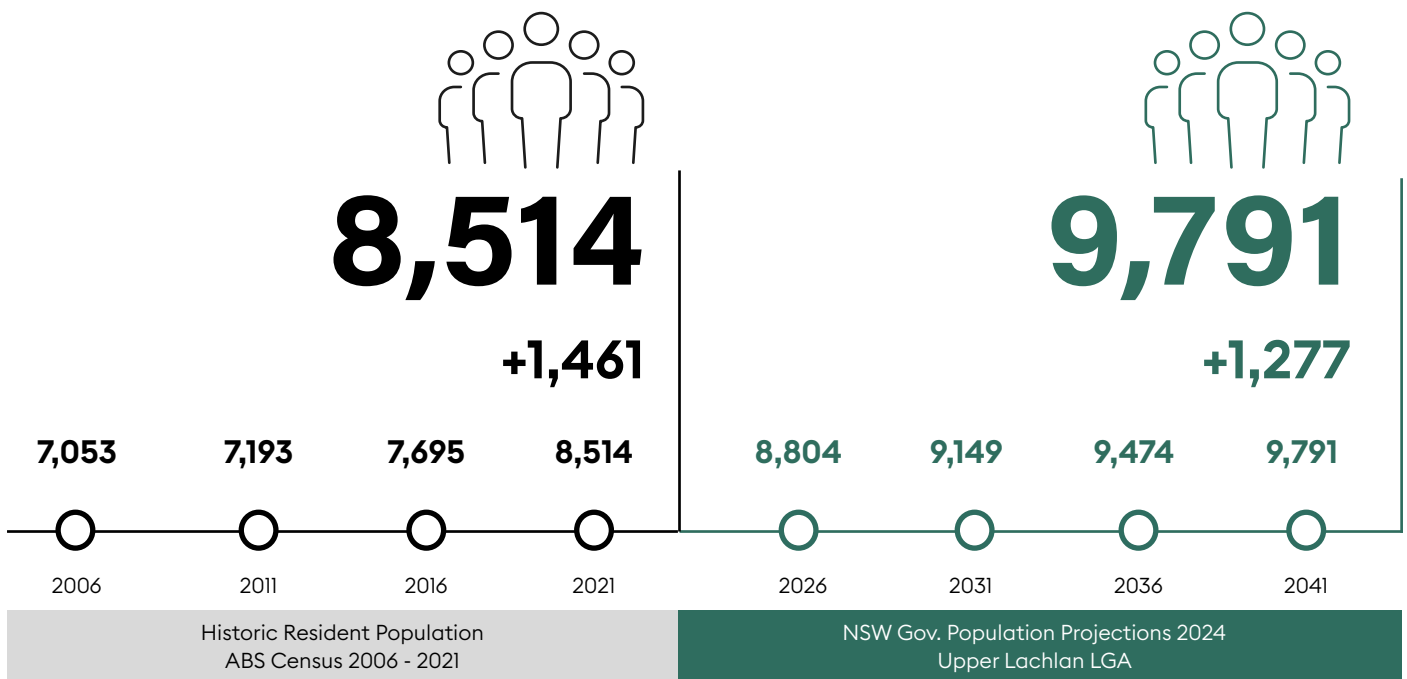
6.1. POPULATION FORECASTS

6.15.1 NSW Government Forecasts

In 2024, the NSW Government released the latest population forecasts for NSW and included breakdowns for each LGA.

The projections are calculated on the basis of the current population, and account for the net differences of natural change (births less deaths) and migration (arrivals less departures). The NSW population projections are a scenario based on available evidence to represent possible demographic futures based on the best assessment of how the population may change over time.

Over the next 20 years (2021 - 2041), the NSW population is expected to grow by 1,973,405 at a rate of 1.1% a year. The Upper Lachlan LGA population is also expected to grow, as shown in the info graphic below. The data suggests that the population will increase to 9,791 people by 2041. This represents an additional 1,277 people at an average annualised growth rate of 0.7%.



HISTORIC AND PROJECTED RESIDENT POPULATION - UPPER LACHLAN LGA

ABS, Census of Population and Housing 2006 to 2021

* Enumerated Population Count only available for selected census year



Scan the QR code to access the NSW Government's website relating to NSW Population Projections.

6.1.1 Other Population Forecasts

A review of other strategic documents relating to the Upper Lachlan context has also been completed to determine whether alternate population and dwelling projection data exists for the Upper Lachlan LGA. A summary of this work is presented as follows:

Upper Lachlan Shire LSPS 2020

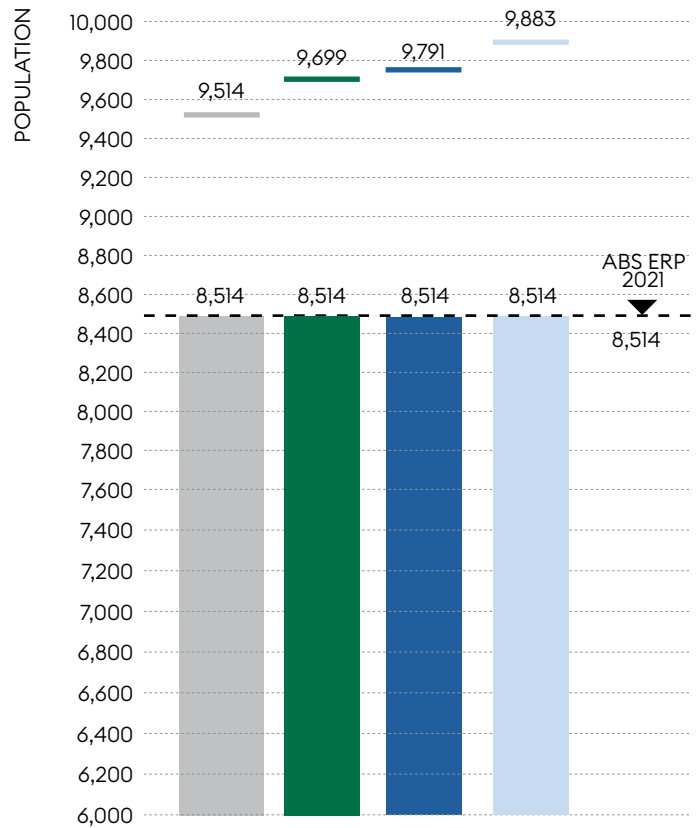
Completed in 2020, the Upper Lachlan LSPS sets out a 20 year land-use vision for the LGA and is a essentially a high-level based strategic plan for the whole of the Upper Lachlan Shire. Whilst detailed population estimates and projections are not included in the LSPS, the demographic snapshot confirms a stable local population base with approximately 1,000+ new dwellings anticipated in the Upper Lachlan Shire LGA by 2036.

Draft South East and Tablelands Regional Plan 2041

The draft South East and Tablelands Regional Plan 2041 provides a land-use planning framework for the South East and Tablelands region, including Upper Lachlan LGA. The draft Plan projects an additional 1,369 residents by 2041 for the Upper Lachlan LGA. The draft Plan makes recommendations for the growing population for the South East and Tablelands Region, which is expected to grow by 1% annual and cater for more retirees as people relocate from neighbouring communities, including the ACT for lifestyle and affordability.

Southern Tablelands Regional Economic Development Strategy - 2023 Update

The 2023 REDS update provides an updated evidence base to guide governments in making policy and investment decisions to enhance resilience and drive sustainable, long term economic growth in regional NSW. The 2023 REDS updates notes that the region population is growing. Specific data for Upper Lachlan Shire is not available, but the wider region has experienced a population growth of 1.2% from 2018 to 2021, with total population growth rate of 3.5% over that period. This growth rate correlates with trends in regional migration throughout NSW, as metropolitan residents emboldened by remove working arrangements sought out a lifestyle change. Section 7 of the 2023 REDS update does not have any specific data for the Upper Lachlan LGA.



2041 POPULATION FORECAST COMPARISON FOR UPPER LACHLAN LGA

- Draft South East and Tablelands Regional Plan - Assume 0.75%
- Upper Lachlan Local Strategic Planning Statement - Assume 1000+ new residents by 2036
- 2022 NSW Planning Population Projections - Assume 0.65%
- 2024 NSW Planning Population Projections - Assume 0.7%

ADOPTED POPULATION FORECAST

The info-graphic to the right of page provides a summary of all known population forecasts for the Upper Lachlan LGA. Overall, the population forecasts are fairly consistent for the Upper Lachlan LGA, all of which predict positive growth over the next 20 year period. Having regard to implied dwelling demand and building approvals data in Sections 6.2 and 6.3, the future population may actually prove to be higher than the adopted population forecasts.

6.2. IMPLIED DWELLING DEMAND

In 2024, DPHI released the latest dwelling forecasts for NSW and included breakdowns for each LGA. The implied dwelling demand for the Upper Lachlan LGA is summarised in the info-graphic below. The data suggests that Upper Lachlan LGA will experience demand for an additional 1,044 new dwellings up to 2041, equating to demand for 52 new dwellings per annum.

The majority of dwelling demand will be created by family household structures (which includes couples with children, couples without children, one parent families and group households). A decreasing household size means that a greater proportion of these dwellings will however be utilised by lone person households.

52

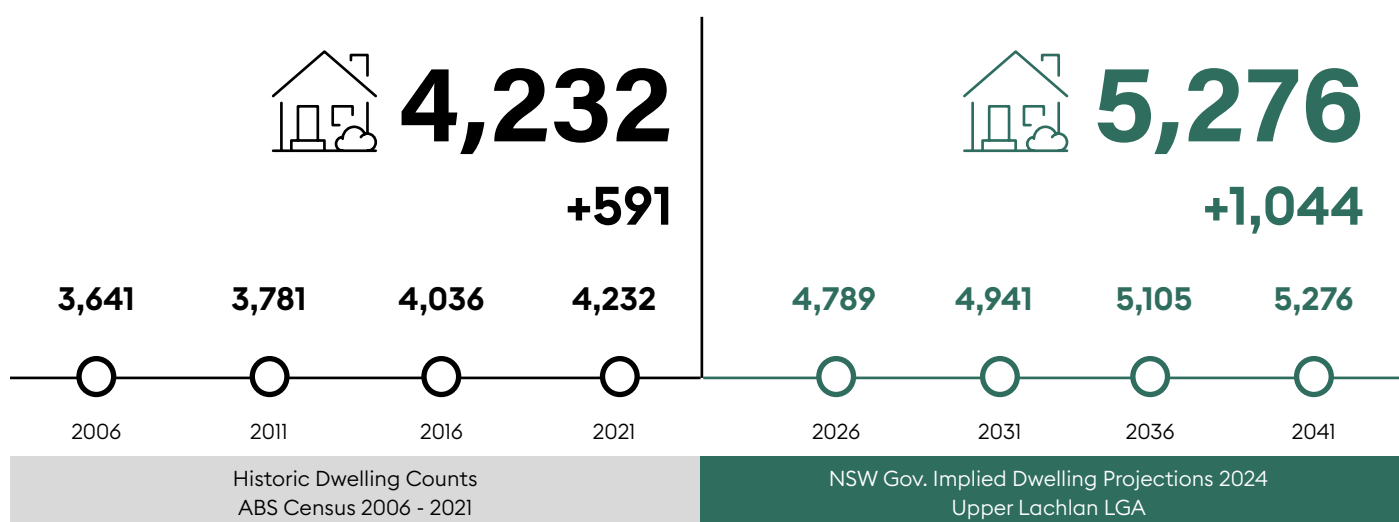
**AVERAGE ANNUAL
DWELLING DEMAND**
Upper Lachlan LGA

	2021	2026	2031	2036	2041	Total Change
Total Population	8,514 ¹	13,305	13,715	13,916	14,265	1,606
Total Households	3,244 ²	5,589	5,914	6,315	6,465	931
Family Households	2,312 ²	3807	3923	4009	4074	753
Lone Person	894 ²	1,935	2,072	2,183	2,270	620
Household Size	2.4 ²	2.2	2.19	2.17	2.15	-
Implied Dwellings	4,232 ²	4,789	4,941	5,105	5,276	1,044
Additional Dwellings	-	469	302	238	184	-
Annual Dwelling demand ³		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



HISTORIC DWELLING COUNTS AND IMPLIED DWELLING PROJECTIONS - UPPER LACHLAN LGA

ABS, Census of Population and Housing 2006 to 2021

* Figure relates to total dwelling counts including occupied and unoccupied dwellings



Scan the QR code to access the NSW Government's website relating to NSW Implied Dwelling Projections

6.3. BUILDING APPROVALS DATA

6.3.1 Total Dwelling Approvals

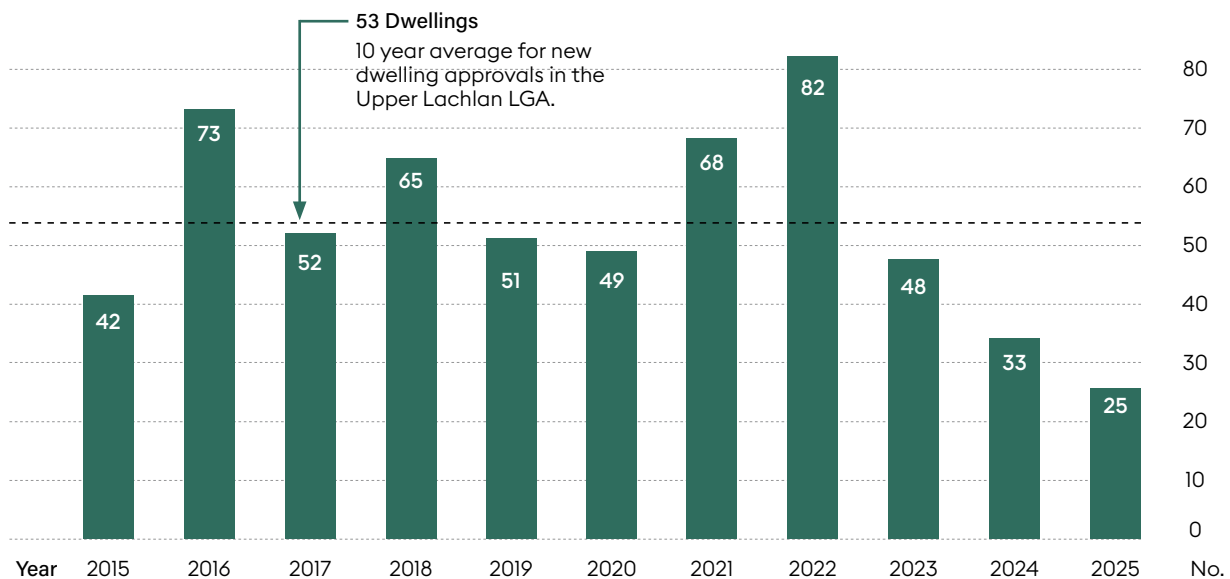
Building approvals can be used as a reliable indicator of the general level of residential development, economic activity, employment and investment within an area over a period of time.¹

Upper Lachlan Shire Council Building Approvals data has been analysed to determine the numbers of dwellings that have been approved over the last 10 period.

The data shows that the number of dwellings approved per (financial) year has varied over the last 10 year period, with a peak number of approvals issued in 2022 (82 in total) and the lowest number of approvals issued in 2015 (42 in total). On average, there were 53 dwelling approvals issued per annum over the ten year period 2015-2024.

Based on these projections, the expected number of building approvals for new dwellings (per annum) is generally well aligned to the number of new dwellings that will be required in the Upper Lachlan LGA to meet the implied dwelling demand projected by NSW DPHI of 52 new dwellings per year.

The key for Upper Lachlan Shire will be to create a planning framework that allows for continued and sustained housing growth in locations where demand is highest.



New Dwelling Approvals

■ Total number of building approvals determined by Upper Lachlan Shire Council and / or Private Certifiers for new dwelling constructions in the Upper Lachlan LGA.

¹ <https://profile.id.com.au/upperlachlan/building-approvals>

6.3.2 Distribution of Dwelling Approvals

Approximately 56 new dwellings have been approved in the Upper Lachlan Shire on a per annum basis over the last 10 year period.

This data has been further analysed to gain a deeper understanding of where this dwelling growth has been spread across the Upper Lachlan LGA. It may also be possible to gain an insight into which areas are experiencing the most growth, and if housing growth is occurring in locations that align with Council's efforts to strategically plan for infrastructure and service delivery, or whether local planning policies may be impacting expected or anticipated levels of housing growth in a specific area.

This analysis can also be utilised to develop some evidence-based assumptions on the likely future demand for dwelling growth in each of the Township and Village settlements in the LGA.

Using historic building approvals data as an indicator of future demand, it is expected that the majority of dwelling growth will occur in Crookwell, Gunning, Collector and Taralga combined. A (combined) 60% of dwelling growth has occurred in these settlements combined since 2015.

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total	%
Crookwell	16	23	12	15	14	6	25	32	8	13	164	29
Gunning	4	10	4	11	8	10	11	12	6	2	79	14
Collector	2	7	6	7	6	11	1	2	1	1	44	8
Taralga	4	5	4	2	2	1	1	4	4	0	27	5
Other Villages	6	18	10	9	9	8	13	8	9	11	101	18
Rural Balance	10	10	16	21	12	13	17	24	20	6	148	26
Total	42	73	52	65	51	49	68	82	48	33	563	100

Distribution of Dwelling Approvals - Upper Lachlan LGA Settlements

Data based on interrogation of Upper Lachlan Shire Council Historic Building Approvals Data 2015-2024

	A ¹ Historic Demand	B ² Total Projected Dwelling Demand to 2041	C ³ Average Annual Dwelling Demand to 2041
Crookwell	29%	302	15 / year
Gunning	14%	146	8 / year
Collector	8%	83	4 / year
Taralga	5%	52	3 / year
Other Villages	18%	187	4 / year
Rural Balance	26%	271	13 / year
Total	100%	1044 ⁴	52 / year ⁵

Dwelling Demand - Settlements and Villages

Data based on interrogation of Upper Lachlan Council Historic Building Approvals Data 2015-2024

1 Historic Distribution of Dwelling Growth, based on an analysis of Upper Lachlan Shire Building Approvals Data for 2015-2024 period. Refer Table below.

2 Expressed as a percentage of the total projected dwelling demand for Upper Lachlan LGA, based on the value in Column A.

3 Column B / 20 years (2021 - 2041)

4 Implied dwelling demand for Upper Lachlan LGA - 2024 NSW Gov Projections. Refer Section 6.2.

5 Average dwelling demand for Upper Lachlan LGA - 2024 NSW Gov Projections. Refer Section 6.3.

6.4. OTHER DEMAND DRIVERS

The Upper Lachlan Shire is located in proximity to Goulburn, Canberra and Sydney, which makes it an attractive option for residents seeking a quieter, more affordable lifestyle while maintaining access to opportunities in nearby cities.

Over the next 15 years, several factors are likely to influence population growth and housing demand in the Upper Lachlan Shire, and these are described below.

Due to the close proximity of Collector and Gunning to Canberra, Goulburn and the Hume Highway, it is likely these centres will continue to be subject to demand / growth pressures. As the main centre for residential activity in the Upper Lachlan Shire it is expected Crookwell will also be subject to demand growth pressures.

PROXIMITY TO CANBERRA, GOULBURN AND SYDNEY

The Upper Lachlan LGA has potential for increased population growth due to its strategic proximity to major urban centres such as Canberra, Goulburn and Sydney.

The NSW Government's 2024 population projections indicate steady growth across regional areas. As these trends continue, - driven by affordability, lifestyle preferences, and improved transport connectivity, the Upper Lachlan LGA is well positioned to attract new residents seeking alternatives to metropolitan living, particularly retirees and families looking for a more relaxed lifestyle.

HOUSING AFFORDABILITY

Compared to Canberra, Gunning, Collector and Crookwell offer more affordable housing options. As property prices in Canberra rise, these centres may experience increased demand from first-home buyers and investors looking for cost-effective alternatives.

LIFESTYLE APPEAL

The rural charm, community atmosphere, and access to nature could attract individuals and families seeking a balance between city convenience and country living.



6.5. FINAL HOUSING DEMAND ASSUMPTIONS

Based on the historic building approvals data, and considering other factors which could increase the demand for dwelling growth in some locations, the draft Upper Lachlan Housing Strategy forecasts dwelling demand as a percentage of total dwellings in the LGA.

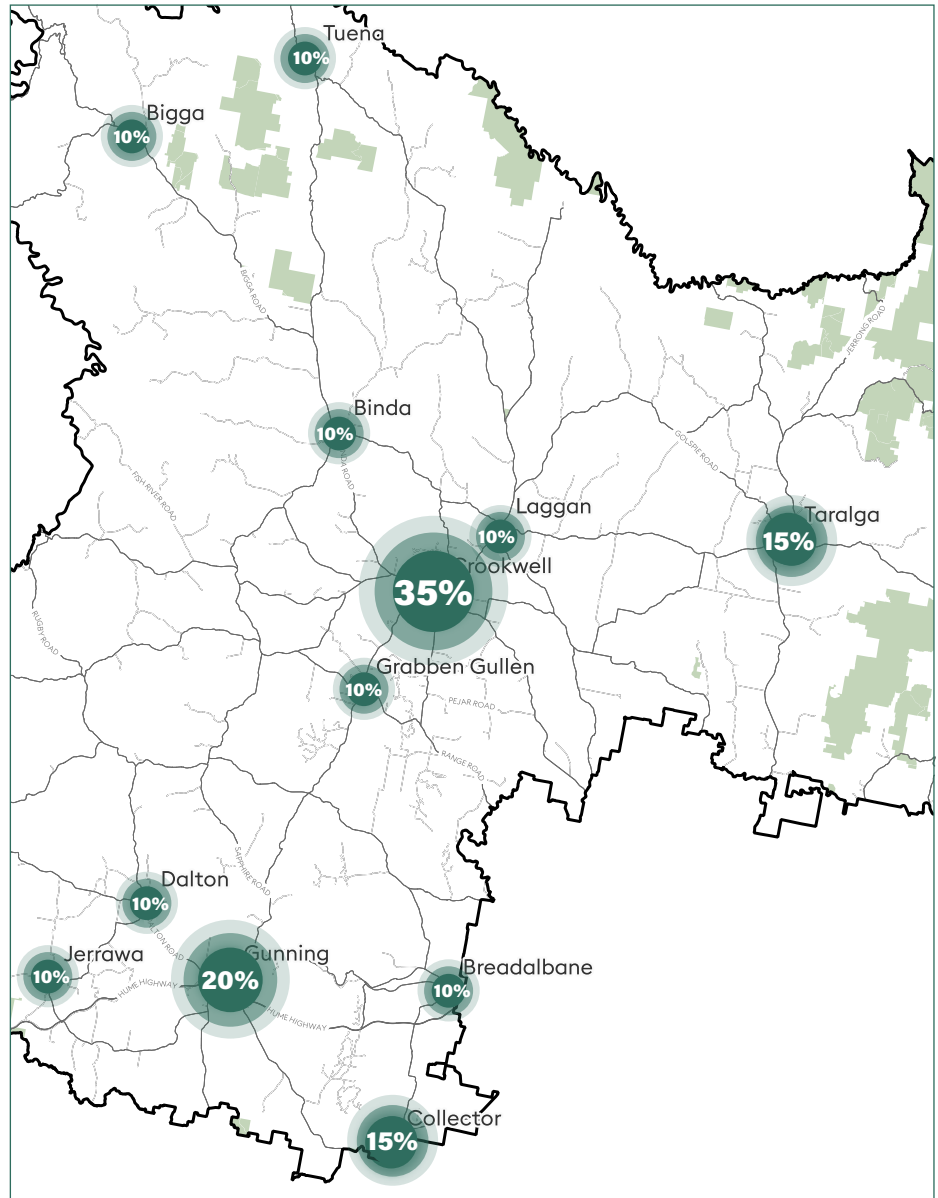
The majority of dwelling demand is forecasted to occur in Crookwell, with 35% of total future dwelling demand to occur in and around the main township for the Upper Lachlan Shire.

Dwelling demand is also forecasted in Gunning (20%), Collector (15%) and Taralga (15%).

Approximately 15% of total housing demand is expected to occur in the other villages and the rural balance. This is largely due to the lack of market demand and essential infrastructure servicing villages as well as the limitations on dwelling opportunity in the RU1 Primary Production zone.

MAP NOTE

The demand for the Shire's smaller villages is given to be 10% of the total demand, combined for the 8 villages of Bigga, Binda, Breadalbane, Dalton, Grabben Gullen, Jerrawa, Laggan and Tuena.



Map 15 - Upper Lachlan Shire - Dwelling Demand Map

35%	20%	15%	15%	10%	5%
Crookwell	Gunning	Collector	Taralga	Other Villages Combined	Rural Balance
Total - 365 Per Annum - 18	Total - 208 Per Annum - 10	Total - 156 Per Annum 8	Total - 156 Per Annum - 8	Total - 104 Per Annum - 5	Total - 52 Per Annum - 3

07

HOUSING SUPPLY NEEDS ANALYSIS

An important objective of the draft Upper Lachlan Shire Housing Strategy is to analyse the housing supply needs for each settlement in the Upper Lachlan Shire having regard to the following:

- Land-use Considerations.
- Environmental Considerations.
- Infrastructure and Servicing Considerations.

From this basis it is possible to make recommendations on potential updates to the land-use planning framework applying in the Upper Lachlan LGA.

This Chapter analyses the availability of existing residential land for future housing and highlights where there are gaps in the supply chain.



7.1. HOUSING SUPPLY NEEDS ANALYSIS

Establishing the future housing supply needs for the Upper Lachlan Shire requires consideration of the following matters:

- The amount of existing housing within residential / village zones.
- The amount of vacant blocks within residential / village zones.
- The amount of vacant blocks zoned residential / village zoned land that can be practically developed for new housing.
- The amount of new housing that has been approved for construction or currently under construction.
- The percentage of estimated housing demand.
- Any reasons why vacant residential / village land remain undeveloped.
- Any Planning Proposals proposing increases in residential / village zones for new housing.

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.

All towns and villages in the Upper Lachlan Shire have undergone a housing supply needs analysis against the above criteria to determine whether any changes are required to the land-use planning framework to support housing demand.

7.2. BIGGA

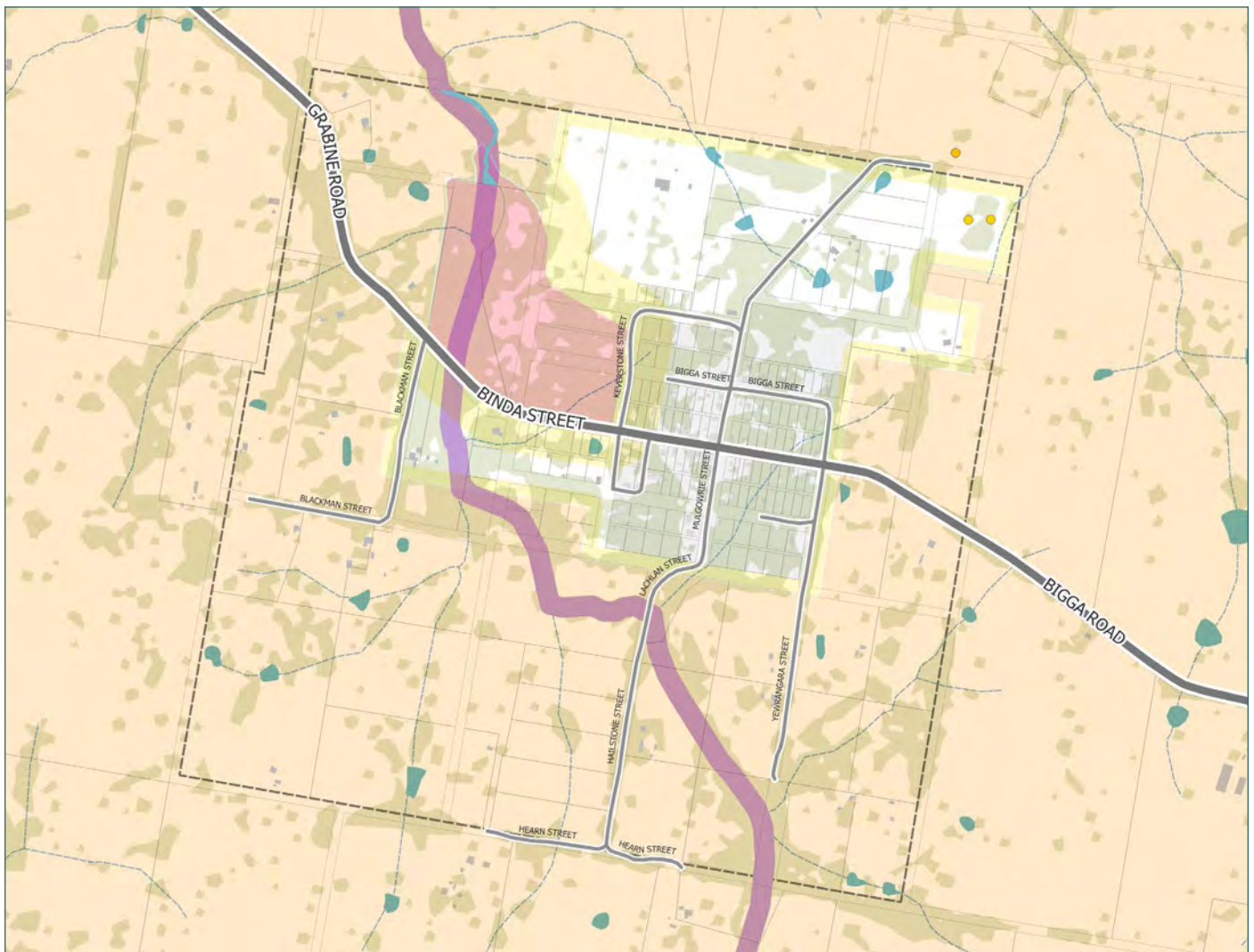
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Bigga are identified on Map 16 and summarised below:

- Bigga Creek is located on the south and western edge of the village zone and is a minor tributary in the Lachlan River catchment, part of the Murray–Darling Basin.
- The riparian areas along the Bigga Creek are important locations for biodiversity. There are also locations in Bigga where there are threatened species or communities. Where land-use changes are recommended in the draft Upper Lachlan Housing Strategy, the biodiversity values of the land should be strategically assessed to determine site suitability.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 16 - Bigga - Environmental Analysis Map

BIGGA (CONT.)

LAND-USE ANALYSIS

The key land-use considerations for the settlement of Bigga are identified on Map 17 and summarised below:

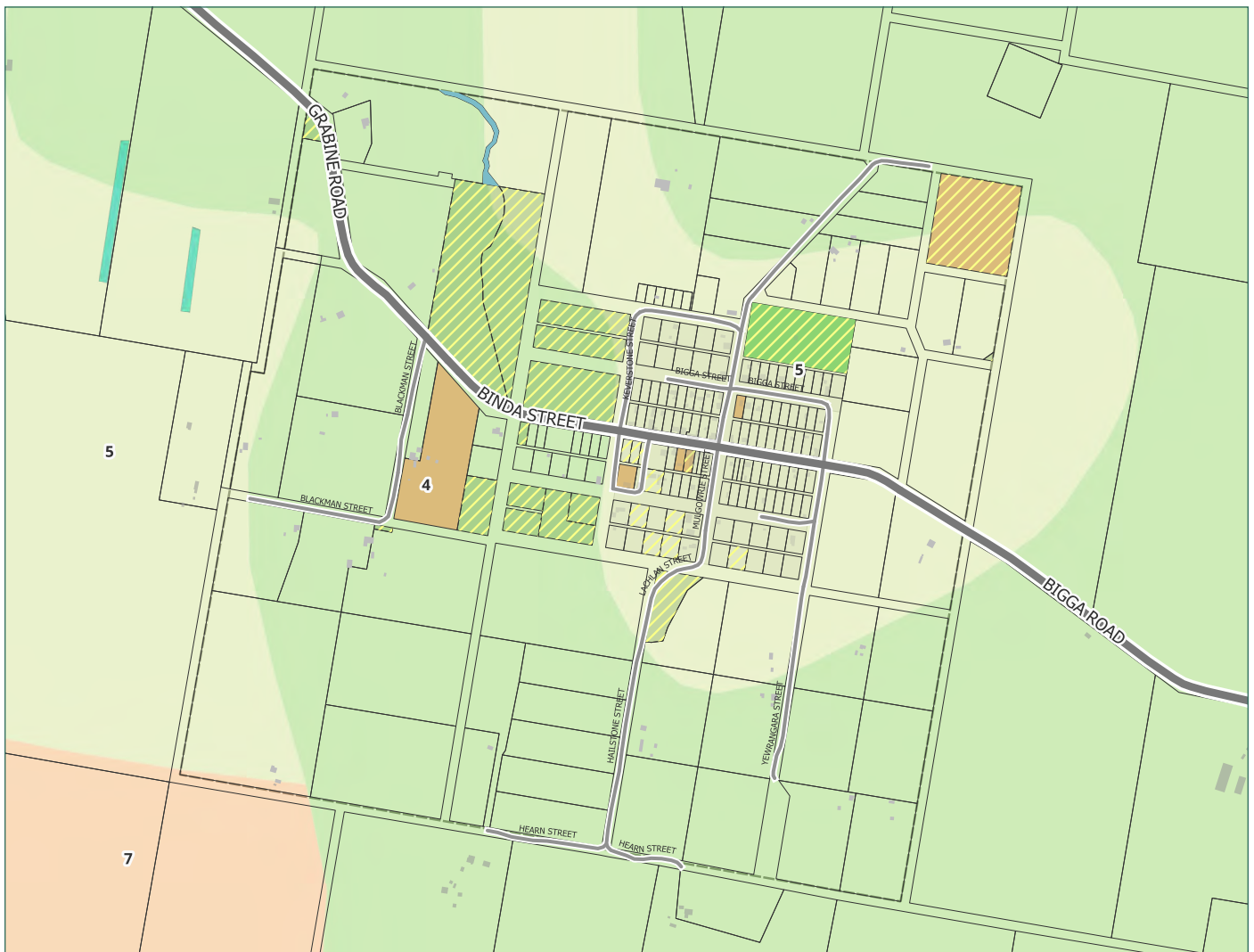
- The village has a traditional gird structure based around a spine created by Binda Street. The village limits are defined by Tuena Street, Keverstone Street and Yewrangara Street.
- The primary land use is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement and include the Bigga General Cemetery, Bigga Public School and various churches.
- Crown Land properties are dispersed throughout the settlement and include reserves and commons such as the Bigga Recreational Ground.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 17 - Bigga - Land-use Analysis Map

BIGGA (CONT.)

INFRASTRUCTURE + SERVICING ANALYSIS

The key environmental considerations for the settlement of Bigga are identified on Map 18 and summarised below:

- The Bigga village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Bigga Recreational Ground.
- Bigga is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Bigga is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 18 - Bigga - Land-use Analysis Map

BIGGA (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Bigga village is land in the RU5 Village zone (where the mainstay of existing residential land-use is occurring) and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 2 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 19. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there is 15 vacant lots in Bigga that could be utilised for new dwellings. This translates to a supply pipeline that could accommodate expected dwelling growth for next 3 years through vacant lot opportunities.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4,000m ²	-	0	0
RU2 Rural Landscape					
Vacant Lots		2ha	-	15	3
Current Planning Proposals					
Nil		-	-	-	-
Total				15	3

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.

Key Statistic(s)

15

Vacant lots in Bigga, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

3

Number of years supply, as benchmarked by the implied dwelling demand for Bigga.



Map 19 - Bigga - Vacant Land Analysis

BIGGA (CONT.)



Challenges

The following challenges have been identified within the settlement of Bigga:

- The provision of services is a constraint to housing development and will influence the minimum lot size for dwellings and or subdivision.
- The village of Bigga is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Housing Gaps

The following housing gaps have been identified within the settlement of Bigga:

- Analysis shows there are no vacant unconstrained lots within the existing RU5 Village zone.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.



Opportunities

The following opportunities have been identified within the settlement of Bigga:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there are vacant lots on the village edge, which have existing road access, and could provide opportunities for future large lot living.
- There is a large supply of Crown Land in the village. This land could be utilised for housing projects providing the zoning framework for the land allows for residential development types as permitted uses.
- Establish a robust monitoring and reporting framework to monitor the progress of development projects and encourage continued engagement between Council and key property owners / developers.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Bigga:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.3. BINDA

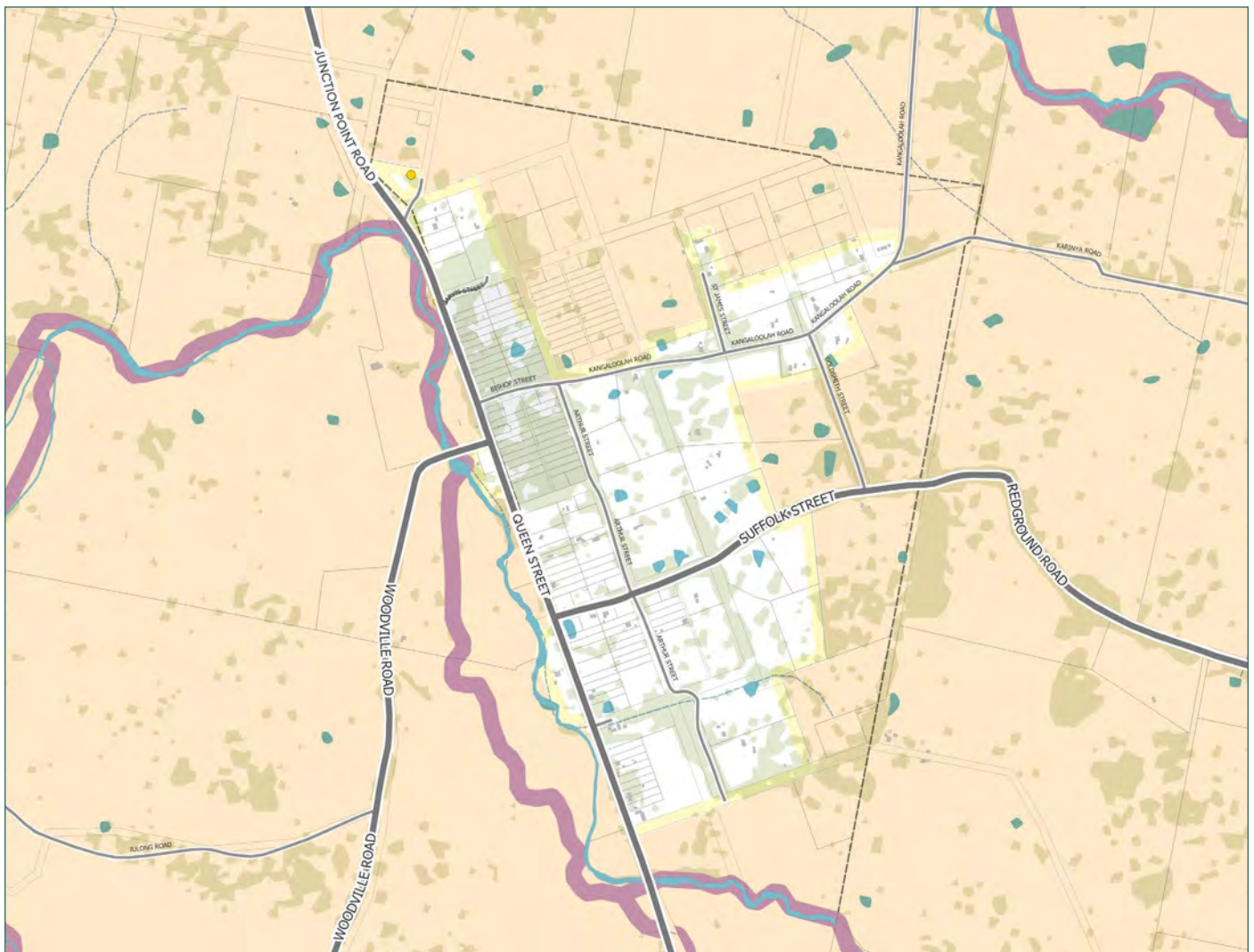
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Binda are identified on Map 20 and summarised below:

- Binda Creek is located on the southern edge of the village of Binda and is a minor tributary in the Lachlan River catchment, part of the Murray–Darling Basin.
- The riparian areas along the Binda Creek are important locations for biodiversity. Where land-use changes are recommended in the draft Upper Lachlan Housing Strategy, the biodiversity values of the land should be strategically assessed to determine site suitability.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 20 - Binda - Environmental Analysis Map

BINDA (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Binda are identified on Map 21 and summarised below:

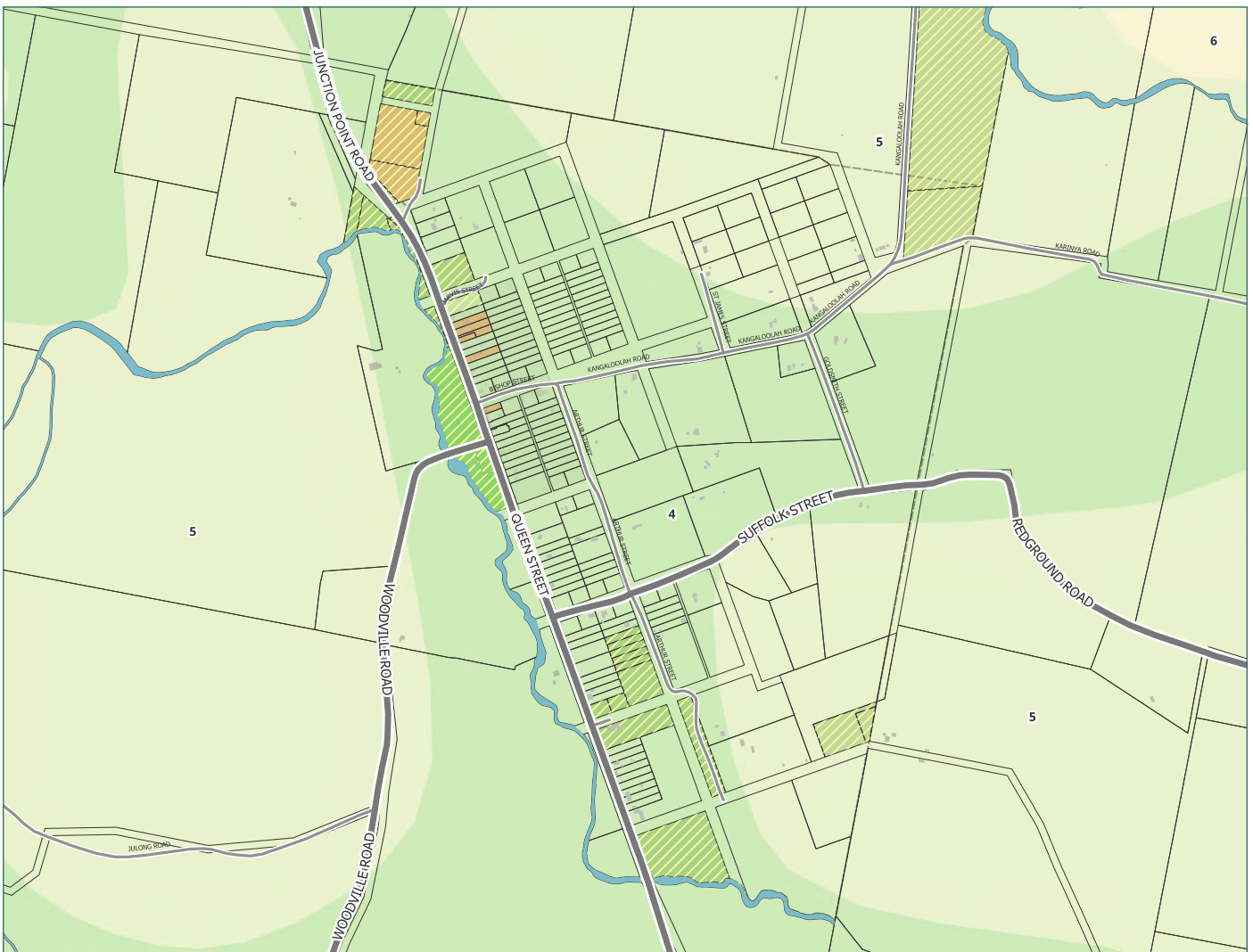
- The village has traditional grid structure based around the spine of Queen Street. The village limits are defined by Queen Street, Jarvis Street, Arthur Street and Bell Street.
- The primary land use within the village of Binda is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement of Binda and include the Binda Post Office and Store, the Mill and Binda Cemetery.
- Crown Land properties are dispersed throughout the settlement of Binda and include reserves and commons such as the Binda Cemetery, which are under the care and control of Upper Lachlan Shire Council.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 21 - Binda - Land-use Analysis Map

BINDA (CONT.)

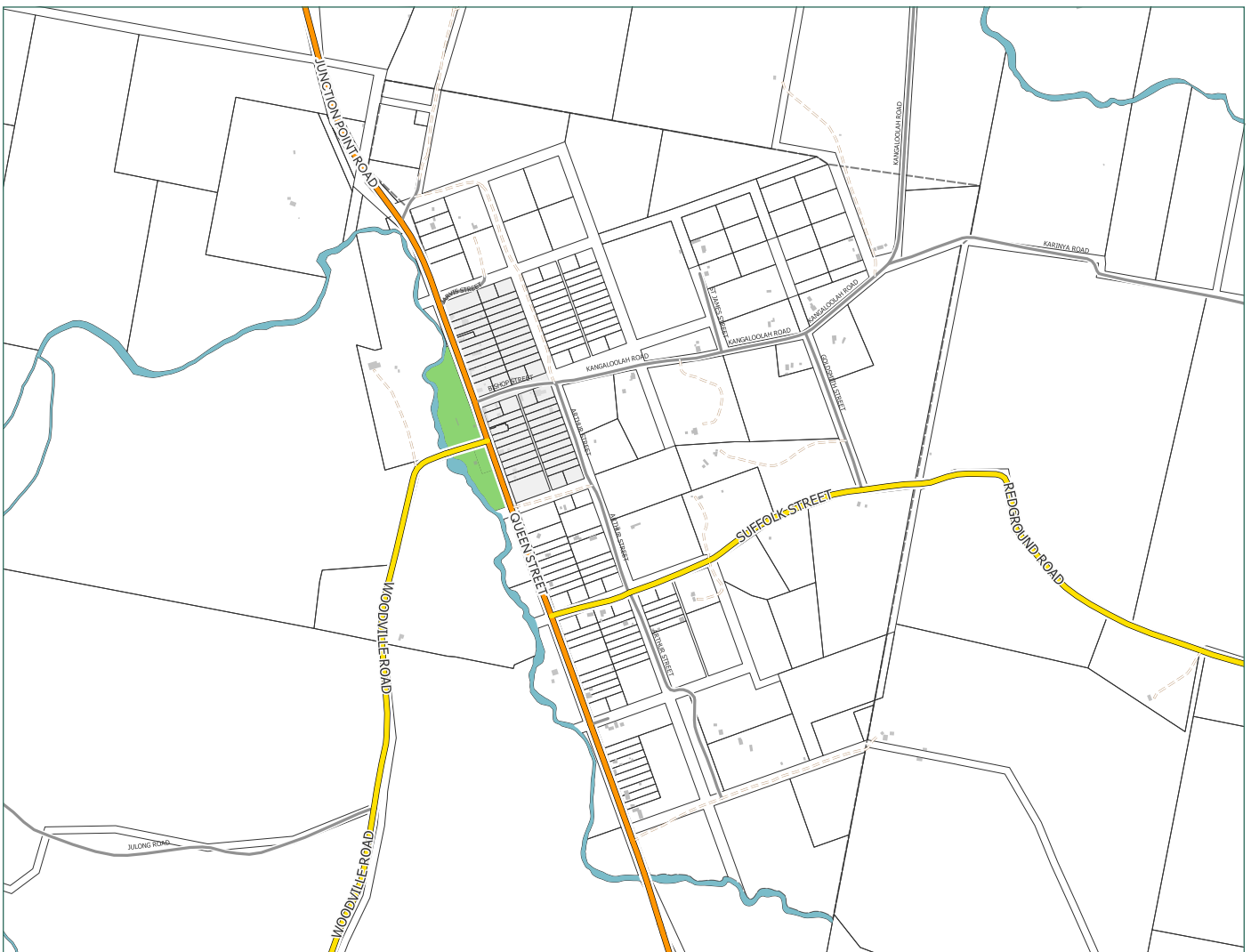
INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Binda are identified on Map 22 and summarised below:

- The Binda village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Binda Recreational Ground.
- Binda is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Binda is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 22 - Binda - Infrastructure and Servicing Analysis Map

BINDA (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Binda village is land in the RU5 Village zone (where the mainstay of existing residential land-use is occurring) and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 2 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 23. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, Crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there is 15 vacant lots in Binda that could be utilised for new dwellings. This translates to a supply pipeline that could accommodate expected dwelling growth for next 3 years through vacant lot opportunities.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4000m ²	-	1	0.2
RU2 Rural Landscape					
Vacant Lots		2ha	-	14	2.8
Current Planning Proposals					
Nil		-	-	-	-
Total				15	3

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.

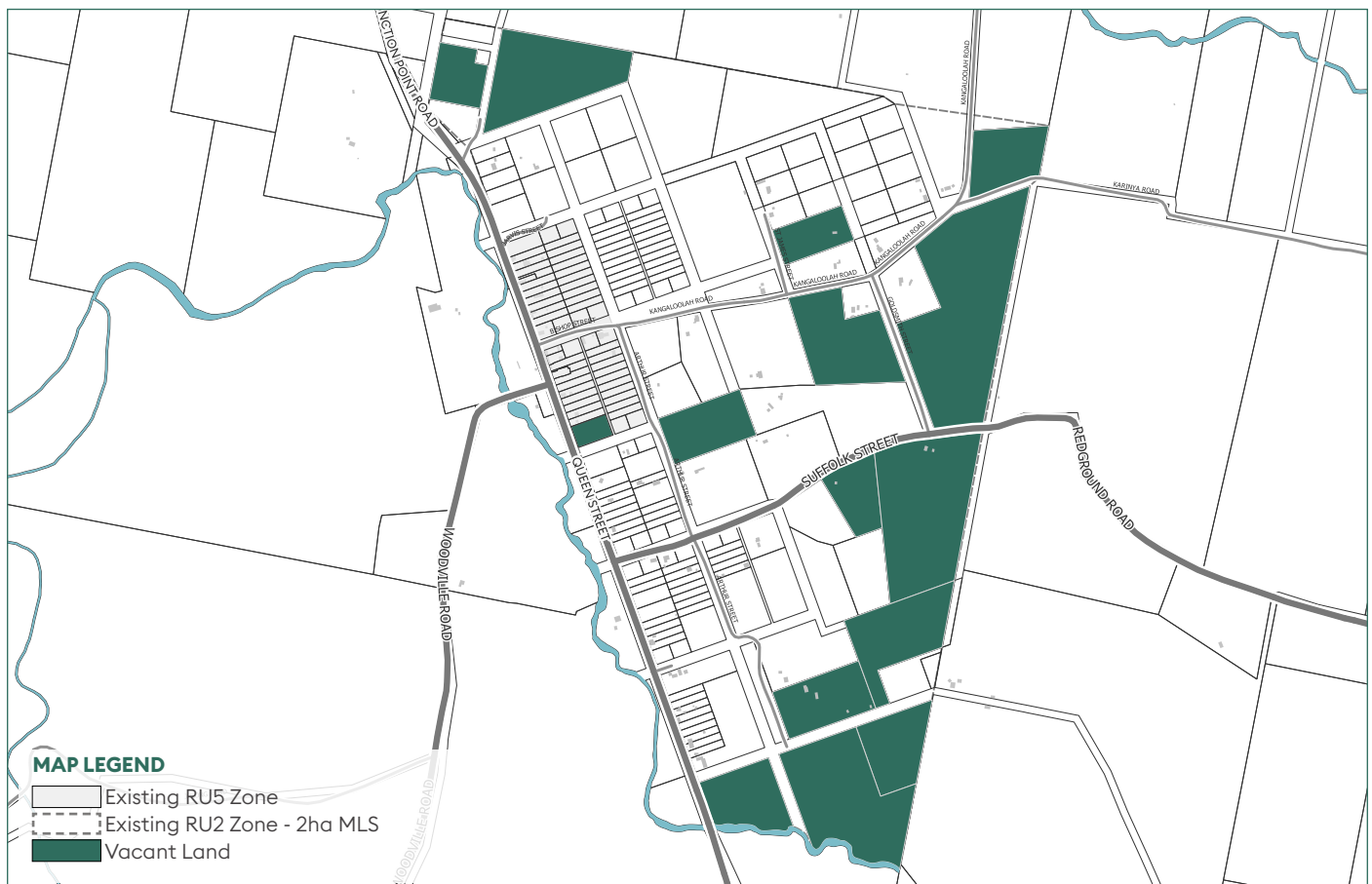
Key Statistic(s)

15

Vacant lots in Binda, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

3

Number of years supply, as benchmarked by the implied dwelling demand for Binda.



Map 23 - Binda - Housing Supply Map

BINDA (CONT.)



Challenges

The following challenges have been identified within the settlement of Binda:

- The provision of services is a constraint to housing development and will influence the minimum lot size for dwellings and or subdivision.
- The village of Binda is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth. There is also locations within the village where housing growth would be constrained by flooding, and bushfire.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Housing Gaps

The following housing gaps have been identified within the settlement of Binda:

- Analysis shows there are limited vacant unconstrained lots within the existing RU5 Village zone.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.



Opportunities

The following opportunities have been identified within the settlement of Binda:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there are vacant lots on the village edge, which have existing road access, and provide opportunities for future dwellings.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Binda:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.4. BREADALBANE

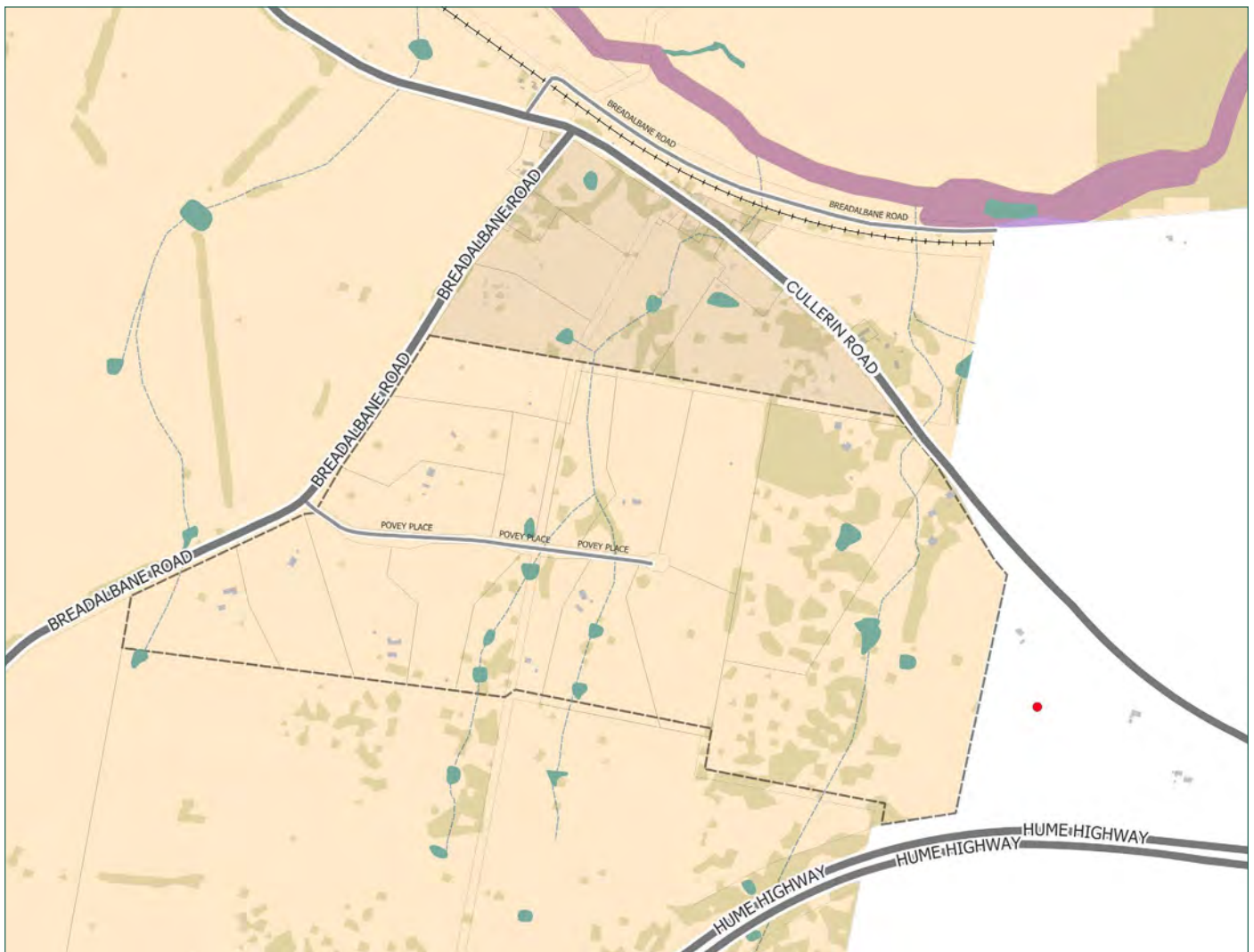
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Breadalbane are identified on Map 24 and summarised below:

- Hannas Creek transverses through the village of Breadalbane and is a minor tributary in the Lachlan River catchment, part of the Murray–Darling Basin.
- The riparian areas along the Hannas Creek are important locations for biodiversity. Where land-use changes are recommended in the draft Upper Lachlan Housing Strategy, the biodiversity values of the land should be strategically assessed to determine site suitability.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 24 - Breadalbane - Environmental Analysis Map

BREADALBANE (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Breadalbane are identified on Map 25 and summarised below:

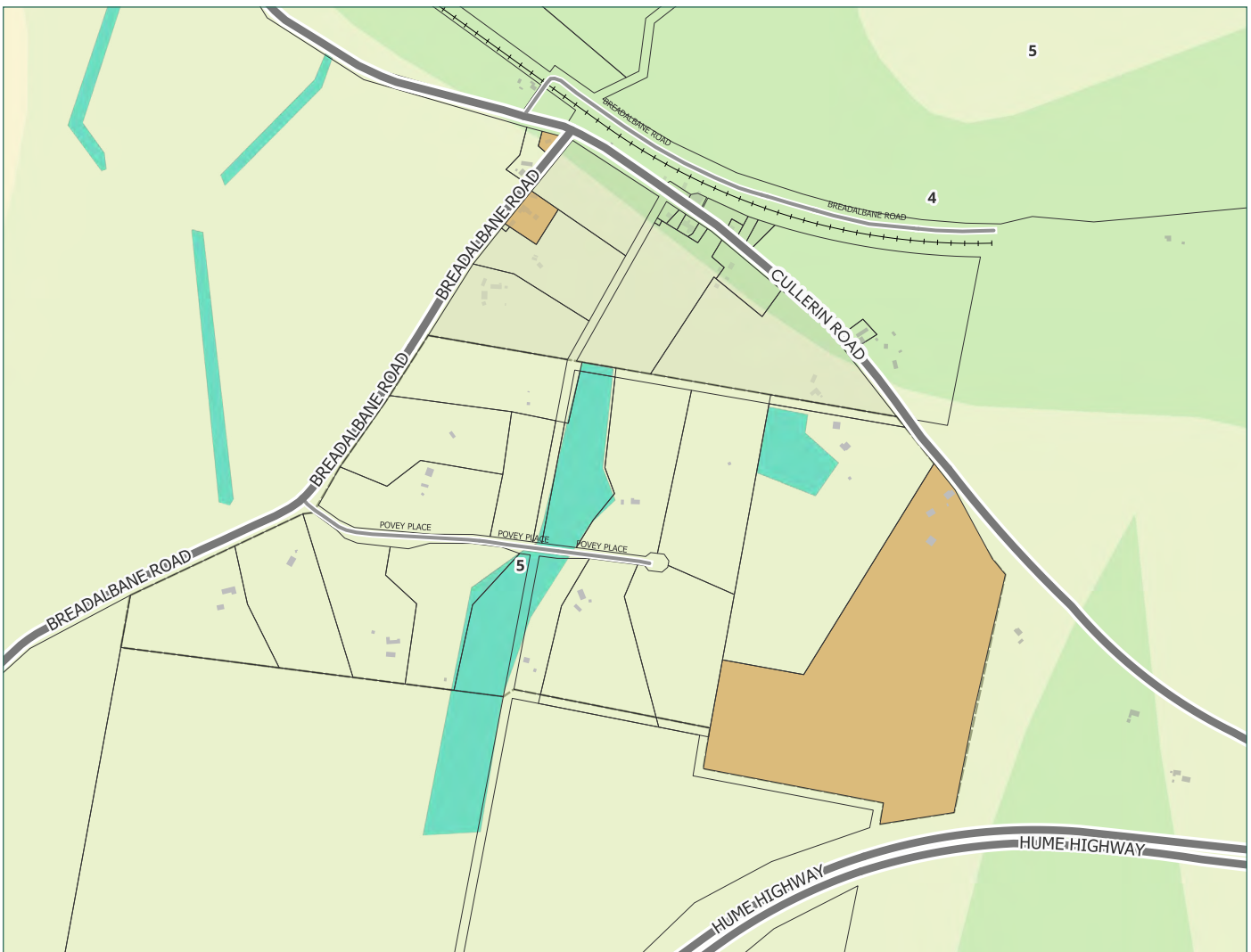
- The village is located along Cullerin and Breadalbane Road.
- The primary land use within the village of Breadalbane is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement of Breadalbane and include the Breadalbane Anglican Church and Breadalbane Public School.
- Managed resource protection properties are dispersed throughout the settlement and surrounds of Breadalbane and include biodiversity and natural resource protection areas.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 25 - Breadalbane - Land-use Analysis Map

BREADALBANE (CONT.)

INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Breadalbane are identified on Map 26 and summarised below:

- Breadalbane village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Breadalbane Recreational Ground.
- Breadalbane is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Breadalbane is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 26 - Breadalbane - Infrastructure and Servicing Analysis Map

BREADALBANE (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Breadalbane village is land in the RU5 Village zone and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 2 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 27. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there are no vacant lots in Breadalbane that could be utilised for new dwellings.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4,000m ²	-	0	0
RU2 Rural Landscape					
Vacant Lots		2ha	-	0	0
Current Planning Proposals					
Nil		-	-	-	-
Total				0	0

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.

Key Statistic(s)

0

Vacant lots in Breadalbane, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

0

Number of years supply, as benchmarked by the implied dwelling demand for Breadalbane.



Map 27 - Breadalbane - Housing Supply Map

BREADALBANE (CONT.)



Challenges

The following challenges have been identified within the settlement of Breadalbane:

- The provision of services is a constraint to housing development and will influence the minimum lot size for dwellings and or subdivision.
- Expansion of the village into surrounding areas is likely to be constrained by productive agricultural land.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Housing Gaps

The following housing gaps have been identified within the settlement of Breadalbane:

- Analysis shows there are no vacant unconstrained lots within the existing RU5 Village zone or RU2 Rural Landscape Zone. This is a significant limitation on new dwelling growth within the village.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.



Opportunities

The following opportunities have been identified within the settlement of Breadalbane:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Whilst there are no vacant lots in the village, there is merit to reduce the minimum lot size to give landowners the opportunity to create small-scale infill subdivisions which are within the capacity of existing roads and village services.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Breadalbane

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.5. COLLECTOR

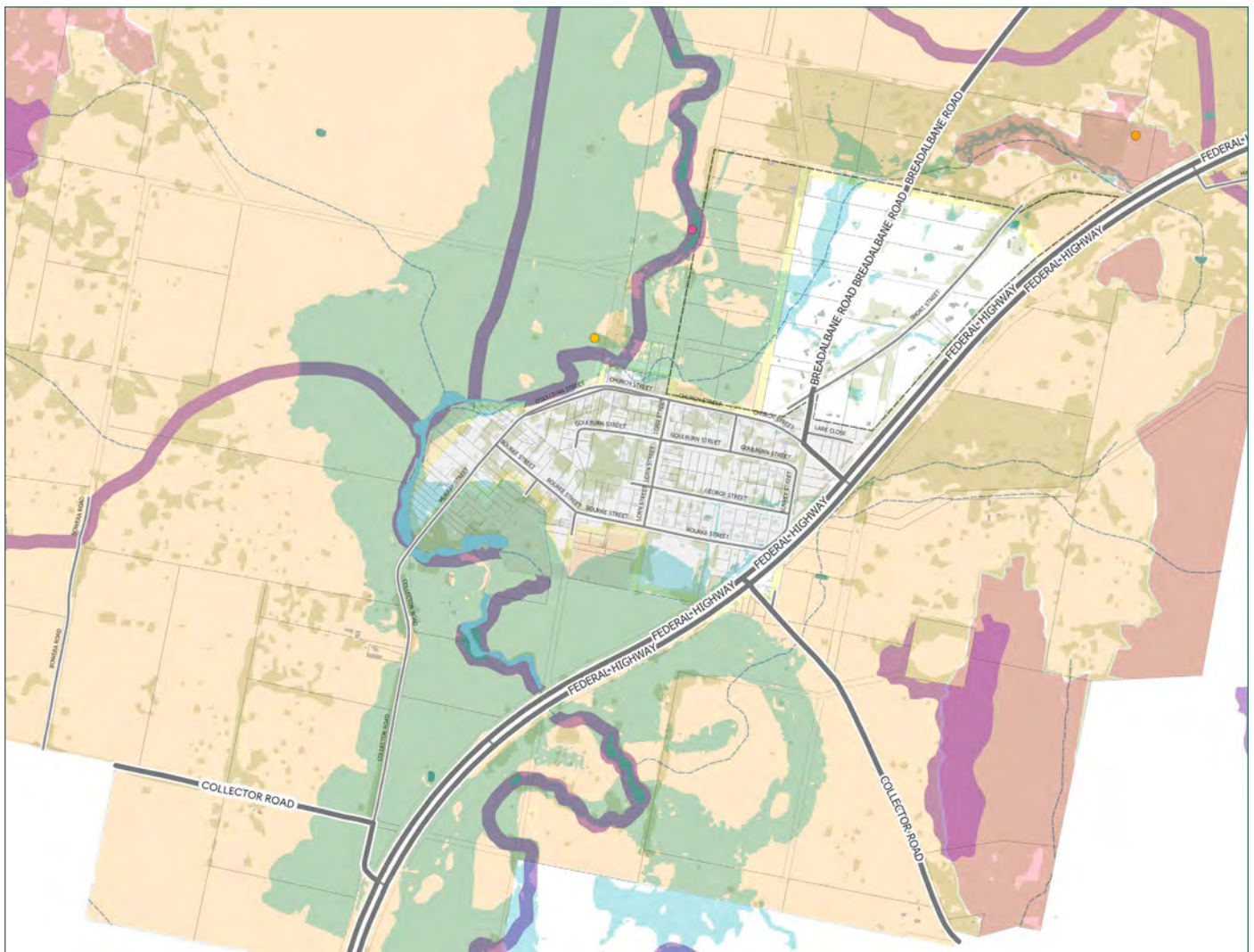
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Collector are identified on Map 28 and summarised below:

- The Collector Creek flows in a southerly direction around the western side of the village before continuing southwards, where it discharges into Lake George.
- The riparian areas along Collector Creek and Stony Creek are important locations for biodiversity.
- Flooding in Collector is characterised by mainstream inundation along Collector Creek. The majority of the village lies on high ground to the PMF flood level.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 28 - Collector - Environmental Analysis Map

COLLECTOR (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Collector are identified on Map 29 and summarised below:

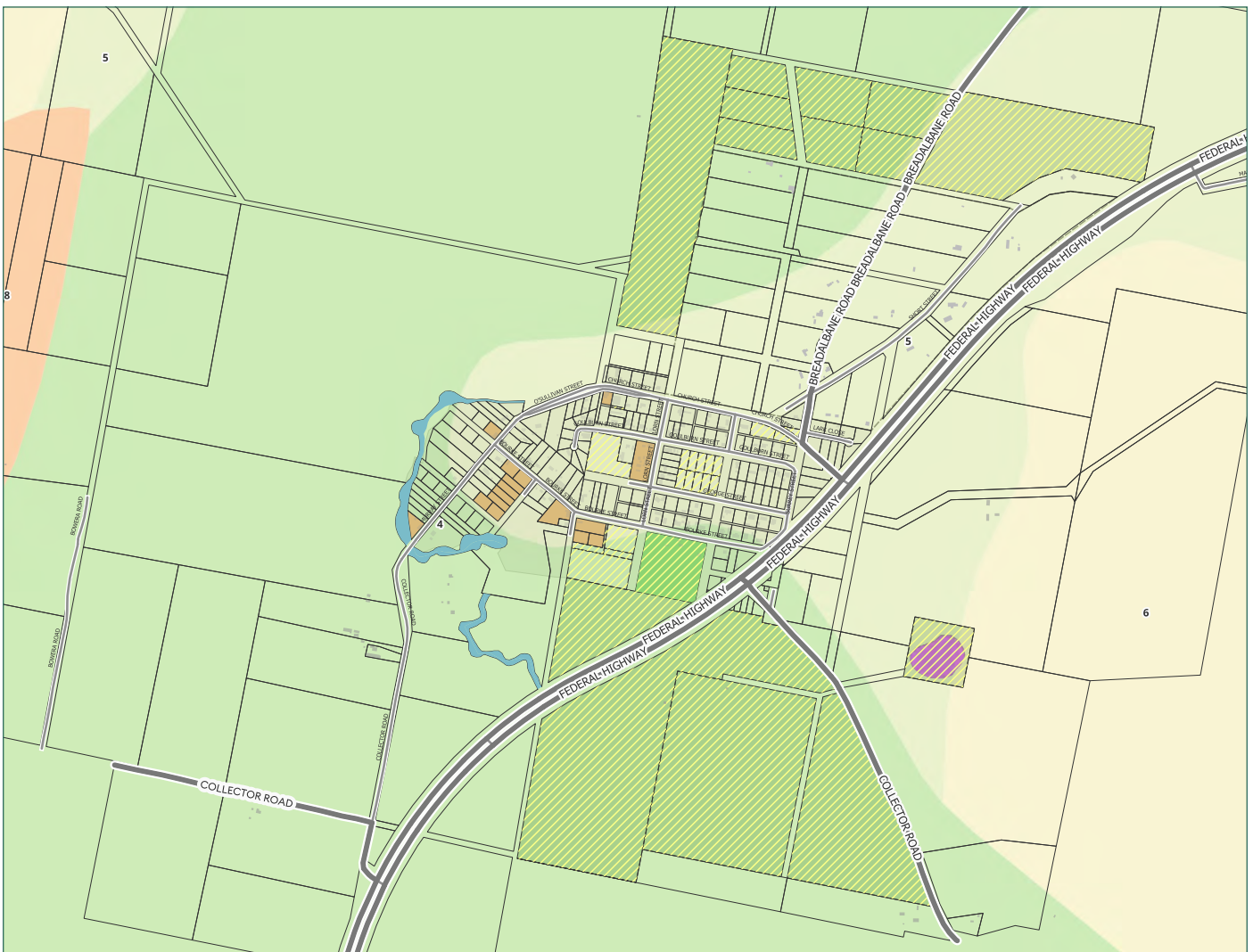
- The village limits are defined by Murray Street, Church Street, Bourke Street and the Federal Highway.
- The primary land use within the village of Collector is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement of Collector and include the Bushrangers Hotel, Collector Public School and various churches.
- Crown Land properties are dispersed throughout the settlement of Collector and include reserves and commons such as the Collector Recreational Ground, which are under the care and control of Upper Lachlan Shire Council.
- The Collector Waste Facility is located off Collector Road, southeast of the main centre of Collector.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 29 - Collector - Land-use Analysis Map

COLLECTOR (CONT.)

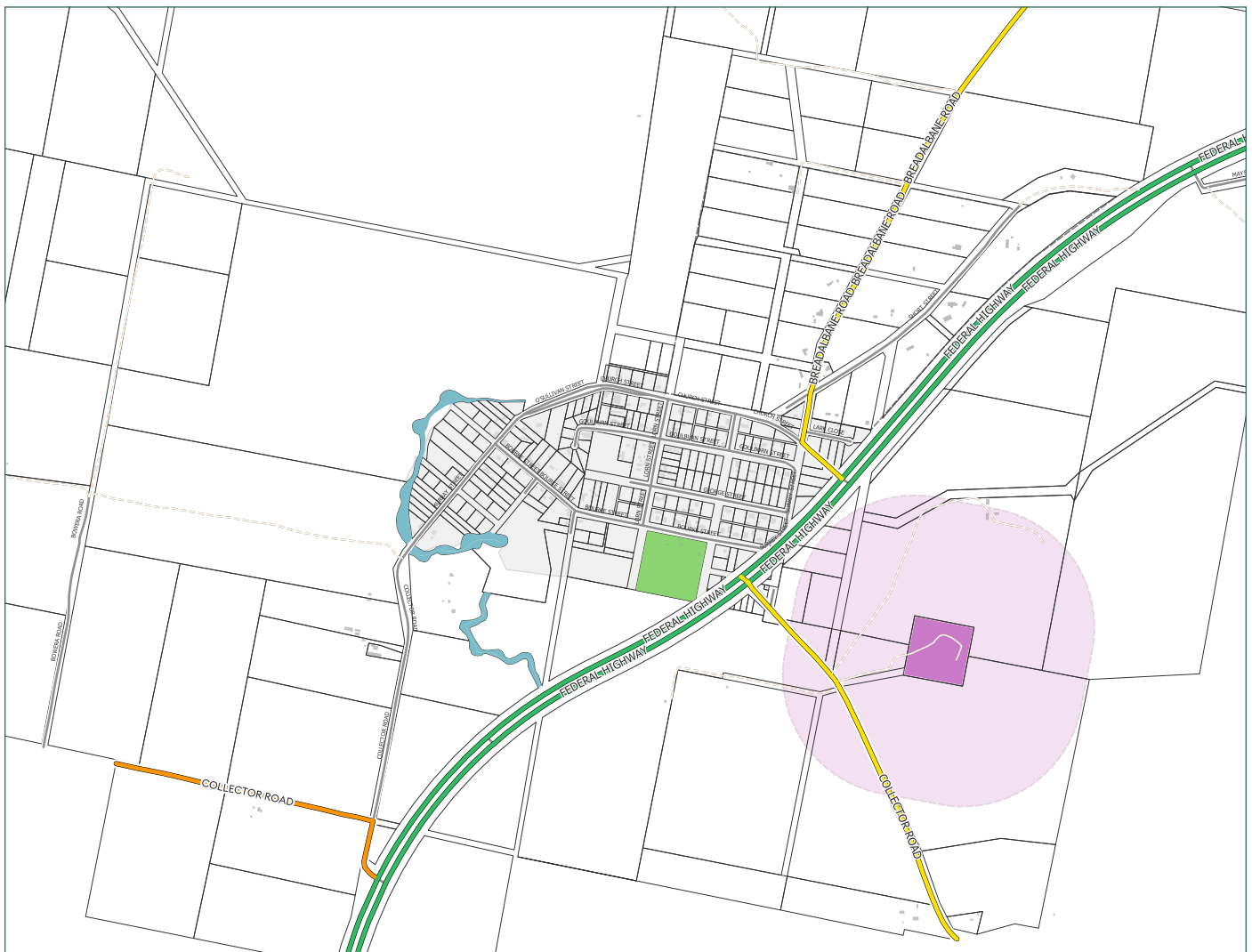
INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Collector are identified on Map 30 and summarised below:

- The Collector village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Collector Recreational Ground and Oval.
- Collector is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Collector is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 30 - Collector - Infrastructure and Servicing Analysis Map

COLLECTOR (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for Collector is land in the RU5 Village zone (where the mainstay of existing residential land-use is occurring) and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 2 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 31. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there is 17 vacant lots in Collector that could be utilised for new dwellings. This translates to a supply pipeline that could accommodate expected dwelling growth for next 2.1 years through vacant lot opportunities.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		2,000m ²	-	16 ²	2
RU2 Rural Landscape					
Vacant Lots		2ha	-	1 ³	0.1
Current Planning Proposals					
Nil		-	-	-	-
Total				17	2.1

1 Based on a projected annual dwelling demand of 8 new dwellings for Collector. Refer 6.5.

2 Refer Map 31

3 Refer Map 31

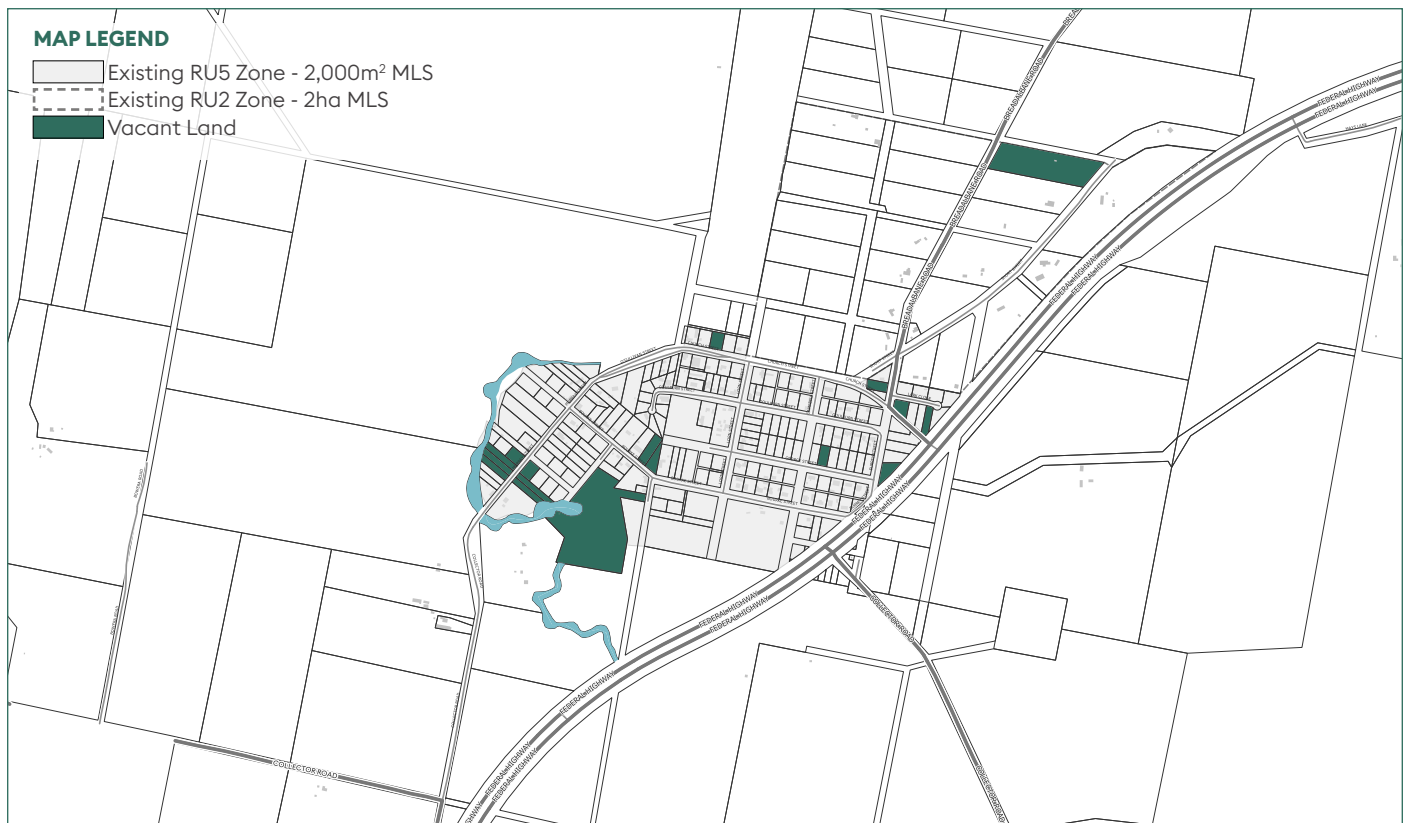
Key Statistic(s)

17

Vacant lots in Collector, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

2.1

Number of years supply, as benchmarked by the implied dwelling demand for Collector.



Map 31 - Collector - Housing Supply Map

COLLECTOR (CONT.)



Challenges

The following challenges have been identified within the settlement of Collector:

- The provision of services is a constraint to housing development and will influence the minimum lot size for subdivision and or dwellings.
- Flooding, biodiversity and bushfire pose significant constraints to the expansion of the village beyond the existing urban area.
- 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.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.
- The village is adjoined by the Federal Highway, which is a potential source of land-use conflict (noise) for existing and future housing. New connections to the Highway are unlikely to be supported by Transport for NSW.



Opportunities

The following opportunities have been identified within the settlement of Collector:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- The evidence base suggests that there is strong demand for large lot housing in Upper Lachlan LGA. Opportunities for new large lot housing could be explored in village edge locations where flooding, bushfire and biodiversity constraints can be avoided or suitably managed.



Housing Gaps

The following housing gaps have been identified within the settlement of Collector:

- Analysis shows there are few vacant unconstrained lots within the existing RU5 Village zone or RU2 Rural Landscape Zone.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Collector:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Consolidate existing and future land-use on the western side of the Federal Highway.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.6. CROOKWELL

ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Crookwell are identified on Map 32 and summarised below:

- Part of the surrounds of the Crookwell township is located in the Sydney Drinking Water Catchment.
- The town is located in the headwaters of the Crookwell River catchment at the confluence of its principal tributary Kiamma Creek. The Crookwell River is a significant tributary of the Lachlan River where it joins upstream of Wyangala Dam.
- Native Vegetation is dispersed within and surrounding the township of Crookwell. The riparian areas along Crookwell River and Kiamma Creek are important locations for biodiversity. There also several locations in Crookwell township with threatened species or communities with potential for serious and irreversible impacts if inappropriate land-use changes or development opportunities are allowed to occur.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.
- Flooding in Crookwell is characterised by mainstream inundation from both Kiamma Creek and Crookwell Rivers as well as a primary overland flow path on Cullen Street.

INFRASTRUCTURE & SERVICING ANALYSIS

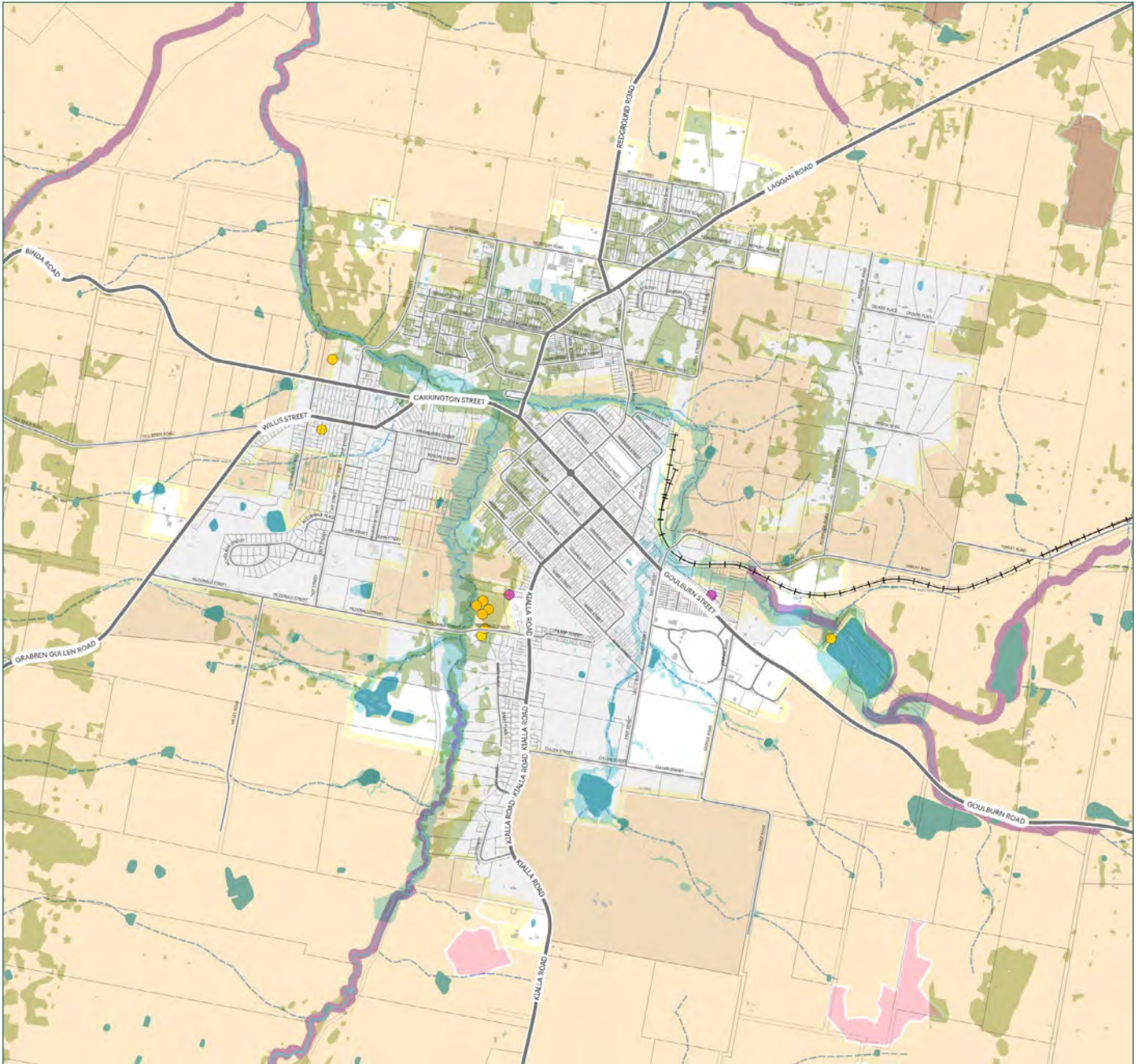
The key infrastructure and servicing considerations for the settlement of Crookwell are identified on Map 34 and summarised below:

- The Crookwell township includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Crookwell Showground, Jean Todkill Park, Crookwell Memorial Oval and Park, Crookwell River Walk and Crookwell Skate Park.
- Crookwell is serviced with a reticulated water supply network. The water supply reservoir is located east of the main street of Crookwell.
- Crookwell is serviced with a reticulated sewerage supply network. The sewer supply reservoir is located north of the main street of Crookwell.

LAND-USE ANALYSIS

The key land use considerations for the settlement of Crookwell are identified on Map 33 and summarised below:

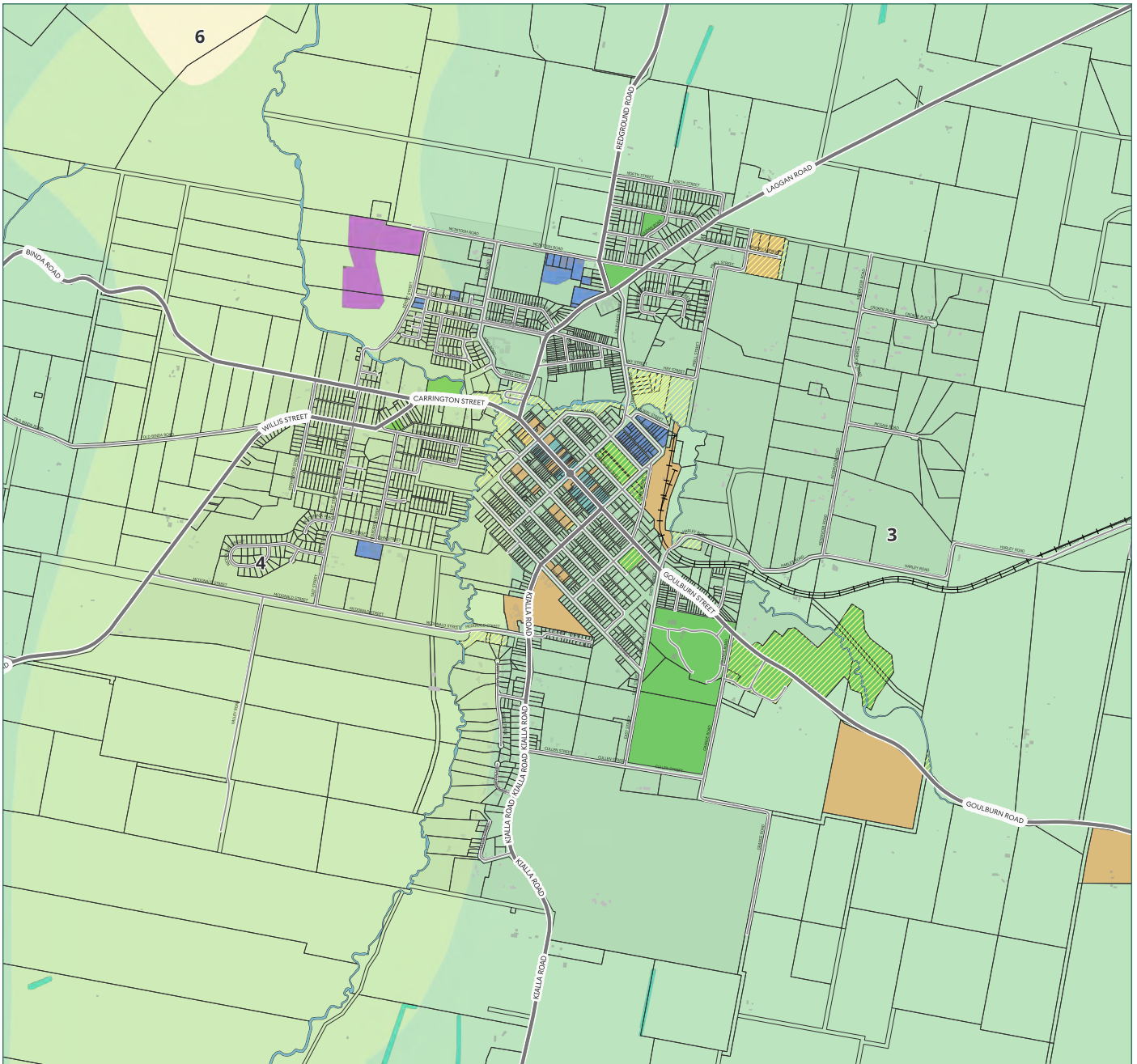
- The primary land use within the township of Crookwell is for residential purposes and is surrounded by large lot residential and agricultural land that is mapped as having high to moderate capability.
- Commercial land uses are located within the main street of Crookwell and provide a range of retail, business and community uses.
- Manufacturing/industrial land uses are dispersed throughout the settlement of Crookwell. Defined areas include land to the north and northeast of the main street of Crookwell and provide a range of industrial related land uses.
- Heritage listed properties are dispersed throughout the settlement of Crookwell and include the Crookwell Railway Station, Commercial Hotel, private residences and various churches.
- Crown Land properties are dispersed throughout the settlement of Crookwell and include reserves and commons such as the Crookwell Showground and Recreational Ground, which are under the care and control of Upper Lachlan Shire Council.
- Managed resource protection properties are dispersed throughout the settlement and surrounds of Crookwell and include biodiversity and natural resource protection.
- The settlement of Crookwell is serviced by reticulated water and sewerage supply and a waste facility. The facilities are located on the edge or surrounds of the settlement of Crookwell.
- One (1) Planning Proposals has been lodged with Council on the northern edge of the urban area.



Map 32 - Crookwell - Environmental Analysis Map

LEGEND - ENVIRONMENTAL

- Existing Housing Supply Land
- Existing Housing Supply Land - Other
- HEV Biodiversity
- Biodiversity Values
- Bushfire Prone Land - Vegetation Buffer
- Bushfire Prone Land - Category 1
- Bushfire Prone Land - Category 3
- Hydro Features
- Floodprone Land (1% AEP)
- Bionet Sightings - Endangered Population
- Bionet Sightings - Vulnerable
- Bionet Sightings - Critically Endangered
- Bionet Sightings - Endangered



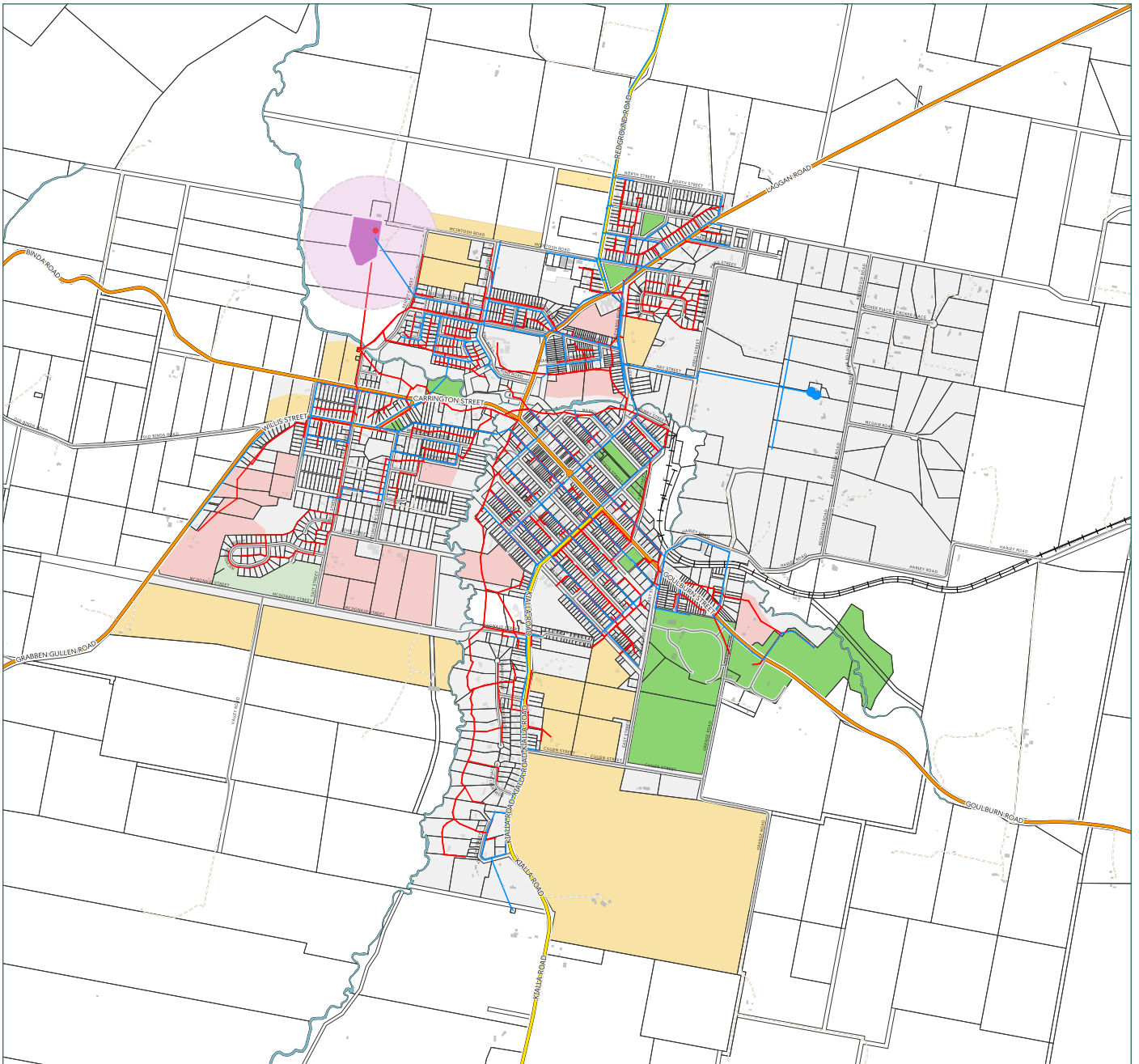
Map 33 - Crookwell - Land-use Analysis Map

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

- 3 High capability land
- 4 Moderate capability land
- 5 Moderate-low capability land
- 6 Low capability land
- 7 Very low capability land
- 8 Extremely low capability land



Map 34 - Crookwell - Infrastructure Analysis Map

LEGEND - INFRASTRUCTURE & SERVICING

- Existing Housing Supply Land
- Key Public Open Space / Parklands
- Highways
- Arterial Road Network
- Sub Arterial Road Network
- Local Road Network
- Reticulated Water Supply Mains
- Water Supply Reservoir
- Reticulated Sewer Supply Mains
- Sewerage Treatment Plant
- Sewer Pump Station
- STP / Rubbish Tip Location
- STP / Rubbish Tip Buffer

INFRASTRUCTURE CAPACITY ASSESSMENT

- Growth Location - Refer Map 35. Enabling infrastructure (reticulated water supply, sewerage and drainage) readily available to allow residential subdivision and development to occur.
- Growth Location - Refer Map 35. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with substantial upgrades required to Council infrastructure.
- Growth Location - Refer Map 35. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with significant upgrades required to Council infrastructure.

CROOKWELL (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the town of Crookwell is land in the R2 Low Density Residential zone where the mainstay of existing residential development has occurred, and where the majority of opportunities for new housing is currently located.

The table to the right of page includes a summary of the information that has been detailed in Map 35.

The vacant lot analysis accounts only for the lots which are considered to provide practical opportunities for new dwelling construction, accounting for:

- Access to an existing public road.
- Significant environmental constraints, such as flooding, bushfire, biodiversity, crown land and heritage.

The analysis shows there is 176 vacant lots in the R2 Low Density Residential zone and 11 vacant lots in the R5 Large Lot Residential zone that could be utilised for new dwellings. Based on the number of existing vacant lots, key infill precincts and Planning Proposal sites, the supply pipeline could accommodate expected dwelling growth well into the longer term.

The supply that is available within Site 14 at Kialla Road significantly inflates the supply in Crookwell, with approximately 22 years worth of supply available at this site alone based on lot yields that could be achieved under existing minimum lot size standards (2,000m²). The concentration of a large supply within a single site introduces risks and limits flexibility in responding to changing housing needs over time. Despite the large amount of supply in Crookwell, there is merit to diversify the supply pipeline and consider other sites for future greenfield subdivision development.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
R2 Low Density Residential Zone					
	Existing Vacant Lots	800m ²	-	176 ²	9.7
1	Laggan Road Precinct	800m ²	2.5	17 ³	0.9
2	Hay Street Precinct	800m ²	3.1	21 ³	1.1
3	Saleyards Road Precinct	800m ²	4.1	28 ³	1.5
4	Binda Road Precinct	800m ²	3.6	24 ³	1.3
5	Willis Road Precinct	800m ²	2.3	15 ³	0.8
6	Roslyn Street Precinct	800m ²	1.6	10 ³	0.6
7	Stephenson Street	800m ²	2.4	16 ³	0.8
8	Grabben Gullen Rd Precinct	800m ²	14.1	96 ³	5.3
9	Tait Street Precinct - Stage 5	800m ²	6.9	45 ⁴	2.5
10	McDonald St Precinct	800m ²	18.3	125 ³	6.9
11	Spring Lane Precinct	800m ²	4.5	31	1.7
12	Kialla Road Precinct	800m ²	18.8	129 ³	7.1
R5 Large Lot Residential Zone					
	Existing Vacant Lots	2ha	-	11 ⁵	0.6
13	McDonald Street Precinct	2ha	40.1	11 ⁶	0.6
14	Kialla Road Precinct	2,000m ²	95	403 ⁷	22.3
15	Goulburn Street Precinct	2,000m ²	3.2	22 ⁶	1.2
16	Prell Street Precinct	2ha	30.2	8 ⁵	0.4
17	McIntosh Road Precinct	2,000m ²	10.6	45 ⁶	2.5
Planning Proposals					
18	39 Redground Road (Approved)	800m ²	1.9	16 ⁸	0.8
19	Goulburn Road (Refused)		32.3	149 ⁸	8.2
20	Harley Road (Ongoing)		14.6	26 ⁸	1.4
Total			332.4	1,424	78.2

- 1 Based on a projected annual dwelling demand of 18 new dwellings for Crookwell. Refer 6.5.
- 2 Refer Map 35.
- 3 Assume 6.87 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.
- 4 Based on concept plan submitted to Upper Lachlan Shire Council.
- 5 Refer Map 35.
- 6 Assume 0.275 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.
- 7 Assume 4.25 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.
- 8 Based on detail submitted with the Planning Proposal to Upper Lachlan Shire Council.

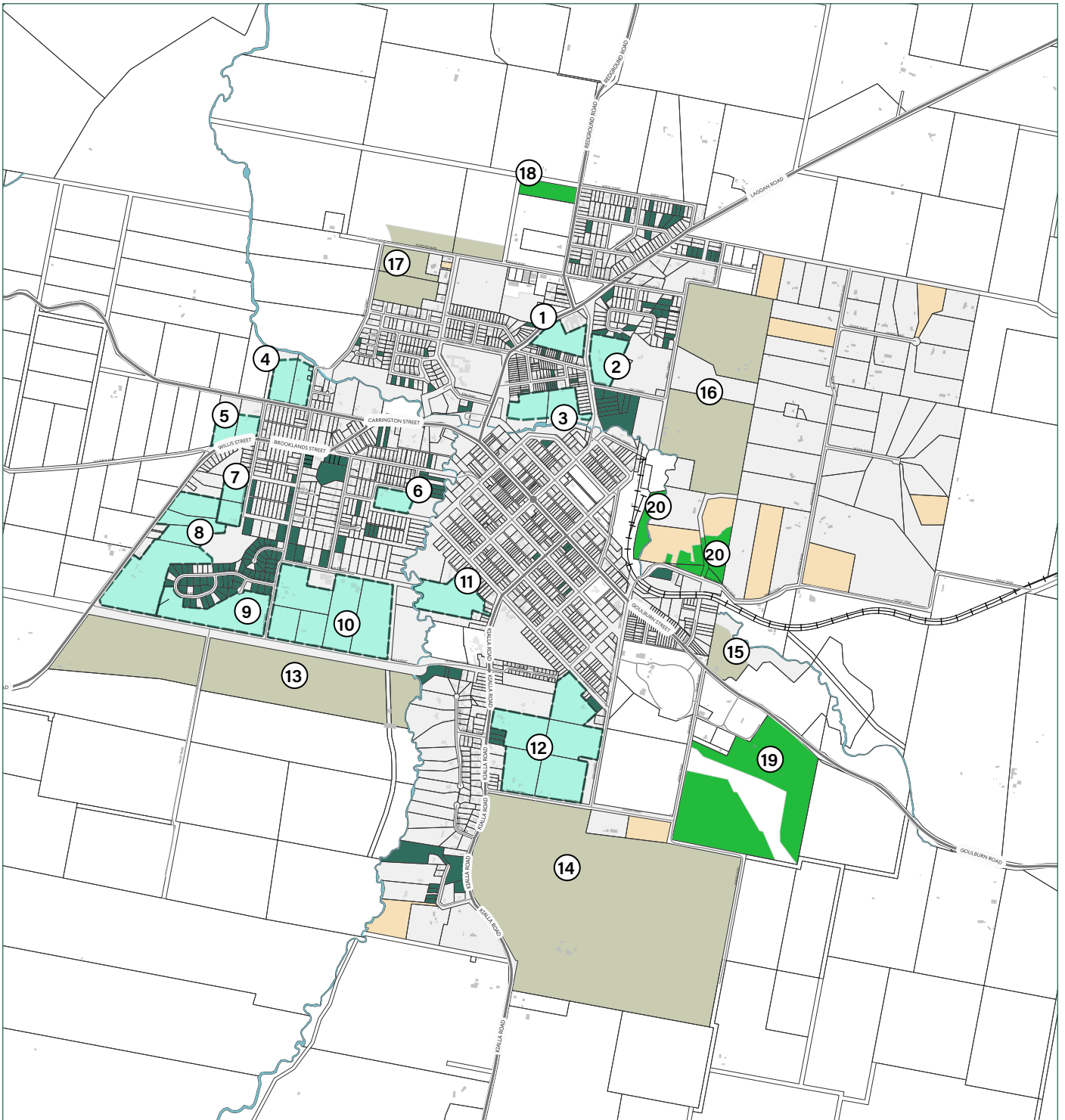
Key Statistic(s)

176

Vacant lots in the existing R2 Low Density Residential zone, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

78.2

Number of years supply, as benchmarked by the implied dwelling demand for Crookwell Township.



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
	Planning Proposals

CROOKWELL (CONT.)



Challenges

The following challenges have been identified within the settlement of Crookwell:

- The provision of services is a constraint to housing development and will influence the minimum lot size for subdivision and or dwellings.
- Part of the town and surrounds are identified as being Bushfire Prone Land and Flood Liable Land.
- The cost of developing land in regional locations such as Crookwell may exceed the potential return on investment, and could be a deterrent to landowners willing (or able) to bring new land to market. This can be due to high construction and development servicing costs, or other economic factors.
- Analysis shows there are multiple sites within Crookwell that are already zoned to allow subdivision and housing development, but which cannot be developed on a short term basis due to the need for substantial trunk infrastructure upgrades. The challenge for Council will be to strategically plan to longer term infrastructure provision, and direct short term housing growth to locations which can utilise existing infrastructure.
- The township is largely constrained by surrounding land with moderate to high agricultural capability. This creates a challenge in accommodating future housing demand through urban expansion while protecting productive rural land and minimising land use conflicts.
- The township of Crookwell contains land with moderate to high biodiversity values, particularly along creek lines. These biodiversity values can constrain opportunities for outward growth and must be considered when converting land for new housing purposes.



Opportunities

The following opportunities have been identified within the settlement of Crookwell:

- Concentrating on greenfield development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- Demand for R5 Large Lot Residential zoned land has remained strong over time given the residential amenity and lifestyle outcomes this type of residential development brings. The community survey also identified large lot living as a key housing preference. New opportunities for large lot housing could be created in Crookwell by changing MLS standards to allow further subdivision within existing zoned locations, subject to servicing requirements being met.
- There are a number of Crown Land sites in the township. This land could be utilised for housing projects providing the zoning framework for the land allows for residential development types as permitted uses.
- A number of Planning Proposals have been progressed by Upper Lachlan Shire Council which will provide alternate supply options for residential growth in Crookwell. The Planning Proposals relate to sites that are assessed to be in suitable locations.
- Crookwell has a number of modern subdivision developments which are fully serviced. There are vacant lots within these subdivisions that provide short-term opportunities for new dwelling constructions.
- There are a number of sites within or close to the town centre which are vacant and / or offer increased development potential due to their size and or proximity to key services and facilities, including laneway access.
- There may be opportunities for Council to engage with landowners early in the planning process to promote greater housing diversities and densities in these locations.
- Council could establish a robust monitoring and reporting framework to monitor the progress of development projects and encourage continued engagement between Council and key property owners / developers.
- Public land could be utilised for social or affordable housing projects provided the zoning framework for the land allows for residential development types as permitted uses. Land would need to be provided at no or very low cost to make the delivery of suitable housing a viable option.

CROOKWELL (CONT.)



Housing Gaps

The following housing gaps have been identified within the settlement of Crookwell:

- Crookwell has an ageing population and can expect an increasing demand for more compact housing as older people look to downsize into more smaller dwelling typologies. Analysis shows there are limited examples of smaller lot forms in Crookwell, and limited examples of quality medium density housing.
- A lack of more compact housing forms in Crookwell may also be limiting factor on first home buyers being able to enter the housing market.
- The local housing market needs to be responsive to the needs of temporary workforces. Large infrastructure projects, can generate significant demands for short term accommodation. Similarly, the region is home to an expansive agricultural base and several large agricultural employment generating businesses which can also generate significant demand for short term and longer term residential accommodation.
- There is strong demand for large lot housing in Upper Lachlan LGA. Whilst there is assessed to be a healthy amount of land that is zoned for large lot living, there is merit to explore options that increase the utilisation of existing zoned areas and available infrastructure as a way of creating additional large lot living opportunities in Crookwell.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Crookwell:

- Encourage residential growth as infill development (where opportunities exist) within existing urban area.
- Support residential development that respects and enhances existing character, including built heritage.
- Change minimum lot size rules for suitable existing zoned locations to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Limit rezonings to urban edge locations where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Land is released for new urban purposes subject to Planning Proposals, the findings of a land monitor established by Council, consideration of progress of development at other key sites, and provisioning of urban services.
- Residential growth is not directed to areas within Crookwell that are subject to buffers to key infrastructure sites such as the Crookwell Sewage Treatment Plant.
- Housing growth within and surrounding the township is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.7. DALTON

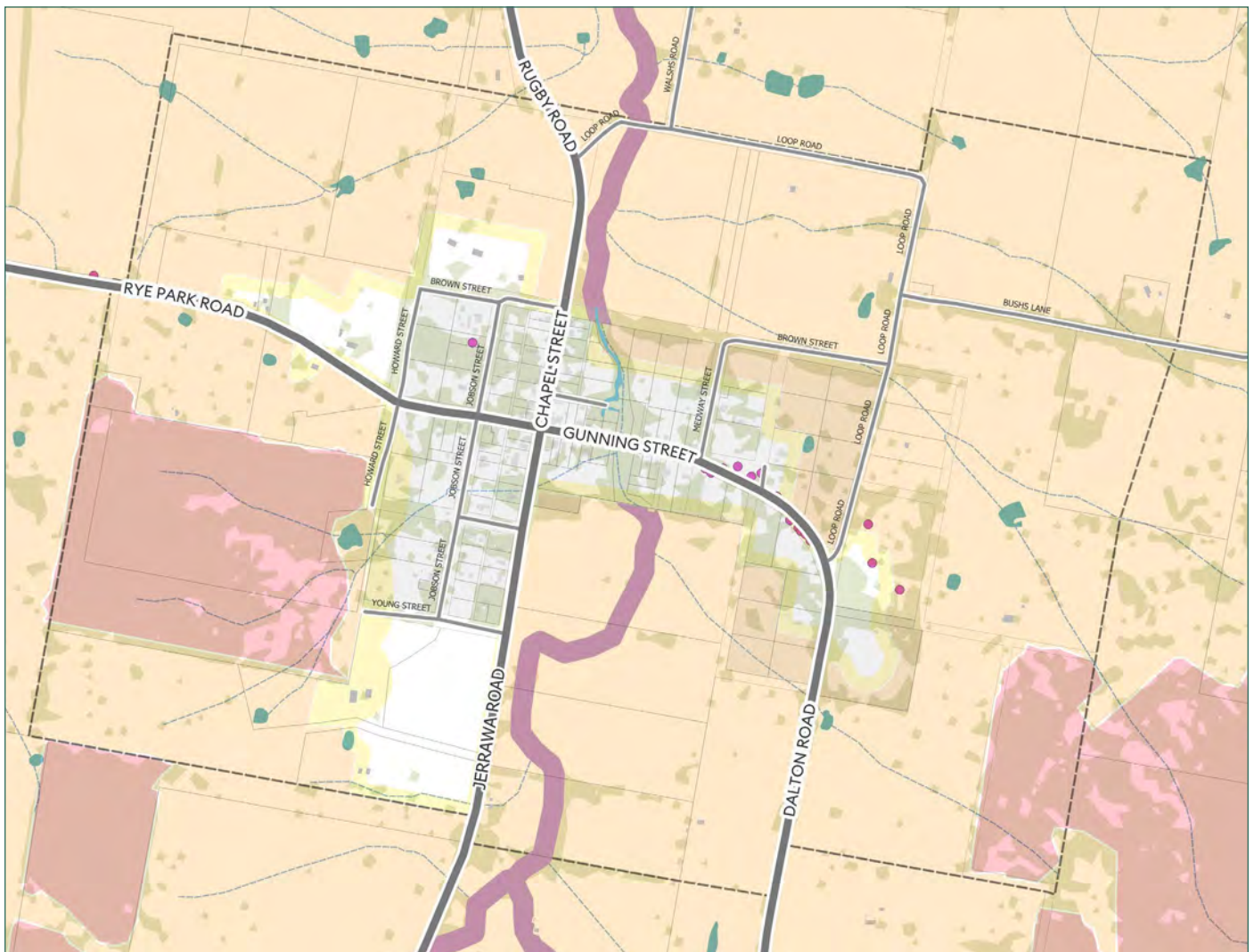
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Dalton are identified on Map 36 and summarised below:

- Basins Creek transverses through the village of Dalton and is a minor tributary in the Lachlan River catchment, part of the Murray–Darling Basin.
- The riparian areas along the Basins Creek are important locations for biodiversity. There are threatened species or communities with potential for serious and irreversible impacts if inappropriate land-use changes or development opportunities are allowed to occur.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. There are also pockets of land mapped as Category 1 (High Hazard). This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 36 - Dalton - Environmental Analysis Map

DALTON (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Dalton are identified on Map 37 and summarised below:

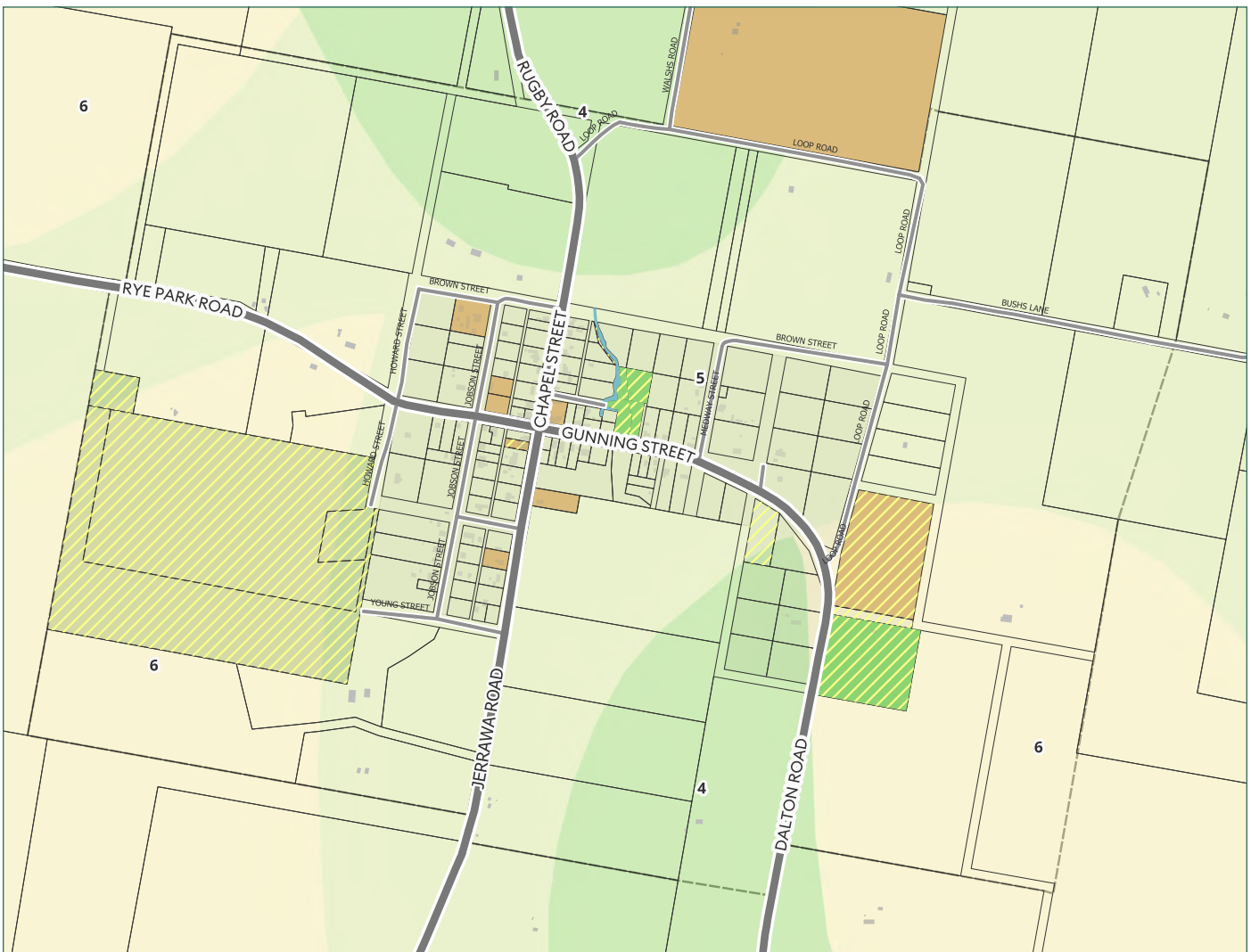
- The village is split by Gunning Street with the majority of village land use concentrated on the southern side of the Street. The village limits are defined by Howard Street, Young Street and Loop Road.
- The primary land use within the village of Dalton is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement of Dalton and include the Dalton Public School, Royal Hotel and various churches.
- Crown Land properties are dispersed throughout the settlement of Dalton and include reserves and commons such as the Dalton Showground, which are under the care and control of Upper Lachlan Shire Council.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 37 - Dalton - Land-use Analysis Map

DALTON (CONT.)

INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Dalton are identified on Map 38 and summarised below:

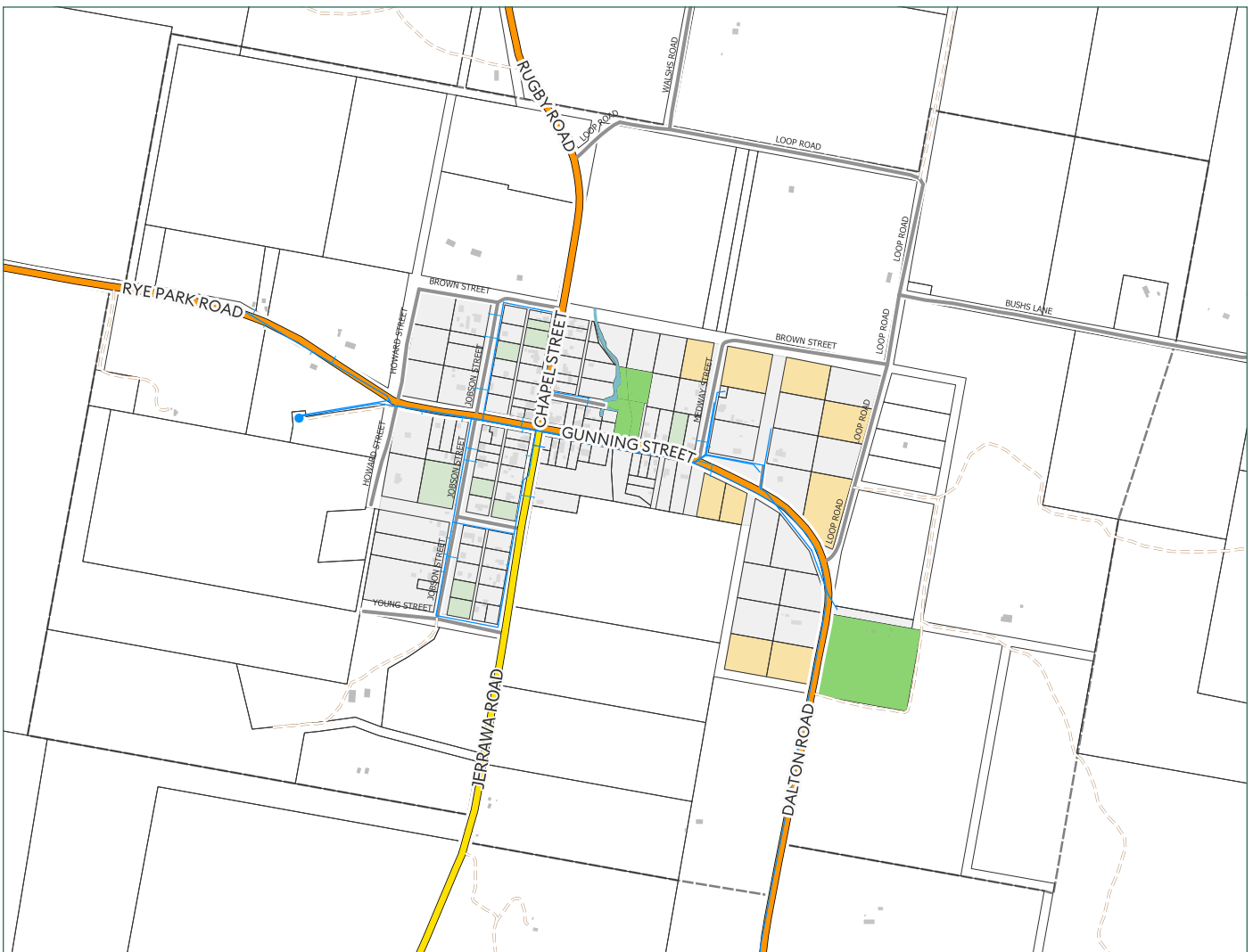
- The Dalton village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Dalton Public, Tennis Courts and Picnic Area.
- Dalton is serviced with a reticulated water supply network owned and operated by Upper Lachlan Shire Council.
- Dalton is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer

INFRASTRUCTURE CAPACITY ASSESSMENT

	Growth Location - Refer Map 38. Enabling infrastructure (reticulated water supply, sewerage and drainage) readily available to allow infill housing / subdivision development to occur.
	Growth Location - Refer Map 38. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with substantial upgrades required to Council infrastructure.
	Growth Location - Refer Map 38. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with significant upgrades required to Council infrastructure.



Map 38 - Dalton - Infrastructure and Servicing Analysis Map

DALTON (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Dalton village is land in the RU5 Village zone and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 5 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 39. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there is 15 vacant lots in Dalton that could be utilised for new dwellings. This translates to a supply pipeline that could accommodate expected dwelling growth for next 3 years through vacant lot opportunities.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4,000m ²	-	8	1.6
RU2 Rural Landscape					
Vacant Lots		2ha	-	7	1.4
Current Planning Proposals					
Nil		-	-	-	-
Total				15	3.0

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 4.3.4

Key Statistic(s)

15

Vacant lots in Dalton, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

3

Number of years supply, as benchmarked by the implied dwelling demand for Dalton.



Map 39 - Dalton - Housing Supply Map

DALTON (CONT.)



Challenges

The following challenges have been identified within the settlement of Dalton:

- The provision of services is a constraint to housing development and will influence the minimum lot size for subdivision and or dwellings.
- The village of Dalton is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth. There is also locations within the village where housing growth would be constrained by flooding and bushfire.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Housing Gaps

The following housing gaps have been identified within the settlement of Dalton:

- Analysis shows there are few vacant unconstrained lots within the existing RU5 Village zone.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.
- There is strong demand for large lot housing in Upper Lachlan LGA. Whilst there is assessed to be a healthy amount of land that is zoned for large lot living, there is merit to explore options that increase the utilisation of existing zoned areas and available infrastructure as a way of creating additional large lot living opportunities in Crookwell.



Opportunities

The following opportunities have been identified within the settlement of Dalton:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there are vacant lots on the village edge which have existing road access, and could provide opportunities for future large lot living.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Dalton:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.8. GUNNING

ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Gunning are identified on Map 40 and summarised below:

- The riparian areas along Gunning Creek are important locations for biodiversity. There are also several locations in Gunning township threatened species or communities with potential for serious and irreversible impacts if inappropriate land-use changes or development opportunities are allowed to occur.
- Native Vegetation is dispersed within and surrounding the township of Gunning. Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared by significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.
- Gunning is located on the Hume Highway between Yass and Goulburn, in the headwaters of the Lachlan Valley. Meadow Creek (also known as Gunning Creek) flows in a northerly direction through the village and joins the Lachlan River 4km downstream of the Main Southern Railway
- Flooding at Gunning is characterised by mainstream inundation on Meadow Creek.

INFRASTRUCTURE & SERVICING ANALYSIS

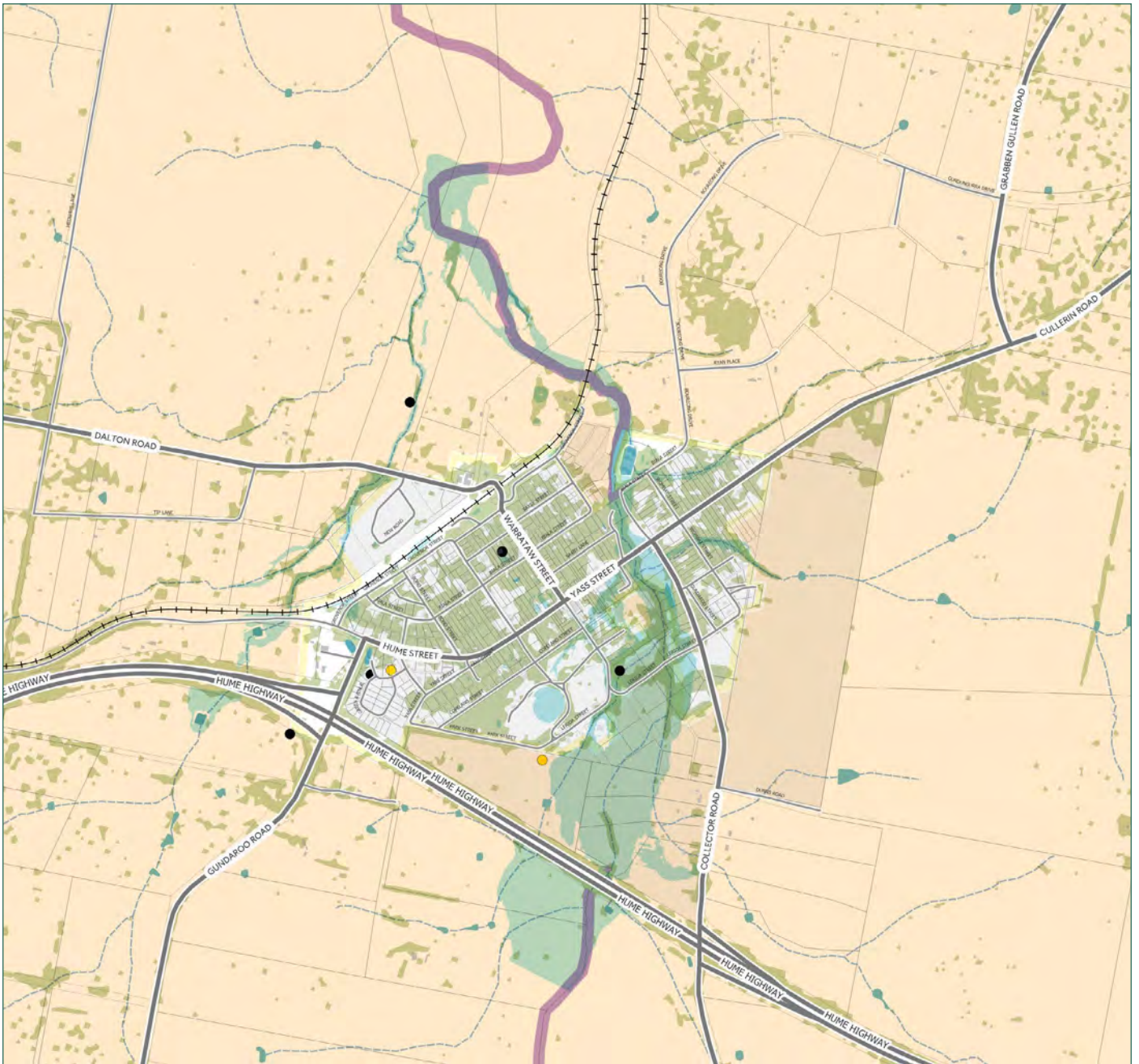
The key infrastructure and servicing considerations for the settlement of Gunning are identified on Map 42 and summarised below:

- The Gunning village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Gunning Showground, Endeavour Park Playground, Barbour Park and Bruce Bray Riparian Walk.
- Gunning is serviced with a reticulated water supply network. The water supply reservoir is located north of the main street of Gunning.
- Gunning is serviced with a reticulated sewerage supply network. The sewer supply reservoir is located south of the main street of Gunning.

LAND-USE ANALYSIS

The key land use considerations for the settlement of Gunning are identified on Map 41 and summarised below:

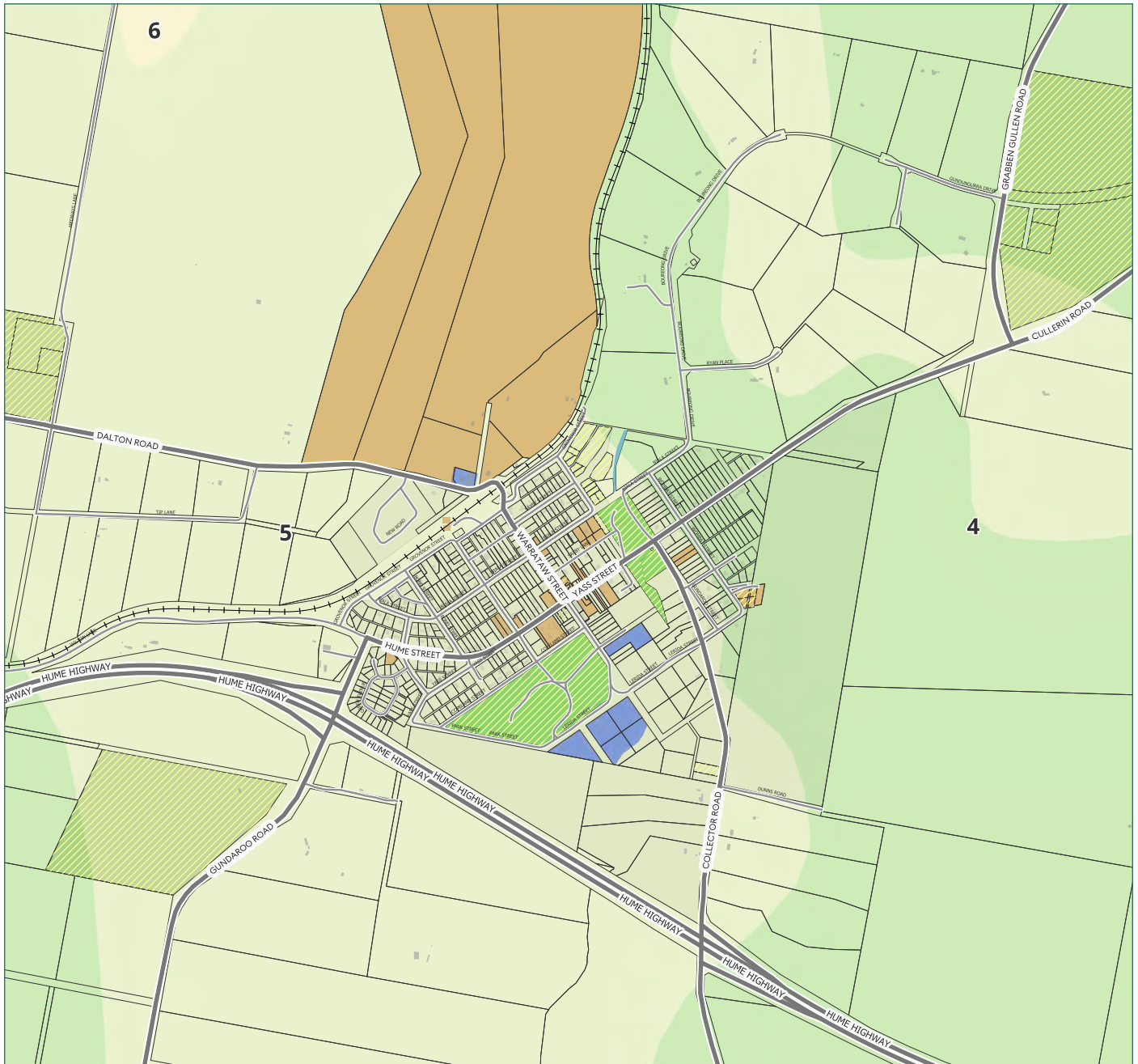
- Gunning is applied to traditional residential lot forms based around Hume and Yass Street and is surrounded by large lot residential to the south and agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement of Gunning and include the Gunning District Soldiers Memorial, Gunning Railway Station and various churches.
- Crown Land properties are dispersed throughout the settlement of Gunning and include reserves and commons such as the Gunning Showground, which are under the care and control of Upper Lachlan Shire Council.
- Manufacturing/Industrial land uses are dispersed throughout the settlement of Gunning. Defined areas include land to the north and south of the main street of Gunning and provide a range of industrial related land uses.
- The settlement of Gunning is serviced by reticulated water and sewerage supply. The facilitates are located on the edge or surrounds of the settlement of Gunning.



Map 40 - Gunning - Environmental Analysis Map

LEGEND - ENVIRONMENTAL

- Existing Housing Supply Land
- Existing Housing Supply Land - Other
- HEV Biodiversity
- Biodiversity Values
- Bushfire Prone Land - Vegetation Buffer
- Bushfire Prone Land - Category 1
- Bushfire Prone Land - Category 3
- Hydro Features
- Floodprone Land (1% AEP)
- Bionet Sightings - Endangered Population
- Bionet Sightings - Vulnerable
- Bionet Sightings - Critically Endangered
- Bionet Sightings - Endangered



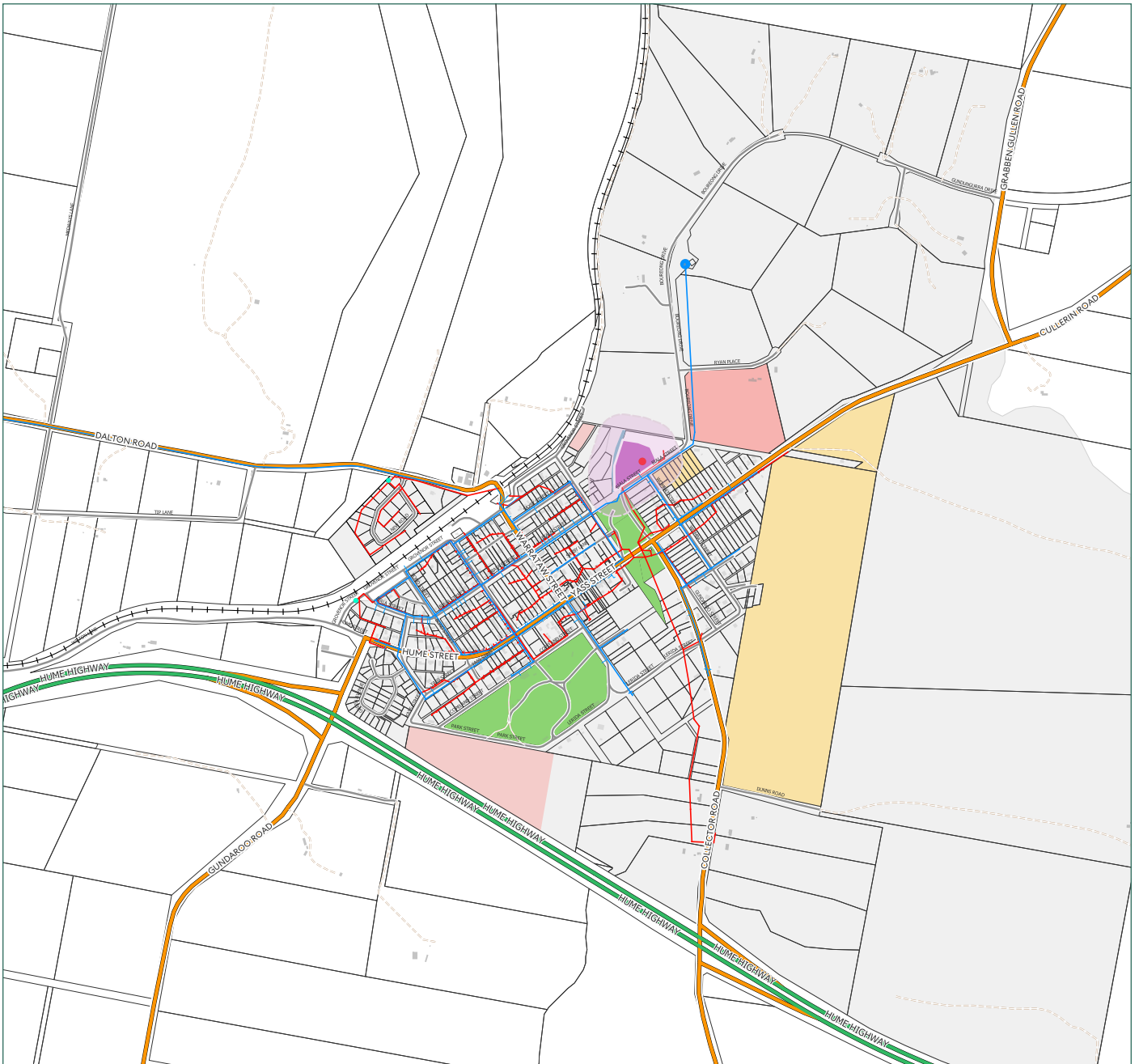
Map 41 - Gunning - Land-use Analysis Map

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 42 - Gunning - Infrastructure Analysis Map

LEGEND - INFRASTRUCTURE & SERVICING

- Existing Housing Supply Land
- Key Public Open Space / Parklands
- Highways
- Arterial Road Network
- Sub Arterial Road Network
- Local Road Network
- Reticulated Water Supply Mains
- Water Supply Reservoir
- Reticulated Sewer Supply Mains
- Sewerage Treatment Plant
- Sewer Pump Station
- STP / Rubbish Tip Location
- STP / Rubbish Tip Buffer

INFRASTRUCTURE CAPACITY ASSESSMENT

- Growth Location - Refer Map 42. Enabling infrastructure (reticulated water supply, sewerage and drainage) readily available to allow residential subdivision and development to occur.
- Growth Location - Refer Map 42. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with substantial upgrades required to Council infrastructure.
- Growth Location - Refer Map 42. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with significant upgrades required to Council infrastructure.

GUNNING (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Gunning 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.

The table to the right of page includes a summary of the information that has been detailed in Map 43. The vacant lot analysis accounts only for the lots which are considered to provide practical opportunities for new dwelling construction, accounting for:

- Access to an existing public road.
- Significant environmental constraints, such as flooding, bushfire, biodiversity, crown land and heritage.

The analysis shows there is 98 vacant lots in the RU5 Village zone that could be utilised for new dwellings. Based on the existing vacant lots, key infill precincts and Planning Proposal, the number of years of supply that could accommodate expected dwelling growth for next 48 years.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village Zone					
	Existing Vacant Lots	-	-	96 ²	9.6
1	Park Street	1,000m ²	11.6	98 ³	9.8
2	Collector Road	2,000m ²	55.10	233 ⁴	23.3
RU4 Primary Production Small Lots					
	Existing Vacant Lots	-	-	9 ⁵	0.9
R5 Large Lot Residential Zone					
	Existing Vacant Lots	-	-	1	0.1
Planning Proposals					
3	18 Boureong Drive (approved)	1,000m ²	10.86	46 ⁶	4.6
Total			77.56	485	48.5

1 Based on a projected annual dwelling demand of 10 new dwellings for Gunning. Refer 6.5.

2 Refer Map 41.

3 Assume 8.5 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.

4 Assume 4.25 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.

5 Only vacant lots over the existing MLS of 10ha have been counted

6 Based on details submitted with the Planning Proposal

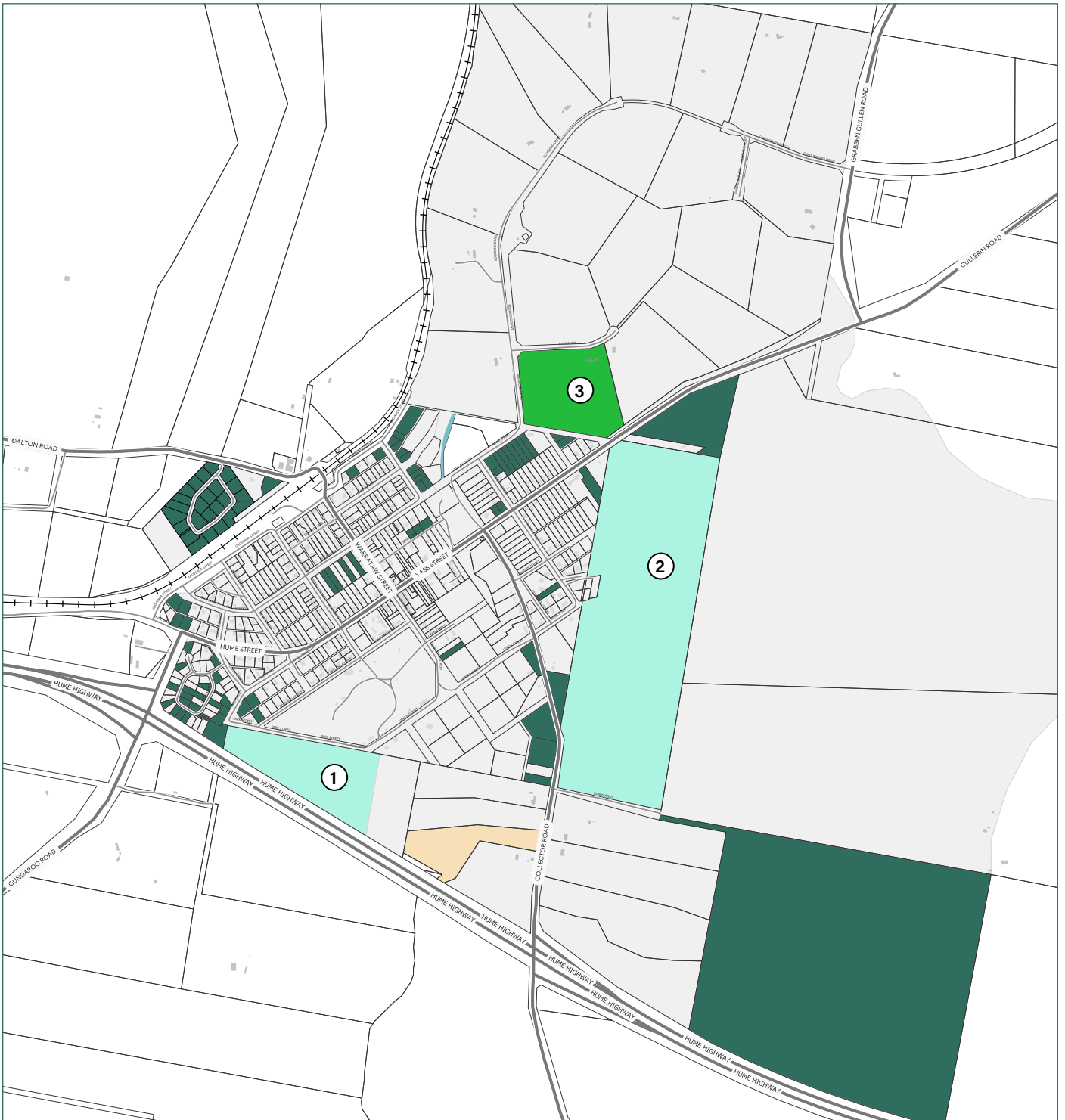
Key Statistic(s)

96

Vacant lots in the existing RU5 Village zone, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

48.5

Number of years supply, as benchmarked by the implied dwelling demand for Gunning.



Map 43 - Gunning - Housing Supply Map

MAP LEGEND

	Existing Housing Supply Land
	Vacant Lots - Residential
	Vacant Land - RU4 Primary Production Small Lots
	Vacant Lots - Large Lot Residential
	Greenfield / Key Infill - Residential
	Greenfield / Key Infill - Large Lot Residential
	Planning Proposals

GUNNING (CONT.)



Challenges

The following challenges have been identified within the settlement of Gunning:

- Servicing is a key constraint to housing development in Gunning. The development of key greenfield sites is dependent on upgrades to the existing reticulated water supply network to address pressure limitations. In addition, the capacity of the existing sewerage network presents a constraint to residential growth, with available sewer capacity influencing the ability of subdivision developments to achieve the minimum lot size standards prescribed under the LEP.
- There is also locations within the urban area (and surrounds) where housing growth would be constrained by flooding and biodiversity.
- The cost of developing land in regional locations may exceed the potential return on investment, and could be a deterrent to landowners willing (or able) to bring new land to market. This can be due to high construction and development servicing costs, or other economic factors.
- The demand for smaller housing stock may increase with time as the local population ages.
- The village is adjoined by the Federal Highway, which is a potential source of land-use conflict (noise) for existing and future housing. New connections to the Highway are unlikely to be supported by Transport for NSW.
- Managing housing growth in a manner that responds to increasing demand without compromising the valued character, heritage and identity of the township
- Ensuring future housing is supported by a well-connected and walkable settlement structure that reinforces the role of the main street and provides convenient access to open space, community facilities and local services.
- The township of Gunning contains land with moderate to high biodiversity values, particularly along creek lines. These biodiversity values can constrain opportunities for outward growth and must be considered when converting land for new housing purposes.



Opportunities

The following opportunities have been identified within the settlement of Gunning:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there is a healthy supply of unconstrained land on the eastern edge of Gunning that could be developed for future urban purposes, including a mix of residential and large lot development, subject to servicing considerations. There is also merit to explore reductions to minimum lot sizes in select existing zoned locations to give landowners the opportunity to create small-scale infill subdivisions which are within the capacity of existing roads and urban services.
- Gunning benefits from a reticulated water and sewerage supply, differentiating this settlement from other villages in the Upper Lachlan Shire and providing increased capacity to support housing growth.
- Gunning benefits from the proximity to the Canberra, Sydney and Goulburn and is therefore an attractive location for lifestyle living with access to metropolitan services.
- There may be opportunities for Council to engage with landowners early in the planning process to promote greater housing diversities and densities in these locations.
- Public land could be utilised for social or affordable housing projects provided the zoning framework for the land allows for residential development types as permitted uses. Land would need to be provided at no or very low cost to make the delivery of suitable housing a viable option.
- Gunning has a number of modern subdivision developments which are fully serviced. There are vacant lots within these subdivisions that provide short-term opportunities for new dwelling constructions.

GUNNING (CONT.)



Housing Gaps

The following housing gaps have been identified within the settlement of Gunning:

- Increasing opportunities for new constructions of infill and greenfield development is identified by the community as an important housing supply issue.
- Gunning is dominated by single detached dwellings. Medium density housing stock is limited. The LGA has an ageing population and as a result Gunning can expect an increasing demand for more compact housing as older people look to downsize into more compact dwelling typologies.
- There is strong demand for large lot housing in Upper Lachlan LGA. There is merit to explore options that increase the utilisation of existing zoned areas and available infrastructure as a way of creating additional large lot living opportunities in Gunning.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Gunning:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Direct residential growth away from land that is subject to buffers around key infrastructure sites such as the Gunning Water and Sewage Treatment Plants.
- Land is released for new urban purposes subject to Planning Proposals, the findings of a land monitor established by Council, consideration of progress of development at other key sites, and provisioning of urban services.
- Housing growth within and surrounding the township is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.9. GRABBen GULLEN

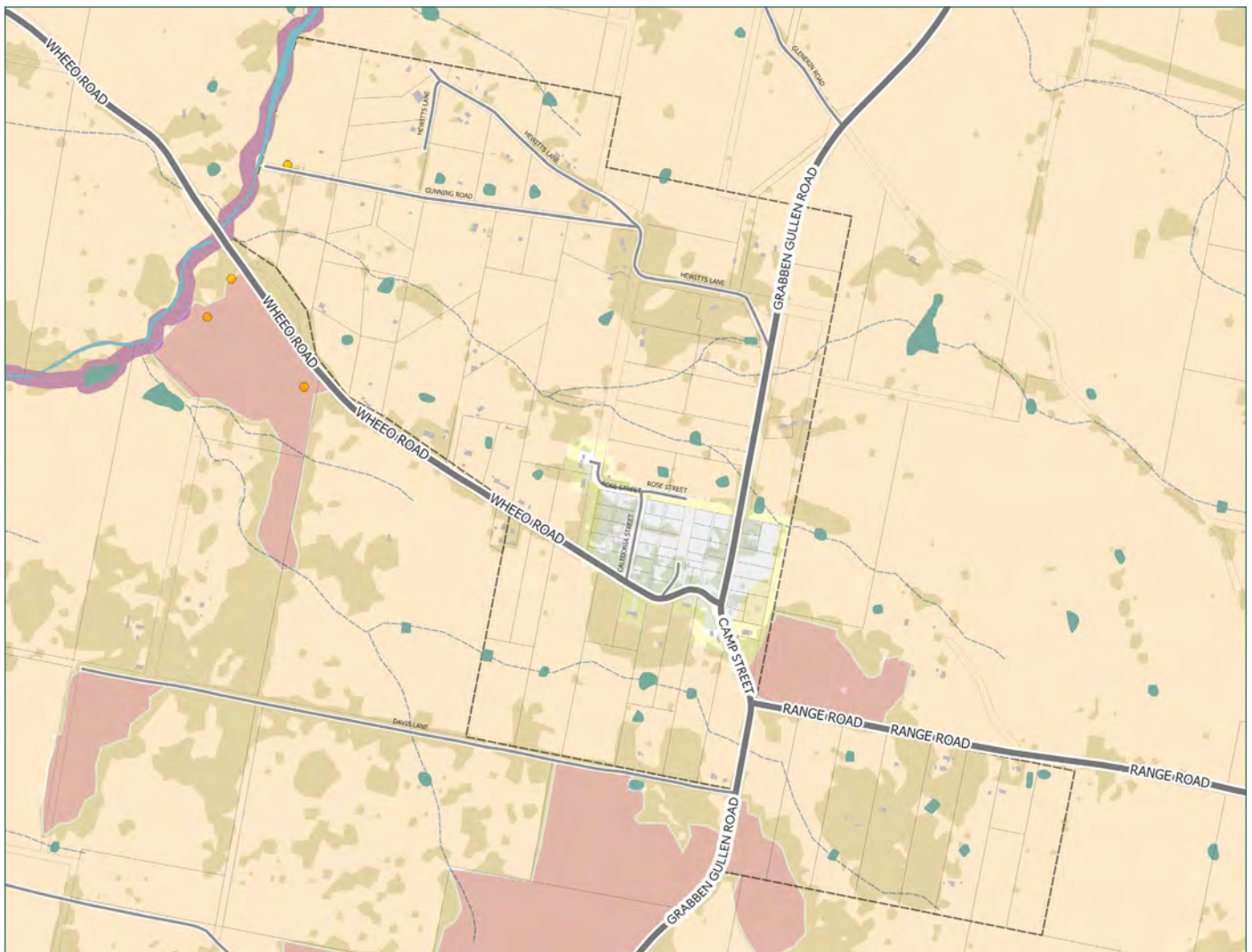
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Grabben Gullen are identified on Map 44 and summarised below:

- The riparian areas along Grabben Gullen Creek are important locations for biodiversity. There also several locations in Gunning township threatened species or communities with potential for serious and irreversible impacts if inappropriate land-use changes or development opportunities are allowed to occur.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. There are also pockets of land mapped as Category 1 (High Hazard). This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 44 - Grabben Gullen - Environmental Analysis Map

GRABBen GULLEN (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Grabben Gullen are identified on Map 45 and summarised below:

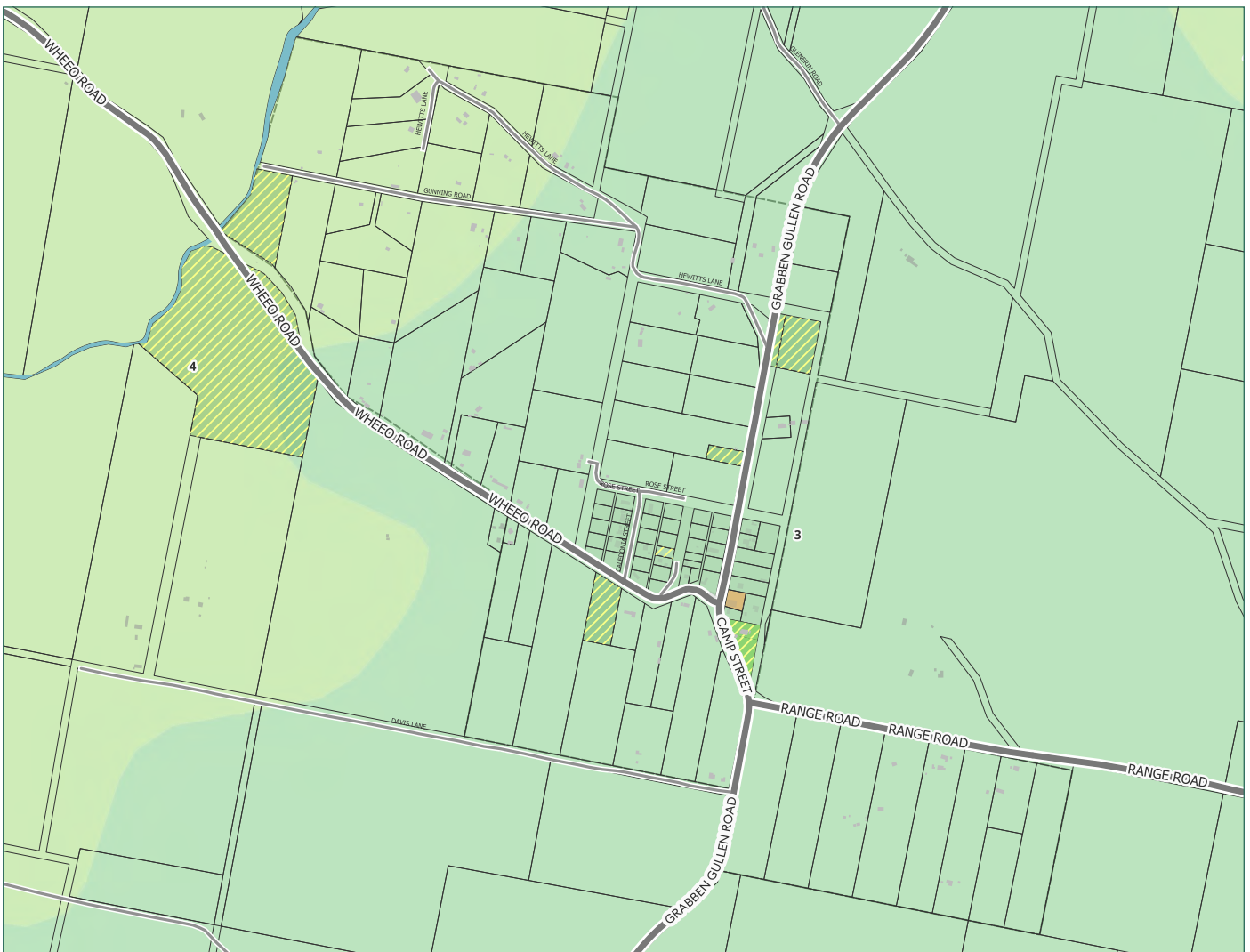
- The village has a traditional grid structure defined by Camp Street, Britannia Street and Caledonia Street.
- The primary land use within the village of Grabben Gullen is for residential purposes and is surrounded by agricultural land that is mapped as having high to moderate capability.
- A Heritage listed property, known as the Albion Hotel is located in the settlement of Grabben Gullen.
- Crown Land properties are dispersed throughout the settlement of Grabben Gullen and include reserves and commons which are under the care and control of Upper Lachlan Shire Council.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 45 - Grabben Gullen - Land-use Analysis Map

GRABBen GULLEN (CONT.)

INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Grabben Gullen are identified on Map 46 and summarised below:

- Grabben Gullen is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Grabben Gullen is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 46 - Grabben Gullen - Infrastructure and Servicing Analysis Map

GRABBen GULLEN (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Grabben Gullen village is land in the RU5 Village zone, R2 Low Density Residential zone and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 2 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 47. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there is 24 vacant lots in Grabben Gullen that could be utilised for new dwellings. This translates to a supply pipeline that could accommodate expected dwelling growth for next 6.4 years through vacant lot opportunities.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4,000m ²	-	0	0
R2 Low Density Residential					
Vacant Lots		4,000m ²	-	8	1.6
RU4 Primary Production					
Vacant Lots		2ha	-	16	4.8
Current Planning Proposals					
Nil		-	-	-	-
Total				24	6.4

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.

Key Statistic(s)

24

Vacant lots in the existing RU5, R2 and RU4 zones, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

6.4

Number of years supply, as benchmarked by the implied dwelling demand for Grabben Gullen.



Map 47 - Grabben Gullen - Housing Supply Map

GRABBen GULLEN (CONT.)



Challenges

The following challenges have been identified within the settlement of Grabben Gullen:

- The provision of services is a constraint to housing development and will influence the minimum lot size for dwellings and or subdivision.
- The village is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth. There is also locations within the village where housing growth would be constrained by drainage and bushfire.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.



Housing Gaps

The following housing gaps have been identified within the settlement of Grabben Gullen:

- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.
- There is strong demand for large lot housing in Upper Lachlan LGA. Whilst there is assessed to be a healthy amount of land that is zoned for large lot living, there is merit to explore options that increase the utilisation of existing zoned areas and available infrastructure as a way of creating additional large lot living opportunities in the village.



Opportunities

The following opportunities have been identified within the settlement of Grabben Gullen:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there are vacant lots on the village edge which have existing road access, and could provide opportunities for future large lot living.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Grabben Gullen:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Support residential development that respects and enhances existing village character, including built heritage.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.10. JERRAWA

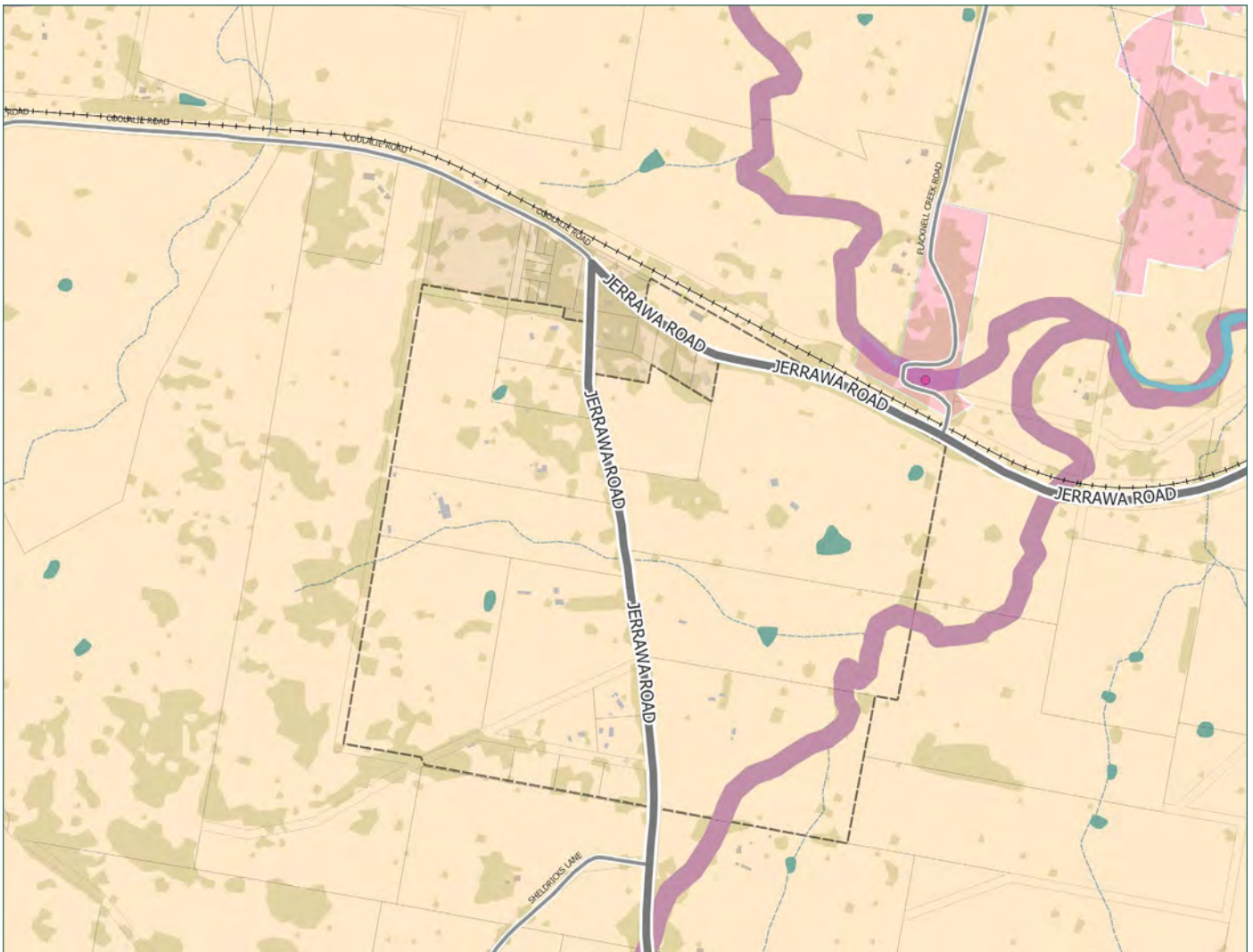
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Jerrawa are identified on Map 48 and summarised below:

- The riparian areas along Catherine's Creek is important locations for biodiversity.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. There are also pockets of land mapped as Category 1 (High Hazard). This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 48 - Jerrawa - Environmental Analysis Map

JERRAWA (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Jerrawa are identified on Map 49 and summarised below:

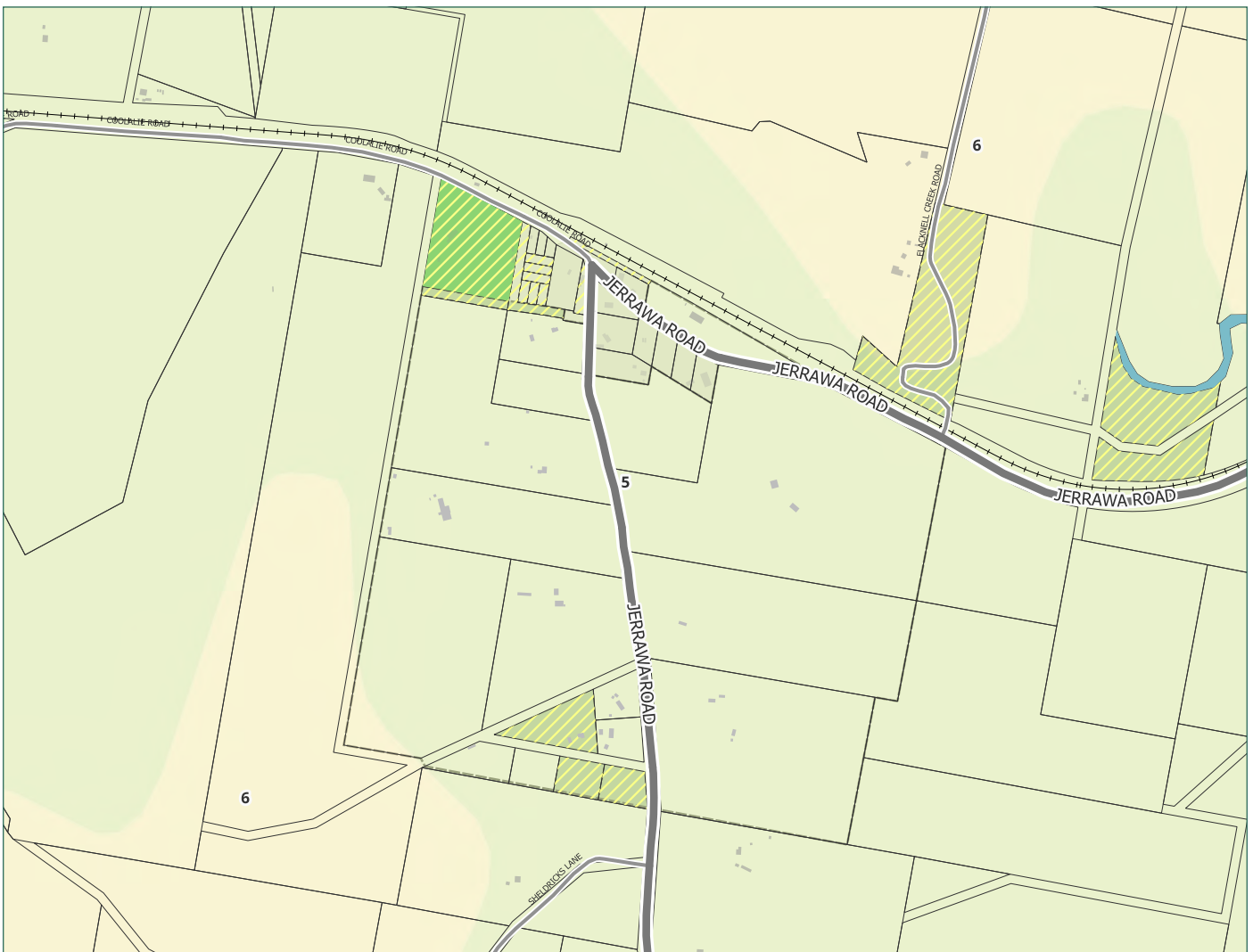
- The village is structured around the a spine created by Jerrawa and Coolalie Road.
- The primary land use within the village of Jerrawa is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- No properties are identified as heritage listed items within the settlement of Jerrawa.
- Crown Land properties are dispersed throughout the settlement of Jerrawa and include reserves and commons, such as the Jerrawa Showground which is under the care and control of Upper Lachlan Shire Council.
- No Planning Proposals have been lodged with Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 49 - Jerrawa - Land-use Analysis Map

JERRAWA (CONT.)

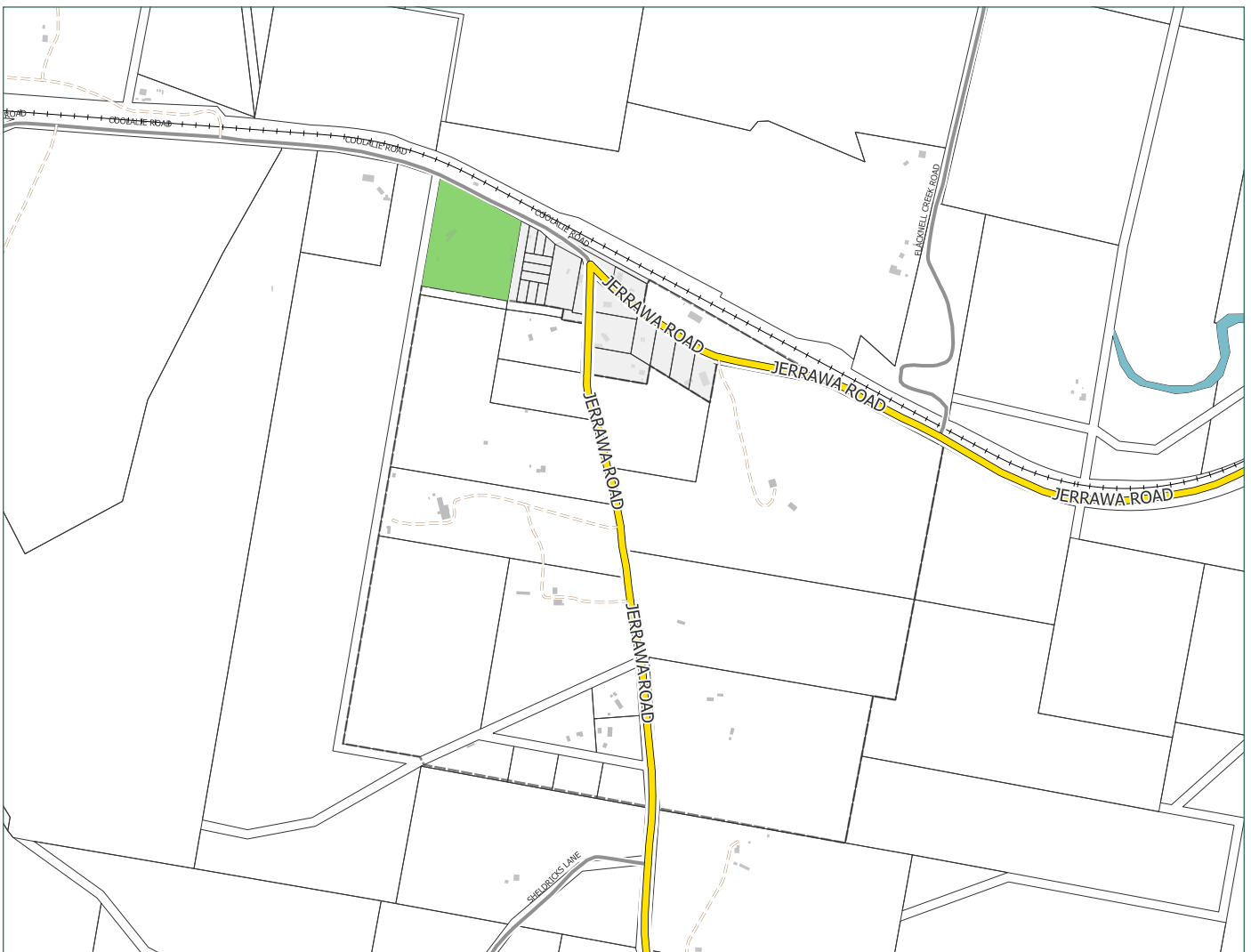
INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Jerrawa are identified on Map 50 and summarised below:

- Jerrawa is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Jerrawa is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 50 - Jerrawa - Infrastructure and Servicing Analysis Map

JERRAWA (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Jerrawa village is land in the RU5 Village zone and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 5 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 51. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there are no vacant lots in Jerrawa that could be utilised for new dwellings.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4,000m ²	-	0	0
RU2 Rural Landscape					
Vacant Lots		5ha	-	0	0
Current Planning Proposals					
Nil		-	-	-	-
Total				0	0

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.

Key Statistic(s)

0

Vacant lots in Jerrawa, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

0

Number of years supply, as benchmarked by the implied dwelling demand for Jerrawa.



Map 51 - Jerrawa - Housing Supply Map

JERRAWA (CONT.)



Challenges

The following challenges have been identified within the settlement of Jerrawa:

- The provision of services is a constraint to housing development and will influence the minimum lot size for subdivision and or dwellings.
- The riparian areas and native vegetation along the Creek are important locations for biodiversity.
- The village is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth. There is also locations on the edge of the village where housing growth would be constrained by bushfire.
- There is also locations within the village where housing growth would be constrained by bushfire and biodiversity.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Housing Gaps

The following housing gaps have been identified within the settlement of Jerrawa:

- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.
- Analysis shows there are no vacant unconstrained lots within the existing RU5 Village zone or RU2 Rural Landscape Zone. This is a significant limitation on new dwelling growth within the village.



Opportunities

The following opportunities have been identified within the settlement of Jerrawa:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Whilst there are no vacant lots in the village, there is merit to reduce the minimum lot size to give landowners the opportunity to create small-scale infill subdivisions which are within the capacity of existing roads and village services.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Jerrawa:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Support residential development that respects and enhances existing village character, including built heritage.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.11. LAGGAN

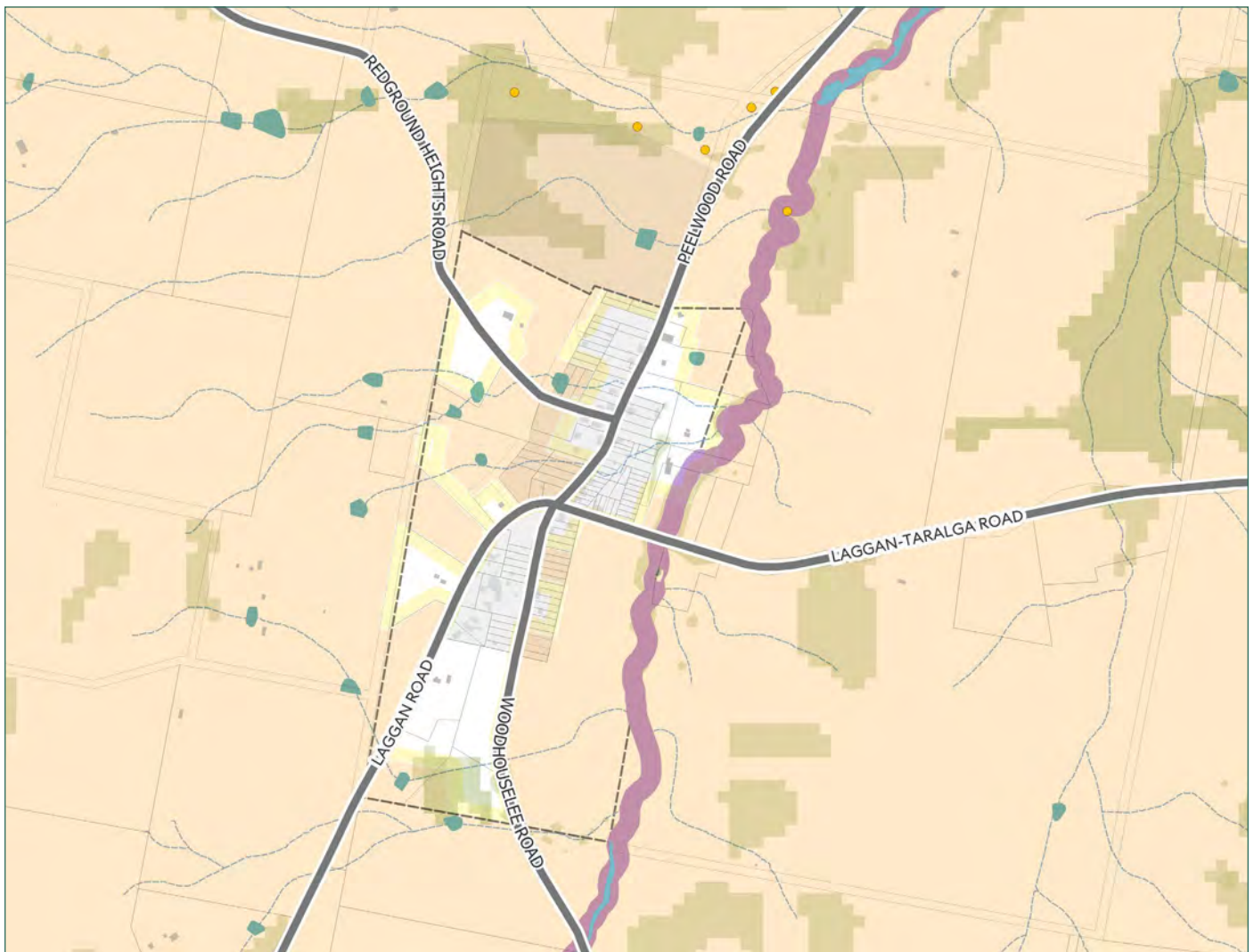
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Laggan are identified on Map 52 and summarised below:

- The riparian areas along Reedy Creek is important locations for biodiversity.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 52 - Laggan - Environmental Analysis Map

LAGGAN (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Laggan are identified on Map 53 and summarised below:

- The village has a traditional grid structure, based around a spine created by Peelwood and Laggan Road. The village limits are defined by Laggan Road, Peelwood Road and Redground Heights Road.
- The primary land use within the village of Laggan is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to low capability.
- Heritage listed properties are dispersed throughout the settlement of Laggan and include the Laggan Hotel, Memorial Hall, Public School and various churches.
- Crown Land properties are dispersed throughout the settlement of Laggan and include reserves and commons such as the Laggan Recreational Ground, which are under the care and control of Upper Lachlan Shire Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 53 - Laggan - Land-use Analysis Map

LAGGAN (CONT.)

INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Laggan are identified on Map 54 and summarised below:

- Laggan is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Laggan is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 54 - Laggan - Infrastructure and Servicing Analysis Map

LAGGAN (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Laggan village is land in the RU5 Village zone and also the surrounding RU2 Rural Landscape zone where a reduced minimum lot size of 2 hectares applies.

The table to the right of page includes a summary of the detail shown in Map 55. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there is only 5 vacant lots in Laggan that could be utilised for new dwellings. As many as 28 new opportunities can be created once a newly planned subdivision on the north of the village is constructed.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
	Vacant Lots	4,000m ²	-	0	0
	1. North Laggan Precinct	4,000m ²	-	28 ²	5.6
RU2 Rural Landscape					
	Vacant Lots	2ha	-	5	1
Current Planning Proposals					
	Nil	-	-	-	-
Total				33	6.4

- 1 Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.
- 2 Potential lot yield based on concept submitted and approved with Planning Proposal to rezone the land.

Key Statistic(s)

5

Vacant lots in the existing RU5, R2 and RU4 zones, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

6.4

Number of years supply, as benchmarked by the implied dwelling demand for Laggan.



Map 55 - Laggan - Housing Supply Map

LAGGAN (CONT.)



Challenges

The following challenges have been identified within the settlement of Laggan:

- The provision of services is a constraint to housing development and will influence the minimum lot size for dwellings and or subdivision.
- The village is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth. There is also locations within the village where housing growth would be constrained by drainage and bushfire.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Housing Gaps

The following housing gaps have been identified within the settlement of Laggan:

- Analysis shows there are no vacant unconstrained lots within the existing RU5 Village zone.
- Analysis shows there are few vacant lots within the RU2 Rural Landscape zone.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.



Opportunities

The following opportunities have been identified within the settlement of Laggan:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there are vacant lots on the village edge which have existing road access, and could provide opportunities for future large lot living.
- A large parcel of land has recently been rezoned by Council on the northern edge of the village, and changes made to the minimum lot size. This site provides new housing opportunities for the village.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Laggan:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Support residential development that respects and enhances existing village character, including built heritage.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.12. TARALGA

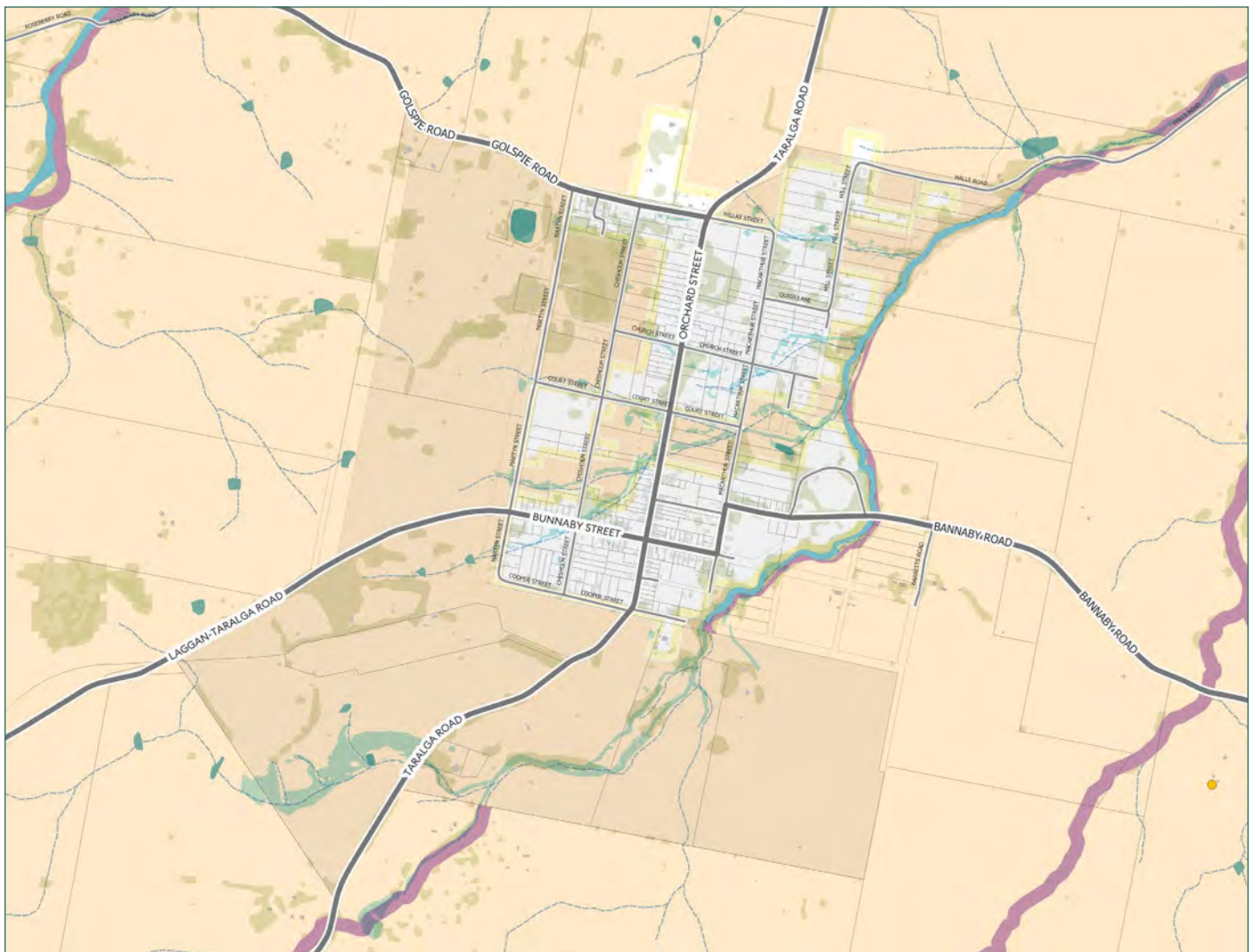
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Taralga are identified on Map 56 and summarised below:

- Taralga is located in the Sydney Water Catchment area.
- The riparian areas along Corroboree Creek is important locations for biodiversity.
- Agricultural practices on surrounding lands have resulted in landscapes that are largely cleared of significant vegetation communities.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.
- Corroboree Creek which flows in a north-easterly direction through the settlement area. Corroboree Creek is a minor tributary of the Wollondilly River. The major source of flooding arises from overland pathways on Court and Hillas Streets.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 56 - Taralga - Environmental Analysis Map

TARALGA (CONT.)

LAND-USE ANALYSIS

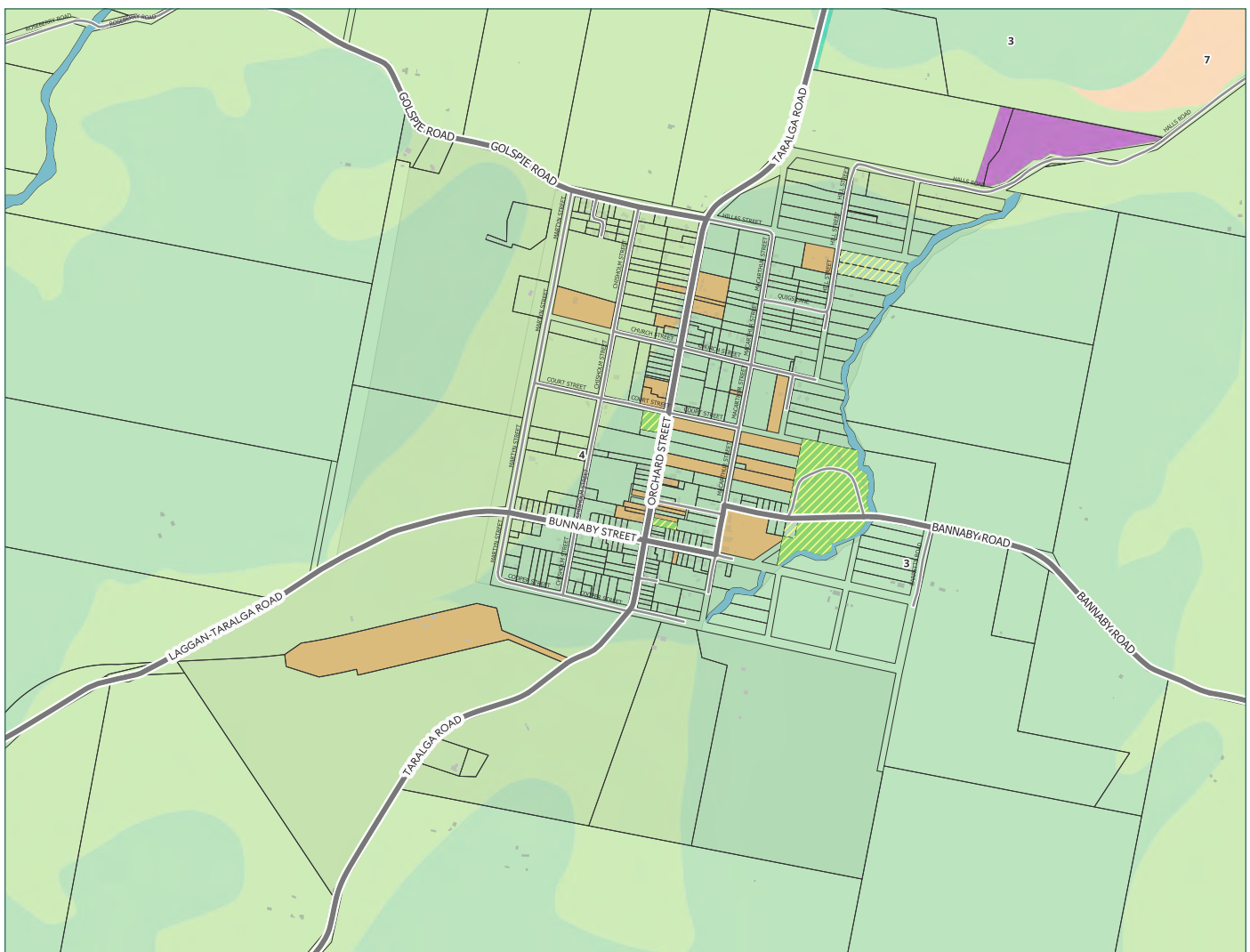
- The key land use considerations for the settlement of Taralga are identified on Map 57 and summarised below:
- The village is structured around the a spine created by Orchard Street and Taralga Road.
- The primary land use within the village of Taralga is for residential purposes and is surrounded by agricultural land that is mapped as having moderate to high capability.
- Heritage listed properties are dispersed throughout the settlement of Taralga and including various commercial buildings, historic homesteads, churches and public buildings.
- Crown Land properties are dispersed throughout the settlement of Taralga and include reserves and commons such as the Taralga Showground, which are under the care and control of Upper Lachlan Shire Council.
- The settlement of Taralga is serviced by reticulated water and sewerage supply. The waste water treatment facility is located on the edge or surrounds of the settlement of Taralga.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 57 - Taralga - Land-use Analysis Map

TARALGA (CONT.)

INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Taralga are identified on Map 58 and summarised below:

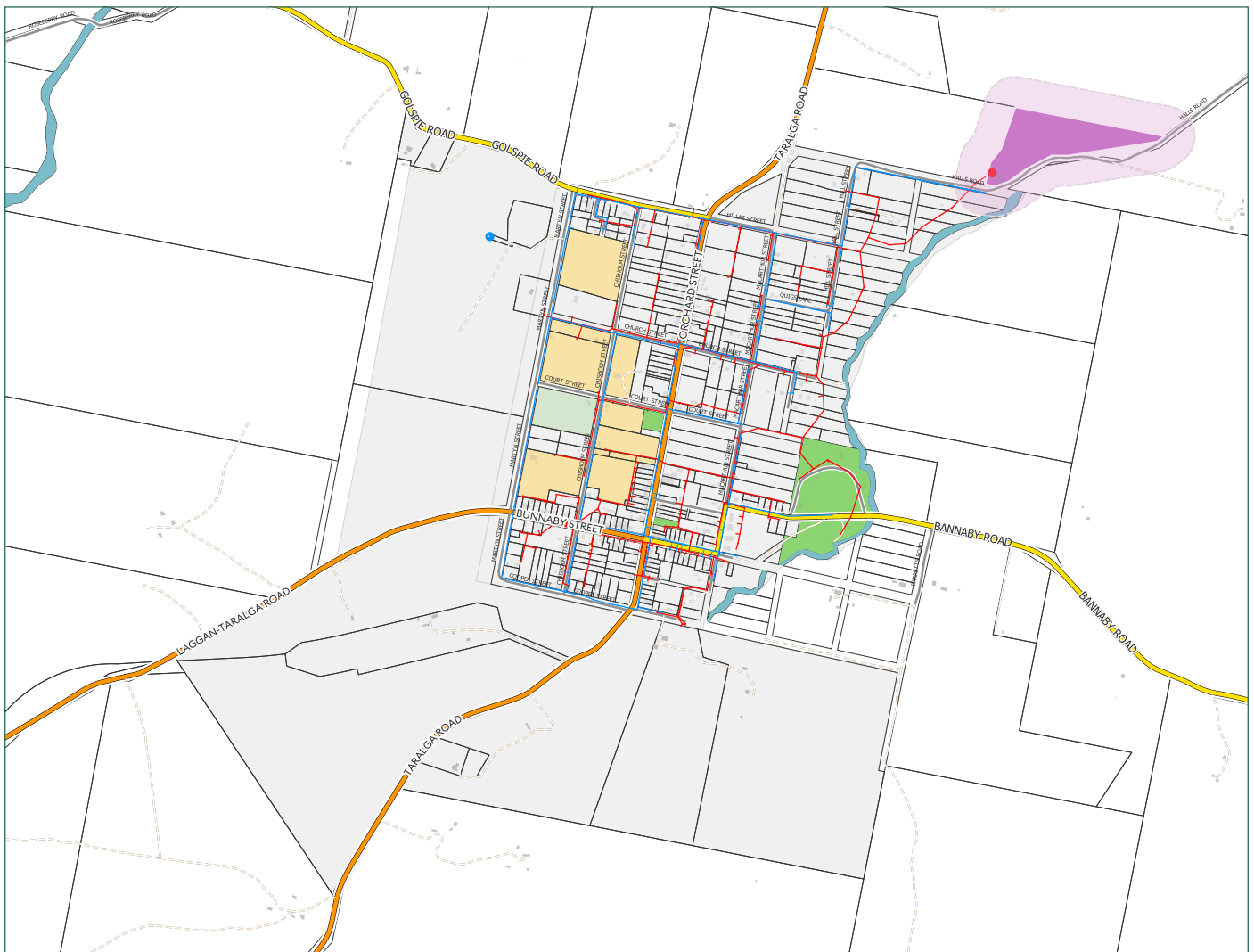
- Taralga village includes opportunities for public recreation and open space to service the existing and future population. Facilities include the Taralga Showground and Goodhew Park.
- Taralga is serviced with a reticulated water supply network. The water supply reservoir is located north-west of the main street of Taralga.
- Taralga is serviced with a reticulated sewerage supply network. The sewer supply reservoir is located north-south of the main street of Taralga.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer

INFRASTRUCTURE CAPACITY ASSESSMENT

	Growth Location - Refer Map 58. Enabling infrastructure (reticulated water supply, sewerage and drainage) readily available to allow residential subdivision and development to occur.
	Growth Location - Refer Map 58. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with substantial upgrades required to Council infrastructure.
	Growth Location - Refer Map 58. Enabling infrastructure (reticulated water supply, sewerage and drainage) not readily available, with significant upgrades required to Council infrastructure.



Map 58 - Taralga - Infrastructure and Servicing Analysis Map

TARALGA (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Taralga 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.

The primary focus of the analysis for the Taralga 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.

The table to the right of page includes a summary of the information that has been detailed in Map 59. The vacant lot analysis accounts only for the lots which are considered to provide practical opportunities for new dwelling construction, accounting for:

- Access to an existing public road.
- Significant environmental constraints, such as flooding, bushfire, biodiversity, crown land and heritage.

The analysis shows there is 54 vacant lots in the RU5 Village zone that could be utilised for new dwellings. Based on the existing vacant lots, the number of years of supply that could accommodate expected dwelling growth for next 27 years.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
	Existing Vacant Lots - Serviced	-	-	54	6.7
1	Martyn Street Precinct # 1	1,000m ²	3.9	21 ²	2.6
2	Martyn Street Precinct # 2	1,000m ²	5.7	31 ²	3.8
3	Chrisholm Street Precinct # 1	1,000m ²	2.5	13 ²	1.6
4	Chrisholm Street Precinct # 2	1,000m ²	5.1	28 ²	3.5
5	Chrisholm Street Precinct # 3	1,000m ²	2.8	15 ²	1.8
R5 Large Lot Residential Zone					
	Existing Vacant Lots	-	-	3	0.3
6	Lot 2 DP 1177314	2ha	43.3	11 ³	1.3
7	Lot 3 DP 5254	2ha	24.7	6 ³	0.8
8	Lot 1 DP 551286	2ha	28.2	7 ³	0.8
9	Lot 21 DP 1042506	2ha	42.8	11 ³	1.3
10	Lot 3 DP 653783	2ha	25.8	7 ³	0.8
11	Lot 2 DP 900385	2ha	20.0	5 ³	0.6
12	Lot 1 DP 900385	2ha	40.6	11 ³	1.3
Current Planning Proposals					
	Nil				
Total			245.4	223	27.8

Key Statistic(s)

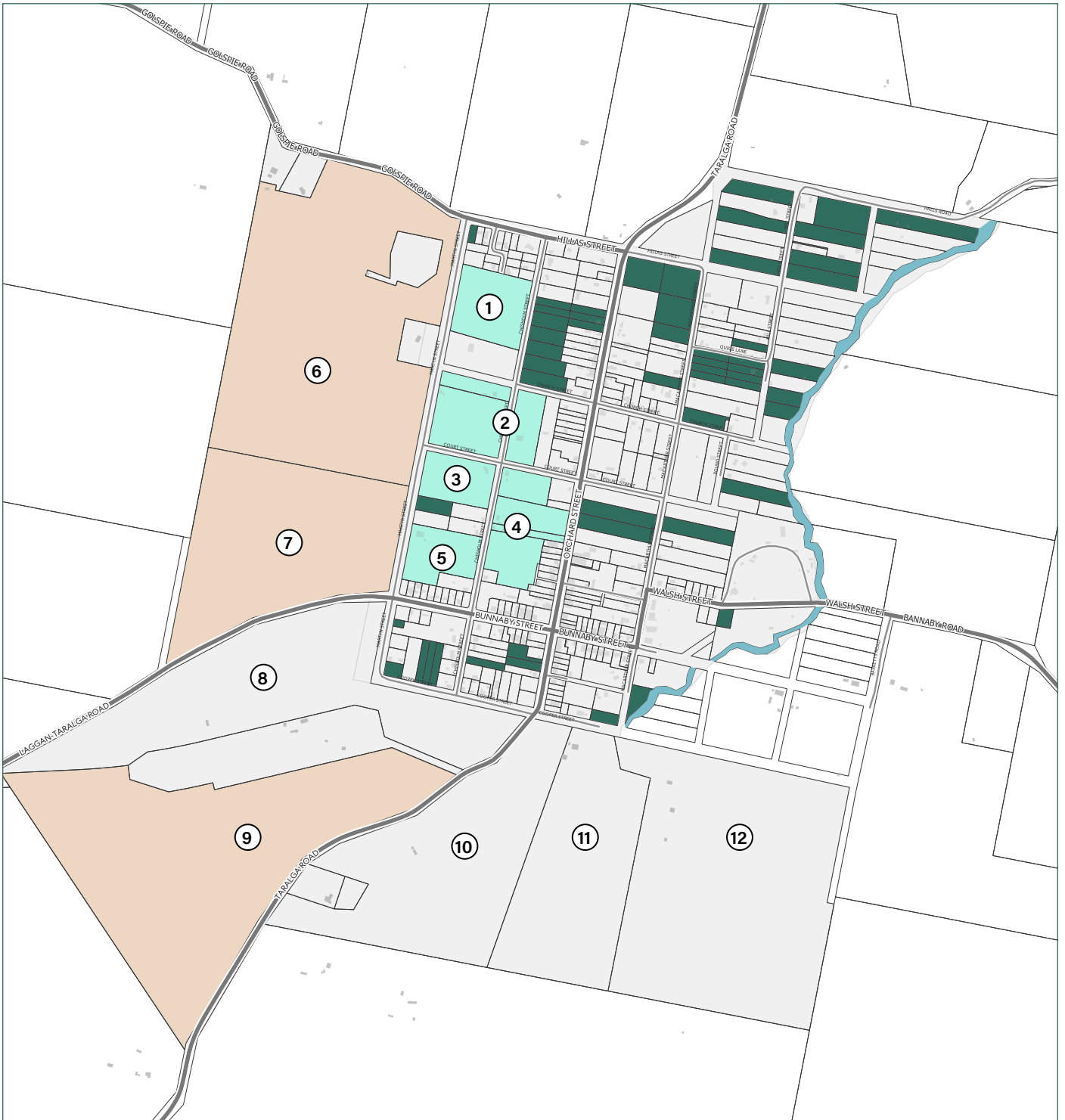
- ¹ Based on a projected annual dwelling demand of 8 new dwellings for Taralga. Refer 6.5.
- ² Assume 5.5 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.
- ³ Assume 0.275 lots per ha, 30% of land is undevelopable and 15% of land is required for roads and other uses.

54

Vacant lots in the existing RU5 Village zone, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

27

Number of years supply, as benchmarked by the implied dwelling demand for Taralga.



Map 59 - Taralga - Housing Supply Map

MAP LEGEND

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

TARALGA (CONT.)



Challenges

The following challenges have been identified within the settlement of Taralga:

- Taralga has access to reticulated water and sewerage, although some upgrades to existing infrastructure has been identified as necessary in order to facilitate further subdivision development in key infill locations.
- There is also locations within the urban area (and surrounds) where housing growth would be constrained by flooding and biodiversity.
- The cost of developing land in regional locations may exceed the potential return on investment, and could be a deterrent to landowners willing (or able) to bring new land to market. This can be due to high construction and development servicing costs, or other economic factors.
- The demand for smaller housing stock may increase with time as the local population ages.
- Taralga is located within the Sydney Drinking Water Catchment. Water quality management is therefore an important issue to be managed as part of new development. Subdivision to small lot sizes in locations without access to reticulated sewerage is unlikely to be sustainable.
- The township is largely constrained by surrounding land with moderate to high agricultural capability. This creates a challenge in accommodating future housing demand through urban expansion while protecting productive rural land and minimising land use conflicts.



Opportunities

The following opportunities have been identified within the settlement of Taralga:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Analysis shows there are vacant lots on the village edge which have existing road access, and could provide opportunities for future large lot living. There is merit to reduce the minimum lot size for selected locations in existing zoned areas to give landowners the opportunity to create small-scale infill subdivisions which are within the capacity of existing roads and urban services.
- Analysis shows there is a supply of vacant, unconstrained lots in Taralga, including lots in the existing village and large lot residential zones.



Housing Gaps

The following housing gaps have been identified within the settlement of Taralga:

- Gunning is dominated by single detached dwellings. Medium density housing stock is limited. The LGA has an ageing population and as a result Gunning can expect an increasing demand for more compact housing as older people look to downsize into more compact dwelling typologies.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Taralga:

- Encourage residential growth as infill development within the existing village boundary, or in urban edge locations where opportunities exist.
- Support residential development that respects and enhances existing urban character, including built heritage.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Direct residential growth away from land that is subject to buffers around key infrastructure sites such as the Taralga Sewage Treatment Plant.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

7.13. TUENA

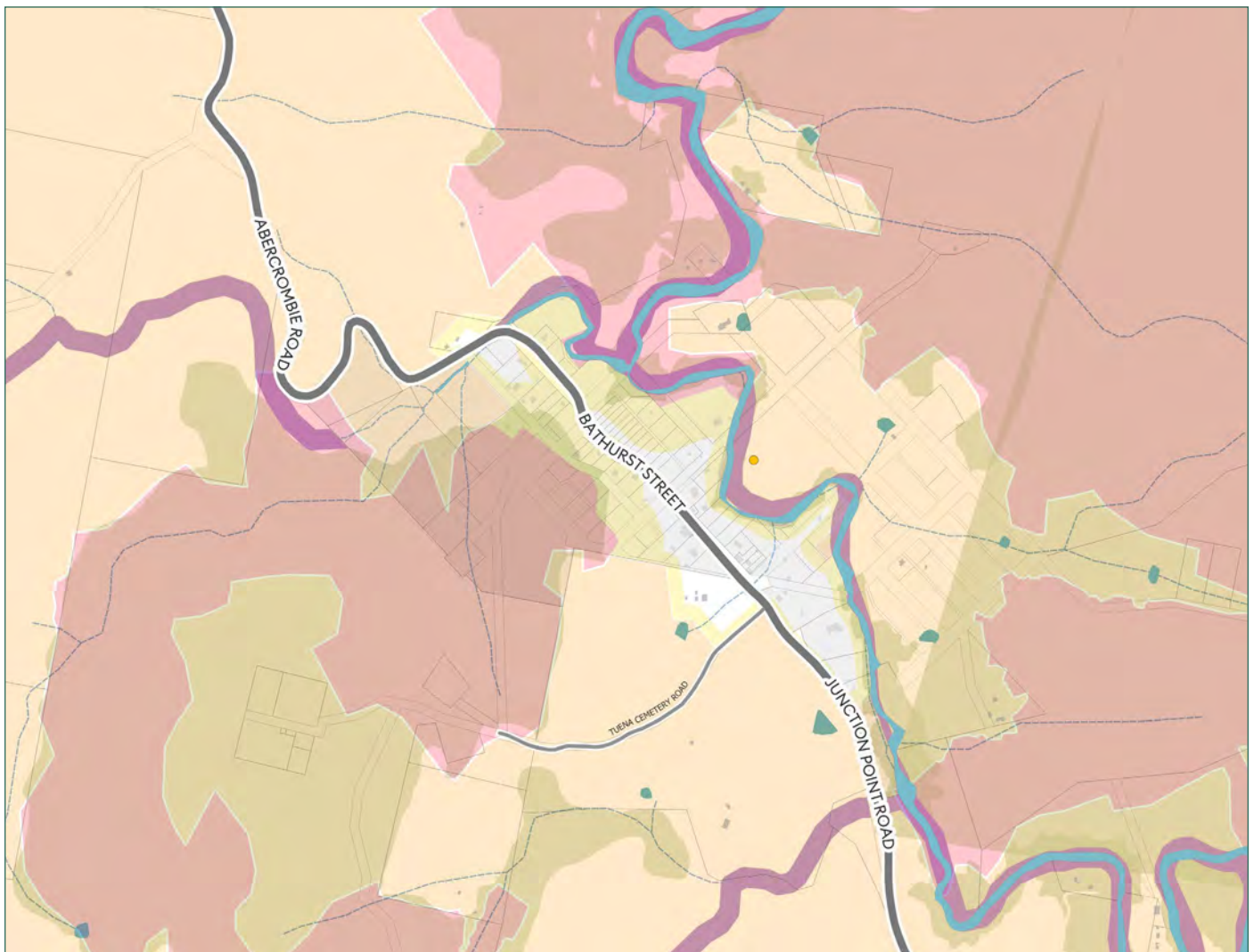
ENVIRONMENTAL ANALYSIS

The key environmental considerations for the settlement of Tuena are identified on Map 60 and summarised below:

- The riparian areas along Tuena Creek is important locations for biodiversity.
- Native Vegetation is dispersed and surrounding the township of Tuena and There also several locations in Tuena township threatened species or communities with potential for serious and irreversible impacts if inappropriate land-use changes or development opportunities are allowed to occur.
- Recent updates to Bushfire Prone Land Mapping identify Category 3 (grasslands) surrounding much of the village. There are also large areas of land mapped as Category 1 (High Hazard). This creates additional consideration for housing growth, requiring future development to appropriately respond to bushfire risk through site planning, access arrangements and compliance with relevant bushfire protection requirements.

LEGEND - ENVIRONMENTAL

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	HEV Biodiversity
	Biodiversity Values
	Bushfire Prone Land - Vegetation Buffer
	Bushfire Prone Land - Category 1
	Bushfire Prone Land - Category 3
	Hydro Features
	Floodprone Land (1% AEP)
	Bionet Sightings - Endangered Population
	Bionet Sightings - Vulnerable
	Bionet Sightings - Critically Endangered
	Bionet Sightings - Endangered



Map 60 - Tuena - Environmental Analysis Map

TUENA (CONT.)

LAND-USE ANALYSIS

The key land use considerations for the settlement of Tuena are identified on Map 61 and summarised below:

- The village is split by Bathurst Street with the majority of village land-use concentrated on the southern side of the Street. The village limits is defined by Tuena Creek.
- The primary land use within the village of Tuena is for residential purposes and is surrounded by agricultural land that is mapped as having low to very low capability.
- Heritage listed properties are dispersed throughout the settlement of Tuena and include the Tuena Public School, Parsons General Store and various churches.
- Crown Land properties are dispersed throughout the settlement of Tuena and include reserves and commons such as the Tuena Caravan Park, and Cemetery, which are under the care and control of Upper Lachlan Shire Council.

LEGEND - LAND-USE

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

LEGEND - AGRICULTURAL CAPABILITY

	3 High capability land
	4 Moderate capability land
	5 Moderate-low capability land
	6 Low capability land
	7 Very low capability land
	8 Extremely low capability land



Map 61 - Tuena - Land-use Analysis Map

TUENA (CONT.)

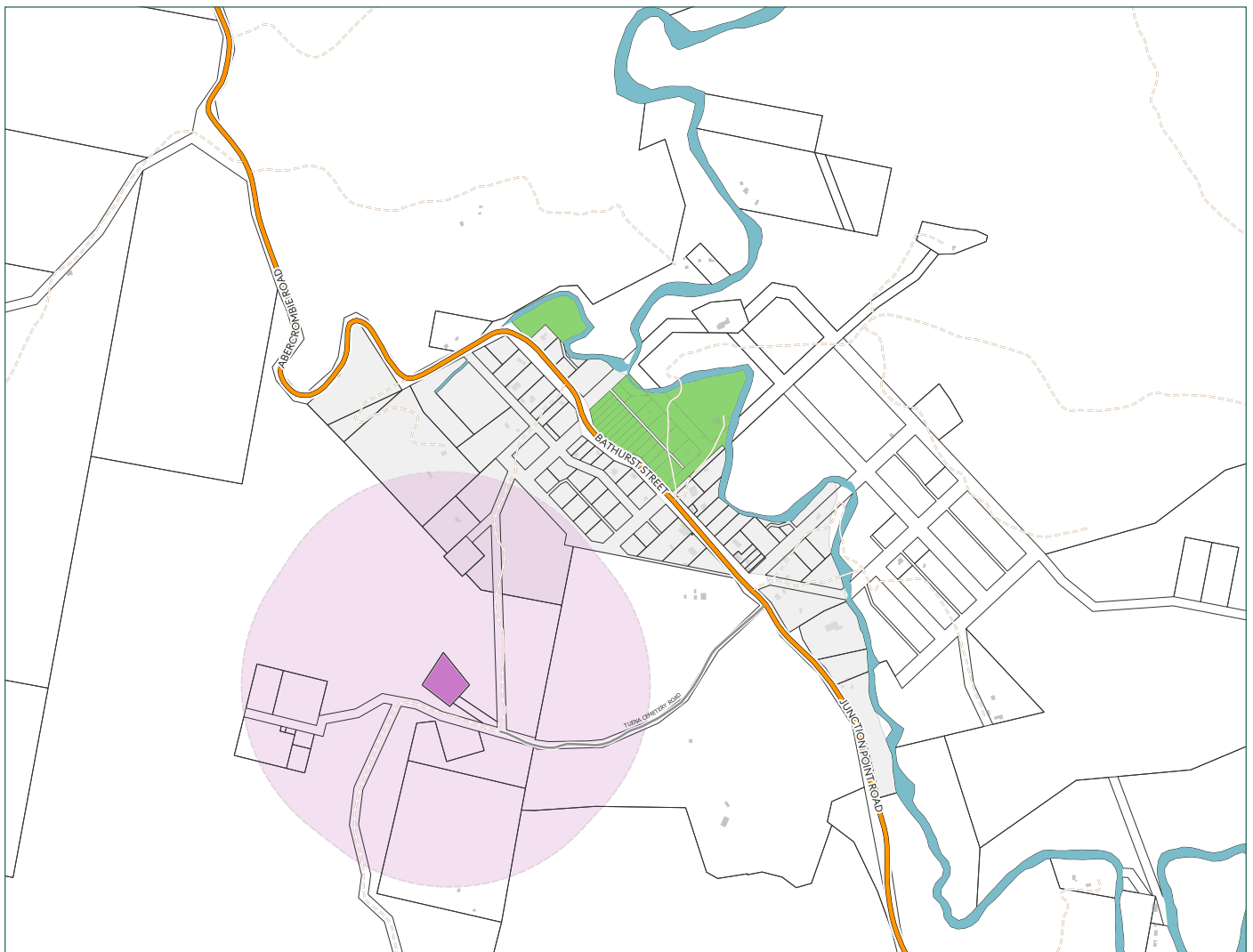
INFRASTRUCTURE + SERVICING ANALYSIS

The key infrastructure and servicing considerations for the settlement of Tuena are identified on Map 62 and summarised below:

- Tuena is not serviced with a reticulated water supply network and onsite collection is required via rainwater tanks and private bores.
- Tuena is not serviced with a reticulated sewerage supply network and onsite waste management is required.

LEGEND - INFRASTRUCTURE & SERVICING

	Existing Housing Supply Land
	Existing Housing Supply Land - Other
	Key Public Open Space / Parklands
	Highways
	Arterial Road Network
	Sub Arterial Road Network
	Local Road Network
	Reticulated Water Supply Mains
	Water Supply Reservoir
	Reticulated Sewer Supply Mains
	Sewerage Treatment Plant
	Sewer Pump Station
	STP / Rubbish Tip Location
	STP / Rubbish Tip Buffer



Map 62 - Tuena - Infrastructure and Servicing Analysis Map

TUENA (CONT.)

HOUSING SUPPLY ANALYSIS

The primary focus of the analysis for the Tuena village is land in the RU5 Village zone.

The table to the right of page includes a summary of the detail shown in Map 63. The analysis accounts only for lots which are vacant and practically suitable for new housing purposes. This includes lots which have existing public road access and are not impacted by significant environmental constraints such as flooding, bushfire, biodiversity, crown land or heritage.

The analysis excludes lots which are vacant but do not contribute to housing supply as they are less than the minimum lot size required for the zone under Upper Lachlan LEP 2010.

The analysis shows there are no vacant lots in Tuena that could be utilised for new dwellings.

Site	Site Description	MLS	Area (ha)	Lot Yield	Yrs Supply ¹
RU5 Village					
Vacant Lots		4,000m ²	-	1	0.2
Current Planning Proposals					
Nil		-	-		
Total				0	0.2

¹ Based on an annual projected dwelling demand of 5 dwellings per year, shared between all of the Shire's smaller villages. Refer 6.5.

Key Statistic(s)

0

Vacant lots in the existing RU5 Village zone, which are considered 'development-ready' on the basis that road access exists and services are available or could be connected.

0

Number of years supply, as benchmarked by the implied dwelling demand for Tuena.



Map 63 - Tuena - Housing Supply Map

TUENA (CONT.)



Challenges

The following challenges have been identified within the settlement of Tuena:

- The provision of services is a constraint to housing development and will influence the minimum lot size for dwellings and or subdivision.
- The village is surrounded by land with moderate to high biodiversity values, which constrains opportunities for outward growth. There is also locations within the village where housing growth would be constrained by drainage and bushfire.
- 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. Greenfield subdivision and housing growth is therefore unlikely to occur within the village.
- The demand for smaller housing stock may increase with time as the local population ages, which could see some residents moving to the larger centres of Crookwell, Gunning, and Taralga.



Opportunities

The following opportunities have been identified within the settlement of Tuena:

- Concentrating on infill development for future growth is a sustainable way to increase housing by limiting environmental impacts on urban sprawl and utilising existing urban infrastructure.
- There is strong demand for large lot housing in Upper Lachlan LGA. The community survey also identified large lot living as a key housing preference. Whilst there are no vacant lots in the village, there is merit to reduce the minimum lot size for key selected locations to give landowners the opportunity to create small-scale infill subdivisions which are within the capacity of existing roads and village services.



Housing Gaps

The following housing gaps have been identified within the settlement of Tuena:

- Analysis shows there are no vacant unconstrained lots within the existing RU5 Village zone.
- The village is dominated by single detached dwellings. Medium density housing stock is generally absent from the village due to servicing limitations.



Planning Principles

The following planning principles have been developed to guide the land use planning recommendations for the settlement of Tuena:

- Encourage residential growth as infill development within the existing village boundary, or in village edge locations where opportunities exist.
- Change minimum lot size rules for key sites to allow for higher densities and increased lot yields to enable developers a greater chance of creating viable projects, and give existing landowners opportunities for small infill subdivision and housing projects.
- Support residential development that respects and enhances existing village character, including built heritage.
- Rezone land on the village edge where existing land-use is mismatched to current zoning framework. This includes land which is already fragmented and is used primarily for housing purposes.
- Limit rezonings to village edge for large lot residential development, where road access can be achieved, servicing potential is increased, demand on local infrastructure can be minimised, and environmental impacts can be managed.
- Residential growth is not directed to areas within Tuena that are subject to buffers to key infrastructure sites such as the Tuena Rubbish Tip.
- Housing growth within and surrounding the village is facilitated in locations that are not significantly constrained by biodiversity, or high value agricultural land.
- Residential development avoids locations with unmanageable risk of exposure to natural hazards including flooding and bushfire.

08

HOUSING FRAMEWORK PLANS

To guide future housing development, Housing Framework Plans have been developed for each settlement within the Upper Lachlan Shire.

The Housing Framework Plans have been informed by:

- The findings of early stakeholder engagement presented in Chapter 03 and Appendix B of the Upper Lachlan Housing Strategy.
- The evidence base presented in Chapter 05 of the Upper Lachlan Housing Strategy.

The Housing Framework Plans have also been guided by the Planning Principles in this Chapter and will be implemented through the range of actions linked to each principle.



8.1. STAGING FRAMEWORK

A staging framework is often adopted in a Housing Strategy because it can provide a structured approach to managing residential growth over time and ensure that growth is sustainable, well-coordinated, and aligned with infrastructure and servicing priorities and capacities. A staging framework can also assist the Council in making decisions about when to release new land and manage community / landowner expectations in relation to same.

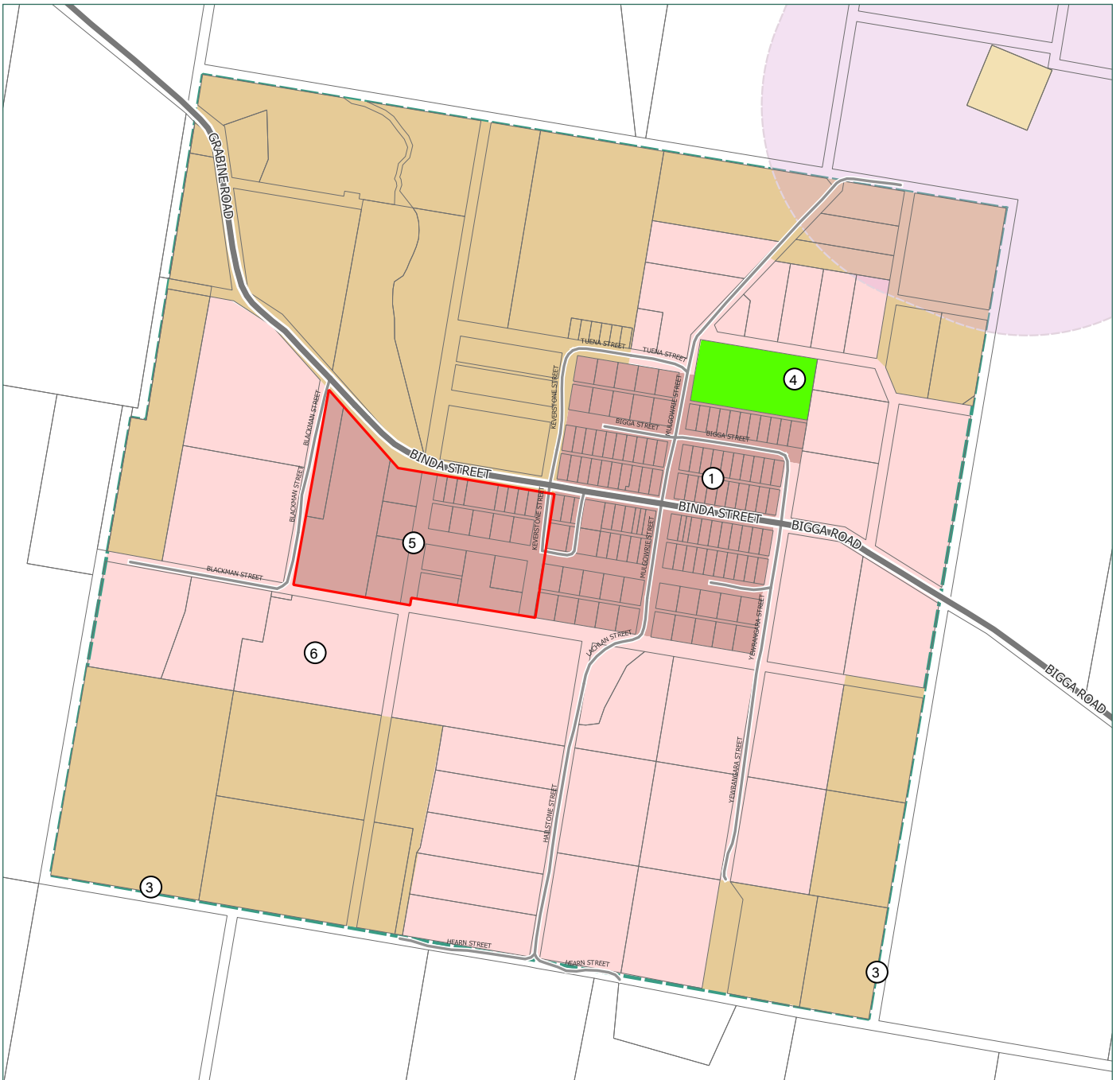
Chapter 06 of this Strategy considers the various the population forecasts for the Upper Lachlan LGA. The recommendations of this Strategy are based on a high-growth scenario which assumes a population increase of 1,297 people by 2041, equating to an implied demand for 1,044 new dwellings over that same period.

Planning for a higher population is the Council's preferred approach given the Upper Lachlan Housing Strategy presents a long term vision, and this provides the greatest opportunity for Council to ensure that housing supply in the local area keeps pace with population growth, maximises housing choice and responds to local housing preferences. However, given the highlighted variability in growth scenarios for Upper Lachlan LGA, the implementation of an Urban Land Staging Framework is recommended to ensure that housing is guided to priority locations and future land releases respond to actual demand.

Where necessary, staging recommendations have been incorporated into the Housing Framework Plans for Crookwell, Gunning, Collector and Taralga, and the other smaller villages in the Upper Lachlan Shire, including generic guidance on time frames for action by Council / others.

The decision to release new land in accordance with the Staging Framework should be based on a strategic review and comparison of the actual housing growth at the key time-frames identified in the staging plan. The need to release new land is also likely to be influenced by other factors including issues related to the planning, design, funding and augmentation of required infrastructure and services, as well as market pressures and developer led initiatives related to new subdivision and housing development in growth areas.

Staging recommendations are generally not considered to be necessary for the Shire's Villages. The recommendations in the Village Framework Plans can be implemented as priority or short term actions given they represent a smaller component of the broader housing vision for Upper Lachlan LGA, are less influenced by supply and demand, and also because housing growth in the Shire's villages is recognised by Council as being important for the longer term viability and sustainability of these settlements.



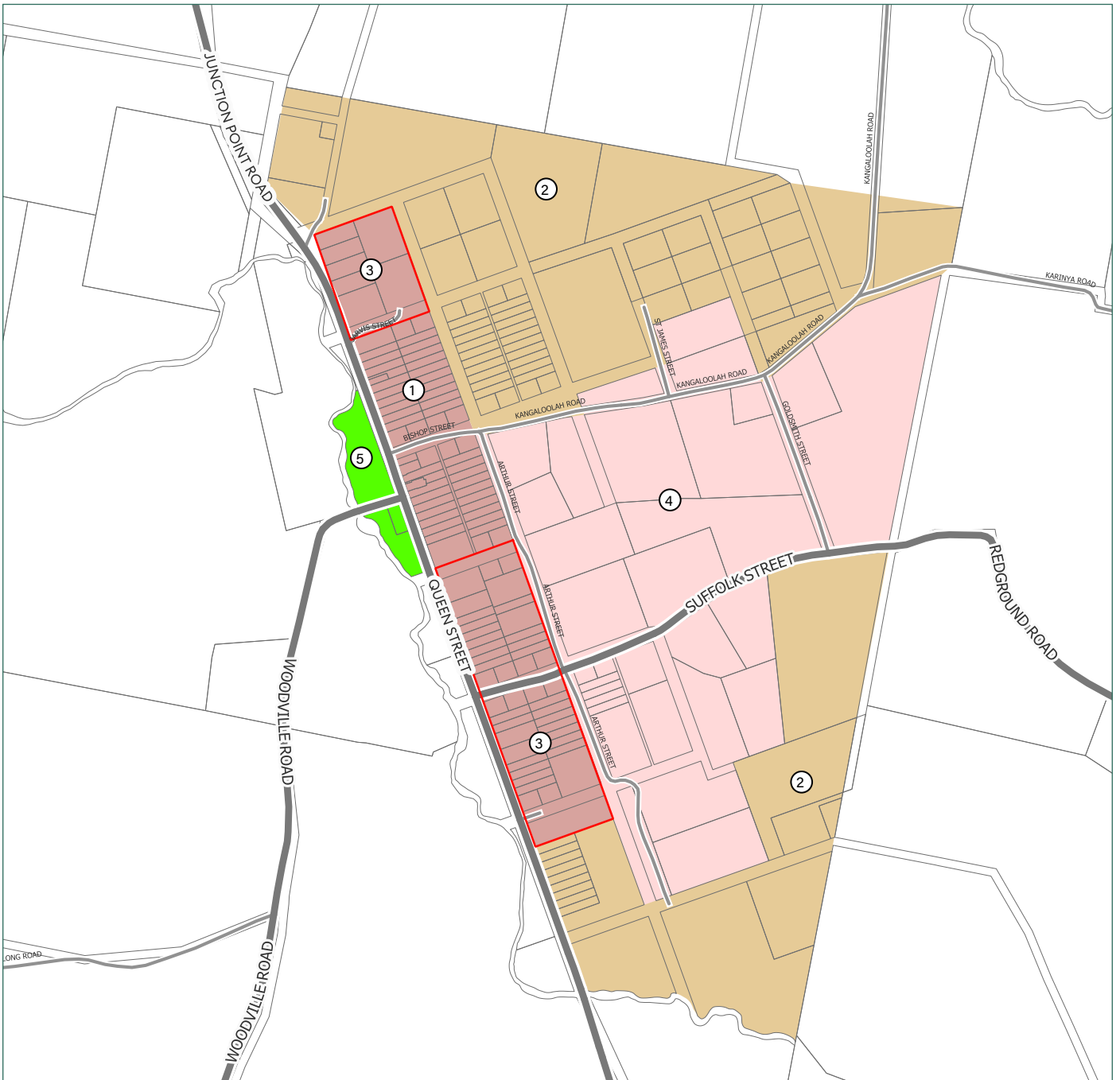
Map 64 - Bigga - Housing Framework Plan

ONGOING ACTIONS

- ① Retain land in existing RU5 Village zone. Encourage infill housing.
- ② Prevent residential encroachment to Bigga Rubbish Tip.
- ③ Retain land in existing RU2 Rural Landscape Zone, and retain existing 2ha MLS. Encourage infill housing.
- ④ Retain land in existing RE1 Public Recreation zone.

SHORT TERM ACTIONS (0-10 YEARS)

- ⑤ Expand village boundary to include all village land-use, including Bigga Public School. Rezone from RU2 Rural Landscape to RU5 Village. Change MLS from 2ha to 4,000m².
- ⑥ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Change MLS from 2ha to 1ha. Encourage infill subdivision and housing.



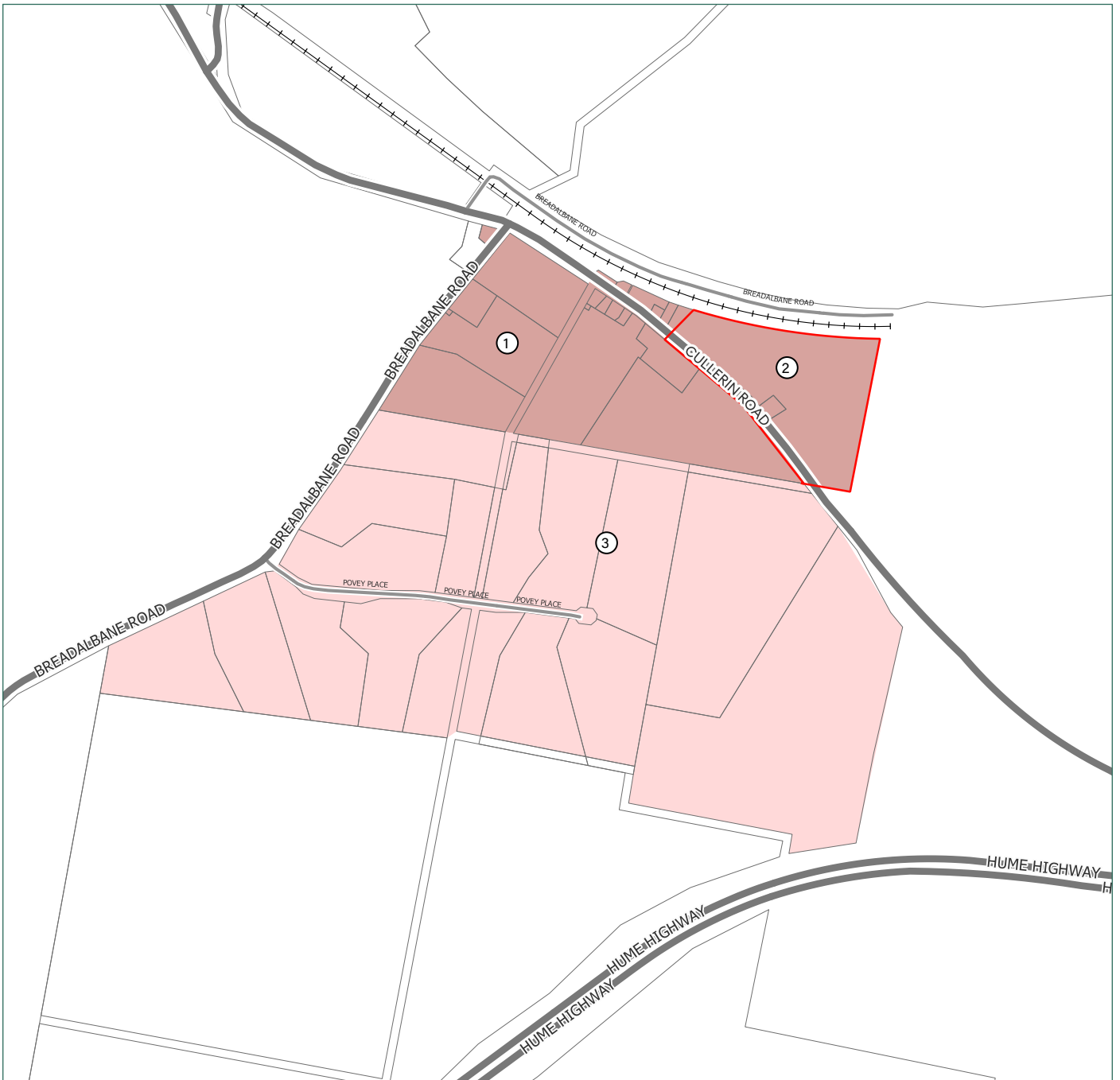
Map 65 - Binda - Housing Framework Plan

ONGOING ACTIONS

- ① Retain land in existing RU5 Village zone. Encourage infill housing development where possible.
- ② Retain land in existing RU2 Rural Landscape Zone, and retain existing 2ha MLS.

SHORT TERM ACTIONS (0-10 YEARS)

- ③ Expand village boundary to include all village land-use, including Binda Public School. Rezone from RU2 Rural Landscape to RU5 Village. Change MLS from 2ha to 4,000m². Encourage infill housing where possible.
- ④ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Encourage infill subdivision and housing.
- ⑤ Apply RE1 Public Recreation zone to key recreation spaces / assets.



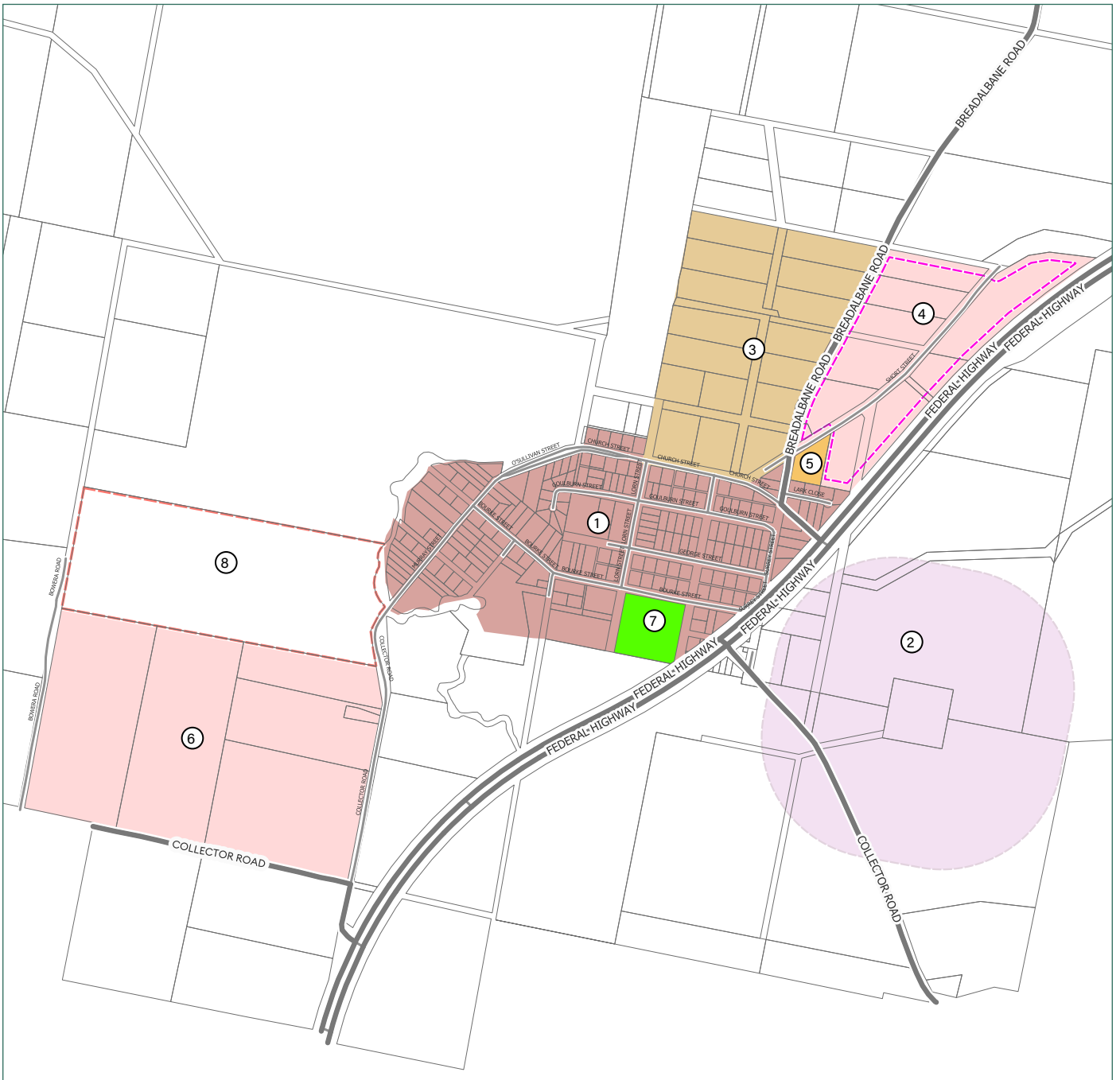
Map 66 - Breadalbane - Housing Framework Plan

ONGOING ACTIONS

- ① Retain land in existing RU5 Village zone. Encourage infill subdivision and housing.

SHORT TERM ACTIONS (0-10 YEARS)

- ② Expand village boundary. Rezone from RU1 Primary Production to RU5 Village. Change MLS from 40ha to 1ha. Encourage infill subdivision and housing.
- ③ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Reduce MLS from 5ha to 2ha.



Map 67 - Collector - Housing Framework Plan

ONGOING ACTIONS

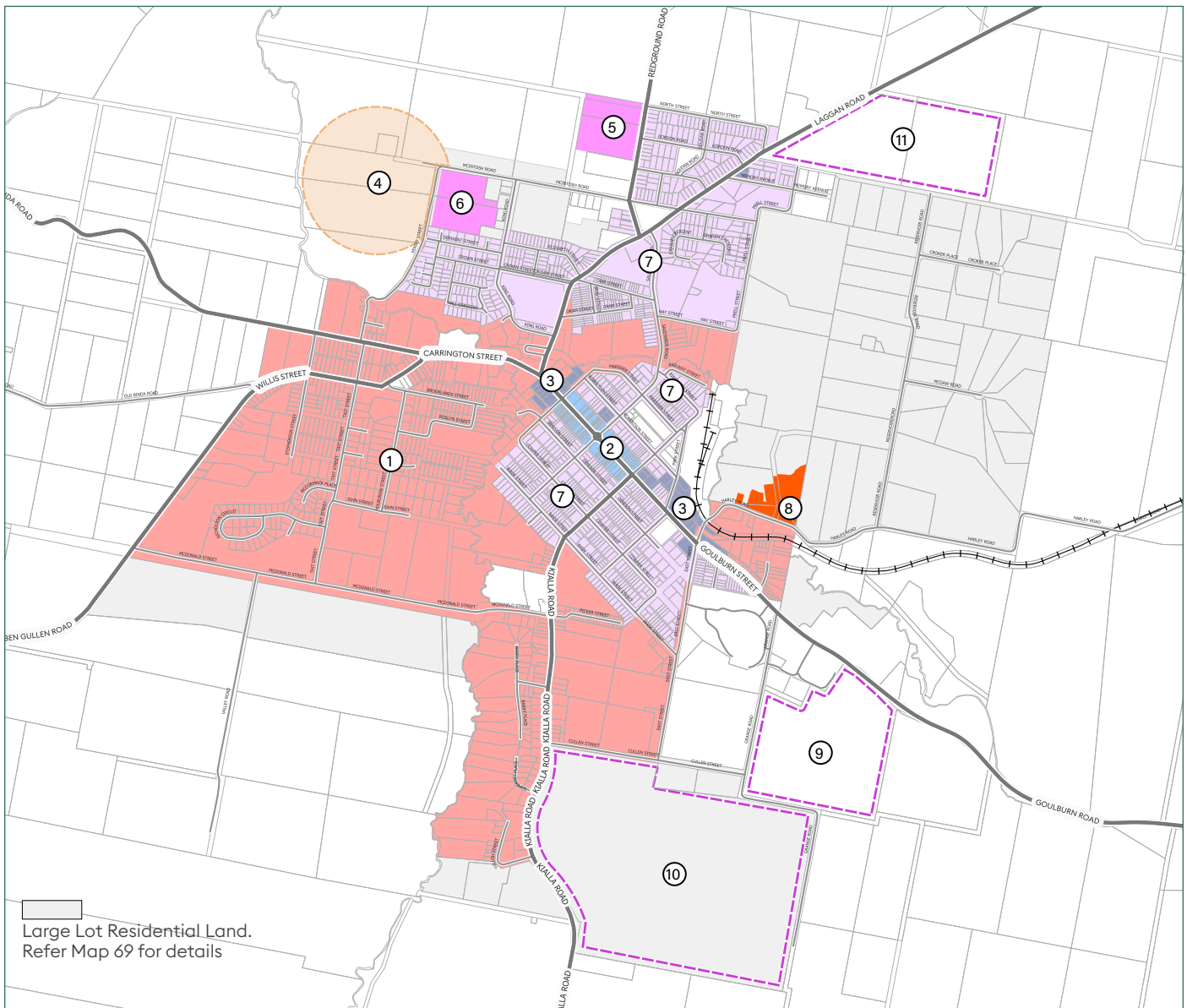
- ① Retain land in existing RU5 Village zone. Encourage infill housing.
- ② Prevent residential encroachment to Collector Waste Facility.
- ③ Retain land in existing RU2 Rural Landscape Zone. Retain existing MLS of 2ha.

SHORT TERM ACTIONS (0-10 YEARS)

- ④ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Reduce MLS from 2ha to 1 ha.
- ⑤ Rezone from RU2 Rural Landscape to RU5 Village. Reduce MLS from 2ha to 2,000m².
- ⑥ Rezone from RU1 Primary Production to R5 Large Lot Residential. Change MLS from 40ha to 2ha.
- ⑦ Apply RE1 Public Recreation zone to key recreation spaces / assets.

LONG TERM ACTIONS (10+ YEARS)

- ⑧ Potential rezoning for urban purposes. Rezoning is conditional on findings of land monitor and progress of development at other key sites.



Map 68 - Crookwell - Residential Housing Framework Plan

ONGOING ACTIONS

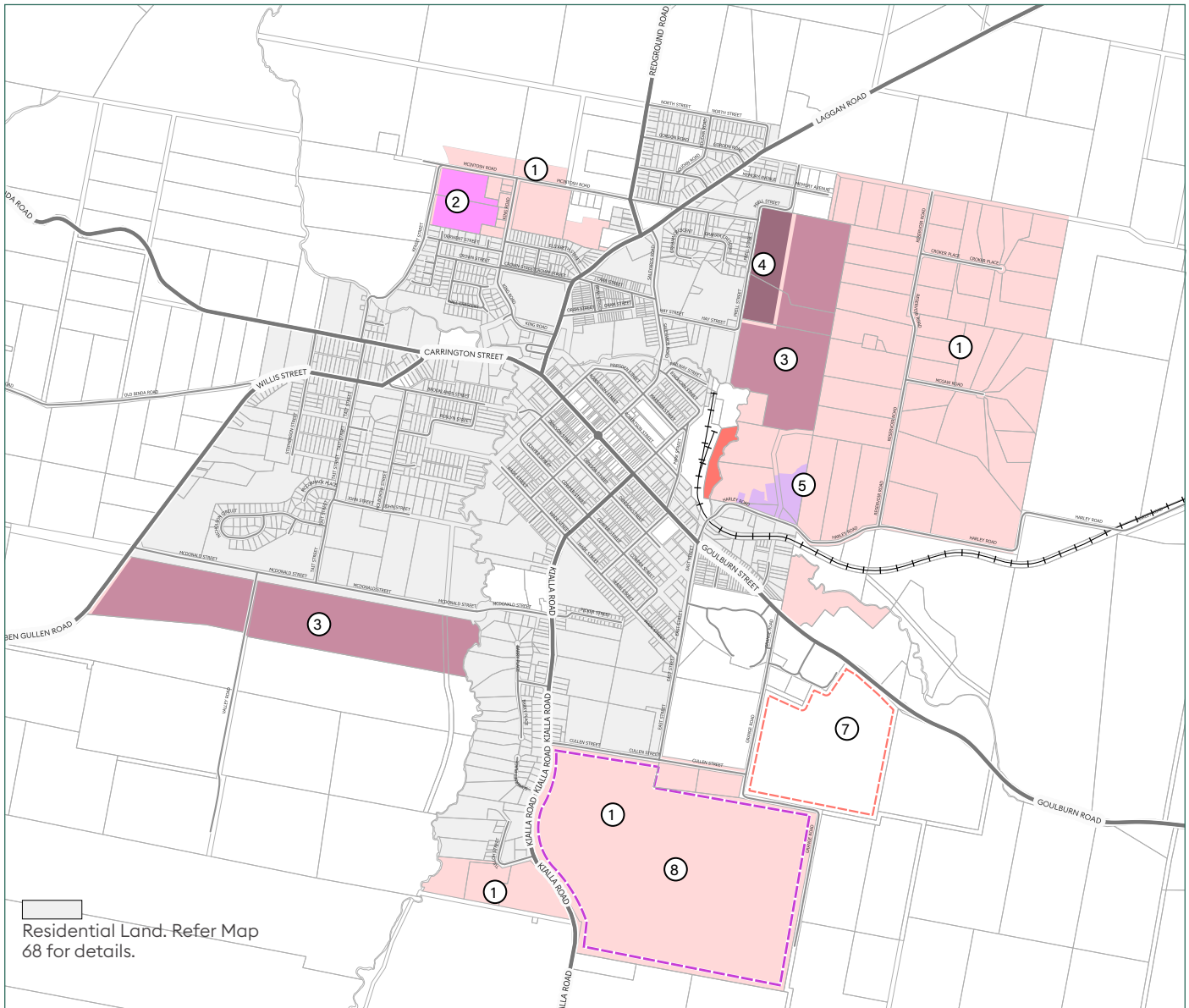
- ① Retain land in existing R2 Low Density Residential zone.
- ② Retain land in existing E1 Local Centre Zone.
- ③ Retain land in existing MUI Mixed Use Zone.
- ④ Prevent residential encroachment to Crookwell STP.

SHORT TERM ACTIONS (0-10 YEARS)

- ⑤ Rezone from RU1 Primary Production to R1 General Residential. Change MLS from 100ha to 600m².
- ⑥ Rezone from R5 Large Lot Residential to R1 General Residential. Change MLS from 2000m² to 600m².
- ⑦ Rezone from R2 Low Density Residential to R1 General Residential. Change MLS from 800m² to 500m².
- ⑧ Rezone from R5 Large Lot Residential to R2 Low Density Residential. Change MLS from 2 ha to 1,000m².
- 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.



Map 69 - Crookwell - Large Lot Housing Framework Plan

ONGOING ACTIONS

- ① Retain land in existing R5 Large Lot Residential Zone.

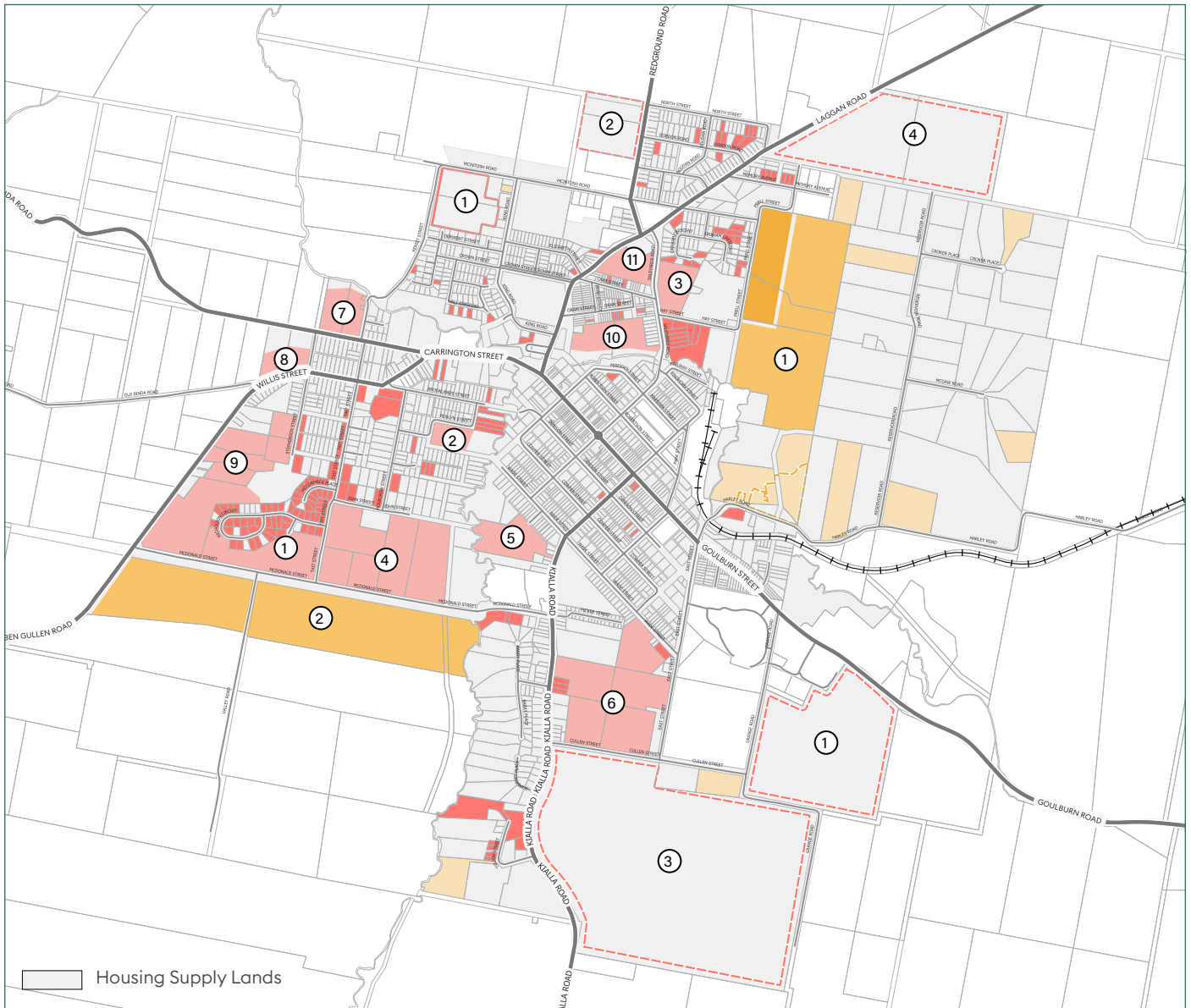
SHORT TERM ACTIONS (0-10 YEARS)

- ② Up-zone land from R5 to R2. Refer Map 68 for details.
- ③ Retain R5 zone. Change MLS from 2ha to 1ha subject to water supply connection.
- ④ Retain R5 zone. Change MLS from 2ha to 4,000m² subject to water and sewerage connection.
- ⑤ Rezone from R5 Large Lot Residential to R2 Low Density Residential. Change MLS from 2 ha to 1,000m².
- ⑥ Rezone from SP2 Infrastructure to R5 Large Lot Residential. Change MLS from nil to 2 ha.

- ⑦ 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)

- ⑧ 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.



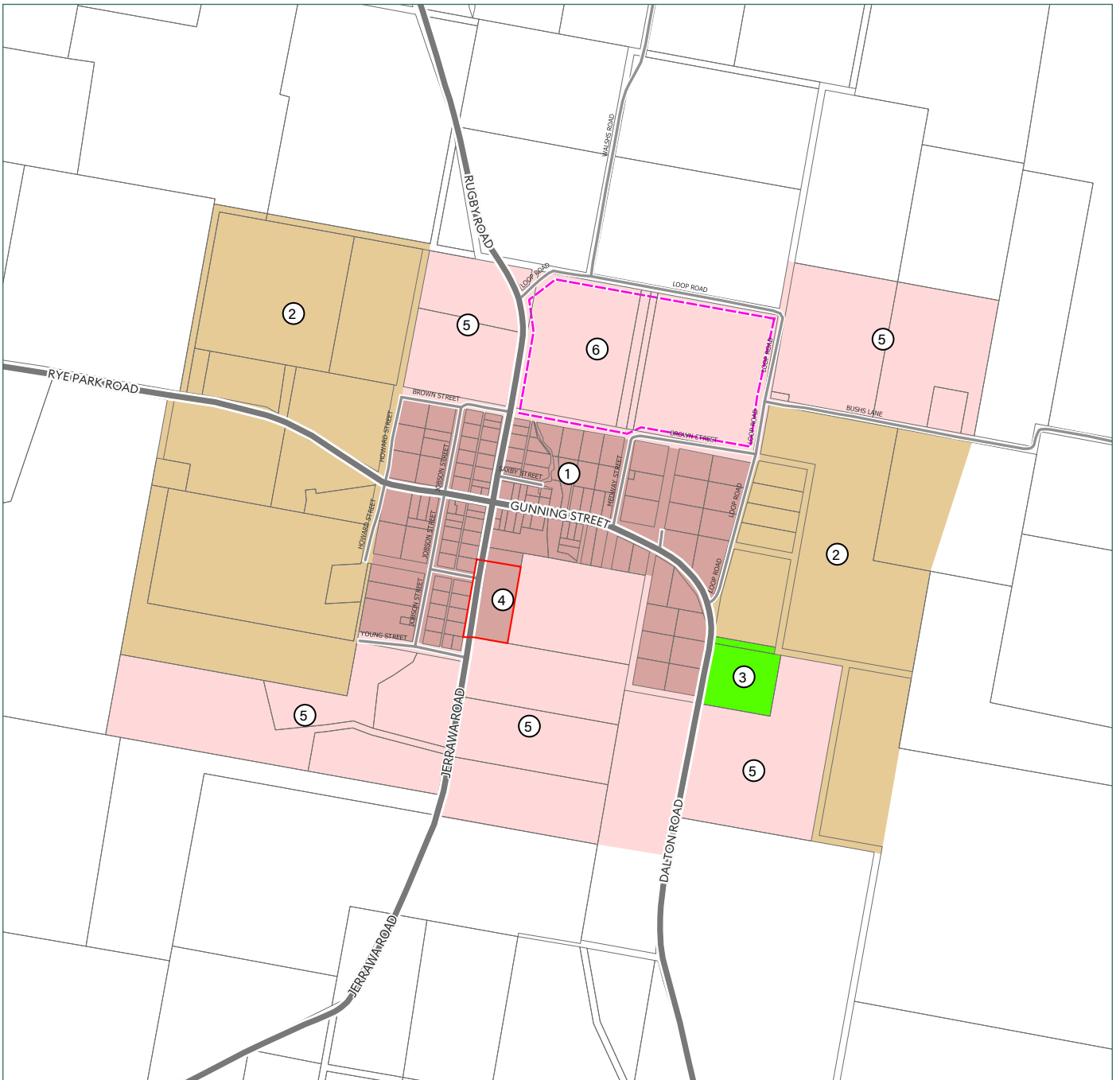
Map 70 - Crookwell - Growth Prioritisation Framework

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 - Up-zoned 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 4,000m².
- 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).



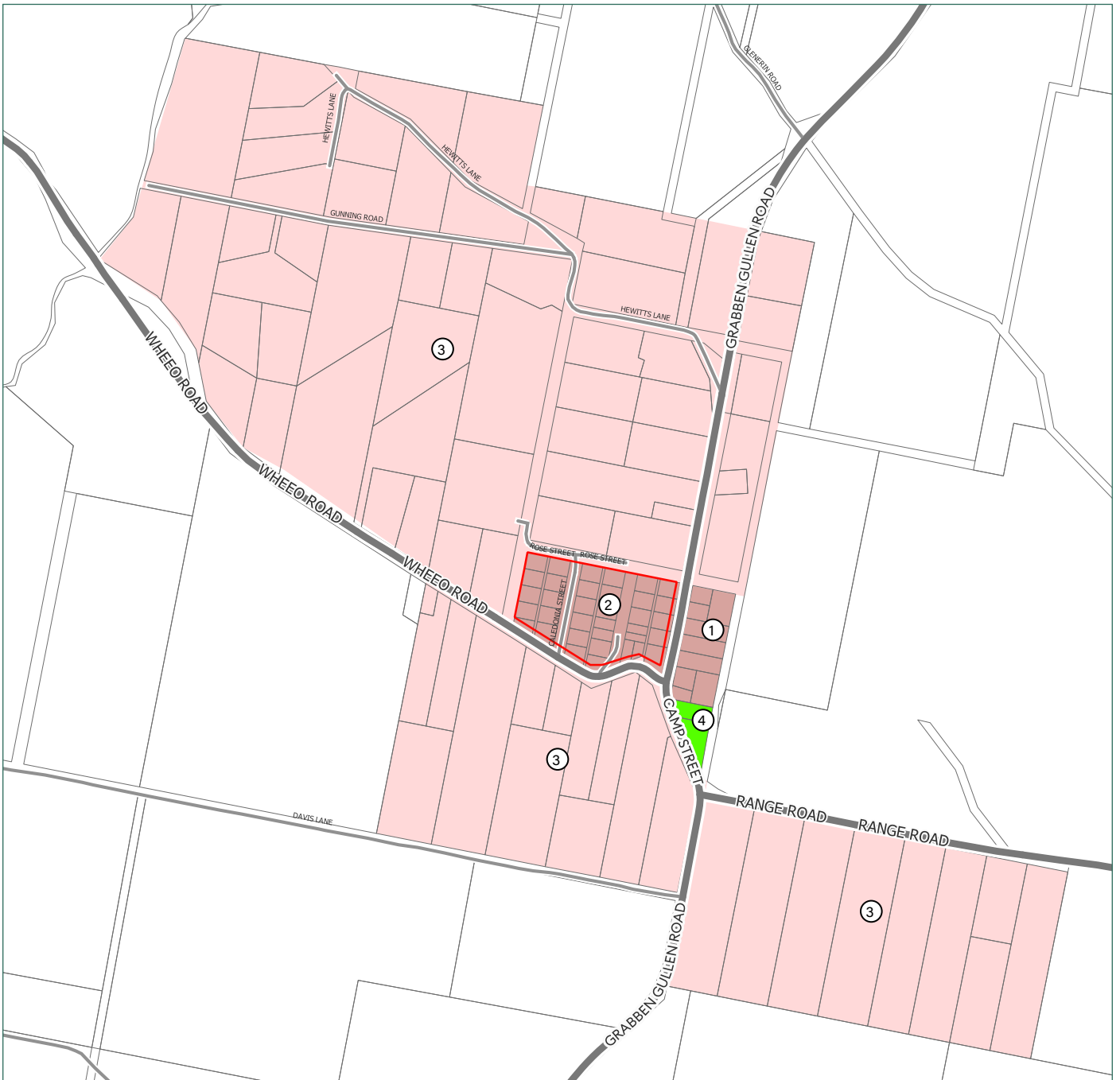
Map 71 - Dalton - Housing Framework Plan

ONGOING ACTIONS

- ① Retain land in existing RU5 Village zone. Encourage infill housing development where possible.
- ② Retain land in existing RU2 Rural Landscape Zone, and retain existing 2ha MLS.
- ③ Retain land in existing RE1 Public Recreation zone.

SHORT TERM ACTIONS (0-10 YEARS)

- ④ Expand village boundary. Rezone from RU2 Rural Landscape to RU5 Village. Change MLS from 5ha to 4,000m².
- ⑤ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Change MLS from 5ha to 2ha. Encourage infill subdivision and housing.
- ⑥ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Reduce MLS from 5ha to 1ha subject to connection to reticulated water supply scheme.



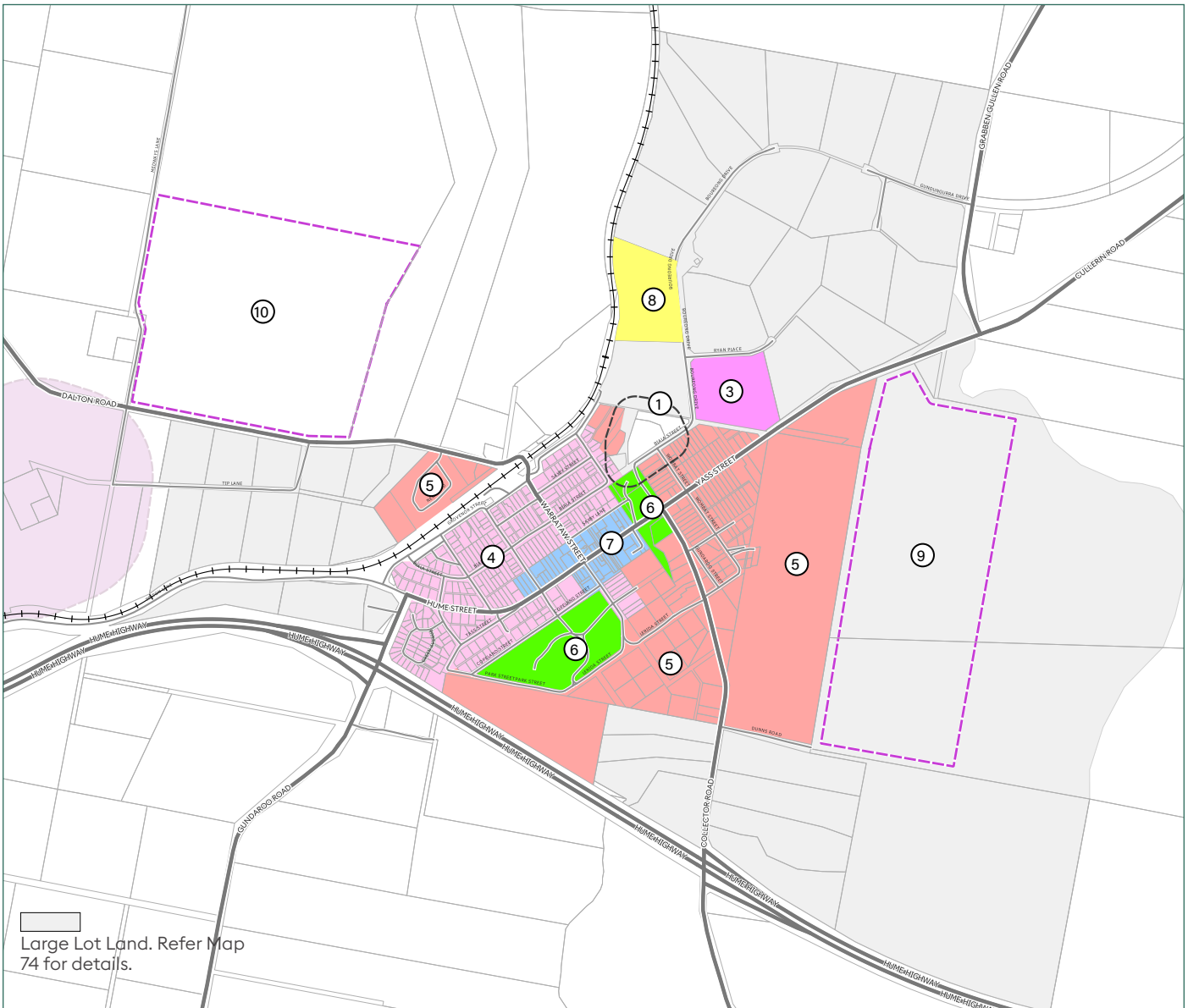
Map 72 - Grabben Gullen - Housing Framework Plan

ONGOING ACTIONS

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

SHORT TERM ACTIONS (0-10 YEARS)

- ② Rezone from R2 Low Density Residential to RU5 Village. Retain existing MLS of 4,000m².
- ③ Rezone from RU4 Primary Production Small Lots to R5 Large Lot Residential. Retain existing MLS of 2ha.
- ④ Apply RE1 Public Recreation zone to key recreation spaces / assets.



Map 73 - Gunning - Residential Housing Framework Plan

ONGOING ACTIONS

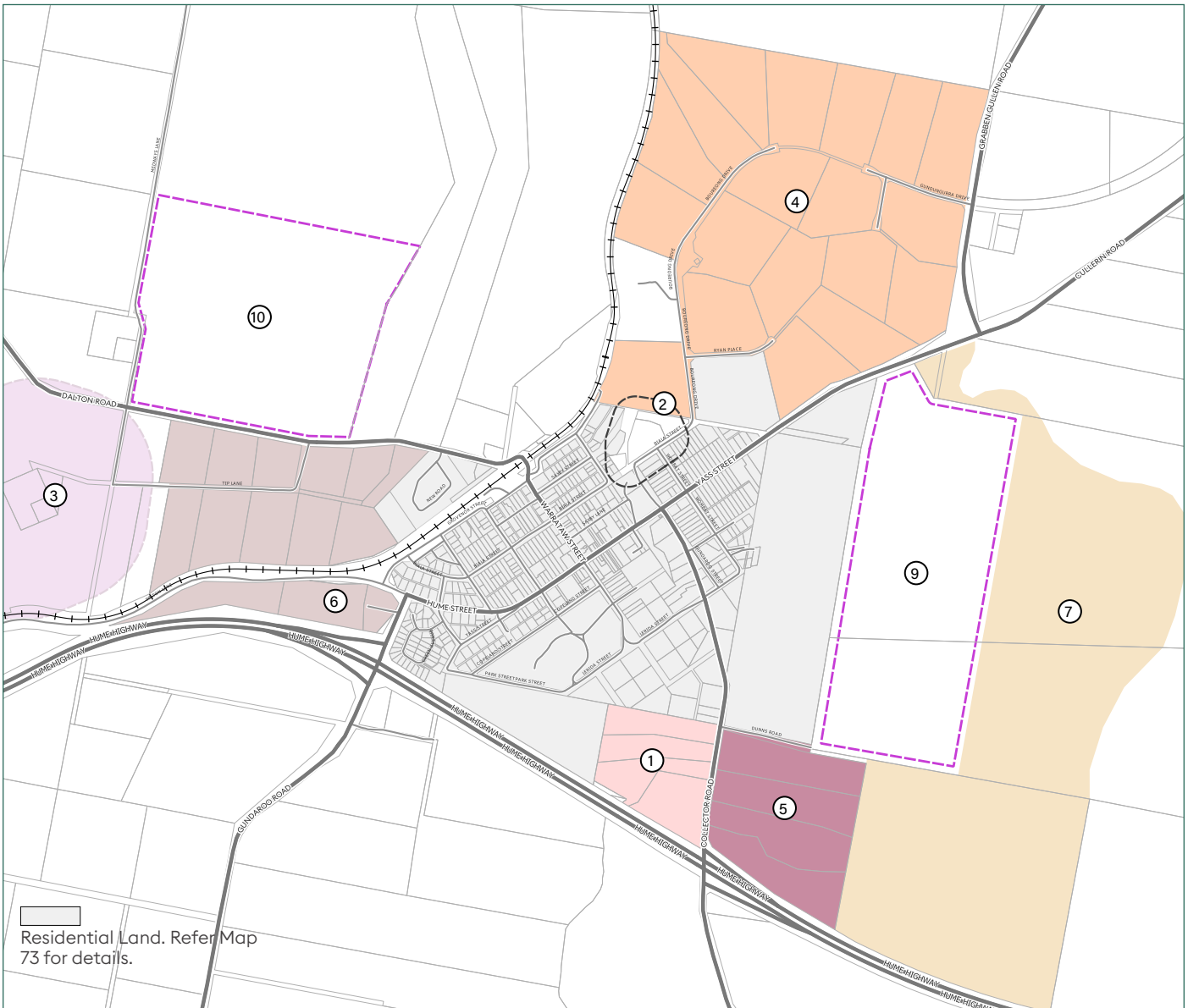
- ① Prevent residential encroachment to existing Gunning STP.
- ② Prevent residential encroachment to Gunning Rubbish Tip.

SHORT TERM ACTIONS (0-10 YEARS)

- ③ Rezone to R2, RE1 and MU1 and change MLS in accordance with current Planning Proposal.
- ④ Rezone from RU5 Village to R1 General Residential. Change MLS from 1,000m² to 800m².
- ⑤ Rezone from RU5 Village to R2 Low Density Residential. Retain existing MLS of 1,000m².
- ⑥ Apply RE1 Public Recreation zone to key recreation spaces / assets.
- ⑦ Rezone from RU5 Village to E1 Local Centre. Remove MLS provisions.
- ⑧ Apply SP2 Infrastructure zone to key infrastructure assets.

LONG TERM ACTIONS (10 + YEARS)

- ⑨ Urban Growth Area No. 1. Potential for a mixture of R2, R5 and RE1 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor, progress of development at other key sites, and provisioning of urban services.
- ⑩ Urban Growth Area No. 2. Potential for a mixture of R2, R5 and RE1 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor, progress of development at other key sites, and provisioning of urban services.



Map 74 - Gunning - Large Lot Housing Framework Plan

ONGOING ACTIONS

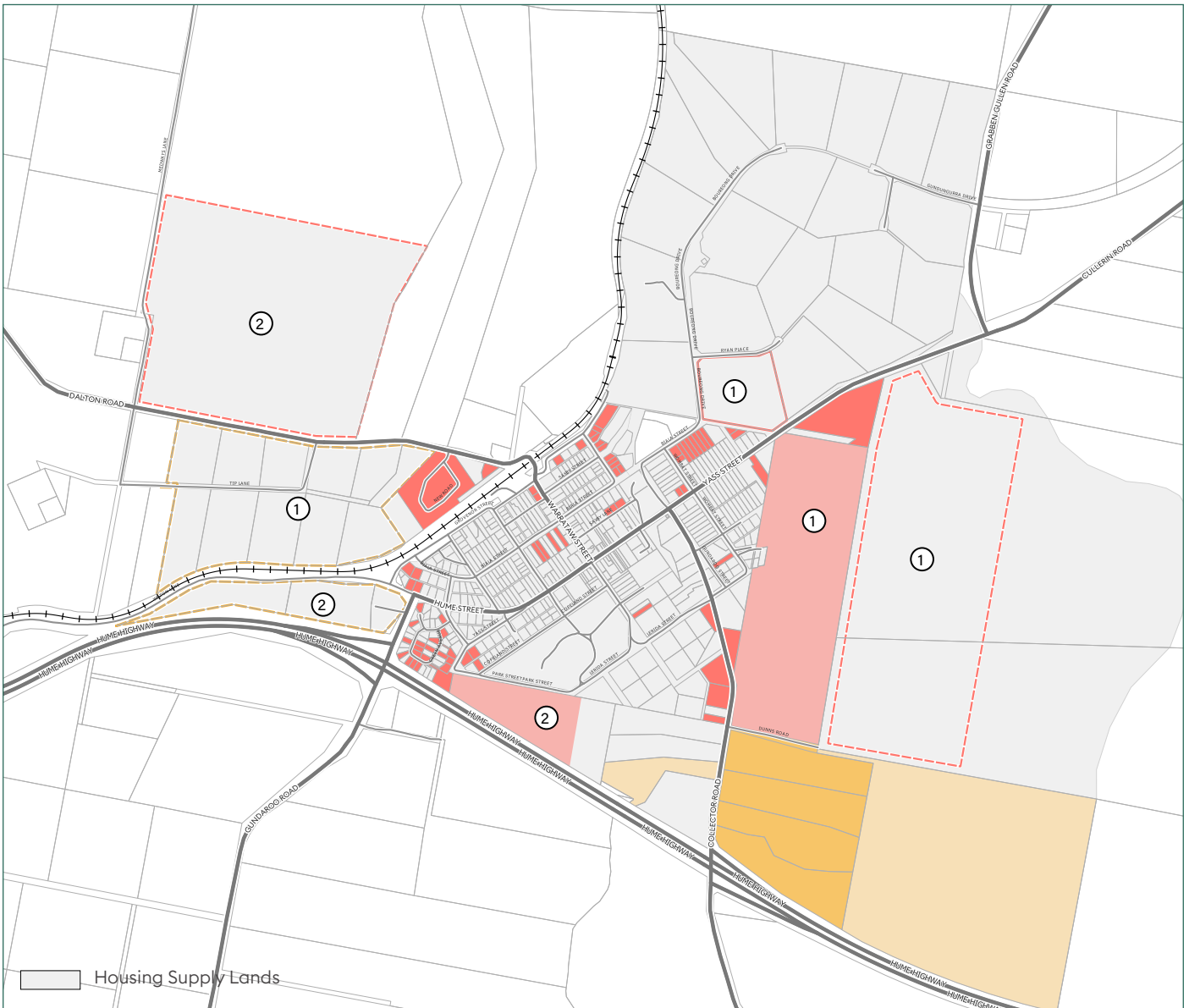
- ① Retain land in existing R5 Large Lot Residential Zone. Retain MLS of 5ha.
- ② Prevent residential encroachment to existing Gunning STP.
- ③ Prevent residential encroachment to Gunning Rubbish Tip.

SHORT TERM ACTIONS (0-10 YEARS)

- ④ Rezone land from RU4 Primary Production to R5 Large Lot Residential. Change MLS from 10ha to 5ha.
- ⑤ Rezone land from RU4 Primary Production to R5 Large Lot Residential. Change MLS from 10ha to 5ha.
- ⑥ Rezone land from RU2 Rural Landscape to R5 Large Lot Residential. Change MLS from 80ha to 2ha.
- ⑦ Rezone from RU4 Primary Production to R5 Large Lot Residential. Retain MLS of 10ha.

LONG TERM ACTIONS (10+ YEARS)

- ⑨ Urban Growth Area No. 1. Potential for a mixture of R2, R5 and RE1 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor, progress of development at other key sites, and provisioning of urban services.
- ⑩ Urban Growth Area No. 2. Potential for a mixture of R2, R5 and RE1 zones and a variety of lot sizes. Rezoning is conditional on findings of land monitor, progress of development at other key sites, and provisioning of urban services.



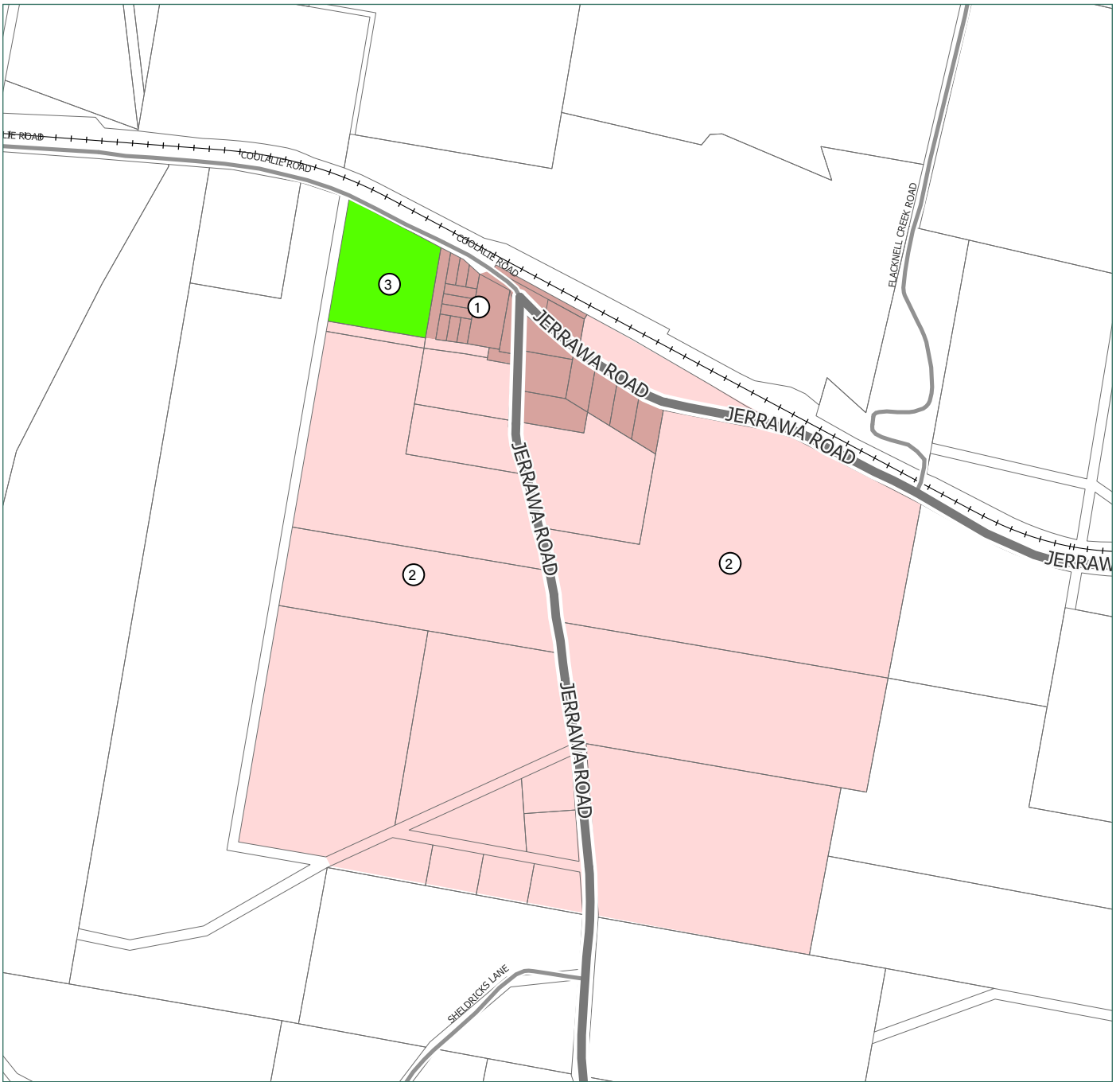
Map 75 - Gunning - Growth Prioritisation Framework

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 - Up-zoned 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 - Rezone to match existing land-use.
- Priority 3 - Rezoning Locations (numbered in order of strategic priority).



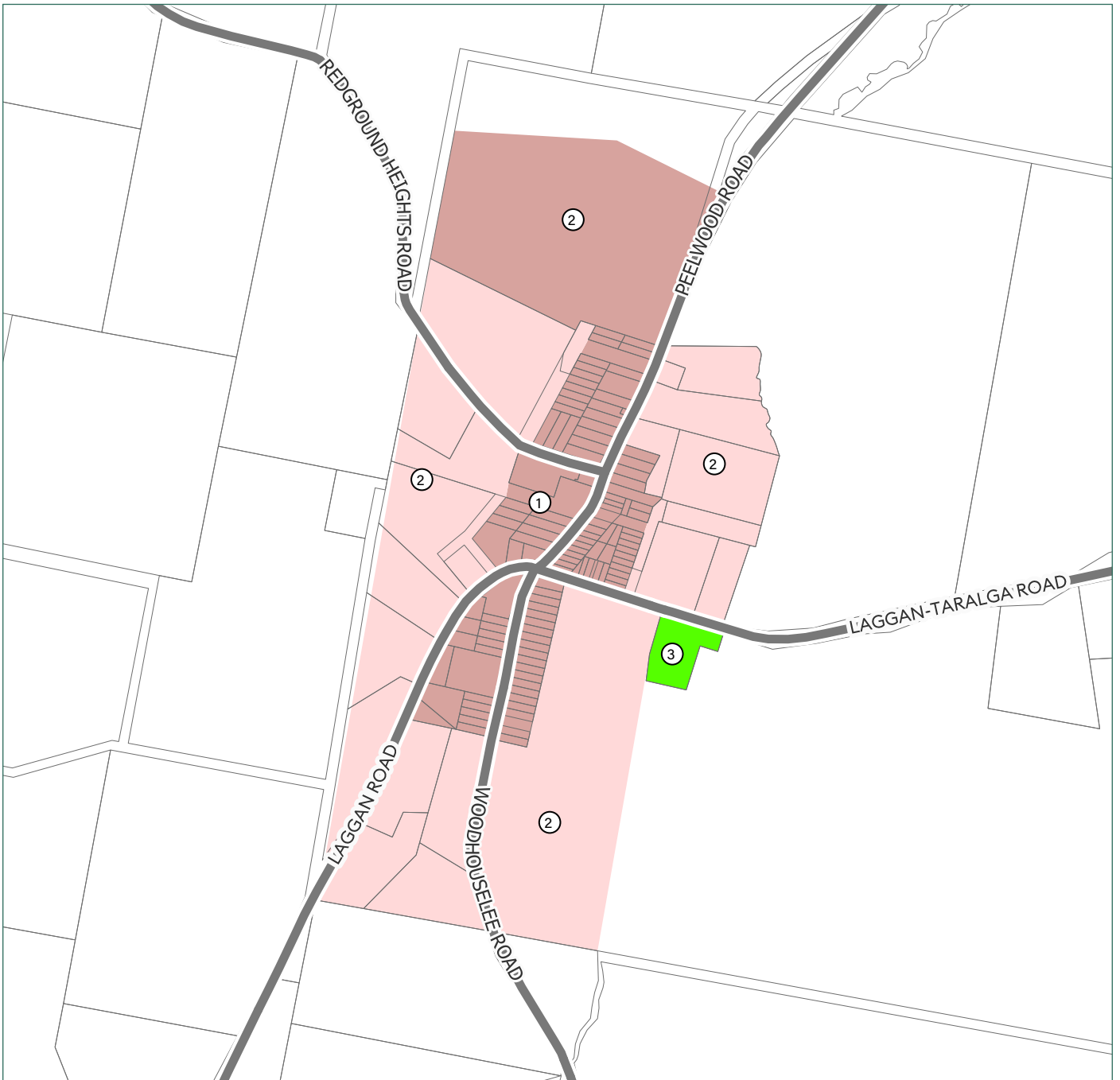
Map 76 - Jerrawa - Housing Framework Plan

ONGOING ACTIONS

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

SHORT TERM ACTIONS (0-10 YEARS)

- ② Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Change MLS from 5ha to 2ha.
- ③ Apply RE1 Public Recreation zone to key recreation spaces / assets.



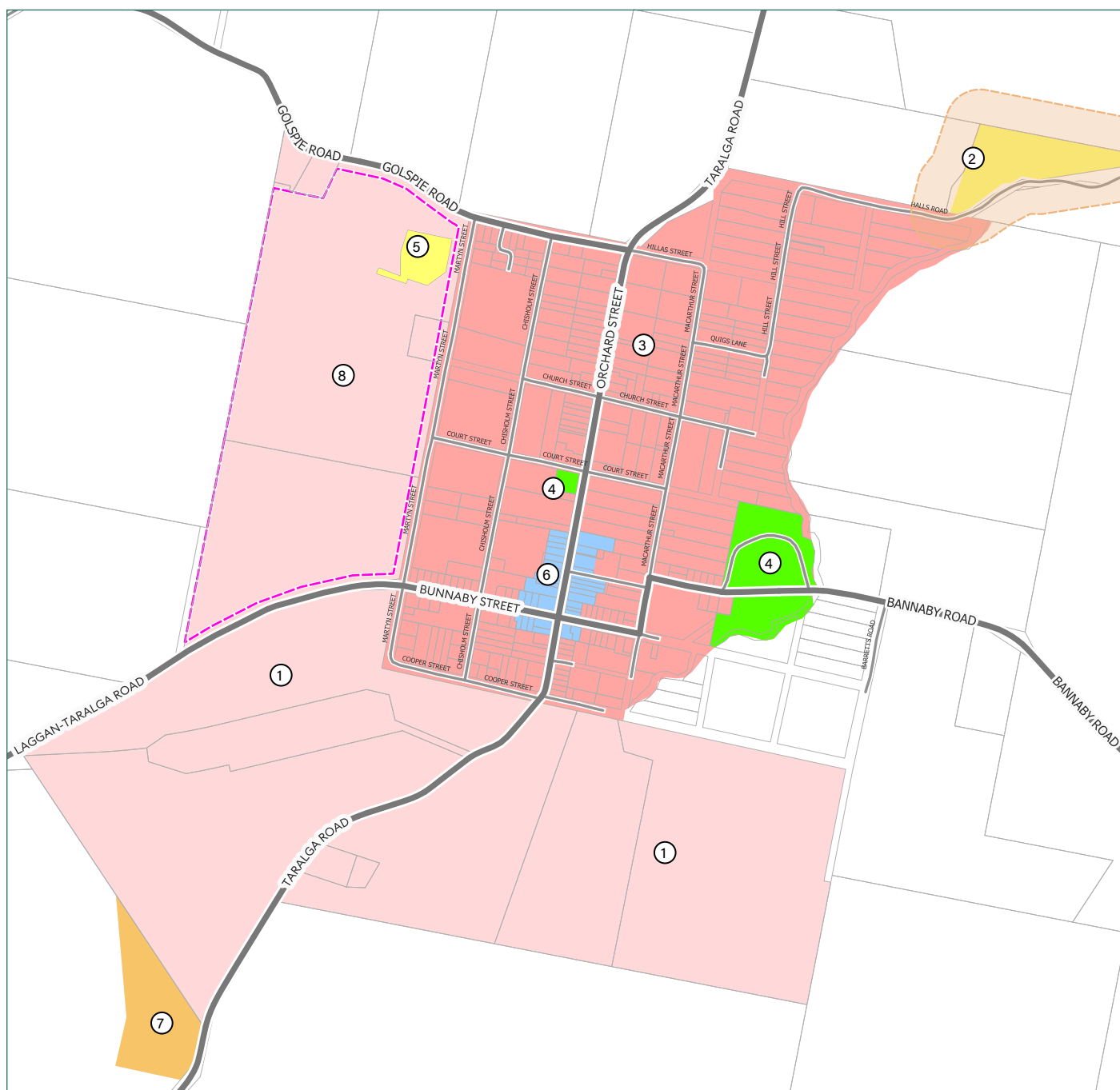
Map 77 - Laggan - Housing Framework Plan

ONGOING ACTIONS

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

SHORT TERM ACTIONS (0-10 YEARS)

- ② Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Retain existing MLS of 2ha.
- ③ Apply RE1 Public Recreation zone to key recreation spaces / assets.



Map 78 - Taralga - Housing Framework Plan

ONGOING ACTIONS

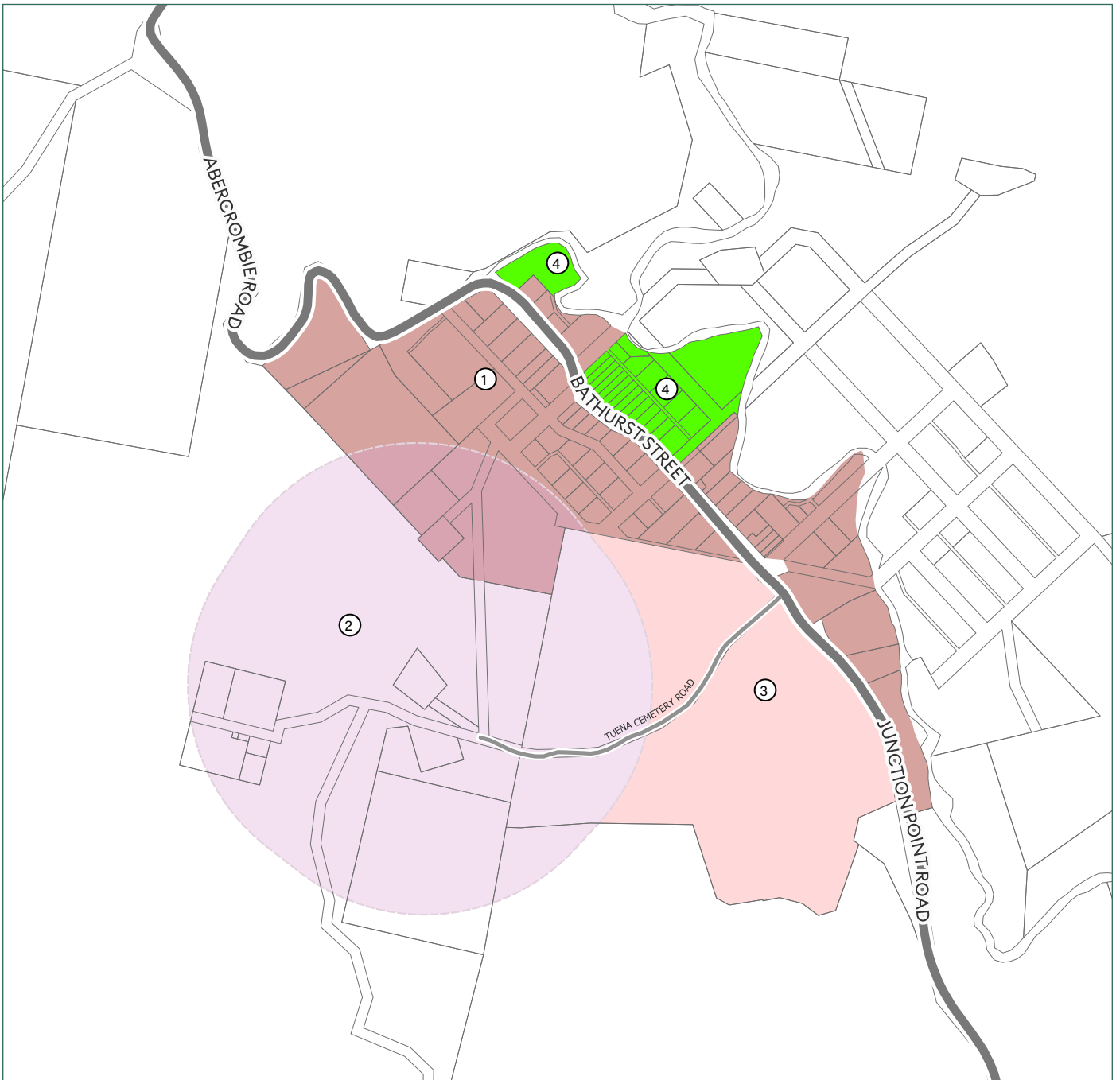
- ① Retain land in existing R5 Large Lot Residential Zone. Retain existing 2ha MLS.
- ② Prevent residential encroachment to Taralga Sewage Treatment Plant.

SHORT TERM ACTIONS (0-10 YEARS)

- ③ Rezone from RU5 Village to R2 Low Density Residential. Retain existing MLS of 1,000m².
- ④ Apply RE1 Public Recreation zone to key recreation spaces / assets.
- ⑤ Apply SP2 Infrastructure zone to Taralga water treatment plant.
- ⑥ Recognise Taralga commercial precinct with suitable zoning. Consider E1, RU5 or MU1 zone.
- ⑦ Rezone from RU1 Primary Production to R5 Large Lot Residential. Reduce MLS from 100ha to 2ha.

LONG TERM ACTIONS (10+ YEARS)

- ⑧ Consider up-zoning for future urban growth.
Up-zoning is conditional on findings of land monitor and progress of infill development in proposed R2 Zone.
Consider MLS of 1,000m² subject to reticulated water and sewer provision.
Consider MLS of 1 ha subject to reticulated water provision only.



Map 79 - Tuena - Housing Framework Plan

ONGOING ACTIONS

- ① Retain land in existing RU5 Village zone. Encourage infill housing.
- ② Prevent residential encroachment to Tuena Rubbish Tip.

SHORT TERM ACTIONS (0-10 YEARS)

- ③ Rezone from RU2 Rural Landscape to R5 Large Lot Residential. Change MLS from 80ha to 1ha.
- ④ Apply RE1 Public Recreation zone to key recreation spaces / assets.

09

LAND-USE FRAMEWORK PLANS

Based on the Housing Framework Plans presented in Chapter 08, there are a number of precincts in Crookwell, Gunning and Taralga that are expected to be the focus of housing growth on a short, medium and long-term basis.

As a way of showing leadership and encouraging housing growth in priority locations, Land-use Framework Plans have been prepared and these are presented in Chapter 09. The Land-use Framework Plans provide strategic guidance in terms of land-use, settlement density and road connectivity, as well as managing environmental constraints.

Plans have been developed for Urban Growth Areas No. 2 and 3 in Crookwell and Urban Growth Areas 1 and 2 in Gunning. Urban Growth Area No. 1 in Crookwell has not been considered on the basis that the growth framework for this location has already been explored in detail through the preparation of a current Planning Proposal for the site.



9.1. PLANNING & DESIGN PRINCIPLES

The following planning and design principles have been utilised to guide the preparation of the Land-use Framework Plans for the specific Urban Growth Areas in Crookwell and Gunning.

The principles should also guide the more detailed planning and design of the Urban Growth Areas during the Development Application stage. Upper Lachlan Shire Council acknowledges that the detailed design process may result in outcomes that differ from those illustrated in this Strategy. Accordingly, Council will adopt a flexible approach that supports alternative design solutions where they demonstrate improved planning, urban design, environmental or community outcomes

01

EXISTING APPROVALS

The design process respects the location and design of existing subdivision approvals granted by Upper Lachlan Shire Council. Approved layouts are incorporated into the master planning for each Growth Area. Lost opportunities for integrated access and infrastructure provision are identified for discussion.

02

STREET HIERARCHY

The planned street network respects the existing street hierarchy and prioritises local roads for new access connections to private property lots. Streets are designed with appropriate configurations for road carriageways, footpaths, green verges and street trees.

03

EFFICIENT ROAD NETWORKS

The planned road network provides for direct and efficient access. Subdivision lots are capable of being accessed in not more than three turning movements from existing and / or proposed collector roads. The use of cul-de-sacs is avoided unless practical subdivision layouts and expected lot yields cannot be achieved using alternate designs.

04

ROAD DESIGN

The planned road network complies with the minimum specifications for reservation widths and road configurations in accordance with the Upper Lachlan Shire Council DCP 2010, and other guidelines such as the 'Guidelines for Bus Capable Infrastructure in Greenfield Sites'.

05

PROPERTY HOLDINGS

Subdivision layouts give consideration to existing property holding configurations, allowing (where possible) for the staged release of new land on a property-by-property basis. Cross-property subdivision layouts are avoided except where poor planning outcomes are likely to result.

06

URBAN STORMWATER

Subdivision layouts allow for the management of urban stormwater to the Upper Lachlan Shire Council public drainage system. Through appropriate engineering design, flood impacts on the existing and planned public road system and new residential lots are managed to acceptable standards.

07

EXISTING BUILDINGS

Subdivision layouts give consideration to the location of existing dwellings and supporting buildings. Where possible, lot design is planned to allow retention of existing buildings as a first priority, and removal (and subsequent lot intensification) as a second priority. Design exceptions apply where poor planning outcomes are likely to be created or where existing building locations are deemed to create an impediment to the desired master planning principles.

08

ENVIRONMENT

Subdivision layouts avoid creation of residential lots in locations that are significantly impacted by environmental constraints / hazards including flooding, bushfire and biodiversity.

Passive land-use activities are considered for these locations including stormwater detention basins or public recreation land where environmental issues and / or hazard risks can be managed.

09

LOT DESIGN

Lot sizes are consistent with recommendations for each Growth Area in the draft Upper Lachlan Housing Strategy. A mix of lot sizes are created in each Growth Area to ensure housing diversity is increased and opportunities are created for a range housing typologies.

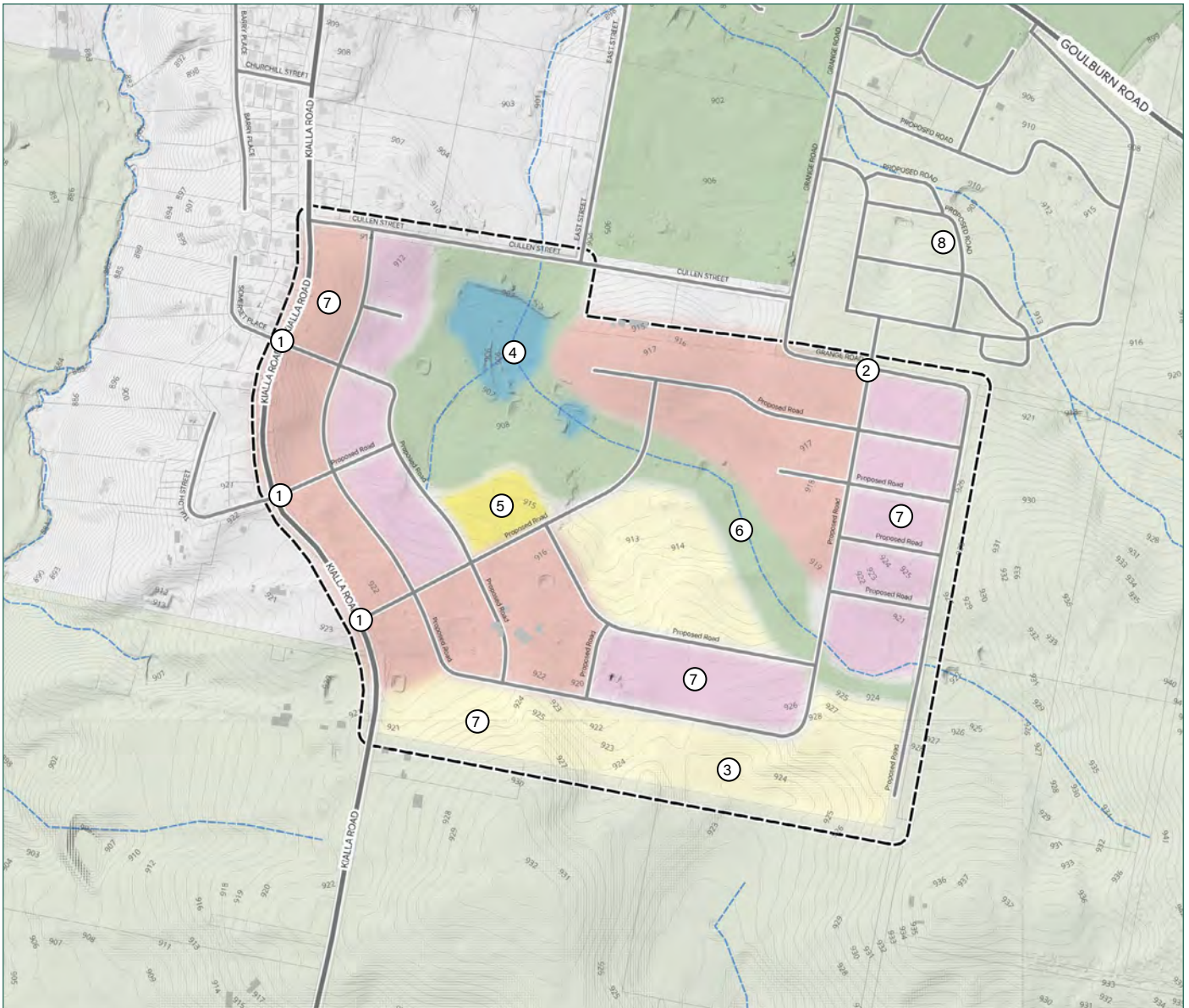
Where possible, subdivision layouts create regular shaped lots which facilitate efficient building designs. Where highly irregular shaped lots are required in response to site geometry, these are generally larger than set minimums.

10

INFRASTRUCTURE PROVISIONING

Subdivision layouts respond appropriately to the specific infrastructure and servicing requirements of Upper Lachlan Shire Council and other relevant public utility providers.

Renewable energy initiatives (including solar, battery storage, community batters and EV charging) are incorporated into new subdivision and housing projects in the Upper Lachlan LGA where possible.



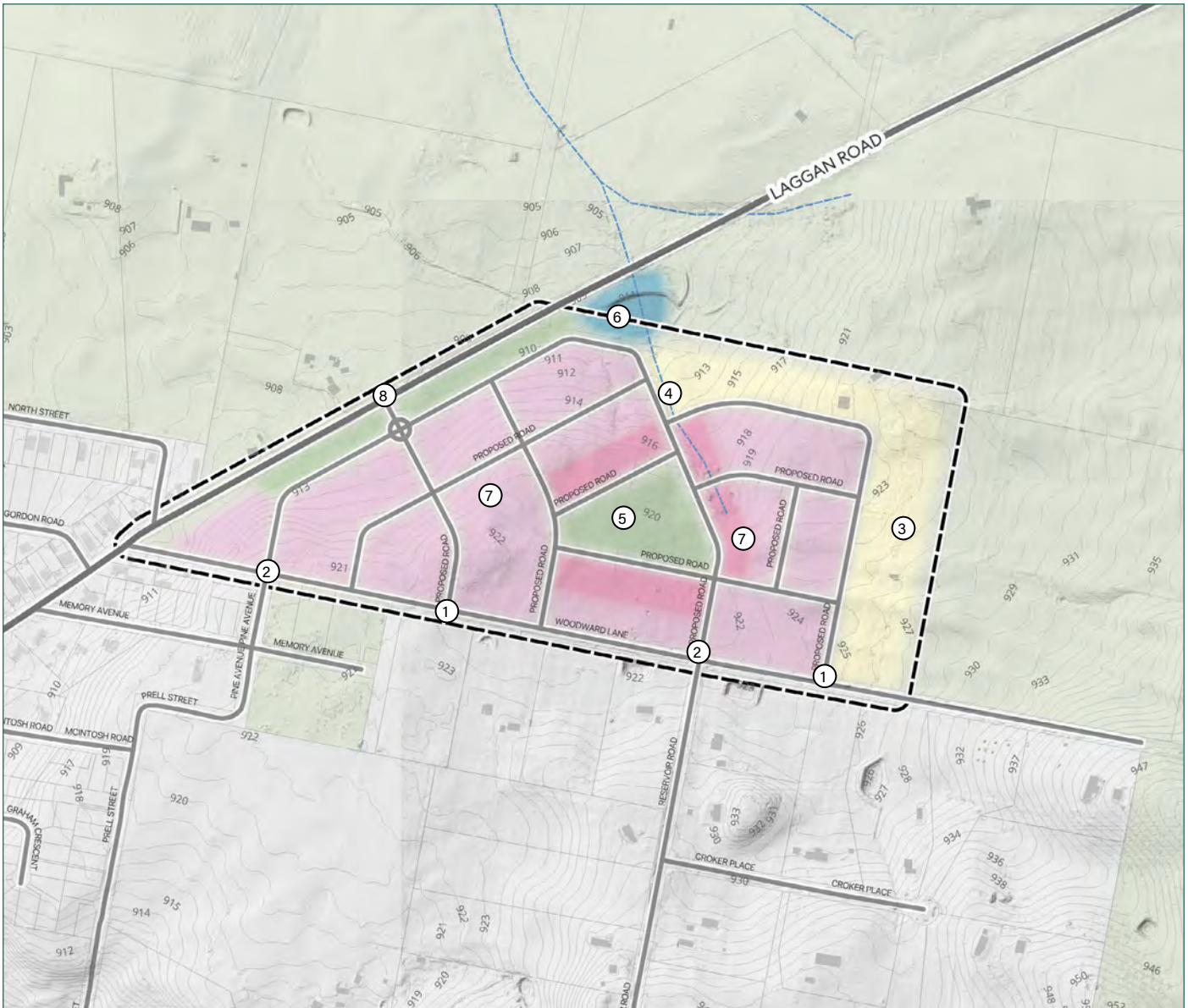
Map 80 - Crookwell - Urban Growth Area No. 2 - Land-use Framework Plan

LEGEND

- Growth Area Boundary.
- Potential R2 Low Density Residential Zone. Lot size range from 800m² to 1,200m².
- Potential R1 General Residential Zone. Lot size range from 600m² to 800m². Encourage medium density housing typologies.
- Potential R5 Large Lot Residential Zone. Lot size range from 4,000m² to 1ha.
- Investigate opportunities for suitable community, recreation or neighbourhood scale commercial uses.
- Public open space and drainage land. Extent subject to further engineering investigations relating to flood and stormwater.

LAND-USE PRINCIPLES

- | | |
|---|---|
| <ul style="list-style-type: none"> ① New and existing roads connect at safe locations. ② Road layouts integrated with adjoining developments. ③ Interfaces with agricultural land are suitably designed. ④ Residential land use is prevented in flood prone areas. ⑤ Community + recreation spaces are central and accessible. | <ul style="list-style-type: none"> ⑥ Stormwater drainage is managed sustainably. ⑦ A mix of land-uses and lot sizes is achieved in the precinct. ⑧ Proposed Lot Layout - Current PP on adjoining land. |
|---|---|



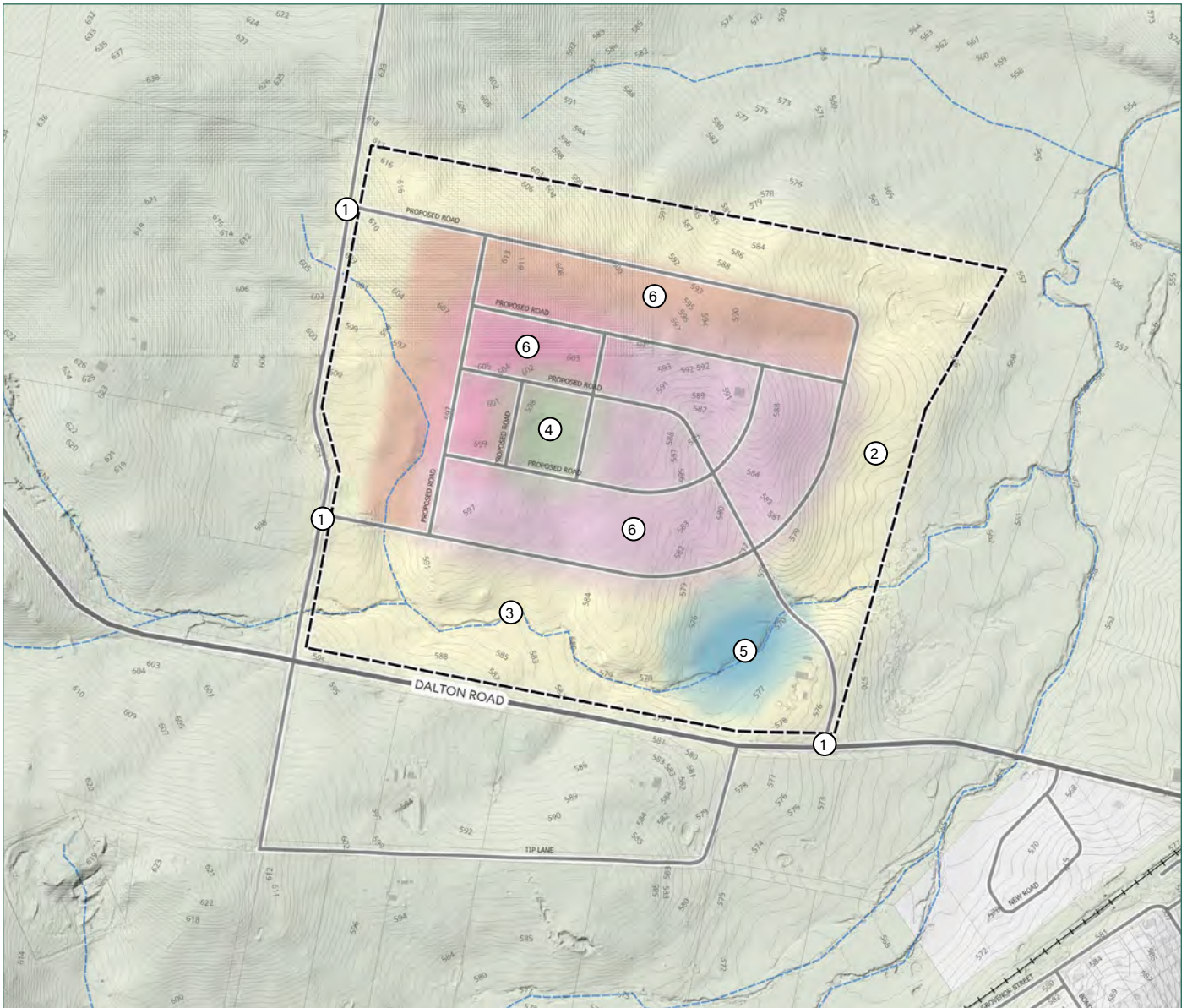
Map 81 - Crookwell - Urban Growth Area No. 3 - Land-use Framework Plan

LEGEND

- Growth Area Boundary.
- Potential R1 General Residential Zone. Lot size range from 450-600m². Encourage medium density housing typologies.
- Potential R1 General Residential Zone. Lot size range from 600m² to 800m².
- Potential R5 Large Lot Residential Zone. Lot size range from 2,000m² to 4,000m².
- Public open space and drainage land. Extent subject to further engineering investigations relating to flood and stormwater.

LAND-USE PRINCIPLES

- | | |
|---|---|
| <ul style="list-style-type: none"> ① New and existing roads connect at safe locations. ② Road layouts integrated with adjoining developments. ③ Interfaces with agricultural land are suitably designed. ④ Residential land use is prevented in flood prone areas. ⑤ Recreation spaces are central and accessible. | <ul style="list-style-type: none"> ⑥ Stormwater drainage is managed sustainably. ⑦ A mix of land-uses and lot sizes is achieved in the precinct. ⑧ Access to the Laggan Road is minimised to one location. |
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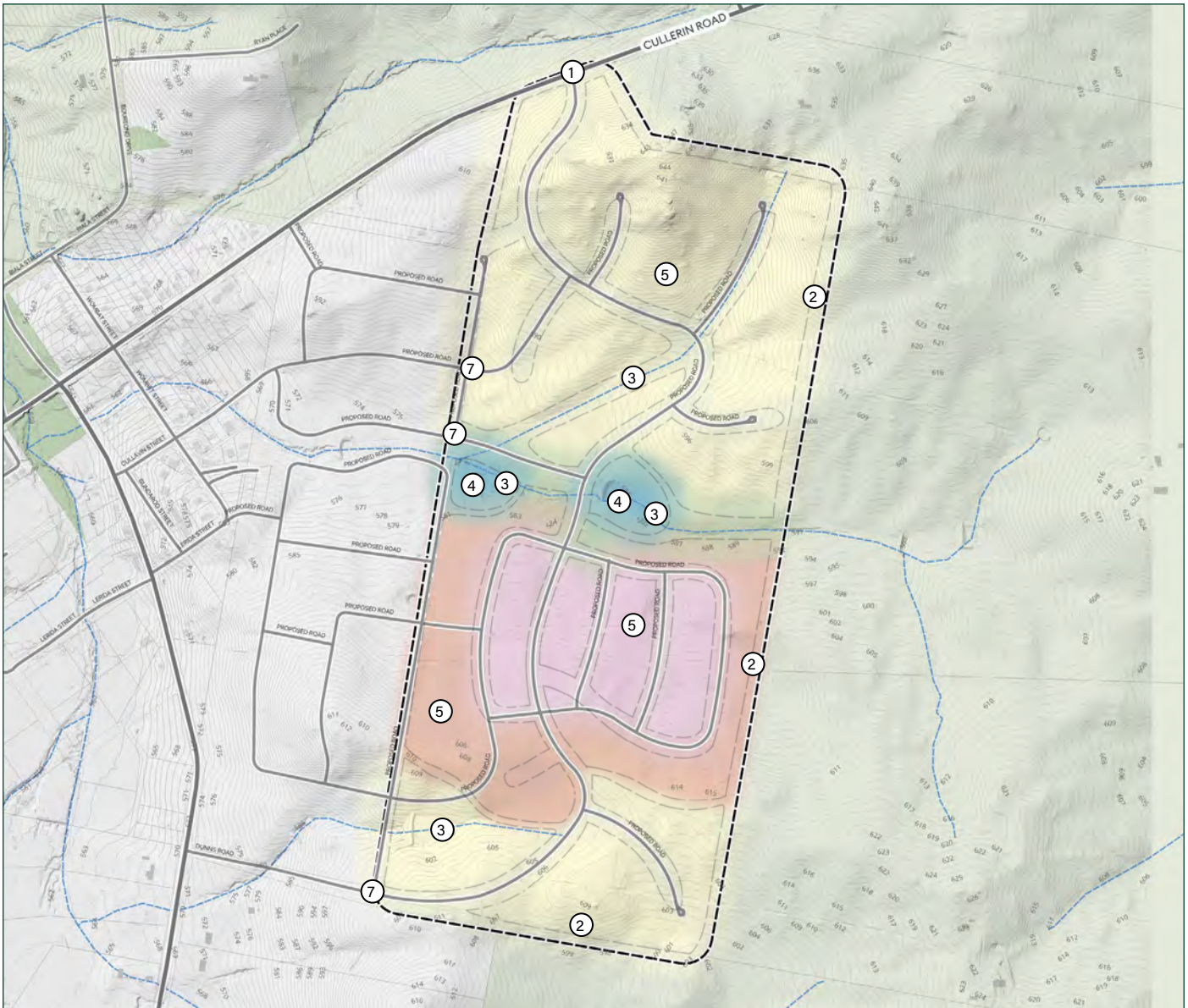
Map 82 - Gunning - Urban Growth Area No. 2 - Land-use Framework Plan

LEGEND

- Growth Area Boundary.
- Potential R2 Low Density Residential Zone. Lot size range from 800m² to 1,200m².
- Potential R1 General Residential Zone. Lot size range from 600m² to 800m². Encourage medium density housing typologies.
- Potential R5 Large Lot Residential Zone. Lot size range from 4,000m² to 1ha.
- Public open space and drainage land. Extent subject to further engineering investigations relating to flood and stormwater.

LAND-USE PRINCIPLES

- ① New and existing roads connect at safe locations.
- ② Interfaces with agricultural land are suitably designed.
- ③ Small lot residential land use is prevented in flood prone areas.
- ④ Recreation spaces are central and accessible.
- ⑤ Stormwater drainage is managed sustainably.
- ⑥ A mix of land-uses and lot sizes is achieved in the precinct.



Map 83 - Gunning - Urban Growth Area No. 2 - Land-use Framework Plan

LEGEND

- Growth Area Boundary.
- Potential R2 Low Density Residential Zone. Lot size range from 1000m² to 2,000m².
- Potential R1 General Residential Zone. Lot size range from 600m² to 1000m².
- Potential R5 Large Lot Residential Zone. Lot size range from 1ha to 2ha.
- Public drainage land. Extent subject to further engineering investigations relating to flood and stormwater.

LAND-USE PRINCIPLES

- | | |
|---|--|
| <ul style="list-style-type: none"> ① New and existing roads connect at safe locations. ② Interfaces with agricultural land are suitably designed. ③ Small lot residential land use is prevented in flood prone areas. ④ Stormwater drainage is managed sustainably. | <ul style="list-style-type: none"> ⑤ A mix of land-uses and lot sizes is achieved in the precinct. ⑥ Larger lot typologies are created on steeper land ⑦ Road layouts integrated with adjoining developments. |
|---|--|

10

PLANNING PRIORITIES AND ACTIONS

This Chapter presents the planning priorities and actions required to guide future decision making on issues impacting housing in the Upper Lachlan Shire on a short, medium, long-term and ongoing basis.



OVERVIEW

The draft Upper Lachlan Housing Strategy has been shaped around six Planning Priorities and associated actions, which will inform and shape changes to planning policy, inform future planning proposals and guide housing development in-line with the vision for the future.



PLANNING PRIORITY 1

Diversity and Density

Increase diversity and density in housing by encouraging different housing types and tenures.



PLANNING PRIORITY 2

Sustainable and Resilient

Promote a compact settlement to utilise existing infrastructure and provide housing that is resilient to social and natural changes.



PLANNING PRIORITY 3

Character and Liveability

Ensure the regions unique character is maintained and liveability enhanced for the benefit of existing and future residents.



PLANNING PRIORITY 4

Affordable

Increase the supply of affordable housing in the region.



PLANNING PRIORITY 5

Responsive

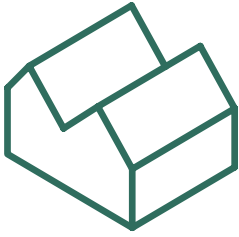
Provide housing that responds to changing needs of the local community.



PLANNING PRIORITY 6

Supply and Infrastructure

Ensure the supply of diverse and well serviced, unconstrained land and housing in appropriate locations.



10.1. PLANNING PRIORITY 1 - DIVERSITY AND DENSITY

Increase diversity and density in housing by encouraging different housing types and tenures.

RATIONALE

The evidence base for the draft Upper Lachlan Housing Strategy confirms that housing supply throughout the Shire is dominated by single storey detached dwellings on relatively large lots, whether in the established urban areas of Crookwell, Gunning, Collector, Taralga or within the villages.

Low density living correlates with the rural attractiveness and general character of the Shire. It is also more common in regional locations where people desire larger properties with more space for buildings and backyards as opposed to higher density apartment-style living in the cities and larger centres. This is also a key reason why many people choose to migrate from the cities to locations within the Upper Lachlan LGA.

Diversity in housing stock is required to meet the needs of the community and assist with increasing affordability for current and future residents. The challenge will be to ensure the right balance is achieved between protecting our unique character and rural attractiveness and ensuring that future housing is more aligned with the needs of our changing population.

Most residential locations within the Crookwell Township are zoned R2 Low Density Residential and within the villages, either RU5 Village or R5 Large Lot Residential. For a long period of time, these locations have been subject to minimum lot size controls that have required subdivision into larger lot forms, generally upwards of 800m². Market trends have also resulted in many subdivisions having been approved by Council with lot sizes exceeding minimum standards.

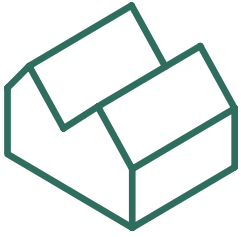
Whilst a variety of housing types and densities have traditionally been permitted in most residential locations in the Upper Lachlan Shire the predominant housing is single detached dwellings with 3-4 bedrooms. There are few examples of new housing being brought to market with 1-2 bedrooms or containing more diverse housing typologies and densities.

Planning Priority 1 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 1 - Actions

Objective	Action	Description	Time-frame	Responsibilities
Encourage a variety of housing typologies	1.1	Investigate opportunities to incentivise shop top housing in the EI Zone (Crookwell CBD).	Short	Council
	1.2	Develop a housing design guide to promote smaller housing options. Utilise strategic sites to demonstrate what appropriate high quality designs would look like.	Short	Council
	1.3	Work with developers through a master planning process for greenfield areas to provide a greater mix of lots, housing types and sizes.	Ongoing	Council, Landowners
	1.4	Encourage the provision of more compact housing forms throughout the Crookwell & Gunning Townships and particularly on laneways and other strategic sites.	Ongoing	Council
	1.5	Investigate development contribution discounts / incentives for secondary dwellings and dual occupancies.	Short	Council
	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.	Short	Council, DPHI
Increase and facilitate infill subdivision	1.7	Work with property owners through the planning process to achieve better outcomes on infill subdivision to increase housing densities.	Ongoing	Council, Landowners
	1.8	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	Short	Council, DPHI
	1.9	Investigate opportunities to divest and / or develop Council / Crown owned land for the purpose of infill housing.	Medium	Council, DPHI, Crown
Increase and facilitate infill housing	1.10	Investigate opportunities to create a policy that incentives infill development by way of reduced DSP's and developer contributions for proposals that cater to key housing objectives.	Short	Council
	1.11	Develop a more robust policy framework to guide alternate forms of housing such as tiny homes, modular homes and manufactured homes.	Short	Council



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.

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. The key drivers for sustainable housing include:

- **Environmental Impact.** Sustainable housing practices can help reduce environmental footprint, such as energy-efficient designs, use of eco-friendly materials and roof-top solar. Renewable energy projects such as community battery projects and community electricity distribution networks can also provide benefit to residential developments. Integrating biodiversity conservation into the planning and design of new housing can also help protect ecological values, enhance landscape character and contribute to more healthier and liveable neighbourhoods.
- **Economic Benefit.** Investing in sustainable housing can lead to long-term economic benefits through reductions in energy bills and sustainable construction practices which lower maintenance costs. Sustainable housing can also increase property values.
- **Community Resilience.** Sustainable housing contributes to the overall resilience of communities by creating more robust infrastructure and fostering a sense of community through shared green spaces and resources.
- **Safety and Risk Reduction.** Building our homes in safer areas reduces the risk of loss of life and property damage during natural disasters. Recent flood and bushfire events in the Upper Lachlan Shire and wider NSW have highlighted the importance of strategic planning to ensure high risk areas are avoided when planning for future residential growth.

In planning for new housing growth, the temptation can be to focus on releasing more land on the urban edge, which can require significant investment in infrastructure such as roads, utilities, and public services. These costs can be high, may not be immediately recouped through development contributions and other revenue streams, and can be a barrier to development taking place. A more sustainable approach to housing growth may be to focus on strategies that generate increased housing opportunities within existing zoned locations, including:

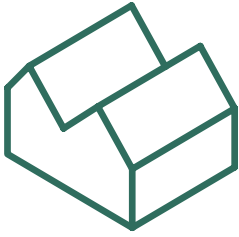
- **Infill Development.** This refers to the process of allowing the development of vacant or under-utilised land within existing urban areas, rather than expanding into new, undeveloped areas on the urban fringe.
- **Up-zoning.** This refers to the changing of planning regulations to allow for higher-density development in certain areas where environmental and servicing constraints allow. This is typically achieved through the adoption of suitable minimum lot size controls in a Councils Local Environmental Plan.

Where the release of new land is necessary, sites should ideally have proximity to critical infrastructure and avoid areas with significant environmental values such as biodiversity, heritage and hazards.



Planning Priority 2 - Actions

Objective	Action	Description	Time-frame	Responsibilities
Generate increased housing opportunities within existing residential zones	2.1	Guided by the Housing Framework Plans in Section 08, amend the Upper Lachlan LEP 2010 to allow subdivision in the R2 Low Density Residential zone and R5 Large Lot Residential zone at increased densities where a reticulated water supply can be made available.	Short	Council, DPHI
	2.2	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.	Short	Council, DPHI
Ensure new housing in R5 zoned areas are appropriately serviced	2.3	Develop a waste water management strategy / policy for R5 zoned land in the Shire's villages (that do not have reticulated sewer) to ensure on-site waste disposal occurs in an environmentally sustainable manner.	Short	Council, DPHI
	2.4	Review DCP controls to increase the minimum on-site rainwater tank storage requirements for new dwellings in the Shire's villages where reticulated water supply is not available, or new connections can not be achieved.	Short	Council
	2.5	Prepare master plans for priority growth locations in Crookwell and Gunning to ensure subdivision growth occurs in accordance with preferred lot layouts and current plans / designs for sewerage supply to this area of Crookwell.	Short	Council
	2.6	Continue to investigate the design, costing, resourcing and augmentation of a sewerage supply system to service existing and planned residential housing in Gunning.	Medium	Council
	2.7	Continue the staged implementation of a reticulated water scheme to service existing and planned residential housing in the R5 Large Lot Residential zone in Crookwell.	Medium	Council
Promote resilient and sustainable housing within the community	2.8	Update the Floodplain Risk Management framework for land in the Upper Lachlan Local Government Area.	Medium	Council
	2.9	Ensure that bushfire prone land maps are regularly updated to reflect the latest data on vegetation and land-use. Balance bushfire risk management with the need to remove unnecessary regulation from planning and approvals processes.	Ongoing	Council, NSW RFS



10.3. PLANNING PRIORITY 3 - CHARACTER AND LIVEABILITY

Ensure the regions unique character is maintained and liveability enhanced for the benefit of existing and future residents.

RATIONALE

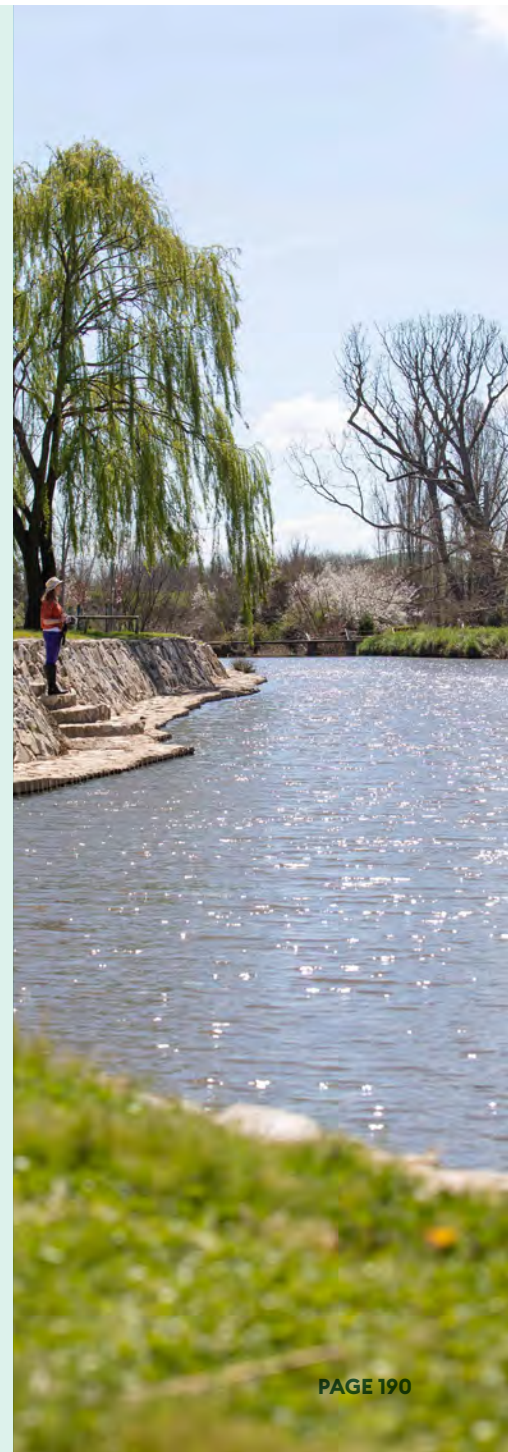
The townships and villages in the Upper Lachlan Shire are known for their friendly communities and relaxed lifestyle. This makes the region an appealing place to live and visit, offering a peaceful alternative to the hustle and bustle of city life.

Upper Lachlan Shire is highly valued for its well maintained streetscapes, public spaces and open space precincts and this plays a significant role in the amenity and liveability of our town. Residential neighbourhoods have their own unique identity, with varied architectural styles, vegetation and streetscape treatments developed over time. The villages are also set apart from each other in terms of their topographic setting, history and overall character.

Moving forward, character, streetscape amenity and urban design will be critical to defining and establishing the growth areas and ensuring that infill development does not compromise the existing and desired character of our neighbourhoods. Infill development will need to ensure it appropriately responds to site constraints, and integrates with the context of the surrounding area through appropriate height, bulk, scale and material design choices. Many stakeholders in consultation recognised the importance of infill development in providing for future residential growth, but placed high values on lifestyle and amenity in planning outcomes.

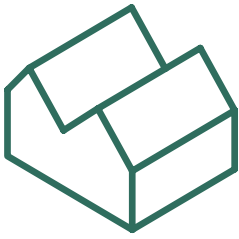
Infill development should be supported in all existing residential zoned locations in Crookwell, Collector, Gunning and Taralga. Based on historic trends and feedback from consultation, residential neighbourhoods close to the centre of town are highly desired infill development locations. It is also these locations where some streetscapes are valued for their unique heritage and character and it is important that these attributes are maintained and enhanced through quality of design.

Some of the existing subdivision areas on the urban edges are valued more for freedom of space, lower building densities and neighborhood character defined by quality dwelling design. Ensuring new infill housing blends well with existing architectural styles and density expectations can be challenging, with poorly designed projects leading to aesthetic and functional mismatches. For these areas, tighter controls and / or character statements are recommended to ensure development outcomes meet community expectations.



Planning Priority 3 - Actions

Objective	Action	Description	Time-frame	Responsibilities
Ensure residents have access to high quality green spaces and recreation opportunities	3.1	Continue to invest in improvements to the open spaces and recreational opportunities within the Upper Lachlan Shire.	Ongoing	Council, NSW Crown Lands
	3.2	Ensure that green spaces are actively considered in planning processes that create new residential neighbourhoods.	Ongoing	Council
	3.3	Revise the Upper Lachlan Pedestrian Access and Mobility Plan and Bike Plan 2017 to ensure the existing and planned active transport network caters to the plans for residential growth in the Upper Lachlan Housing Strategy.	Medium	Council
Ensure new housing projects respect the character values of local streetscapes and neighbourhoods	3.4	Revise the Upper Lachlan DCP to ensure it effectively enhances urban character and improves liveability by promoting the selection, planting, and maintenance of street trees that contribute to the aesthetic, environmental, and social well-being of our community.	Short	Council
	3.5	Develop a housing design guide to provide guidance to property owners and developers on achieving quality designs for new infill housing projects. Investigate opportunities to collaborate with other Council's in developing the guide.	Short	Council



10.4. PLANNING PRIORITY 4 - AFFORDABLE

Increase the supply of affordable housing in the region.

RATIONALE

Affordable housing refers to housing that is priced to be affordable for very low to moderate-income households. This means that the cost of housing is set at a level that allows these households to also meet other basic living expenses such as food, clothing, transport, energy, medical care and education. Social housing including public housing, community housing and Aboriginal housing. It is primarily for very-low income households, including those experiencing homelessness, family violence or other complex needs.

Affordable housing and social housing are both essential components of the housing system in New South Wales and Upper Lachlan Shire. The evidence suggest that access to affordable and social housing for the community can be problematic from both a purchase and rental point of view.

The Housing SEPP includes provision aimed at facilitating affordable housing, however the property development market in Upper Lachlan has traditionally been upheld by developers looking to deliver single detached dwellings that they can finance and know there is a market for.

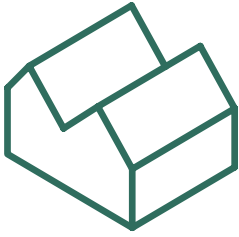
Increasing the supply of affordable and social housing within the community is a challenge requiring sustained inputs and efforts from a variety of stakeholders including NSW Government (Homes NSW, Aboriginal Housing), Community Housing Providers, Council, private sector developers and non-profit organisations.

For Council, there are a number of strategies that could be explored to address issues related to the supply of affordable and social housing in our community:

- 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.
- Creating a planning framework that provides for (and encourages) smaller housing typologies.
- Adopting a contributions framework which includes bonus provisions, contribution discounts and / or exemptions for developments involving the delivery of social and affordable housing.
- Adopting a policy framework which allows for the payment of development contributions to be deferred until later stages of the development process, such as an agreed time-frame or upon transfer of sale. Market incentives like this could assist in relieving pressure on the social and affordable housing system.
- Prioritising residential growth in locations around town centres and services. Many people who rely on social and affordable housing options are heavily reliant on these services and sometimes have limited means to travel long distances.
- 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.
- 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.
- Supporting state, regional and local policy initiatives that encourage renewable energy solutions to be incorporated into new housing projects.

Planning Priority 4 - Actions

Objective	Action	Description	Time-frame	Responsibilities
Work to achieve better outcomes for social and affordable housing in the community	4.1	Educate the community and development industry as to the flexibility, incentives and opportunities to deliver small lot housing under the local planning framework.	Ongoing	Council
	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.	Short	Council, NSW Government
	4.3	Perform a review of the Upper Lachlan DCP 2010 to determine if there are opportunities to increase the flexibility in the planning framework for projects that cater to social and affordable housing objectives.	Short	Council
Incentivise projects that deliver housing opportunities to the local area	4.4	Investigate the merits of adopting an economic development incentive policy for to encourage and promote the development of residential land through the provision of financial assistance by allowing the deferred payment of developer contribution charges.	Short	Council
	4.5	Review the Council's Section 7.11 and 7.12 Contribution Plans and create an exemption for social / affordable housing projects by Government agencies and / or Community Housing Providers.	Short	Council
Provide support to key providers of social and affordable 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	Ongoing	Council, NSW DCJ, LALC, DPHI
	4.7	Work with Homes NSW to identify key priorities and deliver adopted targets for social and affordable housing in Upper Lachlan Shire.	Ongoing	Council, Homes NSW
	4.8	Actively support social and affordable housing providers in accessing grant funding opportunities for projects that deliver positive outcomes for the community.	Ongoing	Council, CHP's
	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.	Ongoing	Council, Homes NSW
	4.10	Investigate opportunities for process improvements to better streamline assessments and reduce the cost of housing, including advocating for continued improvements to the NSW Planning Portal.	Ongoing	Council, DPHI



10.5. PLANNING PRIORITY 5 - RESPONSIVE

Provide housing that responds to the needs of the community.

RATIONALE

Ensuring that housing supply is responsive to the changing needs of the community is essential for a number of strategic reasons.

A responsive housing supply supports economic resilience by accommodating the workforce needed for local business and industry. It also ensures that as the community grows and evolves, there is adequate housing to attract and retain employees. The evidence bases suggests this is a problem for employers in key industries including the manufacturing and agricultural, all of which are strong contributors to the economic well-being of our Shire. Large infrastructure projects such as the renewable energy projects can also generate significant demands to accommodate temporary construction workers. These spikes in demand can also impact the local tourism industry by flooding the short-term visitor accommodation market.

Communities are dynamic. Upper Lachlan Shire is no different and the evidence base suggests it has changing demographics. Upper Lachlan Shire is identified to have an ageing population and a decreasing household size which is likely to generate an a greater need for age-appropriate housing, more diversity in local housing stock, and a potential for housing market imbalance. If the housing supply does not adapt, we are at an increased risk of accommodating a surplus of family homes that remain unoccupied whilst there is a shortage of smaller, age-appropriate housing.

Consultation with the local community highlights a housing supply gap for small acreage lots and 'lifestyle blocks', with market demand strongest for young families, retirees, hobby farmers and high-income earners.

A responsive housing supply can adapt to these changes, ensuring there are suitable housing options for all stages of life.

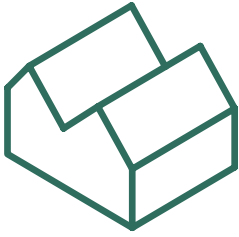
For Council, there are a number of strategies that could be explored to increase the ability of the housing market to response to the needs of the community, including:

- Creating planning pathways that allow for the construction of temporary and seasonal worker accommodation in locations that need them the most.
- Creating a planning framework that provides for a mix of housing typologies, diversities and densities.
- Investigation options to increase the supply of temporary and longer-term housing options through Short-Term-Rental-Accommodation (STRA) initiatives.



Planning Priority 5 - Actions

Objective	Action	Description	Time-frame	Responsibilities
Provide planning pathways for market-responsive housing	5.1	Amend the Upper Lachlan LEP 2010 to include the NSW DPHI model LEP clause for Temporary Workers Accommodation in the RUI, RU5 and R5 zones.	Short	Council
	5.2	Monitor the NSW Government's review of the regulatory framework for Short-term Rental Accommodation (STRA) in NSW. Investigate STRA initiatives that have positive impacts for temporary and longer-term housing supply in Upper Lachlan LGA.	Ongoing	Council, DPHI
Encourage housing typologies that cater to our changing demographic	5.3	Develop a housing design guide to promote smaller housing options. Utilise strategic sites to demonstrate what appropriate high quality designs would look like.	Short	Council
	5.4	Review the DCP to ensure there is greater integration of adaptable or universal housing standards into new dwelling designs to enable residents to age-in-place.	Short	Council
	5.5	Work with developers through a master planning process for greenfield areas to provide a greater mix of lots, housing types and sizes.	Ongoing	Council, Landowners
	5.6	Support seniors housing developments in appropriate locations in proximity to services and facilities	Ongoing	Council
Better utilise existing housing stock to accommodate local housing needs	5.7	Led by the Southern Tablelands NSW Joint Organisation, explore options to participate in the 'Spare Capacity in Housing Project' as a potential strategy for unlocking additional accommodation options through use of existing housing stock.	Short	Council, CWJO, Work + Stay, Welcoming Australia
	5.8	Advocate to the NSW Government for Upper Lachlan LGA to be included in the Welcome Experience as a strategy to assist essential workers to relocate and settle in the region.	Short	Council, CWJO, NSW Government



10.6. PLANNING PRIORITY 6 - SUPPLY AND INFRASTRUCTURE

Ensure the supply of diverse, well serviced and unconstrained land and housing in appropriate locations.

RATIONALE

Council has a key leadership role to play in establishing how and where the supply of housing will be delivered throughout the Upper Lachlan Shire in order to meet identified housing needs and priorities for the community. This is to be achieved through the delivery of infill housing, housing on vacant zoned land and greenfield development.

To ensure this supply can be delivered, particularly for greenfield development, an integrated approach to land-use, transport and infrastructure planning is required. Planning and servicing strategies must align to ensure residential growth occurs in efficient, sequenced and environmentally sustainable manner.

A substantial period of time has lapsed since Council last completed a holistic strategic planning exercise focusing on the residential growth for Upper Lachlan Shire. Whilst the supply analysis suggests there is an adequate amount of land that is zoned for residential purposes, there is evidence to suggest that the development aspirations, priorities and objectives for some key growth locations have shifted, and as a result there may be a need to re-assess the strategy for ensuring suitable long-term supply options are available to accommodate residential growth.

To provide the supply of housing to meet the projected housing requirements of our community, the planning priorities are to:

- Utilise existing supply available through the development of vacant zoned land.
- Create new supply options through new infill development sites.
- Create new supply options by encouraging the development of key sites which already have approvals in place to deliver multiple lot subdivisions.
- Create new supply options in existing and new greenfield locations.



Planning Priority 6 - Actions

Objective	Action	Description	Time-frame	Responsibilities
Ensure the creation of high quality residential neighbourhoods	6.1	Work with developers through a master planning process for greenfield areas to provide a greater mix of lots, housing types and sizes.	Ongoing	Council, Landowners
	6.2	Support high quality infill development in existing residential zoned locations of the Crookwell, Gunning, Collector, Taralga and the other smaller villages in the Shire.	Ongoing	Council
Increase the supply of land for housing in the community	6.3	Actively engage with the landowners of key residential growth sites in Townships and Villages to facilitate positive outcomes in terms of housing supply.	Short	Council, Landowners
Fund essential infrastructure that supports new residential development	6.4	Undertake a review of the Upper Lachlan Shire Council Section 7.11 and 7.12 Contribution Plans so that the provision of contributions and funding aligns with the infrastructure and servicing requirements of nominated growth areas.	Short	Council
Facilitate recommended planning outcomes	6.5	Prepare Planning Proposals for amendments to Upper Lachlan Local Environmental Plan 2010 that support the strategic recommendations in the Housing Framework Plans presented in Section 08.	Short	Council, DPHI
	6.6	Prepare a new DCP to guide lot design, density and infrastructure provisioning in accordance with the Master Plan for Crookwell.	Short	Council
Monitor growth to ensure there is a suitable supply of land for housing	6.7	Establish a land monitor to track the release of land and completion of housing rates in the LGA. Report the findings to Council on an annual-basis.	Short	Council

11

MONITORING AND IMPLEMENTATION

Implementing the strategic directions of the draft Upper Lachlan Housing Strategy will require on-going review of progress and regular feedback to key stakeholders and the wider community.

Council will monitor, review and report on the draft Upper Lachlan Housing Strategy to ensure that its planning priorities are being achieved.



11.1. MONITORING AND REPORTING

Council will use the existing Integrated Planning and Reporting (4-Year Delivery Program) framework under the Local Government Act 1993 for the purpose of reporting on its monitoring of developments, population growth as well as progress on implementation key infrastructure and services.

Upper Lachlan Shire Council will undertake regular reviews and updating of the draft Upper Lachlan Housing Strategy, as part of its Integrated Planning and Reporting Framework, to reflect the vision for housing as well as the latest trends and information available relating to population, housing and economics in the region.

11.2. FUNDING AND INVESTMENTS

The draft Upper Lachlan Housing Strategy will play an important role in Council's resourcing strategy, with the need to review the Upper Lachlan Local Environmental Plan 2010 and complete the Development Control Plan 2025 project as part Council's operational planning.

There will also be ongoing needs for Council to design, cost, resource and augment key infrastructure that is required to service existing and planned residential development.

11.3. GOVERNANCE AND PARTNERSHIPS

The need to work effectively with other councils in the region recognises the wider role that Council's strategic planning and decision-making plays in achieving the objectives of the South East and Tablelands Regional Plan 2036.

The draft Upper Lachlan Housing Strategy provides a framework for the coordinated action of many other partners in delivery of housing in the Upper Lachlan Shire. Council will continue to work hard to establish effective partnerships with State government agencies and other organisations to support the realisation of the Strategy.

A

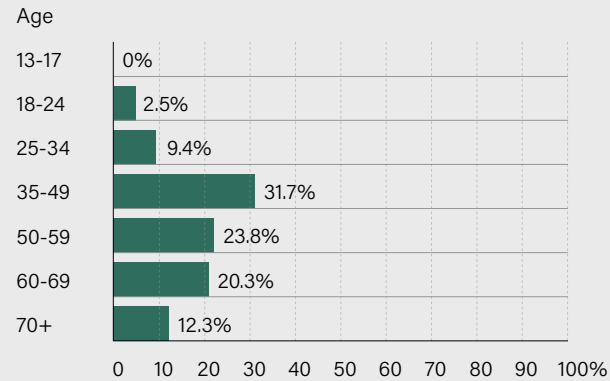
APPENDIX

SURVEY FINDINGS

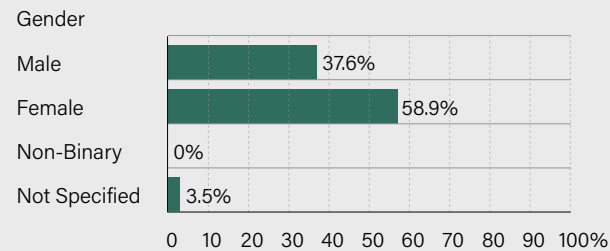
Who responded?

202

Total number of surveys completed and returned to Council.



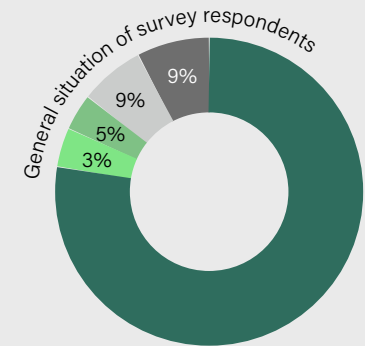
Age Profile of Survey Respondents



Gender Profile of Survey Respondents

93%

Of survey respondents were participating as a resident of the Upper Lachlan Shire



11%

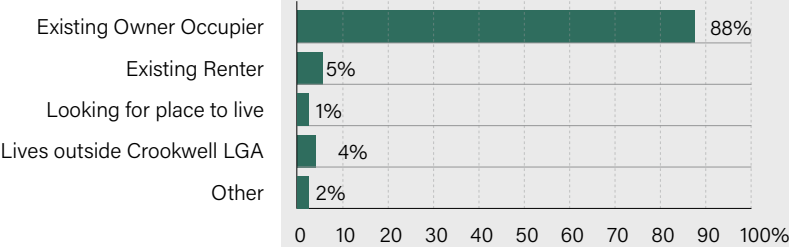
Of survey respondents were participating as business owners in the Upper Lachlan Shire

- 80% Live in Upper Lachlan Shire
- 0.5% Know someone living in Upper Lachlan Shire
- 1% Looking to move to Upper Lachlan Shire
- 0.5% Travel to work in the Upper Lachlan Shire
- 10% Operate a business in Upper Lachlan Shire
- 6% Investor of property in Upper Lachlan Shire
- 2% Other

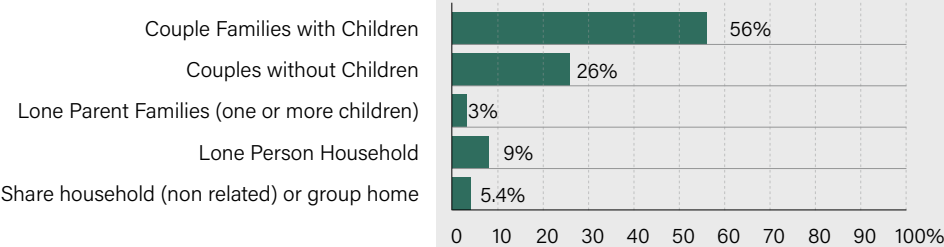
7%

Of survey respondents were participating as investors of property in the Upper Lachlan Shire

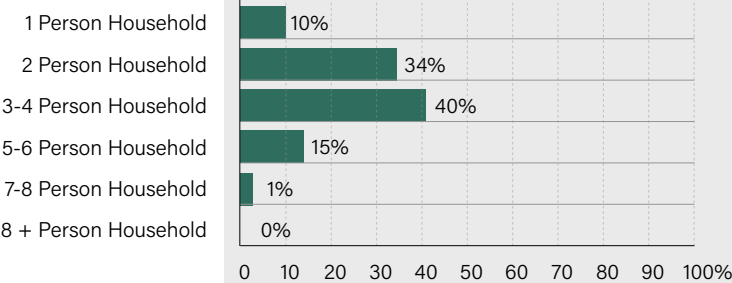
Current Living Arrangements



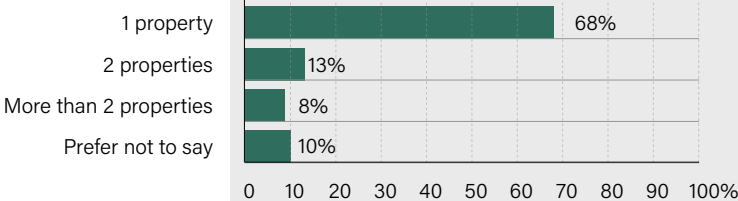
Household Structure



Household Formation



Property Ownership



Key Statistics

88%

The majority of survey respondents were owner occupiers.

56%

The majority of survey respondents were couple families with one or more children

40%

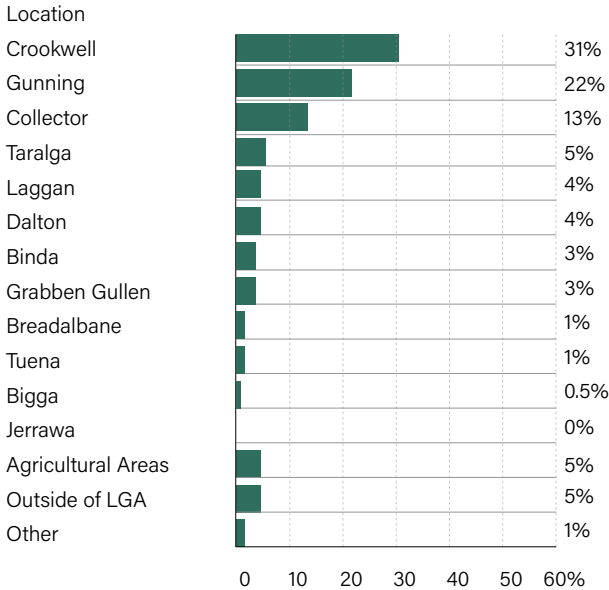
The majority of survey respondents were living in a 3-4 person household

68%

Of the survey respondents that have achieved home ownership, the majority have only 1 property.



Where are they from?

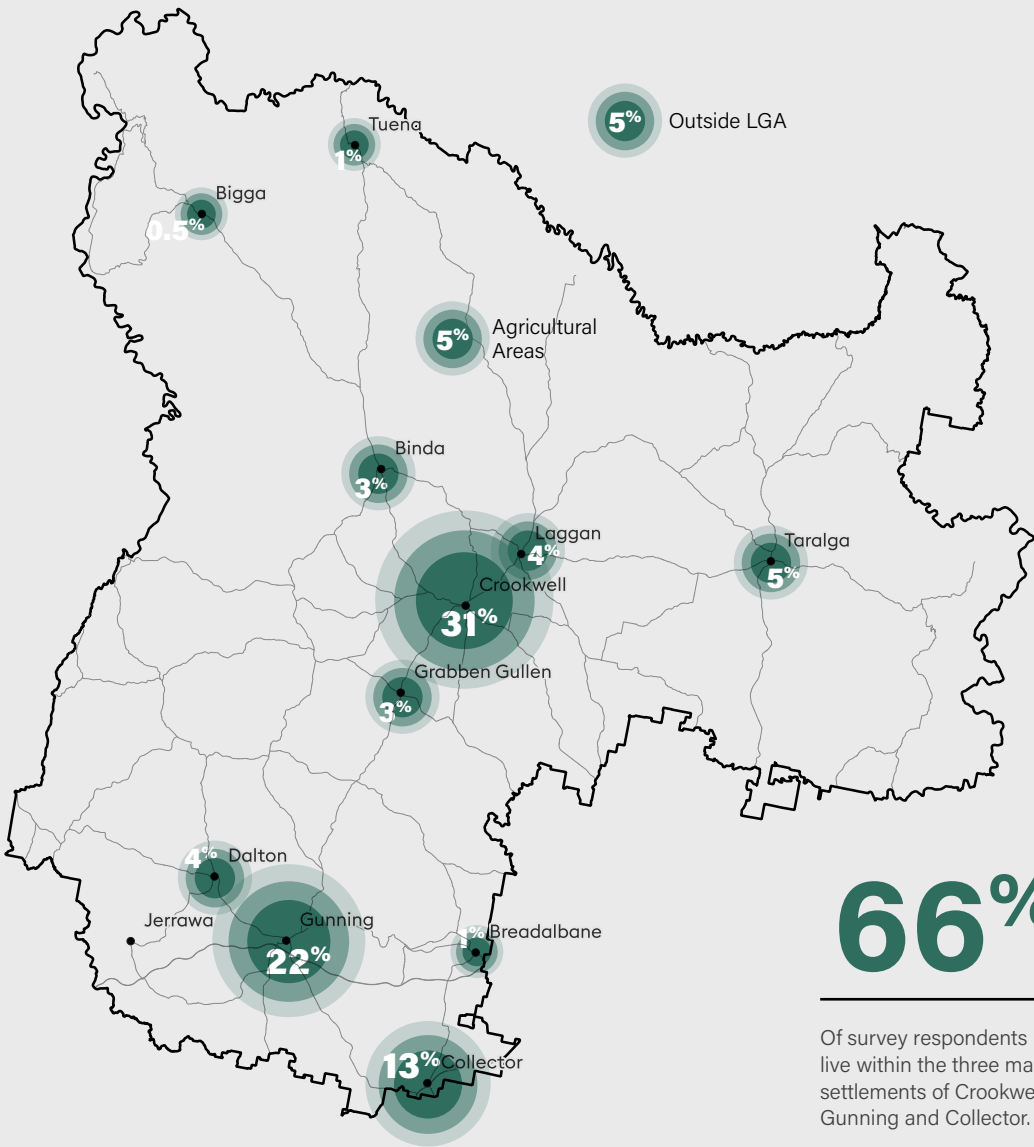


31% **22%** **13%**

Of survey respondents live within Crookwell

Of survey respondents live within Gunning

Of survey respondents live within Collector



How did they respond?

Key Statistics

70%

Of survey respondents felt very strongly that it was important to strategically plan for new housing growth and development. Only 4% of respondents felt that it was not important at all.

According to the survey participants, the top challenges facing housing in the Upper Lachlan Shire are cost of living, infrastructure & servicing, housing affordability, difficulty obtaining government approvals, costs of developing land, and access to housing for seniors or aged persons.

Attributes that make Upper Lachlan Shire a key location of choice for housing and population growth

21% 18% 13% 12% 11%

Lifestyle + Community

Of survey respondents believe lifestyle and community values make the Shire a key location of choice for housing and population growth.

People + Community

Of survey respondents believe that people and community values make the Shire a key location of choice for housing and population growth.

Feeling of Safety

Of survey respondents believe that feeling safe makes the Shire a key location of choice for housing and population growth.

Sense of Place + Character

Of survey respondents believe that the Shire offers residents a feeling of sense and place and has important character values.

Location

Of survey respondents believe that the Shire is a location of choice due to the proximity of nearby major cities and transport routes.

Key challenges facing housing in Upper Lachlan Shire

Type of challenge

Availability of vacant residential land

Availability of vacant rural residential land

Access to quality housing

Access to quality rental housing

Access to social, affordable or public housing

Access to housing for people with a disability

Access to housing for seniors or aged people

Access to housing for temporary workers

Housing affordability generally

Cost of living generally

Entry to housing market

Shortage of rental housing

Access to housing for temporary or seasonal workforces

Access to qualified trades people

Access to quality building supplies and materials

Infrastructure servicing challenges

Cost of developing (subdividing) land

Difficulty / costs of obtaining government approvals

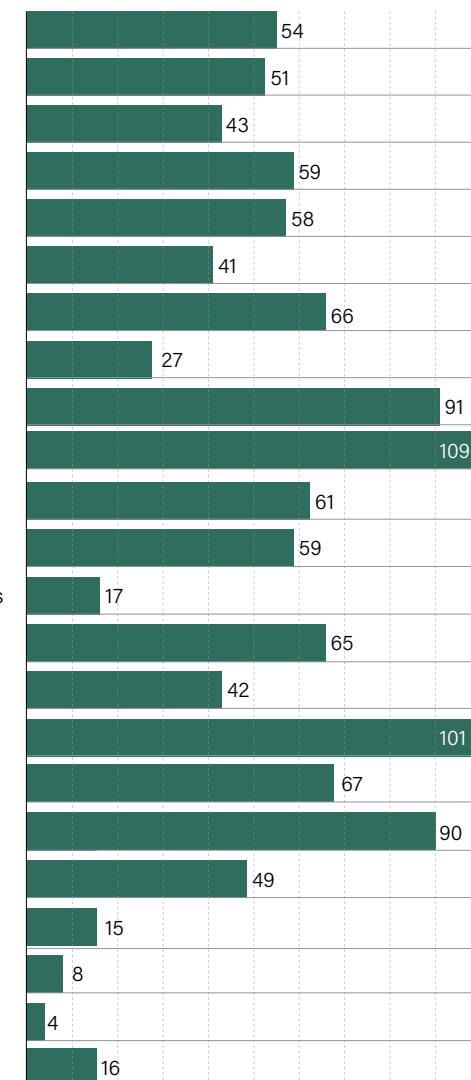
Environmental Issues

Competition with other regional areas

Homelessness

Personal safety (threat of theft)

Other



0 10 20 30 40 50 60 70 80 90 100

Number of survey responses that identified the particular challenge.

Top 4 Housing Priorities for Upper Lachlan Shire

Larger dwelling / property size	66	Number of survey responses that identified the particular challenge.
Smaller dwelling / property size	37	
Quality of housing	81	
Housing affordability	109	
Proximity to schools	41	
Proximity to open space	41	
Proximity to place of work	29	
Proximity to town centre	37	
Low maintenance property	23	
Neighbourhood choice	60	
Access to public services	114	
Quality of road access	82	
Other	6	

01 02 03 04

Affordability

A total of 109 survey respondents identified housing affordability as a priority issue for housing in the Crookwell Shire.

Access to Services

A total of 114 survey respondents identified access to public services as a priority issue for housing in the Upper Lachlan Shire.

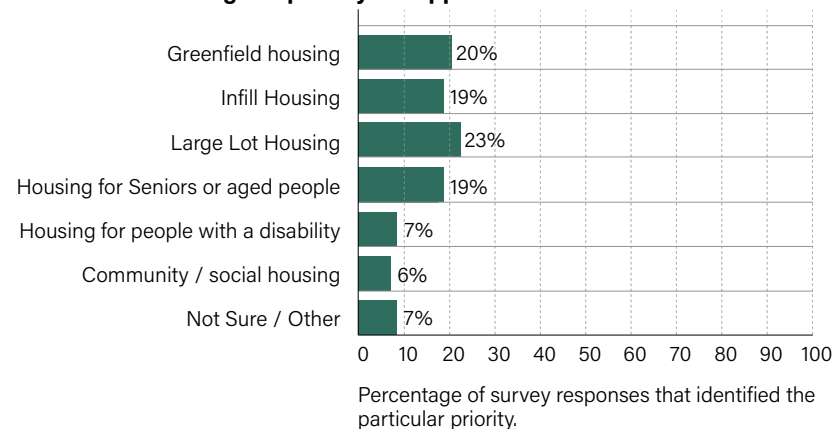
Quality of roads

A total of 82 survey respondents identified quality of streetscape / street trees and road access as a priority issue for housing in the Upper Lachlan Shire.

Quality of Housing

A total of 81 survey respondents identified the quality of housing as a priority issue for housing in the Upper Lachlan Shire.

What sort of housing is a priority for Upper Lachlan Shire?

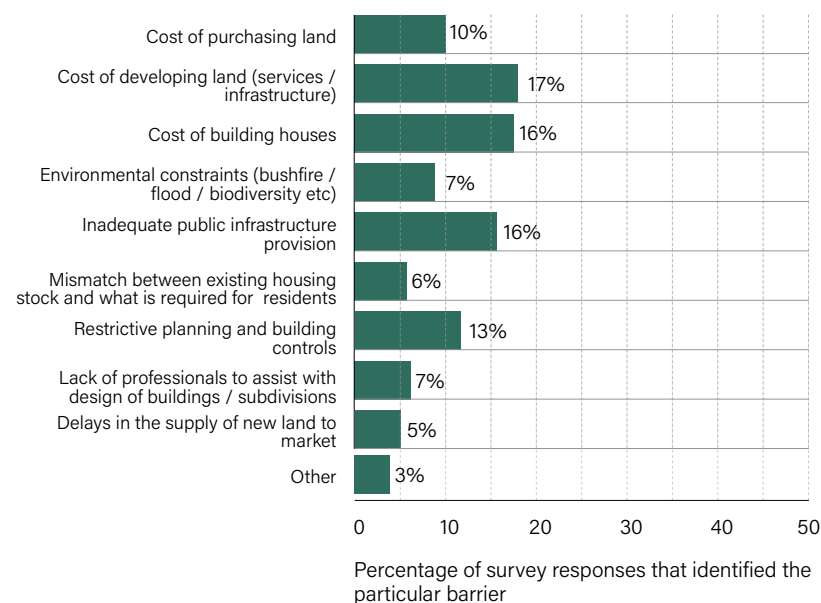


Key Statistic

23%

Of survey respondents believe large lot housing is a priority for the Shire. Greenfield housing was the next highest priority at 20% of survey respondents.

What are the primary barriers to housing growth in Upper Lachlan Shire?

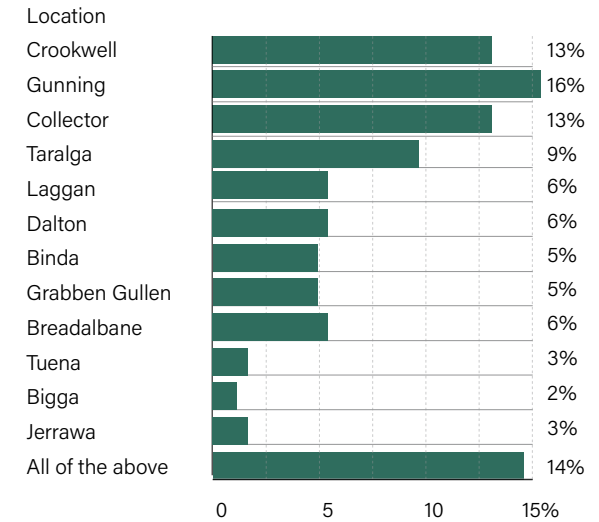
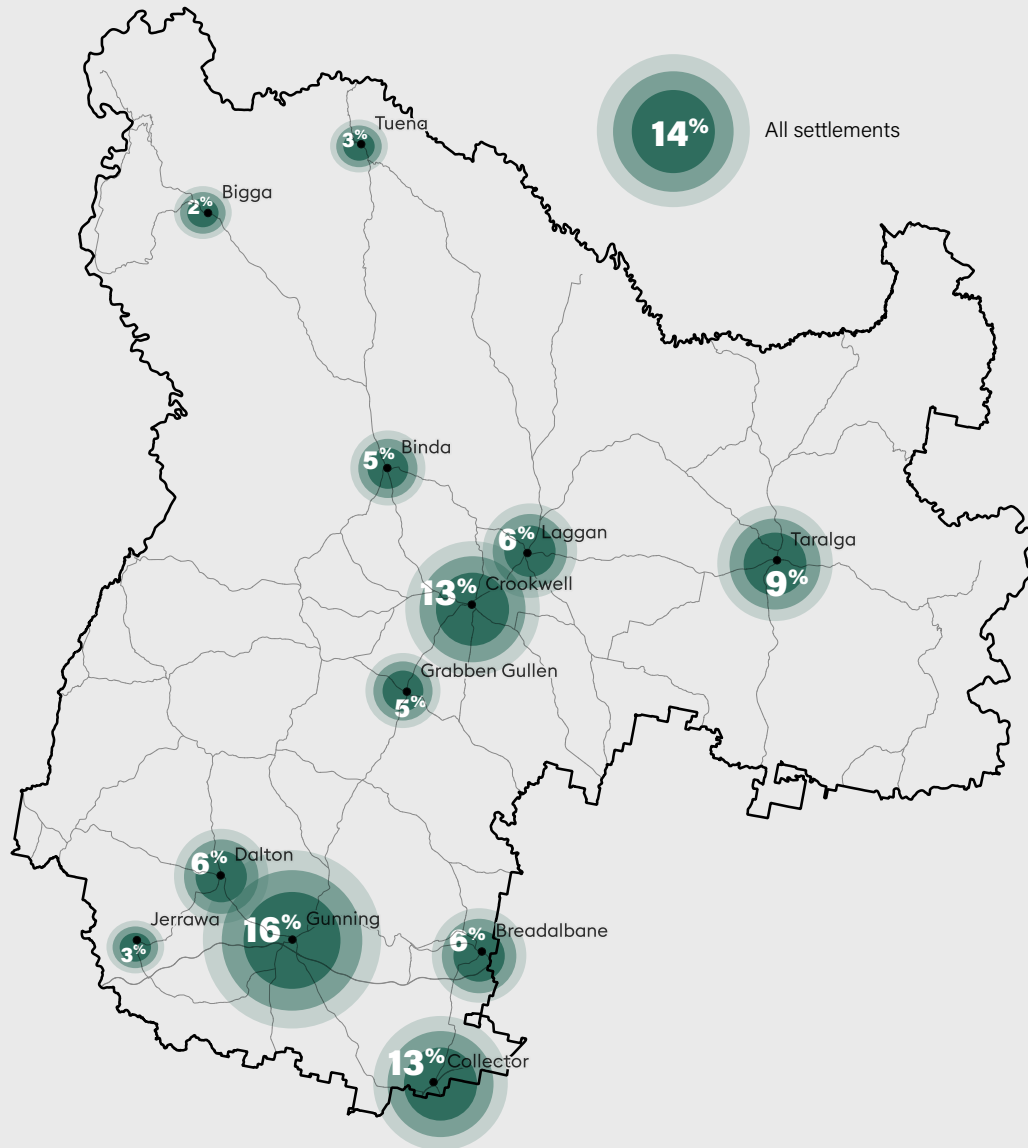


Key Statistic

17%

Of survey respondents believe the cost of developing land is a primary barrier to new housing growth in Upper Lachlan Shire. Cost of building new houses was the next most identified issue at 16% of survey respondents.

What locations in Upper Lachlan Shire should be considered for new growth?



42%

Of survey respondents believe that the three main settlements of Crookwell, Gunning and Collector should be the focus of new housing growth.

14%

Of survey respondents believe all settlement locations should be considered for new housing growth.