
LIVERPOOL PLAINS SHIRE COUNCIL
**GROWTH MANAGEMENT AND
HOUSING STRATEGY 2043**



**GM&
HS**

EXHIBITION DRAFT

PREPARED BY
PERCEPTION PLANNING



ACKNOWLEDGEMENT

DISCLAIMER

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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional custodians of the Liverpool Plains Shire, the Kamilaroi, Wiradjuri, and Gamilaraay peoples, and pay our respects to their Elders past, present and emerging. We recognize their continuing connection to the land, waters and culture, and we honor their ongoing contribution to this region and beyond. We also acknowledge the broader Aboriginal and Torres Strait Islander communities who call the Liverpool Plains home, and reaffirm our commitment to working towards reconciliation, respect and a brighter future for all Australians.



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MESSAGE FROM THE MAYOR AND GENERAL MANAGER

CNR DOUG HAWKINS OAM - GM GARY MURPHY



The Councillors and Management of Liverpool Plains Shire Council are dedicated to ensuring the growth and prosperity of our community. We are a diverse region with a rich agricultural heritage, and we are focused on building a sustainable future that meets the needs of our residents and businesses alike.

The Strategy will be a blueprint for our Shire that will help ensure it reaches its full potential as a place to live and work. There is a shortage of housing in many regional areas that are affecting their ability to grow and prosper long term. We hope to be able to address that as best we can

One of the key components to achieving this is the development of a comprehensive housing strategy that addresses the current shortage of affordable housing in our area.

The Council is committed to working with various government agencies to upgrade infrastructure necessary to support further housing and industrial development, as well as, working with both developers, housing providers and government agencies to create new housing developments that are both affordable and environmentally sustainable.

Council recognize that housing affordability is a major issue for many of our residents, particularly young families and seniors, and we are committed to ensuring that everyone has access to safe and secure housing. We also see the need to explore new ways to repurpose existing buildings and properties to meet the current and future needs of our community.

The journey ahead is one that will require collaboration, innovation, and dedication from all quarters of our community.

Together, we shall shape the Liverpool Plains that thrives, offers opportunities for all, and remains rooted in the values that define us.

COUNCILLOR DOUG HAWKINS OAM

Mayor of Liverpool Plains Shire Council

GARY MURPHY

GM of Liverpool Plains Shire Council

SUSTAINABLE ACCOMODATION UNITS AT QUIRINDI HOSPITAL



LIVERPOOL PLAINS SHIRE EXECUTIVE SUMMARY & STRATEGIC CONTEXT

EXECUTIVE SUMMARY

Widely regarded as the 'food bowl of New South Wales', the Liverpool Plains Shire sits upon some of the most fertile soil in Australia. The area benefits from an authentic rural feel, with stunning landscapes and charming townships. The shire enjoys a short drive to the regional hub of Tamworth - this being more of a residential incentive in the villages of Currabubula and Wallabadah.

The LPSC Growth Management and Housing Strategy acts as a basemap upon which the shire can build and encourage sustainable growth while preserving the agricultural values and natural beauty of the region.

LPSC housing stock is similar to that of many other regional communities. The typical housing supply is conventional residential – 3 bedroom house on a 1000 square metre lot. A key aim of this strategy is to encourage diversity in the housing market.

It is also crucial to note that housing demand and supply does not work in isolation. There are many factors that influence housing generally including health and educational facilities and access to employment. Whilst the focus of this strategy is on housing, recommendations are relevant in terms of further investigations into other non-residential aspects.

This strategy aims to capture a snapshot of the shire's current growth and housing state, and provide an analysis of the most suitable ways in which the shire can thrive. Candidate areas for growth or rezoning, and ways in which the housing of the community can be improved are identified, along with actions required to achieve these goals.

STRATEGIC CONTEXT

In 2017, Liverpool Plains Shire Council called for expressions of interest from the community in changing planning provisions over their land. Council received submissions from ten property owners in Currabubula requesting rezoning from RU1 Primary Production to R5 Large Lot Residential and a reduction in the minimum lot size to allow for the construction of dwellings.

In 2019, Council sought to implement these changes but was rejected by the NSW Department of Planning, Industry & Environment due to a lack of strategic justification. Council engaged a consultant to prepare a draft Addendum to the Liverpool Plains Shire Council Growth Management Strategy 2009 to determine the suitability of the land in Currabubula for large lot residential use.

The Addendum was exhibited to the public in 2021, and eight submissions were received. Agency feedback suggested that council should consider a broader, strategic-led planning process for the identification of appropriate new locations for large lot residential development. Council then resolved to undertake a comprehensive Growth Management and Housing Strategy to guide future decision making in relation to housing needs. The plan is intended to ensure that growth occurs in areas free of constraint, which have access to existing infrastructure while minimising impacts on rural and environmental lands.

Land use planning is a critical function for any community. This is particularly relevant for intricate and diverse rural communities. Planning for the future of housing and growth in LPSC is guided and supported by a range of local and regional plans and policies. It's not just about land supply and constraint analysis. Growth management planning in rural communities is a connected web of employment, provision of services, private sector investment, and multi layered government support.

This document seeks to provide the clear planning direction for current and future land use. The GM&HS contributes to the line of sight between these strategic documents to ensure that housing in LPSC is planned for and delivers for the needs of our communities. The GM&HS builds on previous strategic work in the shire, and provides a broader approach as suggested by the DPE.

Also of note, with LPSC being a relatively newly merged Council formed from Quirindi Shire along with parts of the former Gunnedah, Murrurundi, and Parry Shires, a disparity is evident across different townships and villages, particularly in terms of historical investment and management of public assets.



OVERVIEW

LIVERPOOL PLAINS SHIRE STRATEGIC CONTEXT



COMMUNITY STRATEGIC PLAN

The **Community Strategic Plan** is a 10 year plan which identifies the aspirations of and priorities for the Liverpool Plains community. There are four key questions which it aims to address;

1. Where are we now?
2. Where do we want to be in ten years' time?
3. How will we get there?
4. How will we know we have arrived?

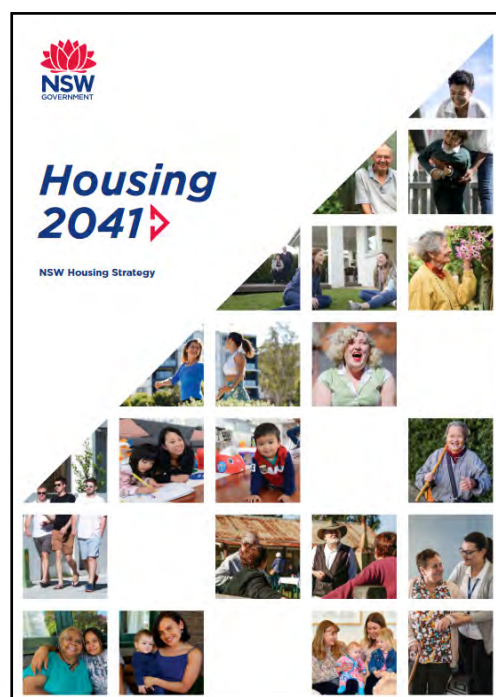
It's important that the Growth Management and Housing Strategy considers the milestones and priorities of the Community Strategic Plan when planning sustainable growth across the shire,

however it should be noted that the CSP remains a high-level document which should guide but not directly inform the GM&HS. Investigation and analysis involved with the strategy does not support the 10 year 10,000 population milestone, for example, as it is not considered a realistic growth scenario.

HOUSING 2041: NSW HOUSING STRATEGY

Housing 2041: NSW Housing Strategy is a longer term strategy which represents a 20-year vision for NSW Housing. It encapsulates the goals and ambitions of the NSW State Government with respect to housing, and places emphasis on Supply, Diversity, Affordability, and Resilience as key pillars of its housing system.

A State-Level Housing Strategy is a valuable high-level resource to guide local housing strategies, and provides direction which aids in determining the overarching philosophy of the strategy.



NEW ENGLAND NORTH WEST REGIONAL PLAN 2041

The **New England North West Regional Plan 2041** is a framework for the New England North West region which guides land use planning undertaken by local councils. The plan covers many aspects of land use planning, including housing, infrastructure, the environment, and employment.

This framework is beneficial to a local strategy within the region, as it provides more specific guidance catered to the area. It provides valuable insight as the stepping stone between the Growth Management and Housing Strategy and the NSW State Housing Strategy.

DPE LOCAL HOUSING STRATEGY GUIDELINE

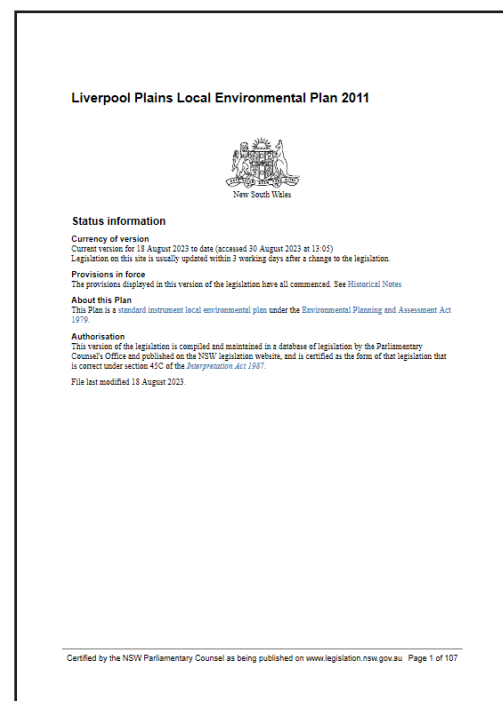
The **Department of Planning and Environment Local Housing Strategy Guideline** is a detailed guide to aid in preparation of Local Housing Strategies by Local Government in NSW. It provides a clear framework and establishes what investigations and conclusions should be included in Local Housing Strategies.

The clear, concise, and direct input from this guideline is a useful tool to develop a strategy alongside. It outlines the values and priorities that a land-use strategy should have, and can be used as an in-depth checklist to ensure that a strategic document covers all relevant aspects. The LPSC GM&HS has been prepared to be consistent with this guideline to preparing a Local Housing Strategy.



OVERVIEW

LIVERPOOL PLAINS SHIRE STRATEGIC CONTEXT



LOCAL ENVIRONMENTAL PLAN

The **Local Environmental Plan** is a statutory planning instrument which forms the planning provisions for the Liverpool Plains region, and enables the approval of development by council, along with other statutory planning documents.

The Liverpool Plains LEP was introduced in 2011 following the amalgamation of the Gunnedah, Parry, and Quirindi shire councils.

Being the principal local document which governs planning in the region, the LEP forms the key statutory tool to help shape planning in the shire moving forward.

DEVELOPMENT CONTROL PLAN

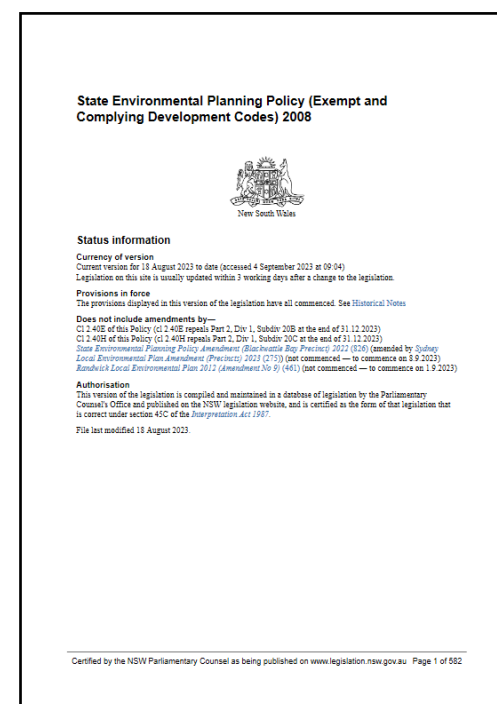
The **Development Control Plan** is a council plan which aims to:

- ◆ Define development standards which deliver the outcomes desired by the community and council.
- ◆ Provide clear and concise development guidelines for various forms of development.
- ◆ Encourage innovation in design and development by not over-specifying development controls.
- ◆ Provide certainty in development outcomes for developers and the community.

The Liverpool Plains DCP was introduced in 2012, following the introduction of the Liverpool Plains LEP in 2011. A DCP can be used to direct new development in the shire, and can have precinct-specific sections which could be implemented to present a certain style of development as desired. It is important to note, however, that DCPs are non-statutory, and as such can be varied on merit.



STATE ENVIRONMENTAL PLANNING POLICIES AND REGULATIONS



A **State Environmental Planning Policy (SEPP)** are policies developed by the state, and relate to a wide range of both urban and regional development. SEPPs can be used to provide alternate development pathways to the traditional Development Application, as well as expedite the approvals process in many cases. Several SEPPs, among others, are of key importance in the context of the strategy, and can allow for quick adaptation to growth and removes the usual barriers to development.

Planning regulations work in a similar way; and apply to the state of NSW, with the distinction being that regulations act as a supplementary document to the

EP&A Act, whereas SEPPs are standalone policies which pertain to their own subjects.

EXEMPT AND COMPLYING DEVELOPMENT CODES SEPP 2008

The **Exempt and Complying Development Codes SEPP 2008** is a policy that serves as an alternate, streamlined process through which certain development can be undertaken. This development is often minor and has minimal environmental or social impacts, circumventing the requirement for a DA.

The Exempt and Complying Code SEPP relies on a set of strict, non-negotiable requirements which, if complied with, allow for the development to be undertaken quickly and without the direct consent of Council. Exempt development can be undertaken at any time if it complies with the requirements, however complying development must be undertaken by a council or private certifier. Both types of approval under this SEPP are a singular combined approval which considers both planning and certification/construction.

HOUSING SEPP 2021

The **Housing SEPP 2021** enables and encourages the development of diverse and affordable housing for the community. This SEPP allows for a wide range of development, including infill, boarding houses, residential flat buildings, secondary dwellings, group homes, and co-living housing. This allows the rapid implementation of affordable and diverse housing, as well as providing a complying development pathway for secondary dwellings - one of the most common forms of infill.

LOCAL GOV. REG. 2021 (MHE, CARAVAN PARKS, CAMPING GROUNDS, MOVEABLE DWELLINGS)

The **Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds, and Moveable Dwellings) Regulation 2021** provides opportunities for affordable short and long term residential accommodation. This regulation provides controls for the above developments, as well as some exempt development pathways for campervans, tents, and relocatable homes. This regulation helps to clarify the rules involved in utilising these developments, and accounts for increased growth in the shire, especially rural land, with minimal up-front investment and infrastructure costs.

LIVERPOOL PLAINS SHIRE
DPE LOCAL HOUSING STRATEGY GUIDELINE
MATRIX OF COMPLIANCE

DPE LOCAL HOUSING STRATEGY GUIDELINE

STEP 1 – ESTABLISH THE BACKGROUND AND CONTEXT, ANALYSE THE EVIDENCE BASE	
PLANNING POLICY & CONTEXT	✓
LGA SNAPSHOT	✓
ESTABLISHING THE EVIDENCE BASE	✓
DEMOGRAPHIC INDICATORS	✓
POPULATION / HOUSEHOLD DATA AND PROJECTIONS	✓
HOUSING DEMAND	✓
HOUSING AFFORDABILITY	✓
AFFORDABLE LIVING	✓
DEMAND FROM LOCAL WORKERS	✓
CURRENT & PLANNED HOUSING	✓
CAPACITY OF EXISTING LAND-USE CONTROLS	✓
STATE GOVERNMENT-LED REGIONAL/DISTRICT PLANNING	✓
LAND-USE OPPORTUNITIES & CONSTRAINTS	✓
INFRASTRUCTURE PROVISION	✓
ANALYSING THE EVIDENCE BASE	✓
HOUSING SUPPLY GAPS	✓
IDENTIFYING DIFFERENT AREAS WITH DEVELOPMENT CAPACITY	✓
AREAS TO BE CONSERVED	✓
ESTABLISHING FUTURE CHARACTER	✓

ADDRESSED BY THE LPSC GM&HS ✓

YET TO BE ADDRESSED ○

STEP 2 – ESTABLISH THE VISION, OBJECTIVES AND EVALUATE THE OPTIONS	
THE HOUSING VISION	✓
IDENTIFY STAKEHOLDER PRIORITIES	✓
LOCAL HOUSING STRATEGY OBJECTIVES	✓
LAND USE PLANNING APPROACHES	✓
BUILDING TYPOLOGIES	✓
SELECTION OF MECHANISMS	✓
PLANNING MECHANISMS	✓
CHANGES TO THE LEP	✓
CHANGES TO THE DCP	✓
MECHANISMS TO DELIVER SPECIFIC HOUSING TYPES - INCLUSIONARY ZONING	✓
NON-PLANNING MECHANISMS	✓
EVALUATING THE OPTIONS	✓
STEP 3 – IMPLEMENTATION, CONSULTATION AND DELIVERY	
IMPLEMENTATION AND DELIVERY PLAN	✓
LHS EXHIBITION	○
CONSIDERATION OF SUPPORTING PLANNING PROPOSALS	○
APPROVAL OF THE LOCAL HOUSING STRATEGY	○
DEVELOPMENT APPROVAL PATHWAYS	○

ADDRESSED BY THE LPSC GM&HS ✓

YET TO BE ADDRESSED ○

LIVERPOOL PLAINS SHIRE INTENTION OF THE LPSC GM&HS

INTENT OF THE STRATEGY

The LPSC GMHS is technical and detailed town planning land use strategy. However, a Growth Management and Housing strategy is of little value if it can not be understood by the public and community it which it seeks to represent. As a result, the display and delivery of the LPSC GM&HS has been done in a manner that makes it readable and easily understandable.

Key data has been summarised into key themes and trends with infographics. Extensive ground truthing and site inspections have occurred to underpin the site constraint mapping. In regard to data utilised, official government data has been used along with first hand and anecdotal community information to create a well rounded and balanced perspective. The document is designed to flow from the background and purpose to the key issues, to the solutions and recommendations moving forward.

The intention of the GM&HS is to set a clear direction for future growth from a residential land use perspective, while also taking the in-principle approach to avoid backzonings. Should planning proposals be prepared in the future, strategic merit is critical to be established with the LEP/plan making process. It is envisaged, this GM&HS would be a key tool in which a future planning proposal would demonstrate compliance with both in a constraints perspective and overall consistency with the GM&HS. As such, consultation will occur with the Department of Planning and Environment, in regard to their position on the GM&HS being an endorsed strategy. This strategy has both land use maps and planning principles to which future proposals can seek to justify their application against.

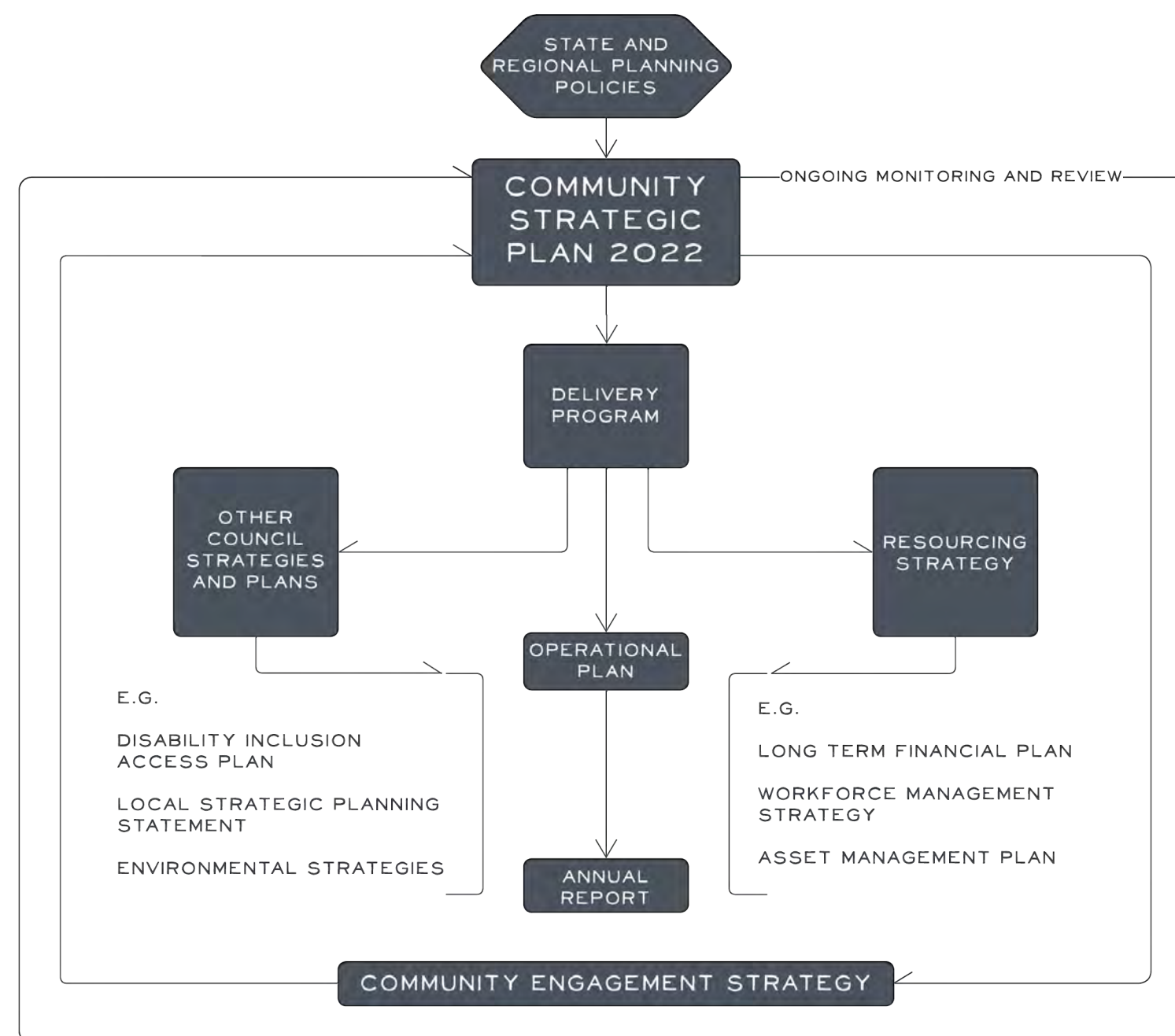
IP&R FRAMEWORK (INTEGRATED PLANNING AND REPORTING FRAMEWORK)

The NSW Integrated Planning and Reporting (IP&R) framework is a planning and reporting system used by local councils. The framework is designed to improve the way councils plan, deliver and report on services and infrastructure for their local communities.

The IP&R framework relies on a suite of plans that are integrated and aligned with each other. These plans include the Community Strategic Plan (CSP), the Delivery Program, and the Operational Plan. The CSP sets out the long-term vision for the local government area, while the Delivery Program outlines the short to medium-term objectives that will help achieve this vision.

The framework also includes a reporting component, with councils required to report annually on their progress towards achieving the objectives set out in their plans. This reporting is designed to ensure that councils remain accountable to their local communities and provide transparency in their decision-making processes.

A key aspect of the IP&R Framework is community involvement, with consultation every step of the way ensuring that valued input from the community is sought at every stage. As the LPSC Growth Management and Housing Strategy is undertaken through the IP&R framework, community input is pursued throughout the process to ensure that the resulting strategy is one which benefits the wider region.



LIVERPOOL PLAINS SHIRE

THE IMPORTANCE OF STRATEGIC PLANNING

WHAT IS STRATEGIC PLANNING?

Strategic planning, in this case strategic land use planning, is a process through which we can determine the most suitable use of a community's land and spaces. It's a necessary step in preparation for expansion to ensure that a community has a solid foundation which can support a growing population. There is a lot of investigation and ground truthing involved to ensure that the needs of the community are identified, so that they can be adequately met by council.



ANALYSIS AND VISION

This is the preliminary stages of the preparation of a strategy - during this stage, crucial data on demographics, existing land use, and projected housing demand is collected and analyzed. A clear vision is then formulated, outlining the desired direction for housing growth. Specific goals, such as affordable housing or sustainable development, are established to guide the planning process.



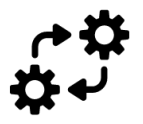
PLANNING AND ENGAGEMENT

During this stage, the suitability of available land for housing development is assessed, considering factors like infrastructure accessibility and environmental impact. Multiple development scenarios are created, ranging in density and land use mix. Stakeholder engagement and public input play a vital role in refining these scenarios, ensuring that the strategy aligns with community needs and concerns.



POLICY AND INTEGRATION

Policies are developed and changes are implemented to shape housing growth, accommodating both the chosen development scenarios and the existing infrastructure plans. Financial and environmental assessments are conducted to evaluate the economic feasibility of the strategy and its potential impact on the environment. Alignment with broader infrastructure plans is ensured to create a cohesive approach to development.



IMPLEMENTATION AND ADAPTATION

Once a strategy is adopted, it moves into the implementation phase. The strategy is translated into practical steps, such as rezoning land, updating regulations, and attracting investments. Ongoing monitoring allows for adjustments as needed, considering changing circumstances and new data. Results are communicated to stakeholders and the public to maintain transparency and gather feedback for continuous improvement.



WHY IS IT IMPORTANT?

The key goal for any thriving community is sustainable growth. Strategic planning is a tried and tested method through which this can be achieved. By strategically allocating land for various purposes such as housing, infrastructure, and communal areas, it ensures efficient resource utilization and minimizes haphazard urban sprawl - a phenomenon which is exceedingly common in recent years.

This approach fosters well-designed, functional, and inclusive neighborhoods that support economic vitality, enhance quality of life, and reduce environmental degradation. Moreover, strategic land use planning enables long-term visioning, allowing for anticipation of future needs and challenges. By considering factors such as demographics, infrastructure, and environmental sustainability, this planning process facilitates coordinated decision-making, which leads to a harmonious balance between economic, social, and environmental objectives.

STRATEGIC PLANNING IN THE LIVERPOOL PLAINS

While strategic planning can often seem to have a disposition towards large sprawling cities and quickly expanding regional hubs, there is a definite place for strategic planning in areas such as the Liverpool Plains. Regional areas like the Liverpool Plains encounter both unique challenges and opportunities, and can require a more bespoke solution which is catered to the community itself, rather than just the community as a demographic alone.

One such challenge is the preservation of the existing rural character - unregulated growth can result in the loss of a character built over many years. Conversely, a unique opportunity for the Liverpool Plains is the up and coming Agritourism industry, which allows farmers additional income streams throughout off-seasons or systematic variations in farming.

OVERVIEW

THE SHIRE AT A GLANCE



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ABOUT THE SHIRE
COMMUNITY SNAPSHOT
COMMUNITY BREAKDOWN
COMMUNITY PROFILES
KEY OPPORTUNITIES
BUSHFIRE CONSTRAINT MAPPING
ECOLOGICAL CONSTRAINT MAPPING
COMMUNITY CONSULTATION
ARTISAN FOOD AND DRINK
AGRITOURISM AND RECREATION
AGRICULTURE
ENVIRONMENTAL CONSERVATION
DEV. ASSESSMENT FRAMEWORK
INFRASTRUTURE
FUNDING, PROGRAMS, AND INITIATIVES
COMMUNITY HOUSING PROVIDERS
NDIS
COUNCIL NIITIATIVE



STRATEGY



ABOUT THE SHIRE

Photo Bottom left

Sunflowers in the Liverpool Plains Shire

Photo: [TBC] taken near Quirindi, NSW

Photo Top left

The Quirindi war memorial clocktower, dedicated to the memory of those who fell in various conflicts and peace keeping missions
Photo: [TBC]

Photo right

The Liverpool Plains Shire and it's surrounding LGAs.

The Liverpool Plains region of New South Wales was originally inhabited by several Aboriginal groups, including the Kamilaroi, Wiradjuri, and Gamilaraay peoples. These groups were the traditional custodians of the land, and their culture and traditions are deeply connected to the region's landscape and natural resources.

It is important to acknowledge and pay respect to these Indigenous communities, who have lived on this land for thousands of years and continue to maintain strong connections to their cultural heritage. Today, many Aboriginal people continue to live in the Liverpool Plains region and are working to preserve and promote their culture and traditions.

As visitors or residents of the region, it is important to recognize and respect the ongoing connection of Aboriginal people to this land.



The Liverpool Plains is home to some of the most fertile soil in the world. The black soil found in the region is high in nutrients and is ideal for agriculture.

The Liverpool Plains Shire is a local government area situated in the Liverpool Plains region of New South Wales, Australia. It covers an area of approximately 5,333 square kilometres and is home to over 7,000 people, with its administrative centre located in the town of Quirindi. The shire is known for its rich agricultural land, with farming being the primary industry in the area. The region is known as the food bowl of New South Wales, producing a wide range of crops such as wheat, sorghum, and sunflowers. It also has a significant livestock industry, with cattle, sheep, and poultry being reared in the area. The fertile soil and favourable climate make it a productive and prosperous agricultural region.

The region is also known for its natural beauty, with stunning landscapes and a diverse range of flora and fauna.

The Liverpool Range, located in the eastern part of the shire, offers a spectacular backdrop for outdoor activities such as bushwalking, camping, and picnicking. The area is also home to numerous parks and reserves, including the Quirindi Rural Heritage Village, and the Gunnedah Waterways and Birdlife Sanctuary.

The Liverpool Plains Shire Council is responsible for providing a range of services to its residents, including waste management, road maintenance, and community facilities such as libraries, parks, and sporting grounds. The council is committed to supporting local businesses and encouraging economic growth in the area.

Overall, the Liverpool Plains Shire is a vibrant and thriving community that values its rich agricultural heritage and natural beauty. Its residents are proud of their region and are committed to preserving its unique character and enhancing its future prosperity.

OVERVIEW

LIVERPOOL PLAINS SHIRE COMMUNITY SNAPSHOT

COMMUNITIES ACROSS THE PLAINS

CURRABUBULA

This small village in the Liverpool Plains region of NSW has a charming character with a population of around 330 people. Located around 30 kms south-west of Tamworth, and 15km North-East of Werris Creek, the village has a friendly and welcoming feel with beautiful historic buildings lining the main street. Despite its small size, Currabubula offers plenty of opportunities for tourists with its local markets, antique stores, historic pub, and the annual Currabubula Red Cross Art Exhibition. The primary site constraint encountered in Currabubula is bushfire, with large masses of White-Box bushland to the North and South of the town.

QUIRINDI

Quirindi is widely considered the hub of the Liverpool Plains Region; a larger town in the shire with a population of around 2600 people. The town has a bustling feel with plenty of shops and services available. Quirindi is home to an amalgam of both older 19th Century heritage buildings such as the Quirindi Railway Station, and newer more contemporary buildings and infrastructure. The town offers opportunities for both tourists and residents, with a range of recreational facilities and community events throughout the year. Site constraints include bushfire and flooding to the south and the extents of the town.

WERRIS CREEK

Werris Creek is a small town with a population of around 1300 people. The town has a rich railway history, with the Werris Creek Railway Station forming the foundation for one of the first railway towns in Australia. The town has a nostalgic feel with many historic buildings, including the Railway Hotel and the Railway Institute. Although Werris Creek appears to be a prime candidate for expansion given its infrastructure on paper, the town has limited potential for land developers, dated building stock, and infrastructure that is lacking in upkeep. There is potential for Werris Creek to blossom in the future, given the infrastructure already present

such as water supply and reticulated sewer, however this will be subject to appropriate funding, and Site constraints include the railway line running through the town limiting room for expansion to the west, topography to the east, and bushfire either side of town.

WALLABADAH

Wallabadah is a small village with a population of around 380 people. The village has a quiet and peaceful feel with beautiful rural views. Wallabadah is home to the historic Telegraph Hotel, which dates back to 1861. The village offers opportunities for visitors to explore the local countryside and to experience country life. The primary constraint in the area is bushfire, with the area being surrounded by White-Box bushland.

WILLOW TREE

Willow Tree is a small town with a population of around 300 people. The town has a relaxed and friendly feel with a mix of old and new buildings, including several bespoke artesian food and drink premises. A daily operated rail service provides travel to Armidale and Sydney which creates opportunities for daytrips to explore Willow Tree and it's surrounds. Willow Tree is home to the historic Willow Tree Inn, which dates back to the 1860s. The town offers opportunities for visitors to explore the local countryside and to experience rural life. Site constraints are minimal, and the town is surrounded by picturesque rural landscapes.

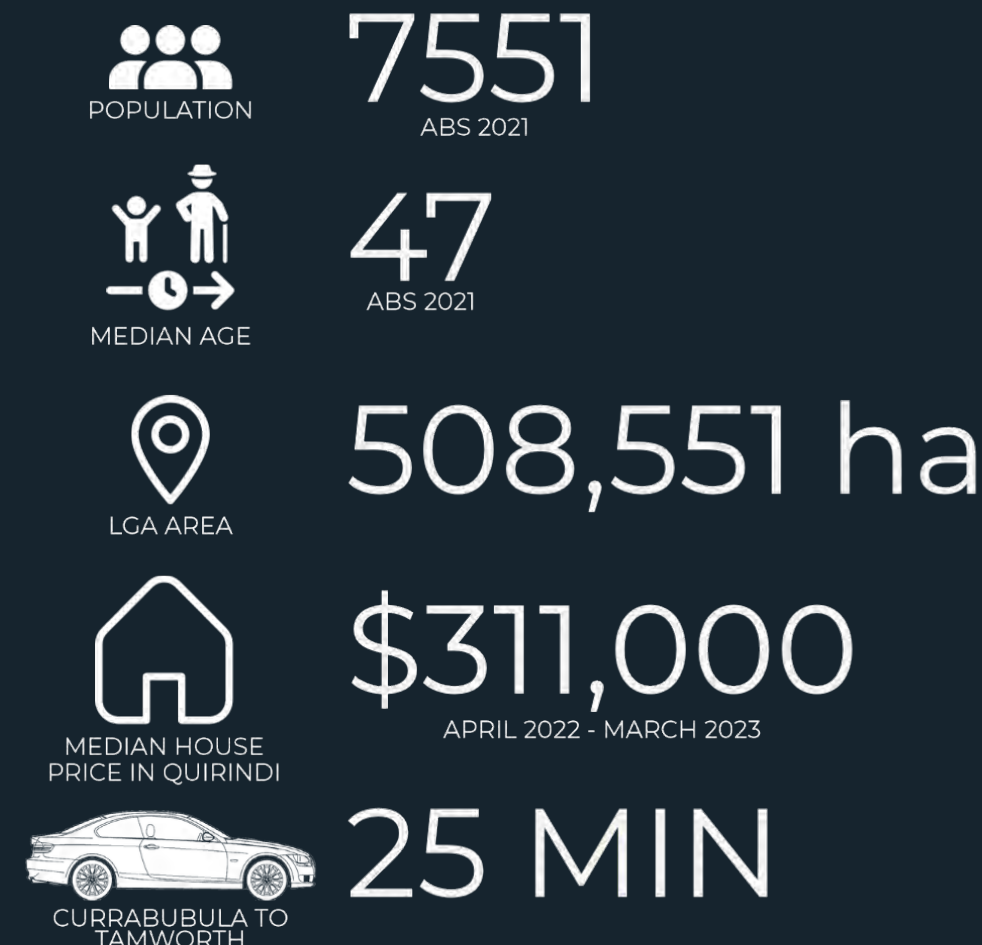
RURAL VILLAGES

Many rural villages dot the Liverpool Plains Shire, notable among which are Ardglenn, Blackville, Caroona, Premer, and Spring Ridge. These small villages are not covered by ABS census data, and are generally considered as not being receptive of further growth. It is anticipated that any attempts to expand upon these villages would detract from their desired and long-standing heritage and character.

As such, these areas are noted and appreciated, however they are only covered broadly in this strategy.

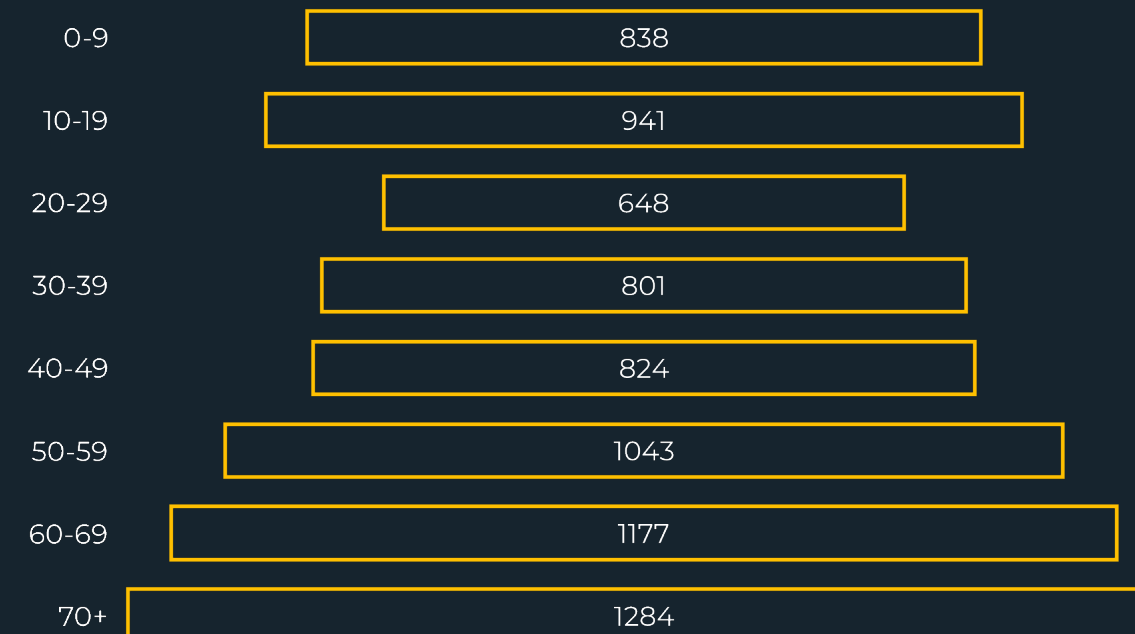
COMMUNITY BREAKDOWN

Fig. 1



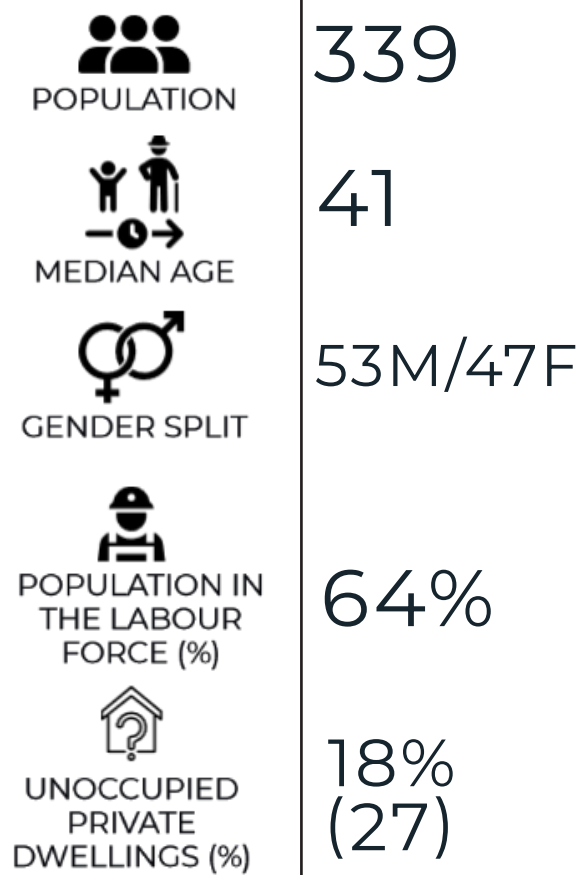
POPULATION BY AGE

Fig. 2



COMMUNITY PROFILE
CURRABUBULA EST. 1855

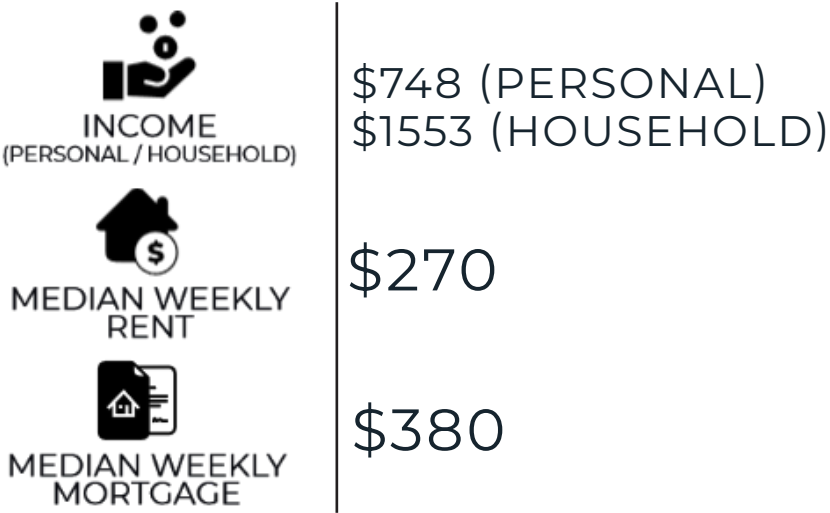
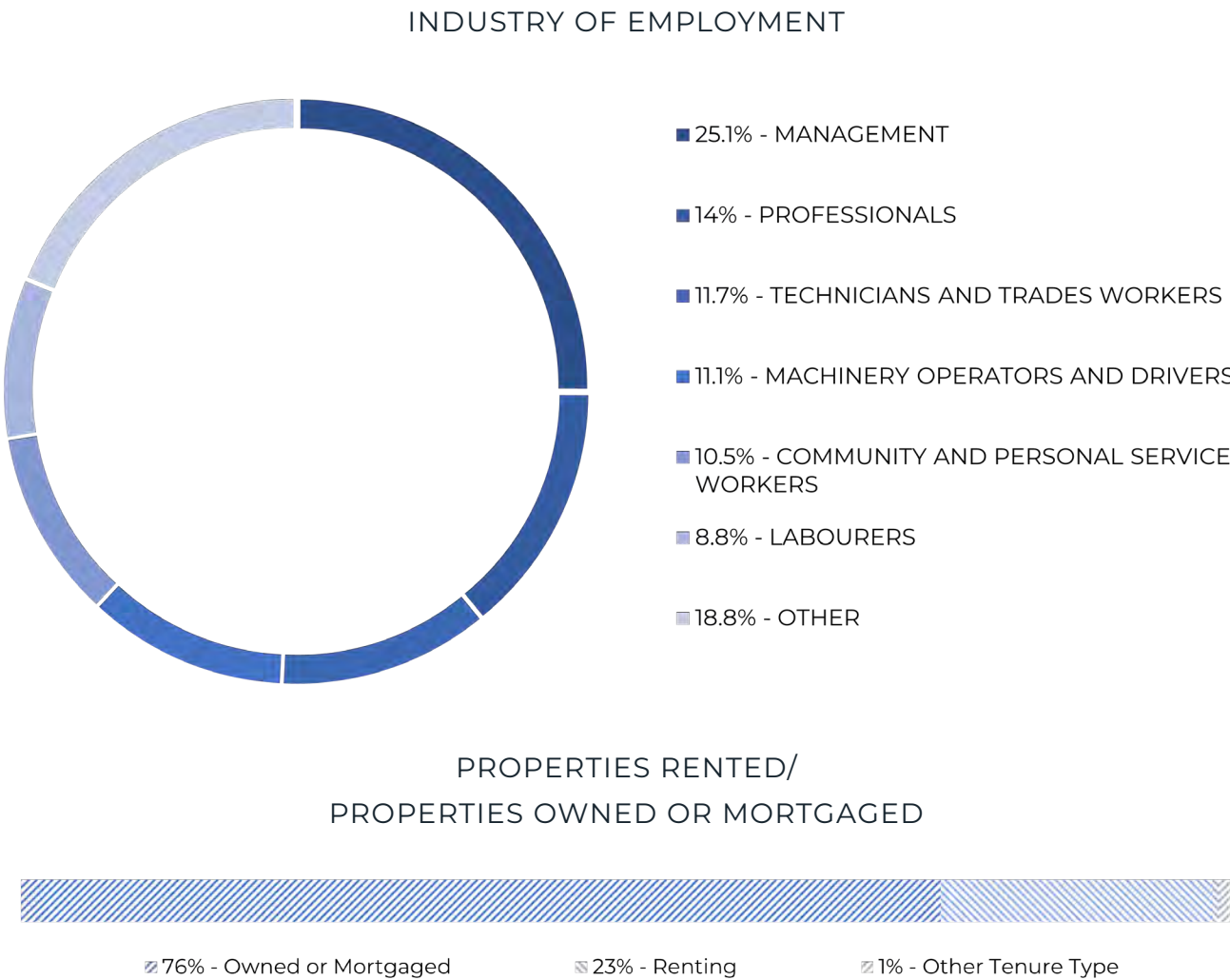
PROPERTY AND INDUSTRY BREAKDOWN
CURRABUBULA EST. 1855



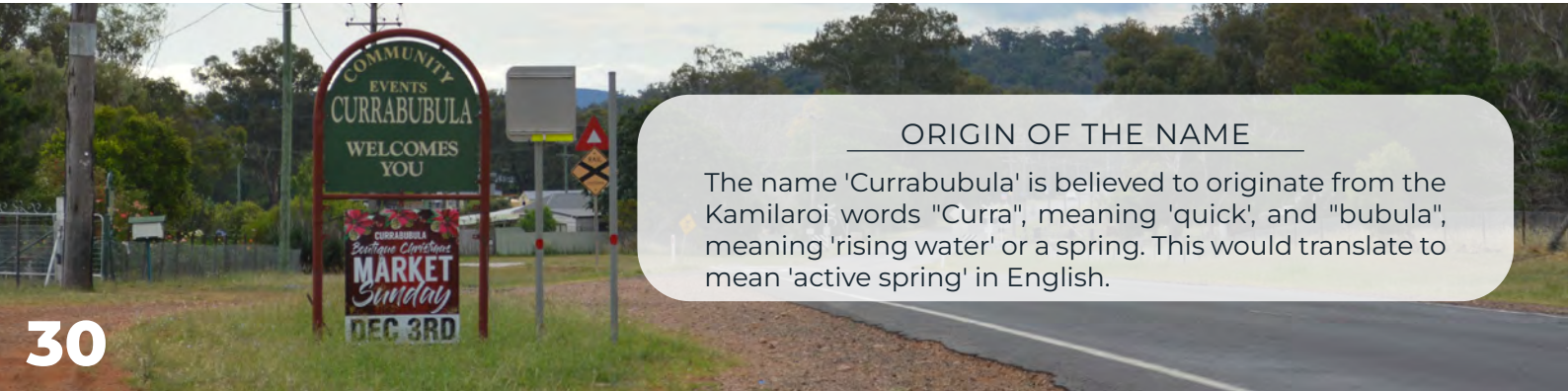
NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

Currabubula has a younger township compared to the majority of the shire, with a median age of only 41. More of its residents are in the labour force, with a large proportion of managers and professionals amidst the population, likely owing to a short commute to Tamworth. Another large proportion is of Labourers, Technicians, Trade workers, and Machinery operators/drivers - a common theme across the shire.

The majority of Currabubula residents either own their home or have a mortgage, with only 23% of the residents renting their home. Despite the low population, 27 dwellings across Currabubula are unoccupied – 18% of all dwellings.

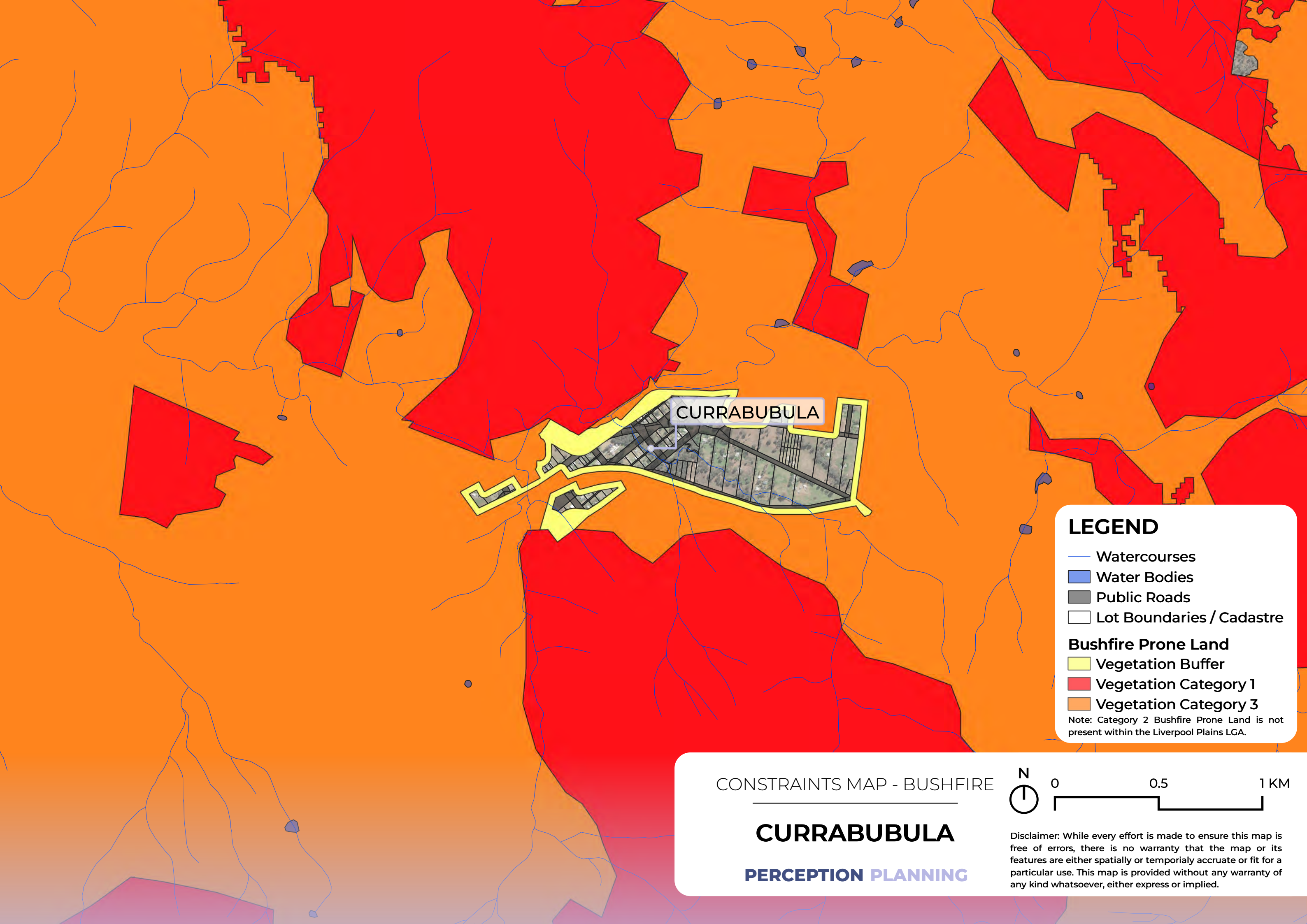


NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS



ORIGIN OF THE NAME

The name 'Currabubula' is believed to originate from the Kamilaroi words "Curra", meaning 'quick', and "bubula", meaning 'rising water' or a spring. This would translate to mean 'active spring' in English.



LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

Bushfire Prone Land

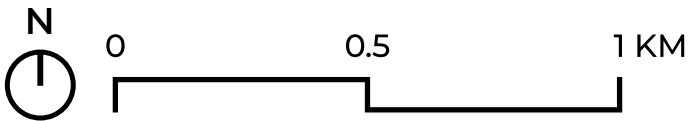
- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 3

Note: Category 2 Bushfire Prone Land is not present within the Liverpool Plains LGA.

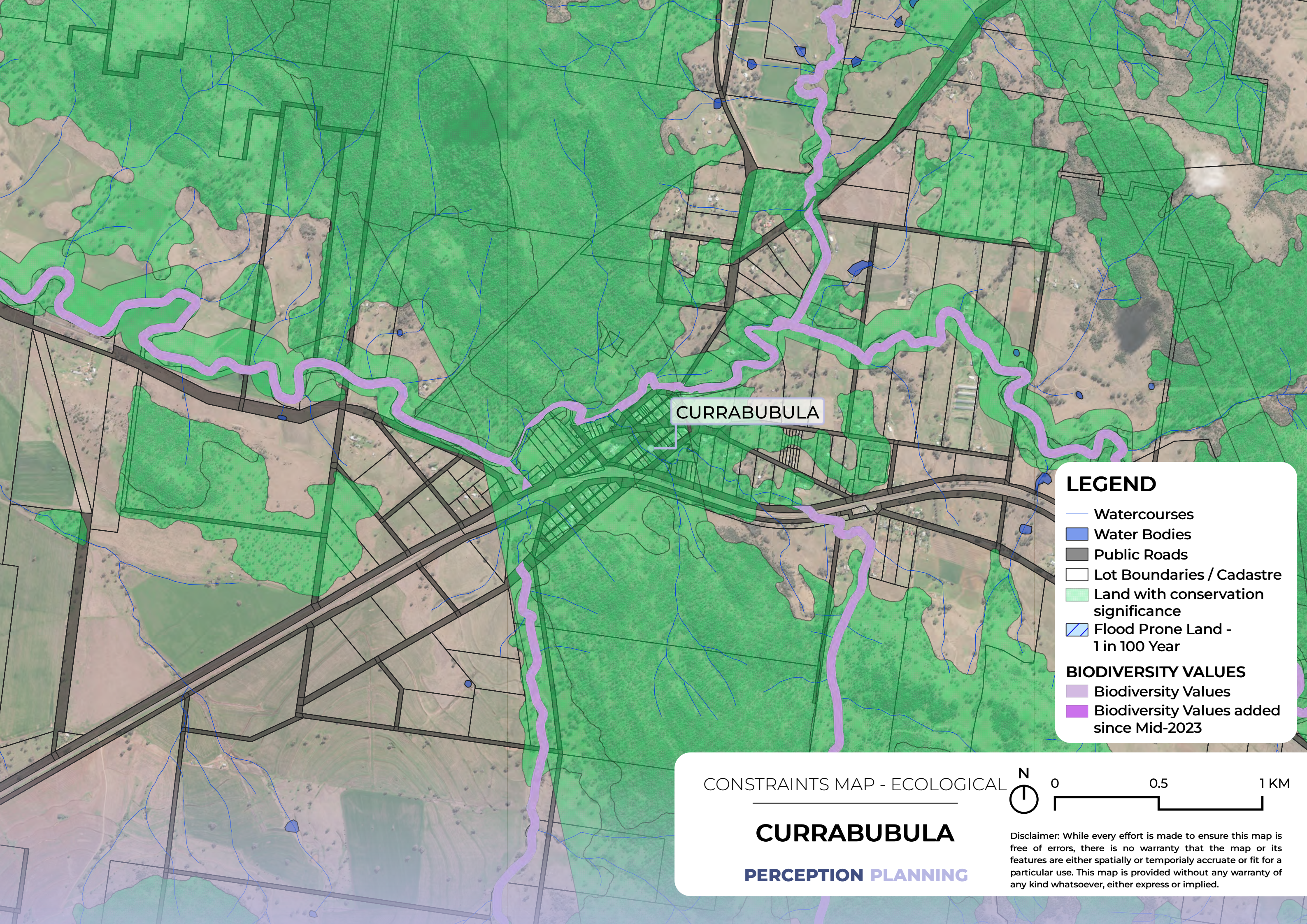
CONSTRAINTS MAP - BUSHFIRE

CURRABUBULA

PERCEPTION PLANNING



Disclaimer: While every effort is made to ensure this map is free of errors, there is no warranty that the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied.



CURRABUBULA

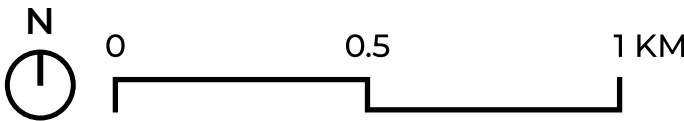
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Land with conservation significance
- Flood Prone Land - 1 in 100 Year

BIODIVERSITY VALUES

- Biodiversity Values
- Biodiversity Values added since Mid-2023

CONSTRAINTS MAP - ECOLOGICAL

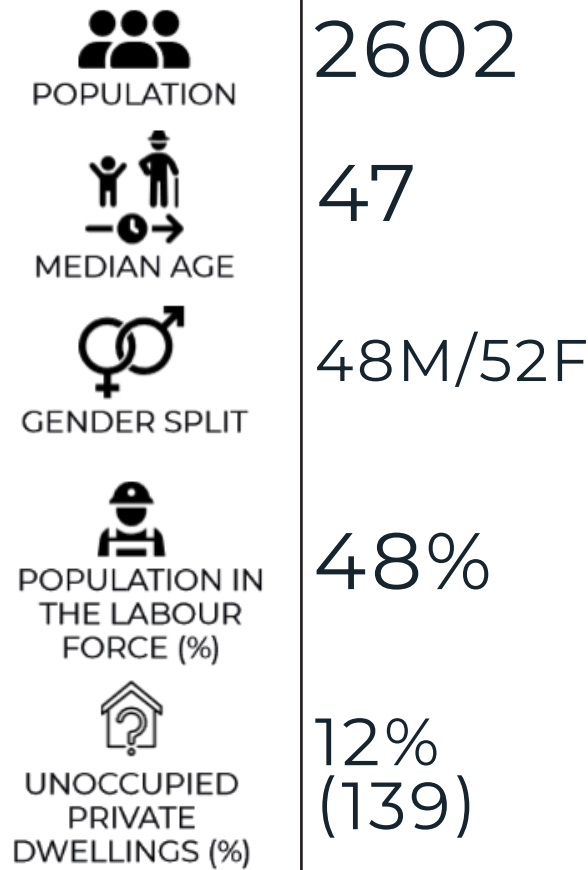


CURRABUBULA

PERCEPTION PLANNING

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COMMUNITY PROFILE
QUIRINDI EST. 1856



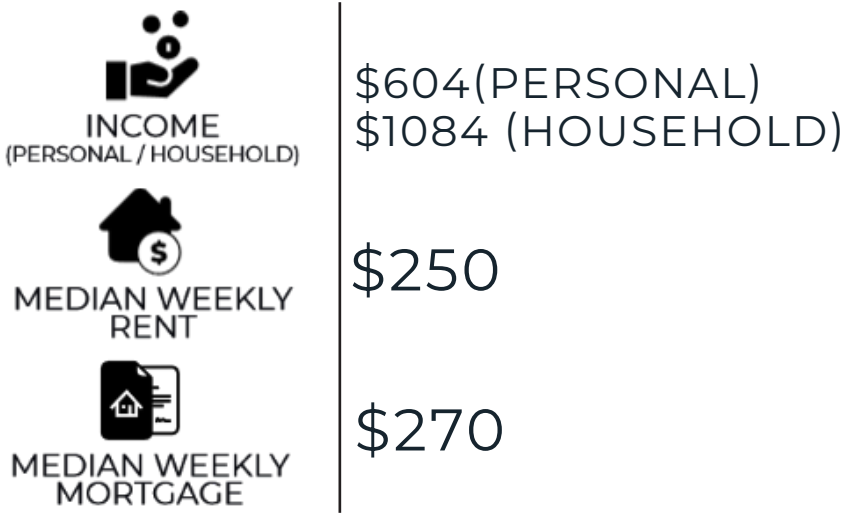
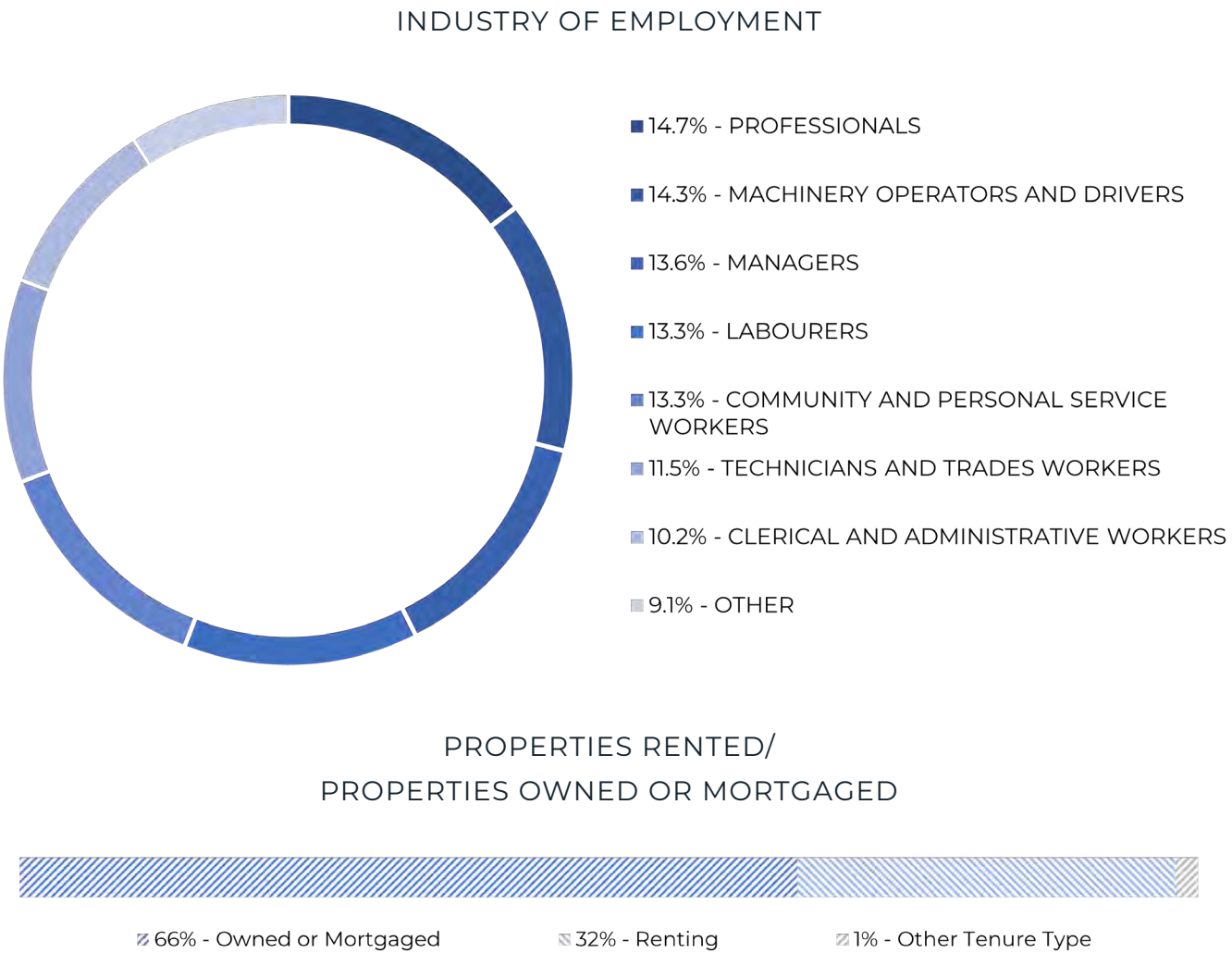
NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

Quirindi is the largest town across the shire and serves as a central hub for the community. Just under half of Quirindi residents are in the labour force, with almost half of that workforce being Labourers, Technicians, Trade workers, and Machinery Operators/drivers. The most common occupation in Quirindi is community and personal service workers, likely due to the older population when compared to some other towns across the plains.

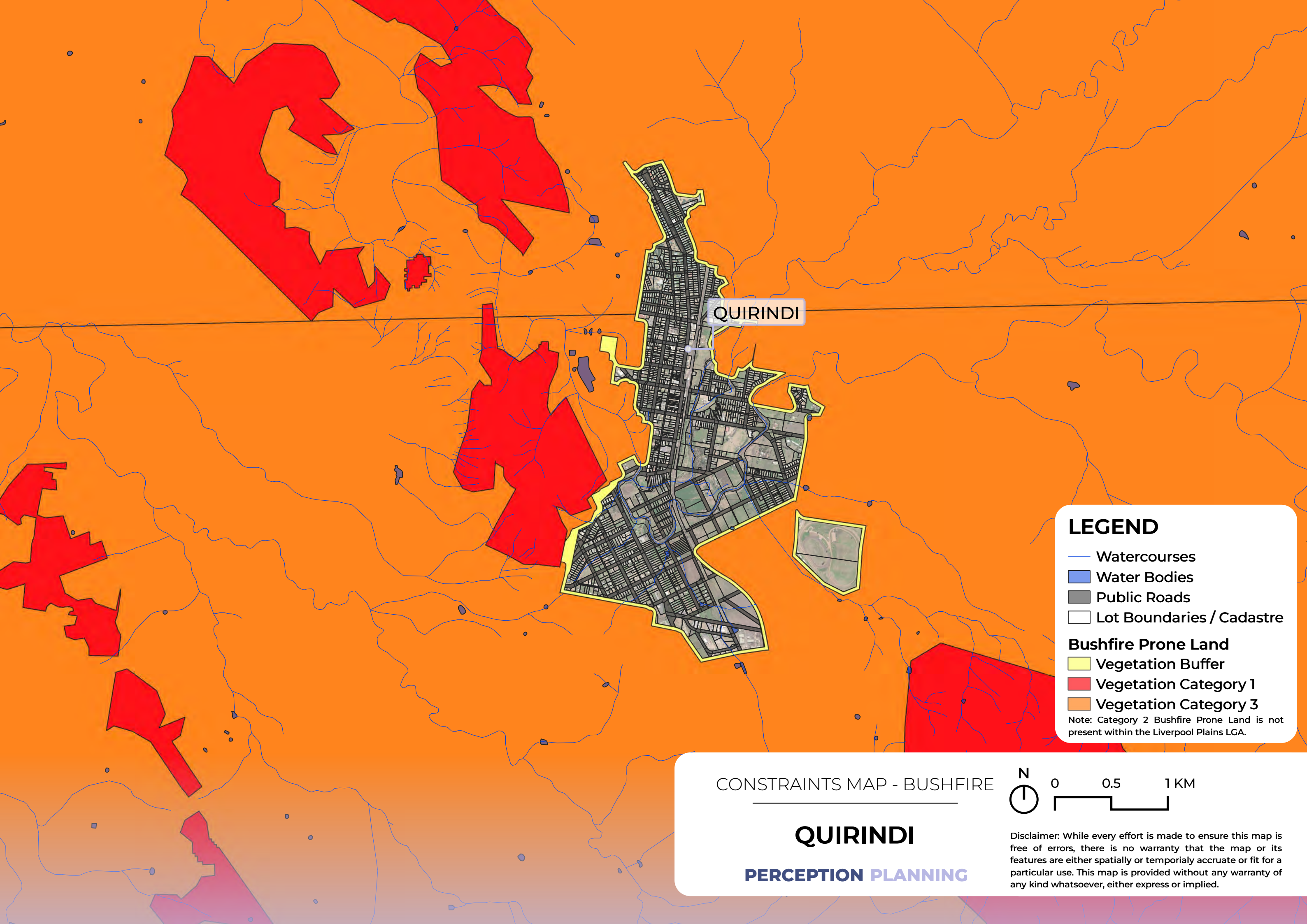
32% of Quirindi residents are renting as of 2021, a higher percentage compared to other towns in the shire. More than 139 dwellings across Quirindi are unoccupied – making up 12% of dwellings within the town.



PROPERTY AND INDUSTRY BREAKDOWN
QUIRINDI EST. 1856



NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS



QUIRINDI

LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

Bushfire Prone Land

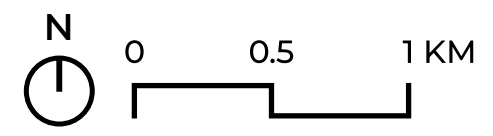
- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 3

Note: Category 2 Bushfire Prone Land is not present within the Liverpool Plains LGA.

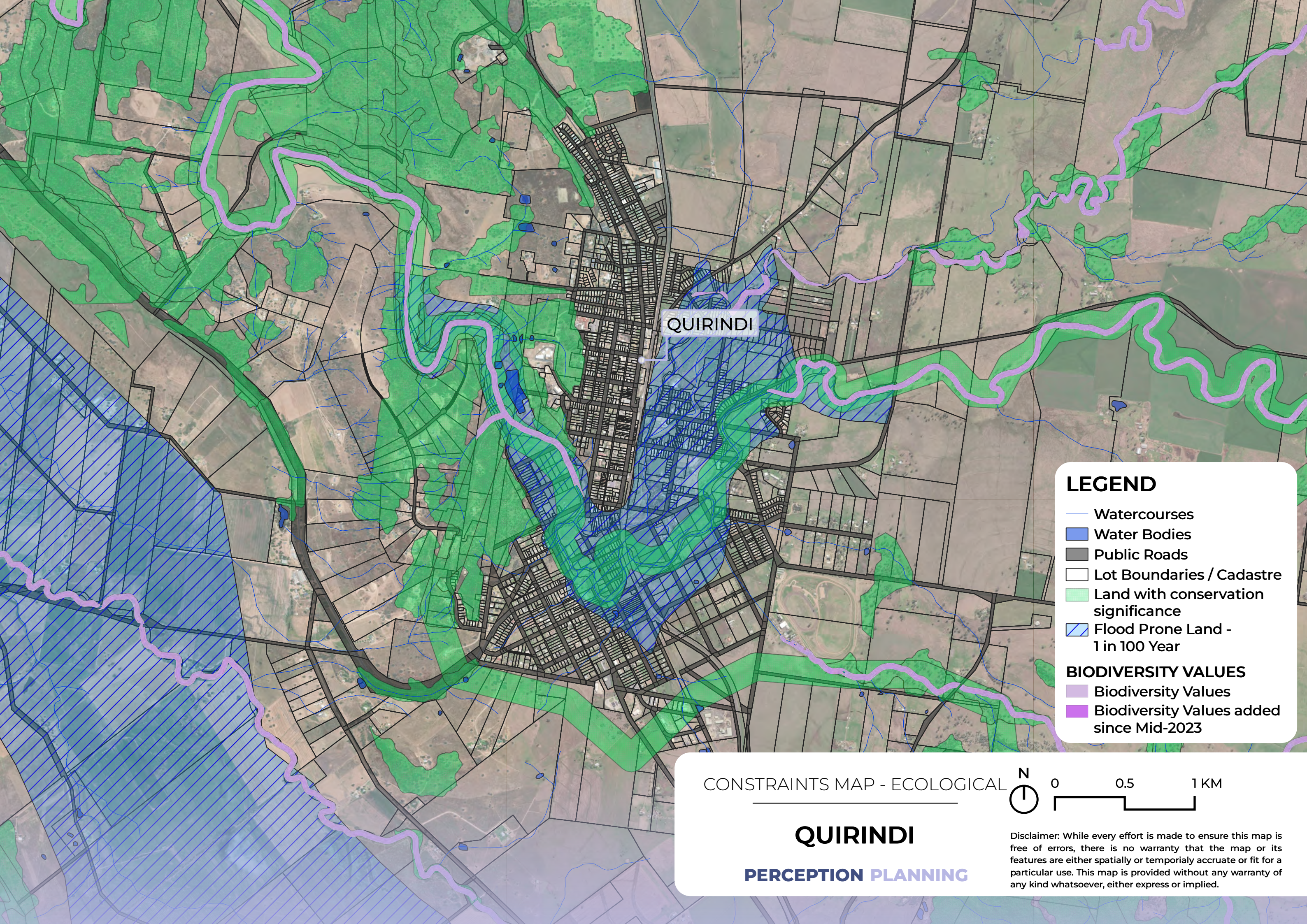
CONSTRAINTS MAP - BUSHFIRE

QUIRINDI

PERCEPTION PLANNING





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QUIRINDI


LEGEND


 Watercourses

 Water Bodies


 Public Roads


 Lot Boundaries / Cadastre

 Land with conservation significance

 Flood Prone Land - 1 in 100 Year

BIODIVERSITY VALUES

 Biodiversity Values

 Biodiversity Values added since Mid-2023

CONSTRAINTS MAP - ECOLOGICAL

N



0



0.5

1 KM

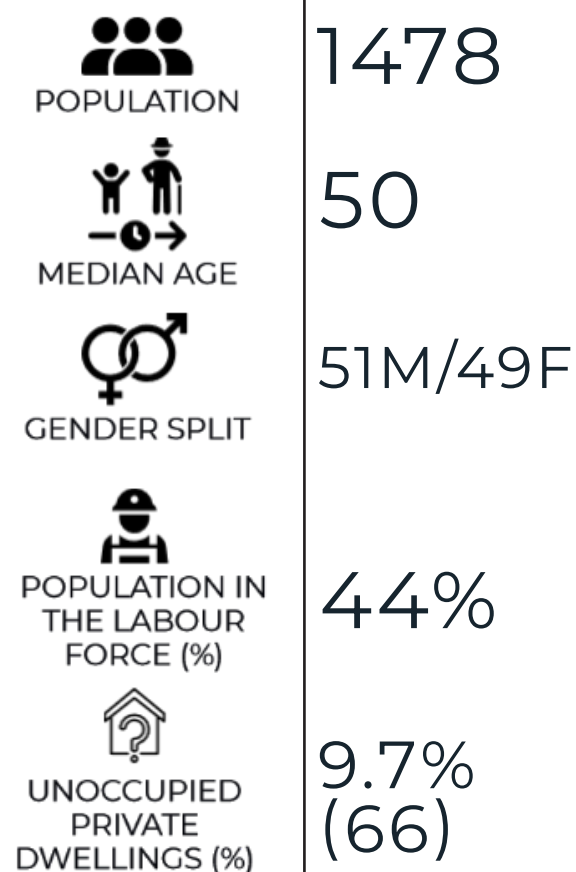
QUIRINDI

PERCEPTION PLANNING

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COMMUNITY PROFILE

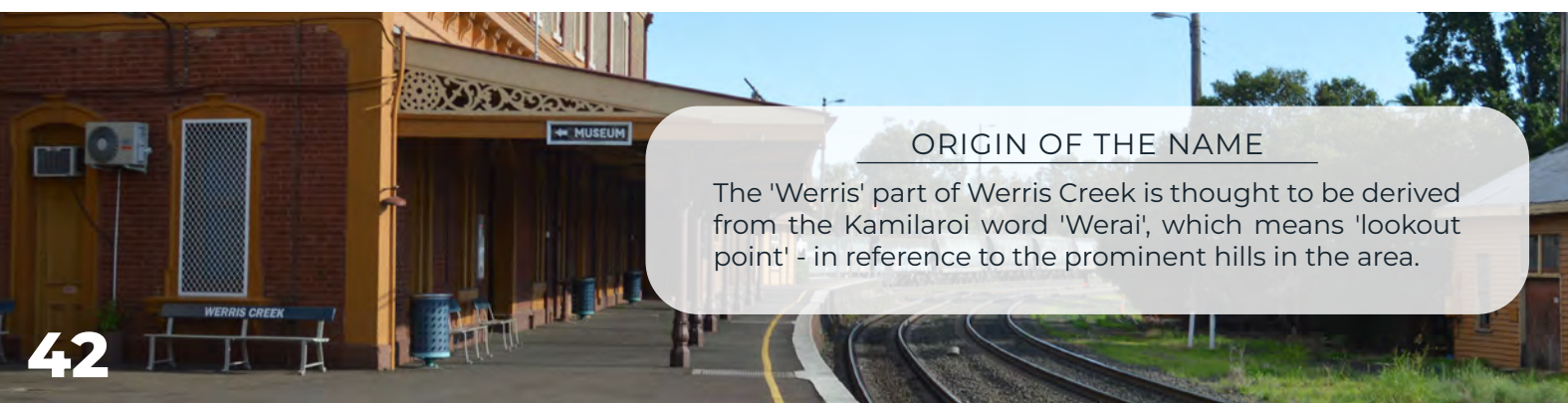
WERRIS CREEK EST. 1877



NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

Werris Creek is the second most populous town across the shire, consisting of an overall older population with a median age of 50. Under half of the population is in the labour force, which comprises of roughly half being Labourers, Technicians and Trade workers, and Machinery operators/drivers – the most common among which is machinery operators and drivers, at 19.3% of the workforce. A large number of community and personal service workers also work in Werris Creek, which similarly to Quirindi is likely as a result of the older population. A further quarter of the workforce are Clerical/administrative workers, managers, and sales workers.

The majority of residents either own or mortgage a home in Werris Creek, with just under a quarter of the population renting. Out of the housing stock in town, only 66 of the houses are unoccupied – accounting for around 10% of dwellings in Werris Creek.



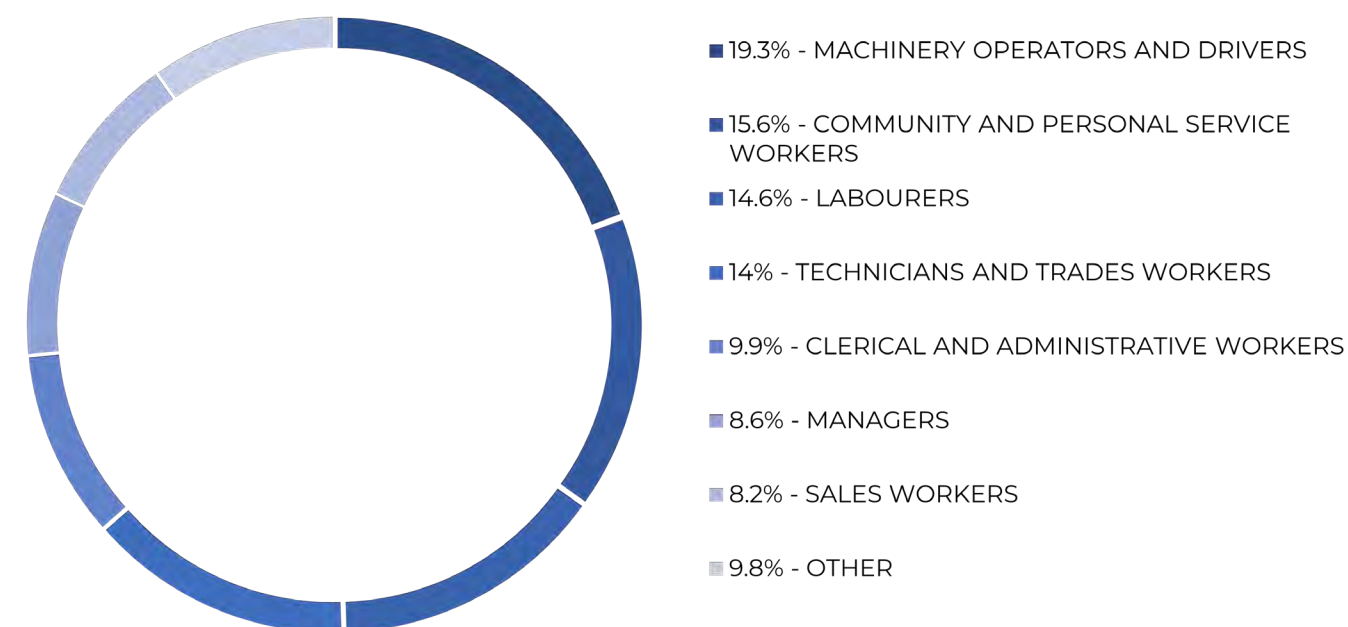
ORIGIN OF THE NAME

The 'Werris' part of Werris Creek is thought to be derived from the Kamilaroi word 'Weraï', which means 'lookout point' - in reference to the prominent hills in the area.

PROPERTY AND INDUSTRY BREAKDOWN

WERRIS CREEK EST. 1877

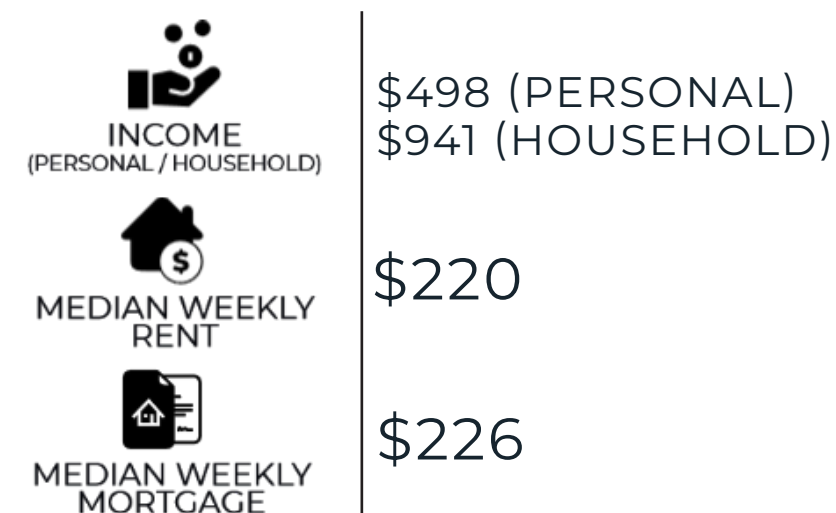
INDUSTRY OF EMPLOYMENT



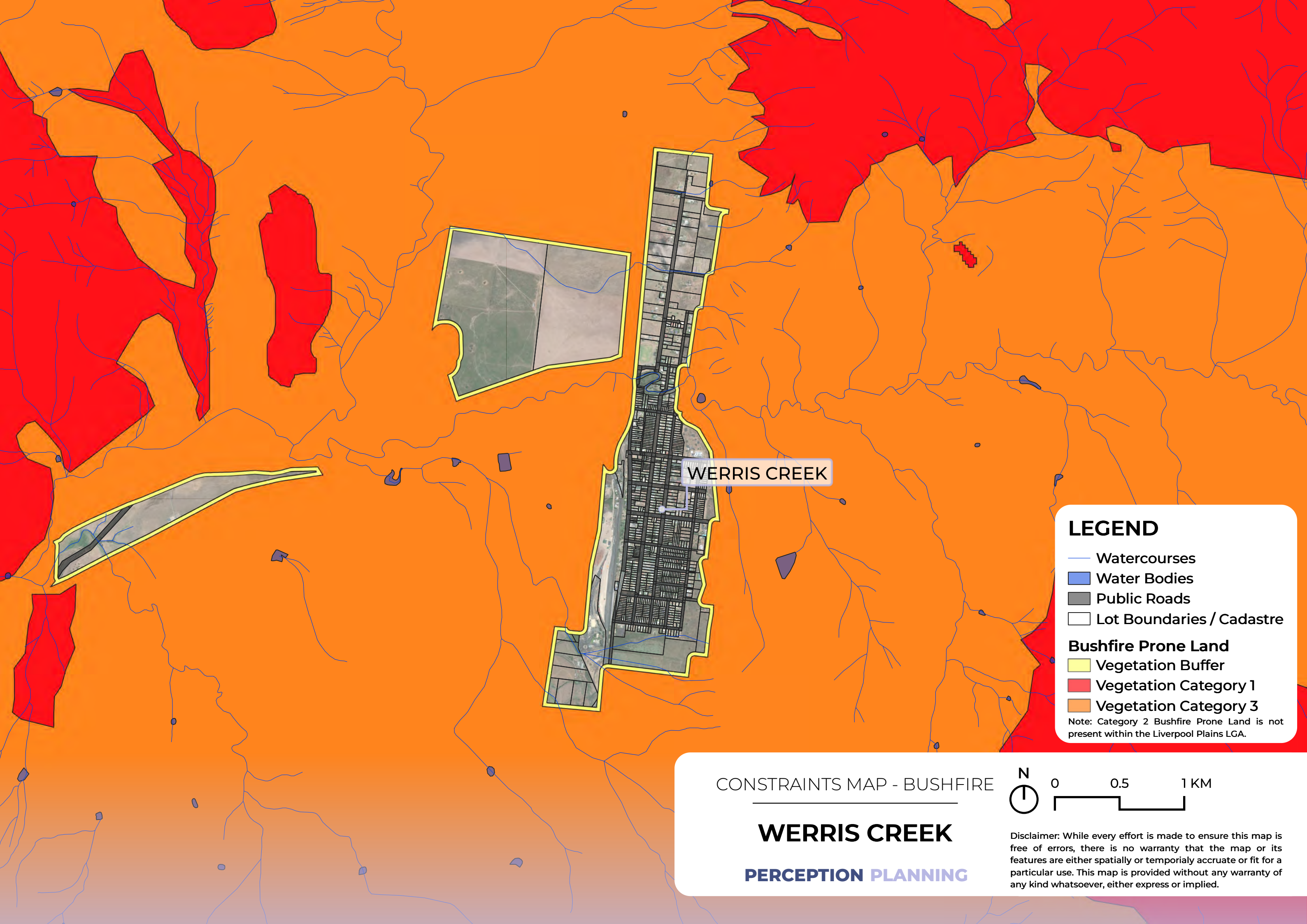
PROPERTIES RENTED/ PROPERTIES OWNED OR MORTGAGED



71% - Owned or Mortgaged 23% - Renting 6% - Other Tenure Type



NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS



LEGEND

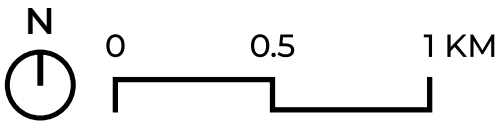
- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

Bushfire Prone Land

- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 3

Note: Category 2 Bushfire Prone Land is not present within the Liverpool Plains LGA.

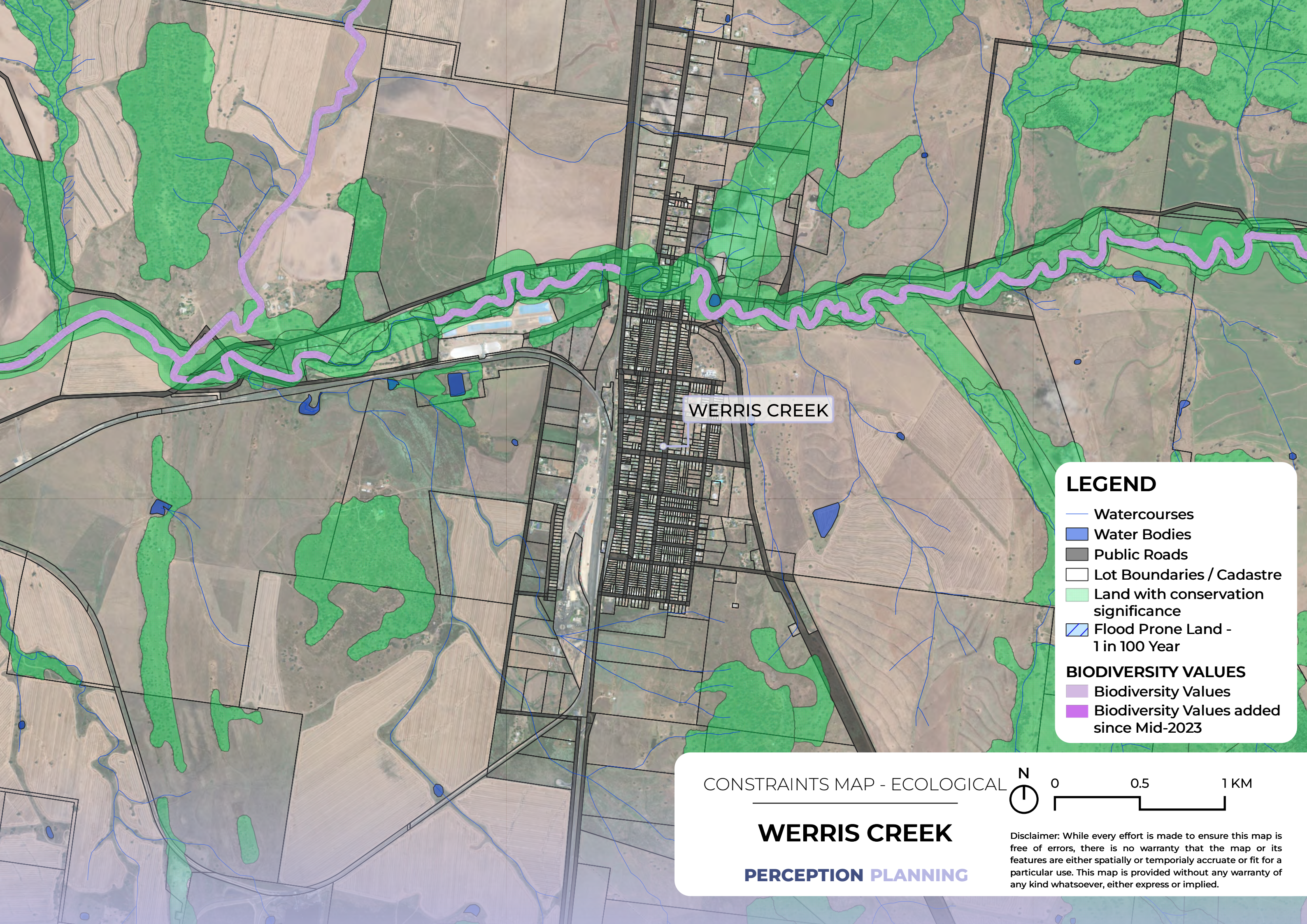
CONSTRAINTS MAP - BUSHFIRE



WERRIS CREEK

PERCEPTION PLANNING

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WERRIS CREEK

LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Land with conservation significance
- Flood Prone Land - 1 in 100 Year

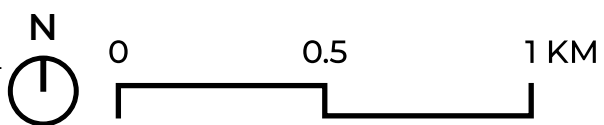
BIODIVERSITY VALUES

- Biodiversity Values
- Biodiversity Values added since Mid-2023

CONSTRAINTS MAP - ECOLOGICAL

WERRIS CREEK

PERCEPTION PLANNING



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COMMUNITY PROFILE WALLABADAH EST. 1856



POPULATION

382



MEDIAN AGE

56



GENDER SPLIT

55M/45F



POPULATION IN
THE LABOUR
FORCE (%)

52%



UNOCCUPIED
PRIVATE
DWELLINGS (%)

23.7%
(49)

NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

With one of the smaller populations among the more developed cluster of towns within the shire, Wallabadah is a village with an older population – just over half of which is in the labour force. Almost 40% of the workforce is in management or professional positions, likely for similar reasons to Currabubula considering its proximity to Tamworth and positioning right on the highway. A further quarter of the workforce consists of Labourers and Technicians/trade workers, with Community/personal service workers and clerical/administrative workers making up another chunk of the working population.

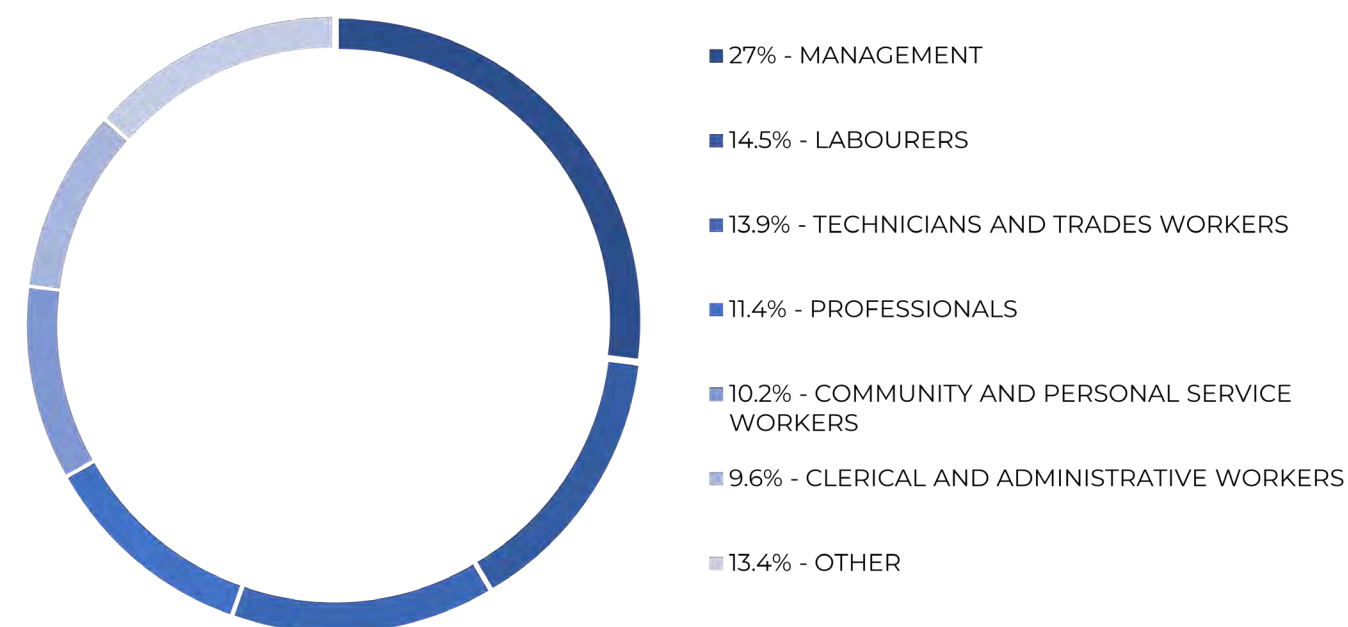
The vast majority of Wallabadah either owns or mortgages their houses, with only 12% of the population renting. 49 of the houses in Wallabadah, 23.7% of all houses in the town, are unoccupied as of 2021.

ORIGIN OF THE NAME

The area now known as Wallabadah was originally called 'Thalabuburi', thought to mean 'many fierce warriors'. Many meanings for the name 'Wallabadah' are attributed, including 'Wallaby Rock', 'Land of plenty of snakes', and simply 'stone'.

INDUSTRY BREAKDOWN WALLABADAH EST. 1856

INDUSTRY OF EMPLOYMENT



PROPERTIES RENTED/ PROPERTIES OWNED OR MORTGAGED



INCOME
(PERSONAL / HOUSEHOLD)

\$572 (PERSONAL)
\$1062 (HOUSEHOLD)



MEDIAN WEEKLY
RENT

\$240

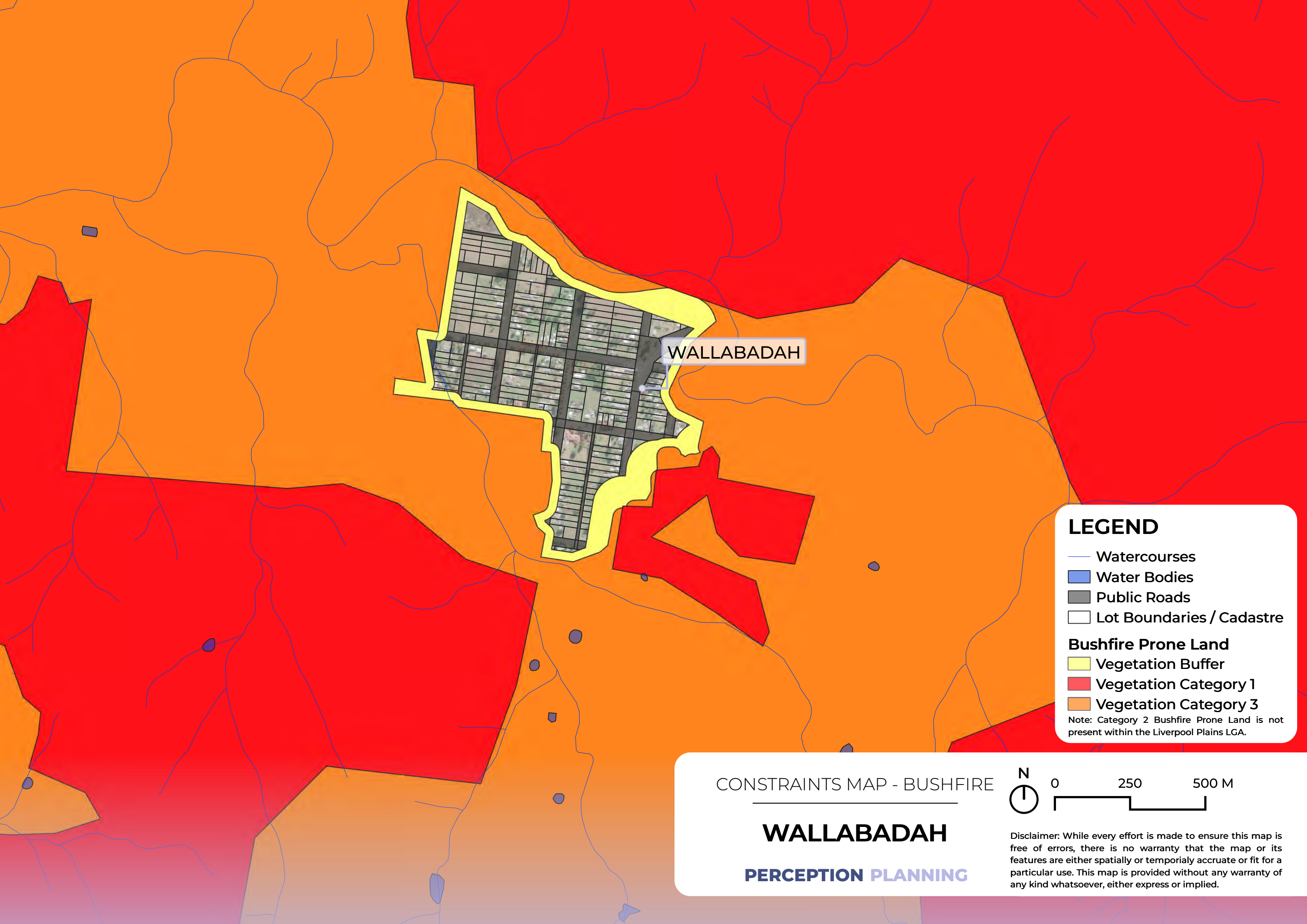


MEDIAN WEEKLY
MORTGAGE

\$274

NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS





WALLABADAH

LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

Bushfire Prone Land

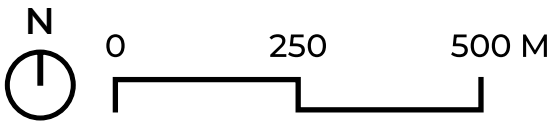
- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 3

Note: Category 2 Bushfire Prone Land is not present within the Liverpool Plains LGA.

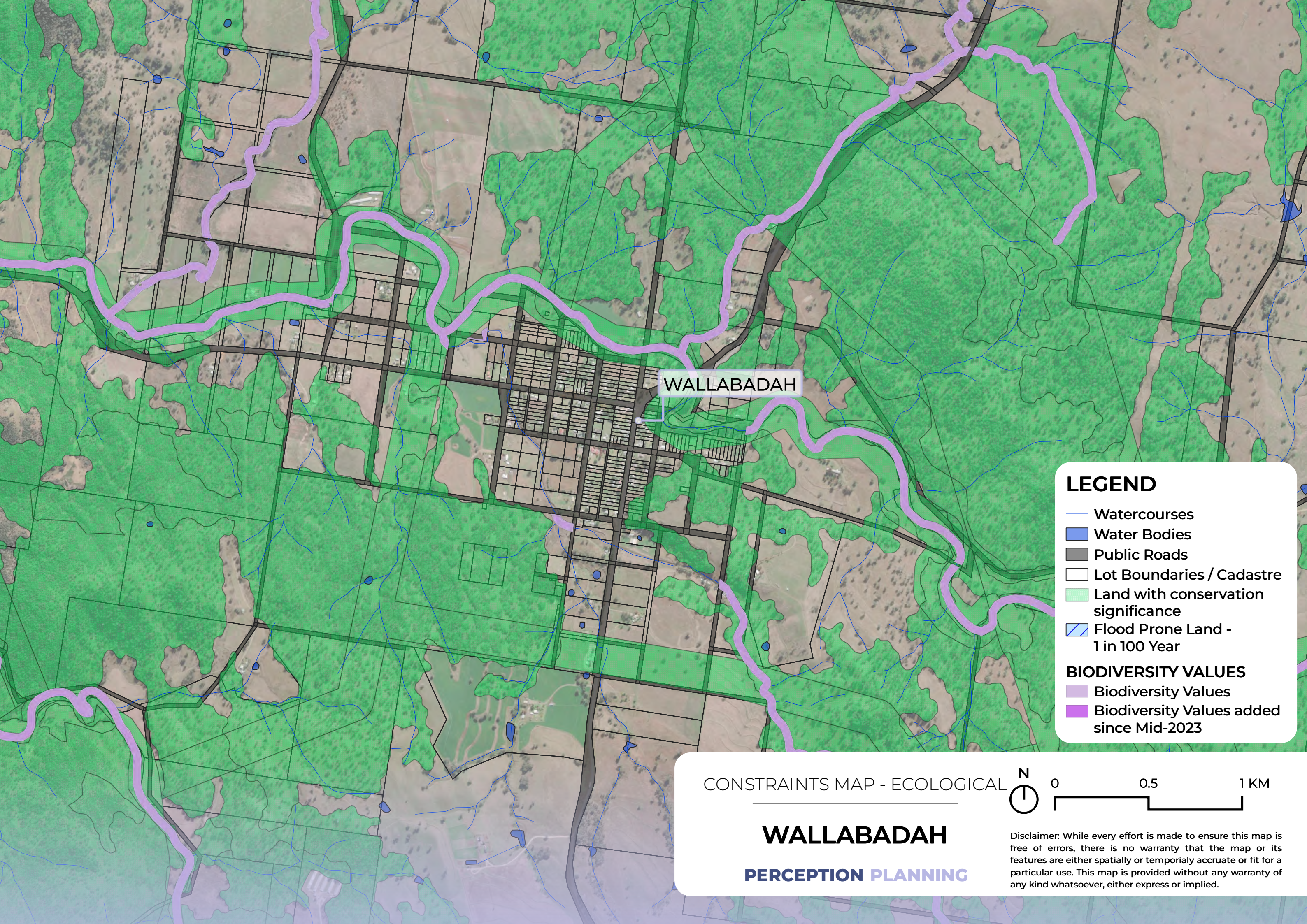
CONSTRAINTS MAP - BUSHFIRE

WALLABADAH

PERCEPTION PLANNING



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WALLABADAH

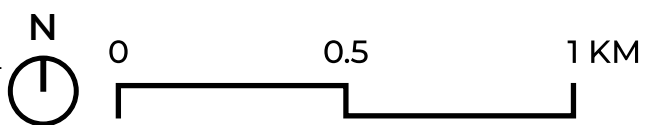
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Land with conservation significance
- Flood Prone Land - 1 in 100 Year

BIODIVERSITY VALUES

- Biodiversity Values
- Biodiversity Values added since Mid-2023

CONSTRAINTS MAP - ECOLOGICAL

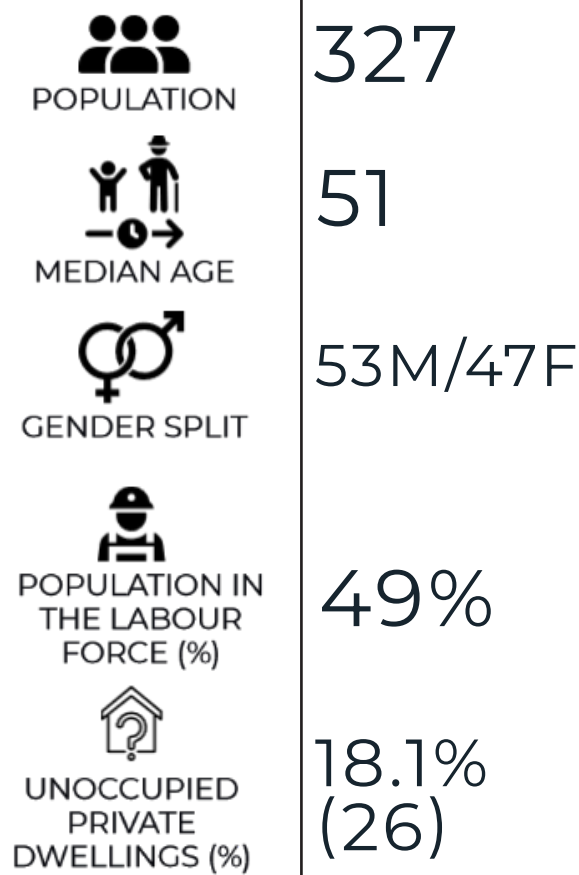


WALLABADAH

PERCEPTION PLANNING

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COMMUNITY PROFILE
WILLOW TREE EST. 1870



NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

Willow tree is a small but blossoming town with a growing number of artesian food and drink premises, forming the entry to the shire from the coast. The population is older compared to other areas in the shire, with a median age of 51. Likely as a result of the older population, just under half of the population are in the labour force. At 52.5%, more than half of the workforce are employed as labourers, technicians/tradespeople, and machinery operators/drivers. Almost a third of the working population are in management or professional roles, partially as a result of the agriculture and industry nearby.

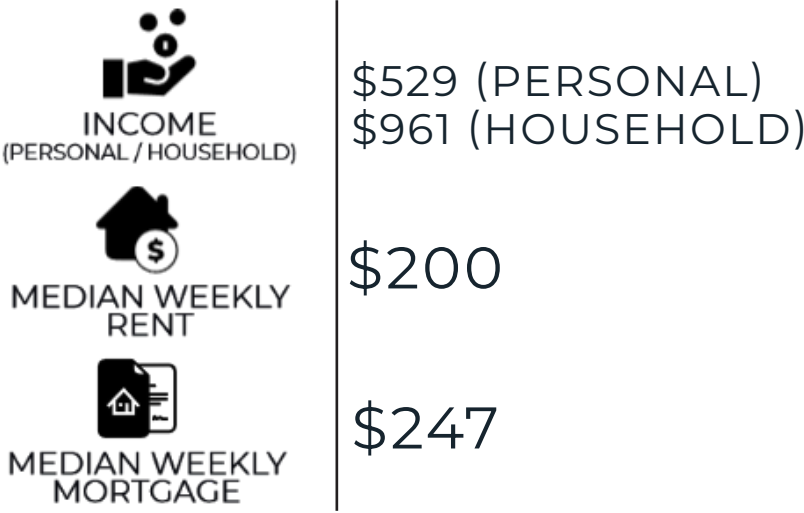
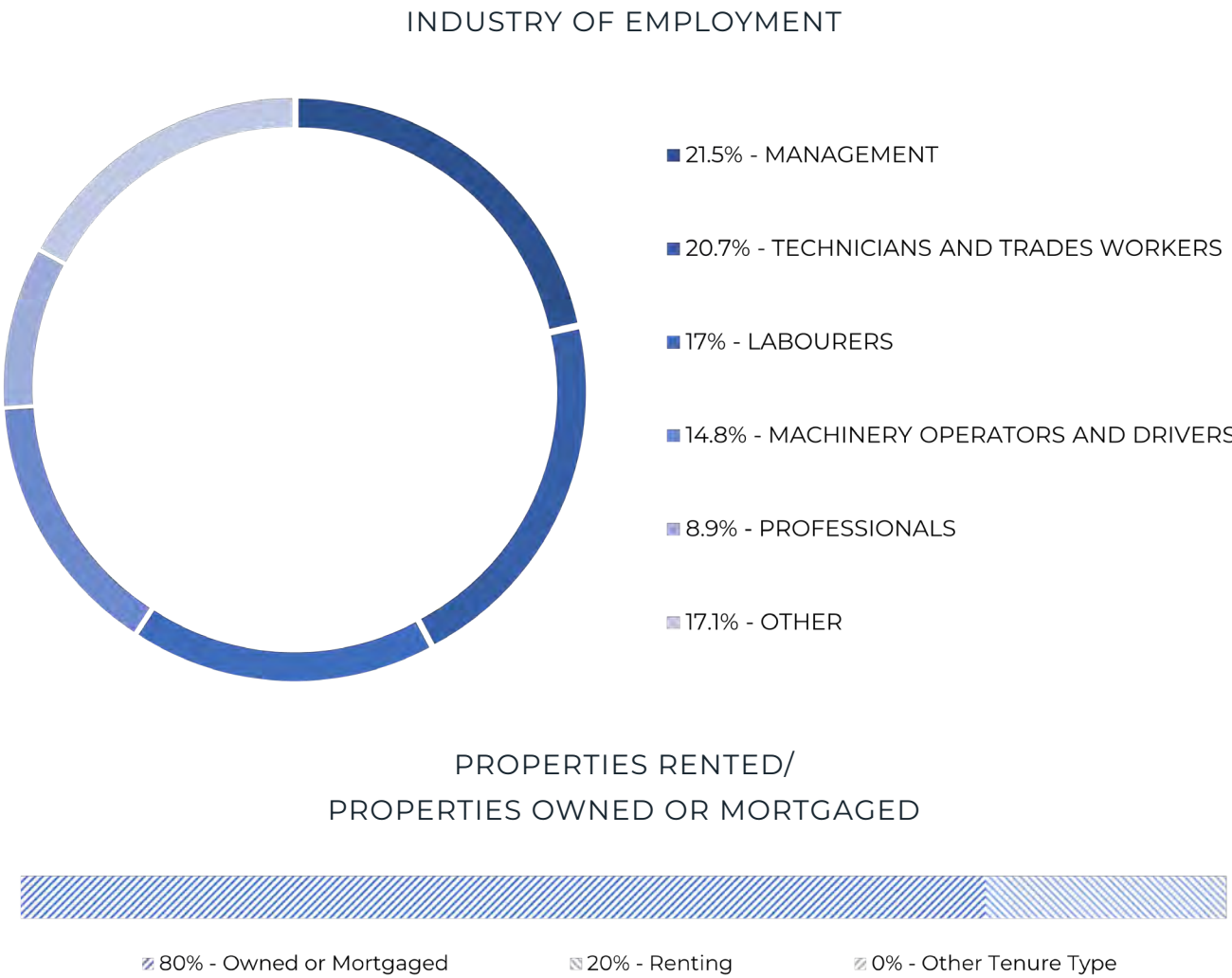
Similarly, to Wallabadah, 80% of the Willow Tree populace own or mortgage their home, with the remaining 20% renting. 26 of the dwellings in Willow Tree, 18.1% of all dwellings in the town, are unoccupied as of 2021.



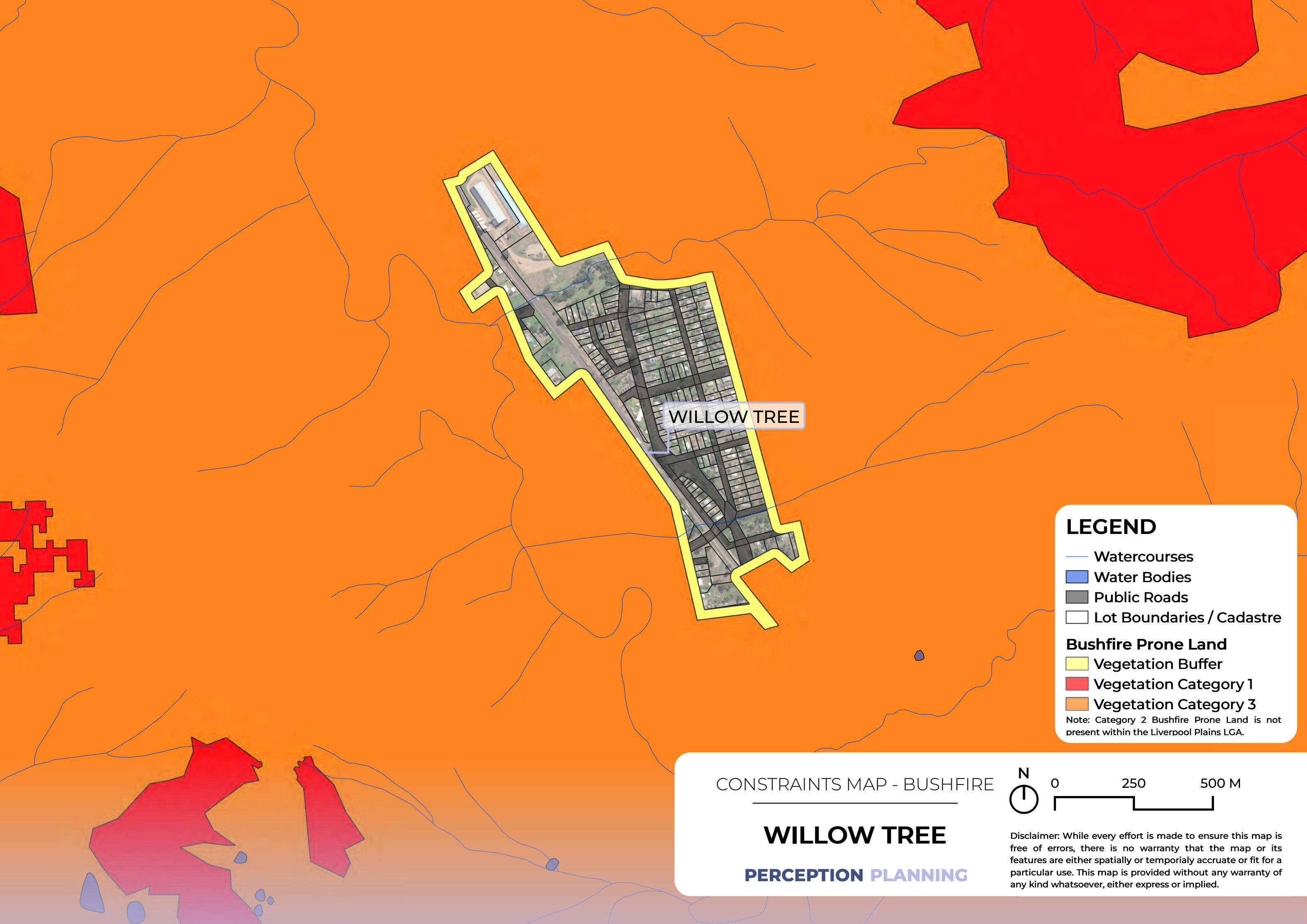
ORIGIN OF THE NAME

Willow Tree Station was originally named 'Warrah', as it was positioned at the north-eastern corner of the Warrah grant made out to the Autralian Agricultural Company in 1833. It was renamed to Willow Tree in 1879 once solidified as a settlement in the area around the 1870s.

INDUSTRY BREAKDOWN
WILLOW TREE EST. 1870



NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS



LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

Bushfire Prone Land

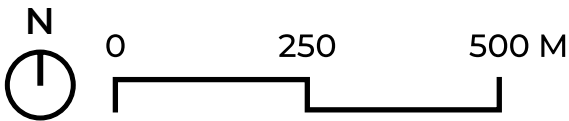
- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 3

Note: Category 2 Bushfire Prone Land is not present within the Liverpool Plains LGA.

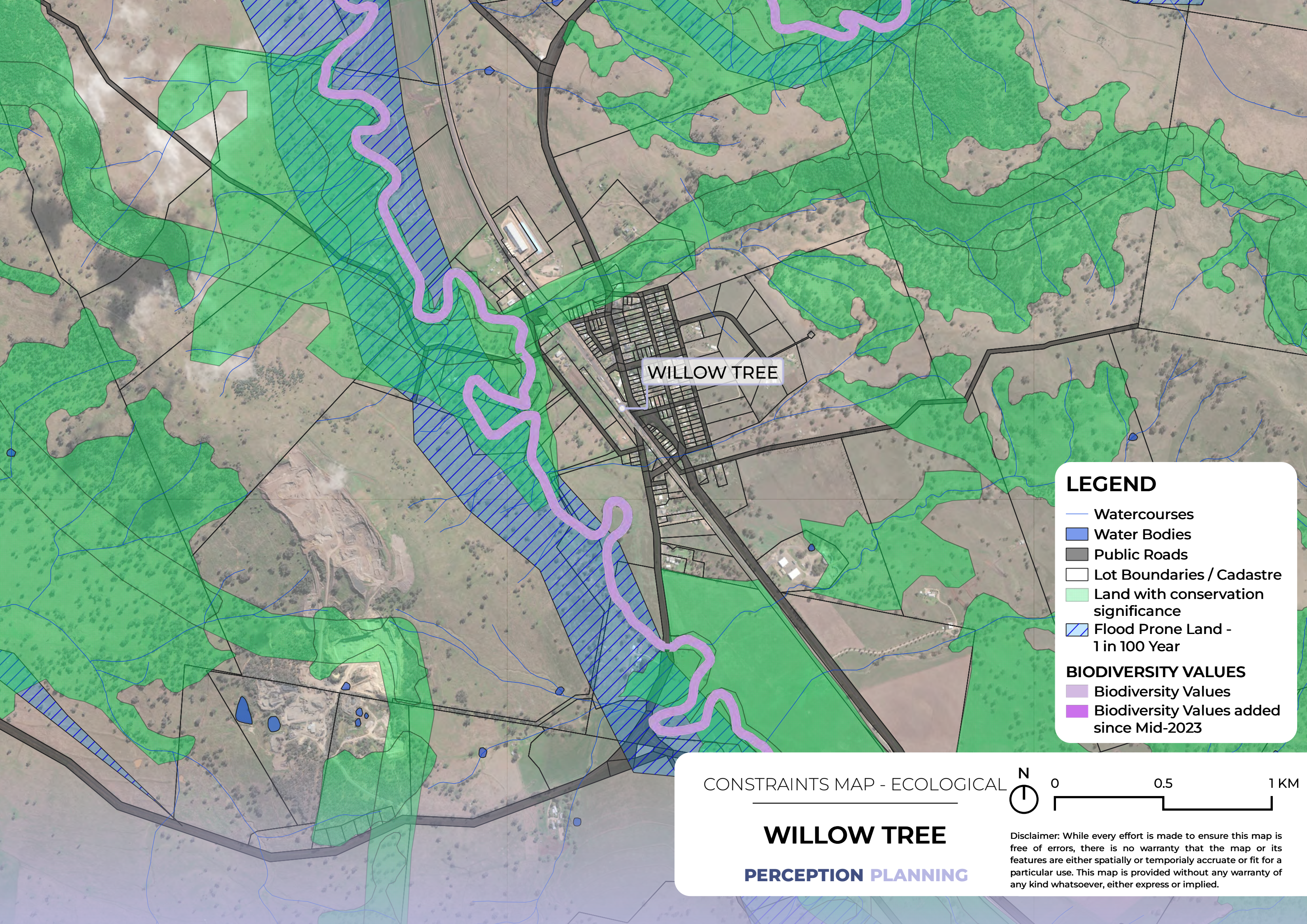
CONSTRAINTS MAP - BUSHFIRE

WILLOW TREE

PERCEPTION PLANNING



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WILLOW TREE

LEGEND

Watercourses

Water Bodies

Public Roads

Lot Boundaries / Cadastre

Land with conservation significance

Flood Prone Land - 1 in 100 Year

BIODIVERSITY VALUES

Biodiversity Values

Biodiversity Values added since Mid-2023

CONSTRAINTS MAP - ECOLOGICAL

N

0

0.5

1 KM

WILLOW TREE

PERCEPTION PLANNING

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HOUSING

LIVERPOOL PLAINS SHIRE KEY OPPORTUNITIES & CONSTRAINTS

ACROSS THE SHIRE

Each of the settlements across the Liverpool Plains Shire have their own unique charm and environmental circumstances which present them with an opportunity to grow individually.

Being located in a rural area, the settlements in the shire are also subject to a plethora of ecological and infrastructure related constraints, prevalent among which are bushfire and a lack of reticulated services, which pose direct barriers to the cost and density of new residential development.

CURRABUBULA

KEY OPPORTUNITIES

Being in the far-northeast of the Liverpool Plains, Currabubula has the benefit of being only a short drive to the regional hub of Tamworth. Currabubula has the potential to increase it's status as a blooming commuter suburb, with residents working in Tamworth and living in town.

CONSTRAINTS

Currabubula is flanked to the North and South by Slippery Rock Hill and Goat Rock Hill respectively. These hills have a thick tree cover, deeming the majority of the outskirts of Currabubula as bushfire prone. The Currabubula Creek also flows through the town and many of the surrounding lots, alongside Currabubula Gulley and Ansteys Creek. The three watercourses are labelled as having biodiversity values, and as such, care must be taken to preserve their natural state. Currabubula is also constrained with regard to the servicing of lots, as there is no reticulated water nor sewer service available.

QUIRINDI

KEY OPPORTUNITIES

Qurindi has remained the central hub of the smaller villages in the shire, and it's key opportunity moving forward is maintaining this status. The services and amenity provided in town make it almost completely independent, giving very few reasons to travel outwards.

CONSTRAINTS

Quirindi, being the largest town in the Liverpool Plains, is only subject to busfire constraints at it's outskirts, with the exception of the lifestyle lots to the southwest of the town which have retained a dense covering of White-Box Pine trees. 1% AEP Flood extents cover much of the eastern side of Quirindi, as well as some of it's Western and Southern parts. Quirindi is also constrained with regard to zoning on it's outskirts, as the rural zoning prevents the provision of further residential lots in it's current state.

WERRIS CREEK

KEY OPPORTUNITIES

Werris Creek is serviced by reticulated water and sewer, however our findings show that this critical infrastructure need vital maintenance at shorter intervals to ensure the quality and reliability of these systems. By better maintaining infrastructure, and updating the dated housing stock, Werris Creek has the oppotunity to shine.

CONSTRAINTS

Werris Creek, much like the majority of rural NSW, is bushfire prone along it's outskirts, posing some barrier for expansion. White-Box pine trees are scattered in the land surrounding the town, with some notable remnant patches close by the north and south of the town. While the town is serviced by reticulated water and sewer, the consensus held by the inhabitants of Werris Creek is that this critical infrastructure is dated and in need of maintenance.

WALLABADAH

KEY OPPORTUNITIES

Wallabadah is a historic village that is rich in heritage, and is already a notable stop on the way to Tamworth from the coast. It holds a number of commercial establishments seeking to make passing trade with those travelling between Tamworth and the Hunter regions. The village has the capacity for some growth, with an already sparse arrangement of housing, although the lack of reticulated sewer inhibits this considerably.

CONSTRAINTS

Wallabadah is home to one of the largest undisturbed white-box pine plantations left in NSW, which also forms a considerable bushfire threat to the Southwest and Northeast of Wallabadah. They also pose an ecological constraint, being an endangered species along with many other forms of vegetation and some species of animal found in the town's surrounds and the Wallabadah National Park. A further constraint to the town is the lack of reticulated water or sewer - which increases the minimum lot size required for residential land and creates a reliance on tank water.

WILLOW TREE

KEY OPPORTUNITIES

Willow Tree is a blooming settlement, with one key shortfall in the lack of reticulated sewer. The town has become a niche tourist hotspot over the past 10 years, with the introduction of the Graze Willow Tree Inn and Plains Pantry. With the provision of critical infrastructure, the village could branch out to build on it's existing unique charm as an interesting stop along the road between the Tamworth and Hunter region.

CONSTRAINTS

Willow Tree is beset on most sides by White-Box woodlands, with the 1 in 100 year flood affecting the land to its West. This being the case, bushfire is a constraint on further construction towards the outskirts of the town. The village is also unsewered which drastically increases the required minimum lot size for residential development.

OVERVIEW

LIVERPOOL PLAINS SHIRE

COMMUNITY CONSULTATION

The single biggest factor in any land use planning document being successful and implemented is the ownership of the document by the community and Council. To this end, a fundamental cornerstone of this GM&HS has been community consultation and engagement.

The key consultation milestones both have included, and will include:

- ◆ Initial Council staff consultation sessions
- ◆ Informal walk arounds and discussion with community members in towns and villages
- ◆ Targeted consultation with planned drop in sessions
- ◆ Establishment of a community working group for the GMS
- ◆ Formal / traditional community consultation
- ◆ Government Agency Workshops
- ◆ Online Discussion Forums/polls

With the preparation of the GM&HS as authors, we were very careful to not simply commence the document with our prior assumptions. The first step in our process was to embark on a process of discovery with the council staff and local residents to understand the key issues. Following the summary of all the consultation strategies, this strategy will be reviewed and updated to ensure all community feedback is considered.

[EXAMPLE FIGURES - TO BE UPDATED POST CONSULTATION]

150

RESPONSES





AFFORDABLE
HOUSING
KEY CONCERN

SUBMISSION	RESPONSE
<p>Example: Rural Lifestyle Lots - There is a shortage of Rural Lifestyle lots in the shire. The community needs more rural land to farm and build dwellings on.</p>	<p>Example - The newly proposed rezoning principles form a framework for new rezonings, to determine whether they have merit. These principles can be used to identify and rezone land suitable for rural lifestyle lots.</p>



OVERVIEW

LIVERPOOL PLAINS SHIRE INDUSTRIAL LAND & TOURISM

INDUSTRIAL DEVELOPMENT

Industrial development refers to the establishment and operation of activities related to manufacturing, production, warehousing, distribution, and other industrial processes. In the Liverpool Plains, a large portion of this is related to agriculture, given it's prevalence in the shire.

Industrial Development shares an intrinsic link with residential development in most cases, as they are a source of employment for those living nearby. Where a settlement has a population of working age, they require employment to support themselves and their family, and the closer employment can be provided to residential accomodation, within reason, the better.

The two primary industrial hubs in the plains are Quirindi and Werris Creek. In Quirindi, a large serviced Industrial Estate has been provided for over 30 years, with only around 20% of the 32 ha of industrial zoned land being developed. Werris Creek is also home to a significant amount of zoned insdustrial land which has not as of yet been developed. Only around 10% of the 79 ha total has been developed as part of the intermodal transport facility, the rest remaining vacant.

It can then be concluded that a supply of Industrial land does not appear to be a limiting factor when considering growth, as there is a large supply of zoned, serviced, and undeveloped industrial land in the two most populous towns in the shire. The provision of this land, however, prepares the shire for growth in these sectors alongside a growth in population.

The largest factor for the development of industrial land is demand. Whilst this study identifies suitable future industrial land - as is considered best practice, any industrial or commercial land zoning changes would require a detailed economic analysis and modelling, and would constitute it's own separate scope and body of work.

ARTISAN FOOD & DRINK PREMISES

Artisan food and drink premises are a valuable attraction to rural towns that can help them stand out as more than just a backdrop along the highway. Stalls, shops, and other development which puts the labours of the land on display, and markets them in the right way, have the potential to transform the feel of small towns and bring in economic stimulus to the benefit of the town and its inhabitants.

Demand for artisan food and drink premises is backed by the Department of Planning and Environment, with specific State Environmental Planning Policies implemented for the primary purpose of encouraging this type of development.

Willow Tree is a shining example of how a town can benefit with just a few tourism-focused developments – Plains Pantry and the Graze Willow Tree Inn. The former presents as a tourist-friendly café and grocer which adds a unique, welcoming touch to the town, whereas the latter brings in tourism from Tamworth and beyond to enjoy farm-to-table dining in a cosy environment.

AGRITOURISM AND RECREATION

Agritourism is a growing industry which builds upon traditional tourism to rural areas by allowing for a more immersive travel experience in rural areas. Chief among the many benefits of agritourism is the diversification of business operations and can help to counterbalance the seasonal nature of agricultural income. This is because agritourism can occur at times of the year during which crops are not growing nor being harvested.

The foremost barriers to agritourism in most cases are a lack of landowner awareness, and the development approval process for rural tourist accommodation and tourism facilities. Where these two factors can be managed, agritourism has the potential to benefit farmers and the greater community, by bringing in further external revenue to boost the economy, and raising awareness and appreciation for the environment, and the processes which bring food to the table. There is growing awareness in the shire already with the popular not-for-profit group, 'The Plains'. The group is working to establish the plains as a destination for agritourism through collaboration, education, and innovation.

Whilst Agritourism isn't directly a part of housing supply and demand, its benefits are evident where rural communities can accommodate it. Increased, longer stay tourism creates more visitor spending in the Liverpool Plains Shire - and over time, more residential demand. Currently, tourist and visitor accommodation are currently permitted with consent in the RU1 zone, however the focus moving forward would be on creating an environment where DA assessment for such developments was fast and pragmatic. With Festivals and events, a further recommendation of this strategy is to review the legislative framework to assist them in being able to be carried out as a local government approval or exempt development.



OVERVIEW

LIVERPOOL PLAINS SHIRE AGRICULTURE & TOURISM

AGRICULTURE

At the heart of the Liverpool Plains has always been the agricultural values that the land holds, owing to the rich, black soil it inherits from the earth. A growth strategy which aims to retain the agricultural values of the land while allowing for further agricultural opportunities is crucial for sustainable growth, which fosters the principles upon which the community has grown and preserves it's character for future generations to enjoy.

Agriculture is encouraged in this strategy by preventing further fragmentation of rural land, the recommendation against rezoning of agricultural land, and by incentivising and promoting growth in areas which do not affect the existing farmland in the area. Diversity in agriculture is sought by the provision of small holdings lots, whereby prospective residents can enjoy smaller holdings in a non-commercial context. This is intended to result in hobby farms and similar development which make use of already fragmented rural land, while also providing for the housing needs of the community.

Whilst it is important to preserve agricultural land, in a strategic planning sense, it also imperative to understand and account for the dwellings that can be constructed on rural land. Based on generically applying the minimum lot size in the RU1 zone, it is estimated there is approximately 550 rural allotments with a dwelling entitlement across the LGA. To assist with the administration of rural dwelling entitlement and to ensure an equitable and staged approach to rural dwelling entitlements, it is proposed to phase out the current LEP provisions in regard to dwelling entitlement carrying over from the old LEP and the dwelling entitlement map.

This is similar to the gradual removal of existing or establishing holdings from LEPs across NSW. As a result, the GM&HS recommends a multi-faceted approach. The importance of dwellings on rural land is not to be understated, however the protection of farm land takes precedence as a key aspect of the GM&HS. While this strategy is predominantly focused on residential land, the capacity for rural lands to contain dwellings intertwines them with the GM&HS. The intent of the implementation of a Dwelling Opportunities Map which shows Dwelling Entitlements across the shire is so it's residents don't loose their entitlement, but instead it is shown on the map as opposed to a cumbersome search of physical records.

Key implementations to note from an agricultural perspective are:

Dwelling Opportunities Map - A Dwelling Opportunities map serves as a visual record of the Existing Holdings across the shire, an existing holding being a lot, including any adjoining land, which was held in the same ownership at a certain date (the date varies on the location of the land). To allow for a dwelling opportunities map to be produced, the existing holdings in the shire will need to be recorded at once – a process which is recommended to be assisted by an external consultant. It's important to note that existing dwelling entitlements will not be lost, but simply transferred to a Dwelling Opportunities Map. There is an upfront cost involved with this, however this investment is offset by the reduced by a far more streamlined process for checking dwelling entitlement.

Rural Workers Dwellings - Dwellings on rurally zoned land for the sole purpose of accomodating people who work on that land, i.e. Rural Workers Dwellings, are to remain an important permitted use on rurally zoned land.

Dual Occupancies - Currently, LEP provisions dictate that dual-occupancy developments must present as a single development, or be located within 100 metres of each other. Based on the strategic work undertaken as part of this

strategy, no significant adverse impacts resulting from dual occupancies on rural zoned land sited 100 metres or more from one another have been identified.

Our review has concluded that by enabling a flexible application of the standard rural dual occupancy provisions - by allowing rural dual occupancies further than 100 m from each other, farmers can maximise the use of their farm land and also support off farm income. Unless a lot is over the minimum RU1 lot size, subdivision cannot occur, however with detailed and meticulous DA assessment there is no clear and tangible reason for the standard LEP clauses to be applied, which restricts dual occupancies to either appear as one development or be within 100m of each other. This is considered an innovative and practical way to support farmers that wish to invest into their property and also provide further diversity in the housing market.

Should a farmer wish to invest significant capital in a rural dual occuapancy on a single land title which cannot be further subdivided, there should be no obstruction - legislative or otherwise. Where undertaken on a single lot, this activity limits the potential to create conflict between land uses where care is taken in assessment of dwelling applications. The investment in a dual occupancy by primary producers is a positive economic prospect, and where it doesn't impact adjacent land, is not a planning consideration.



MULLALEY MOUNTAIN, GREAT DIVIDING RANGE

ELEVATION - 591 METRES

ENVIRONMENTAL CONSERVATION PRINCIPLES

Environmental conservation, primarily the retention of vegetation wherever possible, is a key principle at the heart of this strategy. Action for change is a method by which the character and stunning landscapes of rural communities can be preserved when appropriate, proactive steps are taken towards mitigation of environmental issues.

In a strategic context, action for change consists primarily of appropriately zoning land in a proactive manner, so as to limit the potential for new development to harm the environment where necessary, and preventative legislation against activities which would adversely affect biodiversity values of the land.

Action for change requires a forward-thinking mindset, proactive decisions, a willingness to both adopt and maintain sustainable practices, and a commitment to promoting positive environmental change for the benefit of current and future generations. The effects of proactive sustainable practices are evident both immediately and long term, as it prevents overdevelopment of rural communities and retains the natural diversity of the landscape.

OVERVIEW

LIVERPOOL PLAINS SHIRE DEVELOPMENT ASSESSMENT FRAMEWORKS, INFRASTRUCTURE,

DEVELOPMENT ASSESSMENT FRAMEWORK

A Development Assessment Framework, or DAF, is a framework which seeks to categorise land across an area, and provide a set of acceptable solutions for the provision of wastewater management systems in unsewered areas. Land is typically categorised according to risk, with low-risk land requiring minimal scientific and engineering input to support the use of an on-site wastewater system, whereas high-risk sites will require extensive investigation to confirm suitability and sustainability.

In consideration of the high volume of unsewered sites which are either already inhabited or have the potential to support residential accommodation, the development and implementation of a DAF in the shire would assure that future residential development is sustainable and will not impact upon the environment. There is also the reality that many sites utilising OSSMs in the shire are currently undersized considering the recommendations proposed by most DAFs - reinforcing the strong need for the development of a DAF to support not only future development, but the existing development of the shire as well.

INFRASTRUCTURE

Infrastructure refers to a range of supporting structures, facilities, and systems which provide the essential services and functions, and ranges from being site-specific such as reticulated water and sewer to being region-specific like libraries and other public buildings. During consultation with Council staff, infrastructure is the key issue raised.

The provision of all types of infrastructure is one of the primary challenges that a growing rural population will face, as both the provision of new infrastructure and the augmentation of existing infrastructure is a very costly exercise. Given the expense involved with any method of providing reticulated sewer, and especially the absence of any reticulated sewer system at all outside of Quirindi and Werris Creek, On-Site Sewage Management (OSSM) systems are prevalent across much of the shire as a means for wastewater management.

The use of a transpiration OSSM, which drains treated wastewater into the soil, is a non-issue for the large rural landholdings which they are typically used in - due to the large infiltration area available. Most new DAFs advise there is considerable risk to long-term sustainability where transpiration septic systems are used on lots under 4000 square metres. It's recommended that a shire-specific Development Assessment Framework should be undertaken as mentioned above, as this will better inform council and the community of the specific conditions in the Liverpool Plains, and how to sustainably provide infrastructure to unsewered regions. It should also be noted that some alternative methods of transpiration including raised beds can be used under certain circumstances to allow OSSM usage on smaller sites - further investigation as to the use of alternate OSSM transpiration methods in the shire would also be beneficial as a step towards more sustainable waste management.

The development of a Development Assessment Framework would allow for the risks involved with OSSMs in regional settlements to be identified and managed shire-wide, and can assist in making the process of effluent management streamlined and less onerous on the landowner. In addition to new infrastructure where required, it can be cost-effective and just as beneficial to revitalise old infrastructure. One such example of this could be to seek funding for a train service from Quirindi to Tamworth or the Hunter region.

There is also the option for private water supply and wastewater systems to be considered for rural towns and villages. There are dedicated and specialist companies that offer this service. This is via the Water Industry Competition Action (WICA) process regulated by the Independent Pricing and Regulatory Tribunal (IPART). There have been mixed reviews of these systems across NSW, hence the GMHS simply recommends this be scoped out further.

A crucial part of modern infrastructure is the provision of telecommunications and internet services to the shire. When implemented appropriately, this helps to foster the growing number of professionals working from home - in addition to keeping the shire connected in the modern era.

Currently, the primary settlements of the shire have adequate 4G mobile coverage from Telstra and Optus, with Vodafone having 3G coverage only. This is standard for rural and regional areas, and does not pose any significant barriers to communication.

The only town in the Liverpool Plains to use a fixed line NBN service is Werris Creek, which utilises a Fibre-to-the-Node (FTTN) connection which is typical in regional areas. The other large towns of the shire (with the exception of Currabubula) are serviced by NBN fixed wireless broadband. This system relies on the use of four NBN towers within the shire - two in Quirindi, one in Willow Tree, and one in Wallabadah.

In other areas in the shire, as well as in almost any rural area, satellite internet is becoming increasingly prevalent as a source of relatively reliable internet. This being the case, living in rural and regional areas is no longer has the barriers to telecommunication infrastructure it once did.

FUNDING, PROGRAMS AND INITIATIVES

Growth can be planned for, and some action can be taken without monetary input, however external funding is often a pivotal input which allows for growth to happen. Prior to gaining momentum with regard to growth, external input is required to initiate the process. This can be achieved in regional NSW through a multitude of funds, grants, and initiatives which serve this very purpose of achieving 'critical mass'.

The **Regional Growth Fund** is a state-led investment in NSW which helps regional communities to generate jobs, grow local economies, and attract investment. Where these objectives are realised, they form an impetus for further growth which then becomes self-sufficient. Most of the major settlements in the Liverpool Plains LGA already take advantage of the **Stronger Country Communities Fund** - a part of the Regional Growth Fund as below:

QUIRINDI

- ◆ Quirindi Disabled Amenities and Access
- ◆ Plains Fitness Improved Access and Modernisation
- ◆ Quirindi Library Precinct
- ◆ Longfield Oval Lighting Upgrade
- ◆ Tennis court resurfacing and new basketball/netball courts
- ◆ Quirindi Sporting Hub Precinct Clubhouse Modernisation
- ◆ Quirindi Showground Arena Amenities Upgrade
- ◆ Nungaroo LALC Community Building Extension
- ◆ Trainworld Room at Quirindi Heritage Village
- ◆ Three Stand Shearing Shed Upgrade
- ◆ Quirindi Rugby Union Club Lighting Upgrade

OVERVIEW

LIVERPOOL PLAINS SHIRE

**COMMUNITY HOUSING PROVIDERS,
FUNDING PROGRAMS/INITIATIVES, OTHER INITIATIVES**

FUNDING, PROGRAMS AND INITIATIVES (CONT.)

WERRIS CREEK

- ◆ Facilities Upgrade at David Taylor Oval
- ◆ Pathway Extension - Hoamm Park to David Taylor Oval
- ◆ Footpath Improvement - Werris Creek Main Street
- ◆ Pool Cover and Heating for Olympic Pool
- ◆ Upgrades to Plant Equipment, Kid's Pool, and Water Features at the Werris Creek Swimming Pool

CURRABUBULA

- ◆ Sun-safe Playgrounds in Currabubula
- ◆ Currabubula Community Hall Improvement Project
- ◆ Playground Fence and Tennis, Basketball, and Netball Court Resurfacing
- ◆ New Stables and Round Yard
- ◆ Currabubula Recreation Reserve Facilities Upgrade

WALLABADAH

- ◆ Wallabadah Street Lighting Upgrade

Other programs and initiatives which the Shire currently benefits from are the Safe and Secure Water Program, which has two projects underway in Quirindi for sewage treatment and district water security, as well as the Liverpool Plains Aquatic Centre in Quirindi through the Resources for Regions Fund - another derivative of the Regional Growth Fund. With the critical importance of water and sewer infrastructure with respect to growth, it's recommended that lobbying for specific water and sewer reticulation projects is undertaken to support additional growth across the shire.

COMMUNITY HOUSING PROVIDERS

A partnership between Council, or even a private developer, and a community housing provider can help to deliver affordable housing for the community. These partnerships often combine the best of both parties, bringing together land, funding, and development expertise. There are a number of registered community housing providers which could provide tenancy management and development expertise to a private developer or a council-led development program to aid in providing housing to the community. As part of the consultation program, it is proposed that council consult with Community Housing Providers in the region.

NATIONAL DISABILITY INSURANCE SCHEME (NDIS)

The National Disability Insurance Scheme, or NDIS, is a nationwide scheme which helps provide funding to people with a disability, and those who provide care or housing for people with a disability. Ensuring awareness of this scheme is important, as it has the potential to drastically change the lives of shire residents living with a disability who do not currently have access to the assistance they need. The NDIS only provides the funding for participants, and the success of the system depends on the provision of suitable housing to fit the needs of those participants.

COUNCIL INITIATIVE

There are multiple methods through which council could provide better access to affordable housing and recreation in the plains. As council has control over the permissible land uses under certain zonings, these can be altered to allow residential use under some circumstances.

One such circumstance is vacant commercial land, which could be adapted for temporary residential accommodation where the zoning permits it. The permissible uses for other zonings could also be altered to include a wider range of uses - such as recreational use in industrial zoning to make use of existing vacant industrial land.

For example, Rural RU1 Zoning could be adapted to allow landscape and timber supply facilities, and Industrial zoning could have its permitted uses reviewed to allow childcare centres, places of worship, indoor and outdoor recreation, veterinary hospitals, and other suitable uses as deemed by council. This encourages development by making existing vacant land more versatile.

Another important role that council can play in utilising government initiatives is ensuring public awareness of various opportunities available to them, and presenting clear and concise planning pathways to landowners to minimise the barriers to development. Where the development pathways and process are clear, prospective developers are more likely to initiate projects which help the shire to grow.



ST ANNE'S CATHOLIC CHURCH, WALLABADAH - JAN SMITH

HOUSING

TODAY'S CONTEXT

GM&
HS



LOCATION
DISTRIBUTION
RESIDENTIAL APPROVALS
DIVERSITY
AFFORDABILITY
BUILDING VS BUYING IN 2023

OVERVIEW

LIVERPOOL PLAINS SHIRE HOUSING LOCATION & DISTRIBUTION

HOUSING LOCATION

Housing in the Liverpool Plains area is largely situated around the towns of Quirindi and Werris Creek – more than two thirds of the shire population is situated around these centres. This is largely due to the increased density permitted in these areas as a result of the sewer infrastructure they are serviced by, whereas other areas in smaller towns and rural lots require alternative wastewater treatment via a septic tank or similar effluent disposal systems.

Due to wastewater constraints, this results in a variety of generalized lot styles, as described below:



Urban lots are typical of town centres, and consist of lots around 500-1500 m². These lots form more than a third of all housing lots in the Liverpool Plains Shire, owing to the increased density afforded by reticulated Sewer.

Lifestyle lots are most often present on the outskirts of town centres and live up to their name by providing an alternative lifestyle on a lot which is typically 1500 – 20,000m². These lots are occasionally connected reticulated sewer and water, most often where they are on the outskirts of urban areas.

Rural lots are typically larger lots on the outskirts of major townships. These lots will often be associated with a primary production or agricultural use, such as farming or grazing. These lots generally range from 5-10 ha, to well over 200ha.



GEORGE STREET, QUIRINDI - 1905

HOUSING DISTRIBUTION (LGA WIDE)

CURRABUBULA	5.6%	WALLABADAH	5.1%
QUIRINDI	45.1%	WILLOW TREE	6.6%
WERRIS CREEK	23.6%	RURAL / OTHER	14.0%

NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

Housing in the Liverpool Plains consists primarily of urban living, with more than 68% of dwellings in the shire being located within the residential areas of Quirindi and Werris Creek. A further 18% of the total housing stock is contained within other residential areas of the shire, primarily Willow Tree, Currabubula, and Wallabadah.

The remaining 14% of the population is located in rural areas across the LGA, including dwellings in more rural settlements further West from their highway-adjacent counterparts.

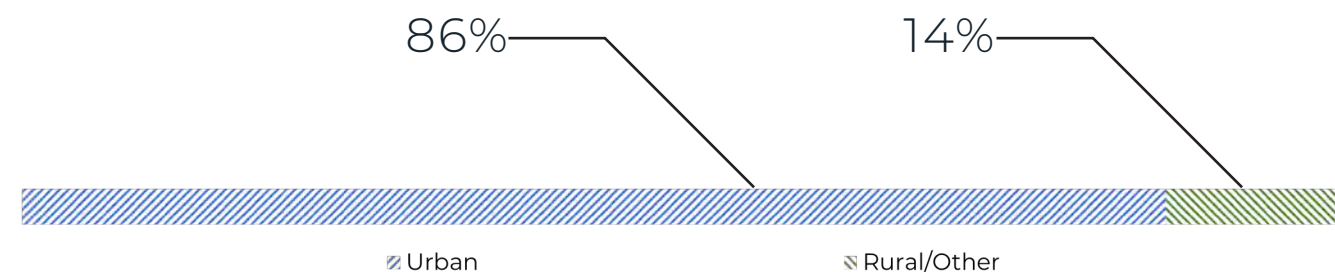
This split is expected to reduce as further opportunities for urban/lifestyle residential living is provided near the existing town centres, with a slight fluctuation in rural dwellings expected throughout any period where a 'sunset clause' is implemented.

Throughout the COVID-19 pandemic, there was an increase in demand for lifestyle living areas where much of the Australian workforce were required to work from home. The effect of this widespread imposition on working arrangements during the pandemic has resulted in many of the traditional workplace values being phased out, as their relevance and benefit is called into question.

As further studies are conducted on flexible working arrangements, and COVID spurred trials and studies are undertaken, it is becoming more and more clear that flexible working arrangements can lead to improved organisational productivity and employee wellbeing. As these studies continue, it can be expected that the desire for affordable lifestyle type dwelling arrangements may generally increase.

Given the proximity of Currabubula and Wallabadah to Tamworth, it is also expected that Tamworth residents who are seeking a larger lot size may utilise these townships as 'commuter suburbs', in which they can enjoy and afford a larger lot size and dwelling with the only sacrifice being a 25-30-minute commute.

URBAN VS RURAL HOUSING (LGA WIDE)



NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

OVERVIEW

LIVERPOOL PLAINS SHIRE RESIDENTIAL APPROVALS & HOUSING DIVERSITY

RESIDENTIAL APPROVALS - 2003-2023

Housing approvals throughout the Liverpool Plains Shire are primarily through Development Applications (DAs), which consist of 87% of all applications for residential development. The remaining 13% of applications are through Complying Development Certificates (CDCs).

A potential barrier to growth can be the inaccessibility of the development process, and the lack of appropriate planning pathways for the community to follow. Especially in rural areas, where guidelines for residential construction are clear and facilitate straightforward approvals, appropriate development can be fostered in specific areas.

DEVELOPMENT APPLICATION	323 (87%)
COMPLYING DEVELOPMENT	47 (13%)
TOTAL	370
URBAN DWELLING HOUSE	155
RURAL DWELLING HOUSE	150
BUILDING ENVELOPE	38
RESIDENTIAL FLAT BUILDING	7
URBAN DUAL OCCUPANCY	3
RURAL DUAL OCCUPANCY	4
RURAL WORKERS DWELLING	5
SECONDARY DWELLING	5
MULTI-DWELLING HOUSING	1
SENIORS HOUSING	1

HOUSING DIVERSITY

A key consideration when planning growth in an area is the need for diversity in housing. There are several forms of diversity which affect the type of housing required in different ways;

Economic diversity creates the need for both affordable or social housing, as well as the desire for larger lifestyle blocks.

Age diversity creates the need for all types of housing - affordable housing and 3+ bedroom houses for young workers and growing families, as well as smaller 2 bedroom houses for older people looking to retire and downsize and young professionals, and seniors housing for people who require assisted living arrangements.

Physical diversity creates the need for special facilities to assist with the care of people with a disability.

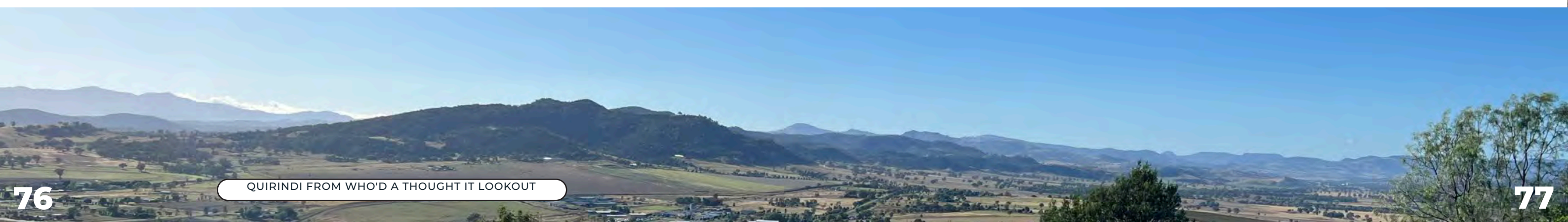
Accounting for diversity is particularly important in regional areas which have a significant proportion of older people amongst their population. Allowing for the population to 'age in place' and providing access to assisted seniors living arrangements has multiple benefits. It provides for the needs of the population as it ages, creates vacancies in existing housing stock, and creates jobs within the community.

Given the benefits that diversity in housing brings, it is recommended that council incentivise diverse housing. This can be done through reducing assessment times for certain types of development, developing relationships with disability and aged care providers, or providing concessions to development which cater to the need for housing diversity in an area.

Parts of the National Construction Code pertain to 'Liveable Housing Design', which while not applying in NSW, council could encourage and incentivise development which adheres to the design standards. This would allow for housing which is easily converted to be accessible for people with a physical disability.

Diversity in age can be supported with the provision of quality Manufactured Home Estates. While there can be some stigma against manufactured housing estates as they exist in many regional areas, there lies great potential to provide a quality estate in which new, smaller housing can be provided in it's own community. This allows for older members of the community to downsize, and frees up housing stock where migrate from other areas of the shire. This also invites the provision of further recreational and communal areas, freeing up existing infrastructure.

The method by which Manufactured Housing Estates operate is also very conducive to the lifestyle of many retired residents of the shire. The method of ownership, being through a lease, means that landscaping and maintenance is undertaken by the owner of the estate, allowing for transient occupation of the site while travelling, and a more carefree lifestyle.



LIVERPOOL PLAINS SHIRE HOUSING AFFORDABILITY & BUILDING VS BUYING

HOUSE PRICES AND RENT IN REGIONAL AUSTRALIA



HOUSING AFFORDABILITY

Australia is currently experiencing a combination of a housing crisis and a rapid increase in the cost of living. House prices have risen considerably since the COVID-19 pandemic in 2020, and cost of living has increased by 7% overall over the last year, with housing related costs increasing by almost 10% since March of 2022.

Capital cities and urban centres, such as Newcastle, have experienced the increased housing and living costs the most, whereas the smaller, less volatile markets further inland experience a lesser effect, as a general rule.

This is seen in the current house prices; a house in Quirindi costs under half that of a house in the Hunter Valley, and is rapidly approaching half of the average house price in Tamworth. Rent is also almost 20% cheaper in Quirindi than in Tamworth, and 34% cheaper than in the Hunter Valley.

The low housing costs comparative to communities both further inland, such as the Hunter Valley, and nearby regional centres such as Tamworth, present an opportunity for the Liverpool Plains Shire. There is a high demand for both affordable housing, and larger lifestyle lots and acreage for reasonable prices.

With the phenomenon of urban sprawl in full effect, much of the workforce is expanding to live in more remote areas. This allows one to enjoy a more spacious and affordable living environment at the cost of a longer commute, which is facilitated by widespread access to motor vehicles.

Only 7.3% of Australians are recorded as not owning a motor vehicle as of 2021, including those that live in capital cities where public transport renders owning a vehicle uneconomical.

Towns such as Currabubula and Wallabadah are prime candidates for 'commuter suburbs', where those working in a regional hub such as Tamworth would reside in Currabubula, where they can elect to add 10-15 minutes to their commute in exchange for a cheaper, and often more spacious place to live.

BUILDING VS BUYING A HOUSE IN 2023

In the years during and following the the COVID-19 pandemic, there have been dramatic effects on the cost of all forms of housing and property. While an increase is present across the board, the effect is more evident in some parts of housing development more than others. In some areas, both anecdotal and project-based evidence has shown a 100% increase in materials costs over the last 3 years.

Across the shire, the cost to purchase an existing dwelling has increased by around 63% on average over the past 5 years. Excluding the outlier of Wallabadah which has only had a 4% overall increase over this period, this figure rises to 61% more expensive (Realestate.com, 2023; Allhomes, 2023). This equates to an increase on average of \$129,304 - from \$213,196 in 2018 (adjusted for inflation) to \$342,500 in 2023.

For those building in the shire, the cost to build has increased by 44% over the past 5 years, with the average house and land dwelling build in the Liverpool Plains costing \$388,454 in 2023, according to Council statistics. This is an increase of \$118,799 to the average dwelling build 5 years ago, which sat at \$269,655 on average in 2018 - accounting for inflation.

While the increase in the cost of existing housing has increased more than the cost to build a new dwelling, the cost floor for each type has still raised considerably, posing a significant barrier for low and middle income earners. For example - based on census data and accounting for inflation, the average household in the Liverpool plains has had an increase of around 7% on average. With an increase in housing cost which outpaces wages by such a large margin, the minimum cost required to build a dwelling on greenfield is quickly becoming an unattainable prospect for many residents of the shire.

This increase in housing cost coincides with a sharp increase in the cost of living, which has reached highs unseen since the 1980s - bringing the prospect of owning a house further still from low and middle income earners both across the shire and NSW.



WERRIS CREEK STA-

ANALYSIS

LOOKING FORWARD



**GM&
HS**

GROWTH SCENARIOS
HOUSING DEMAND
DWELLING SUPPLY BY 2043
INFILL
EXISTING HOLDINGS
HOUSING GAPS
INDICATIVE DEVELOPMENT COSTS
PERMISSIBLE USES
EXISTING ZONING MAPS
REZONING PRINCIPLES
HOUSING VISION
MAJOR PROJECTS
SPECIAL ACTIVATION PRECINCTS
VOLUNTARY PLANNING AGREEMENTS
FUTURE CANDIDATES MAPPING
PROPOSED LEP CLAUSES
PLACE DELIVERY GROUP PROGRAM
PDG PROGRAM IN THE LP REGION
PDG SITES MAPPING

SILENCE PLEASE

LIVERPOOL PLAINS SHIRE GROWTH SCENARIOS 2021-2041

GROWTH SCENARIOS

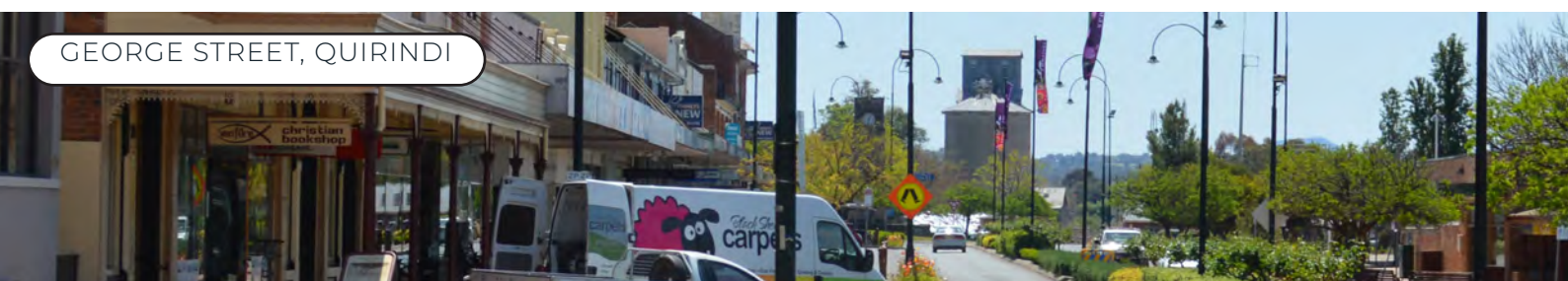
The following growth scenarios are different ways in which the population may change over the 20 year period between 2021-2041. This range has been chosen as it has the most data available, and as such can form the most informed predictions of population change.

There is the possibility for negative growth or stagnance, in which the population in the shire would stay the same, or decrease. This can happen when rural areas do not accomodate growth, and infrastructure and housing supply can't keep up with demand.

The adopted scenario upon which this strategy is founded is a moderate growth scenario, in which a steady influx of 25 new residents call the shire home each year. This results in a 6% population growth over the life of the GM&HS. This is considered a healthy amount of growth, that can be accomodated for in both housing supply and infrastructure.

Given the delicate nature of some rural infrastructure, too much growth can prove detrimental. Another potential scenario is that there is unsustainable growth. In such a scenario, a revised strategy would be required, and heavy investment into infrastructure would likely be required.

GEORGE STREET, QUIRINDI



SCENARIO 1 - NEGATIVE GROWTH OR STAGNANCE



POPULATION
CHANGE
-800



DWELLING
DEMAND
-348

Totals	2021	2026	2031	2036	2041	Change
Total Population	7825	7625	7425	7225	7025	-10.22%
Per annum change (in people)	-	-200	-200	-200	-200	-800
Average household size (no. of people)	2.3	2.3	2.3	2.3	2.3	0
Dwellings Required (per annum)	(Existing 3402)	-87	-87	-87	-87	-348

NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

SCENARIO 2 - MODERATE GROWTH

ACCEPTED SCENARIO



POPULATION
CHANGE
+500



DWELLING
DEMAND
+218

Totals	2021	2026	2031	2036	2041	Change
Total Population	7825	7950	8075	8200	8325	6.39%
Per annum change (in people)	-	125	125	125	125	500
Average household size (no. of people)	2.3	2.3	2.3	2.3	2.3	0
New Dwellings Required (per annum)	(Existing 3402)	44	65	54	55	218

NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

SCENARIO 3 - HIGH (UNSUSTAINABLE) GROWTH



POPULATION
CHANGE
+1000



DWELLING
DEMAND
+435

Totals	2021	2026	2031	2036	2041	Change
Total Population	7825	8075	8325	8575	8825	12.78%
Per annum change (in people)	-	250	250	250	250	1000
Average household size (no. of people)	2.3	2.3	2.3	2.3	2.3	0
New Dwellings Required (per annum)	(Existing 3402)	109	109	108	109	435

NOTE: DATA GATHERED FROM 2021 CENSUS, PROVIDED BY THE AUSTRALIAN BUREAU OF STATISTICS

When formulating growth scenarios, the predictions and milestone from multiple sources was reviewed to determine a real-world, informed estimate. It's important to acknowledge the varying standpoints and projections from sources such as the Department of Planning, and Council itself with regard to the Community Strategic Plan. The GM&HS accepts an aggregate of multiple projections, which range from an outright decrease in the demand for dwellings - being that there will be fewer dwellings required than are currently provided, to an increase of almost 240 people per year in the CSP. It is important to acknowledge that growth is not linear and variable, however it is fundamental for the legitimacy of this document, that growth predicted is realistic.

LIVERPOOL PLAINS SHIRE
HOUSING DEMAND & SUPPLY

HOUSING DEMAND

Housing demand can be a very complicated matter, and can be influenced by numerous factors including supply, affordability, buyer confidence, interest rates, capital growth, access to money or mortgages, economic growth, the cost of living, existing land stock, lifestyle, quality of the built environment, and the specifics of the locality in question. Among the many factors which influence housing demand, while we can not control what will occur at a macroscopic level, there are certainly a range of local and town planning specific factors we can control.

Chief among these is ensuring there is enough land identified that is suitable for housing, and providing a clear pathway for that land to be either rezoned or approved through the development application process. The following maps show the existing supply of zoned land. It is noted that, as a general principle and in our experience as planners for a number of decades, just because land is zoned does not mean it will be developed or is suitable for development. There are external factors like feasibility and personal ownership preferences. Anecdotally, in rural and regional communities only approx. 60% of zoned land is progressed towards DA approval and development in the short to medium term.

A critical part of the equation with housing demand is the existing supply of zoned land, hence the follow series of maps which outline this.

It is noted that the GM&HS identifies more zoned lands than the projections would suggest is required. This is provided as a factor of safety to help ensure that the demand is met, in the event that the projections are too conservative, or if around 40% of the land which is supplied does not end up being developed - as experience in other areas has shown. Because of personal preference and external factors, the mere zoning of land does not guarantee its development.

Because this strategy allows a planning proposal to progress via either complying with the principles or being an identified site – it enables the issue of ownership desire to rezone to be managed. For example, if an identified site is not likely to be rezoned due to personal ownership reasons, other sites that meet the principles can still be considered. This is a fundamental aspect of this GMHS to which addresses the issue of land banking that has not historically been addressed.

Based on the accepted growth scenario and associated projections, this strategy needs to provide 218 new dwellings shire wide.

DWELLING SUPPLY BY 2043

CURRABUBULA	40	DWELLINGS BY 2043
QUIRINDI	60	
WALLABADAH	30	
WERRIS CREEK	20	
WILLOW TREE	30	
RURAL / OTHER	20	

By applying the accepted growth scenario for the shire, we can determine the dwellings to be provided in order to meet demand as of 2043. The prime candidates in which growth is best accomodated have been determined to be Currabubula, Quirindi, Wallabadah, Werris Creek, and Willow Tree. It is also anticipated that rural areas will experience some growth.

A key objective of this GMS is to identify areas of future supply of dwellings. Within this figure, we also have recommendations to encourage dwelling and housing diversity. The above breakdown has been apportioned across the respective towns and villages, based on our external and impartial view of their likelihood and suitability for growth.

These places have been chosen as candidates for growth as they are best equipped to handle additional residents, as a result of available infrastructure, suitable land, and in the case of Currabubula and Wallabadah, their access to Tamworth.

This supply places an emphasis on reticulated areas, as the provision of sewer allows for more dense construction. Growth in Wallabadah and Willow Tree is expected to be supplemented by sewer down in the future, which would allow for further growth.



OVERVIEW

LIVERPOOL PLAINS SHIRE

RESIDENTIAL INFILL & EXISTING HOLDINGS

INFILL DEVELOPMENT

Infill refers to residential development which densifies a lot by providing additional residential capacity without the use of additional land. Infill is a very common form of development in built-up areas in which greenfield sites are scarce and land nearby the town centre is expensive. It can allow for low-cost residential expansion, which benefits multiple parties - the owner gains the value of the land or development they sell, or alternatively an ongoing stream of rental income, and a prospective tenant gets residential accommodation which is most often cheaper than other options. Traditionally, infill is regarded as an efficient development, however it's popularity is called into question in regional areas such as the Liverpool Plains.

There are two main types of infill which have different levels of relevance and feasibility:

The first type of commonly seen infill is residential subdivision, where existing land is subdivided, sometimes into a 'battle-axe' lot - so named for its unique shape and long access handle. The primary difference being that this second type of infill is more regularly undertaken for financial gain, and therefore is much more reliant on the profit potential.

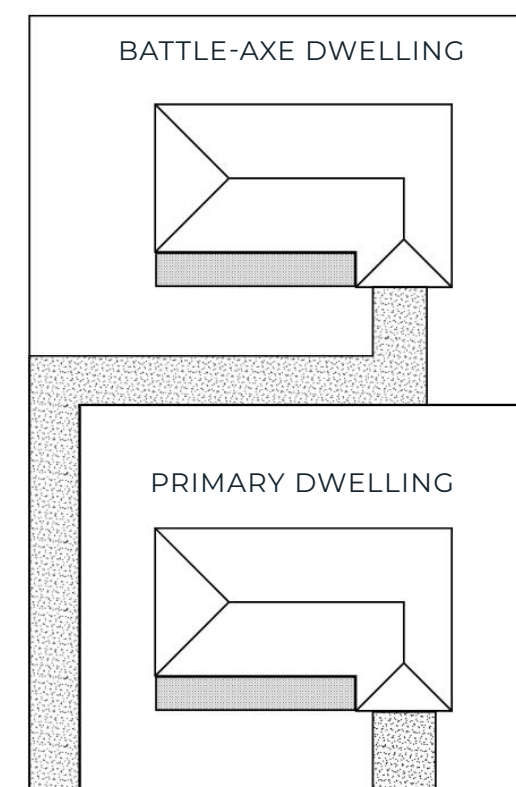
This is directly related to the residual value of the land which, owing to the remote location of the Liverpool Plains Shire, is low when compared to LGAs where this type of infill is thriving. This means that the profit to be had in rural areas is far lower than infill in more populous areas, however the capital required to service the lot remains largely comparable. Even with council encouraging infill by subsidising contributions, it has not proven itself popular in the plains.

The second type is residential infill without subdivision, where a secondary dwelling, or granny flat, is constructed on an existing lot. This is often done for the benefit of a family member, or as a cost-effective investment, and remains one of the cheapest ways to create additional residential capacity, the low price of land notwithstanding.

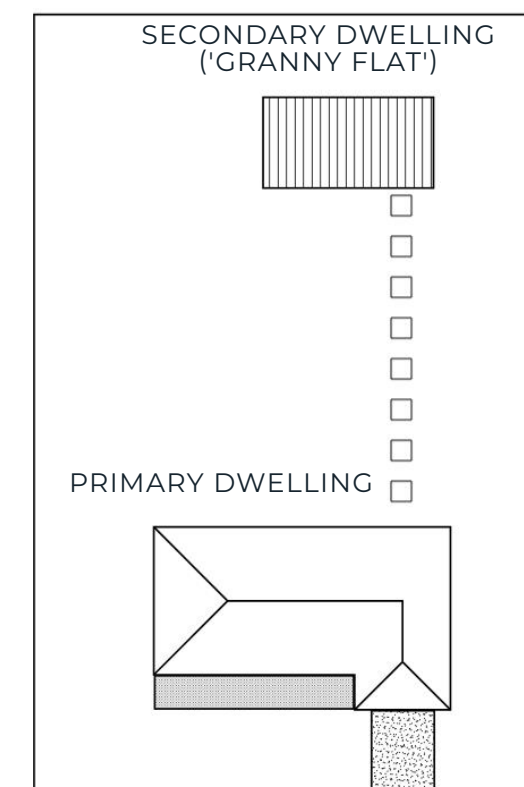
Further, both types of infill become less desirable where land is plentiful and residential accommodation is relatively cheap already. Infill development ordinarily proves most beneficial where central land is already occupied, meaning that it is the only way to create additional residential capacity close to existing infrastructure. In rural areas, the increased density and smaller lots typically associated with infill can be negatively received, as it can have a significant impact on the character of the area. Additionally, new inhabitants of the area may be coming to the area for the lower density, more private living arrangements.

While these drawbacks to infill development must be acknowledged, there is always a place for infill wherever residential accommodation is provided. Infill will most always be cheaper than traditional large-lot single dwellings to buy or rent, and are often in central locations with better access to infrastructure. The smaller size of infill dwellings is beneficial for residents looking to downsize as they get older, and require less land and house maintenance.

It should be noted that the GM&HS cannot guarantee infill, due to its nature being market driven. The role of this strategy is to identify where infill can occur, and to let the market do the rest - see following maps which outline infill opportunities in Quirindi.



TYPE 1
SUBDIVISION



TYPE 2
INTENSIFICATION

EXISTING HOLDINGS AND DWELLING ENTITLEMENT

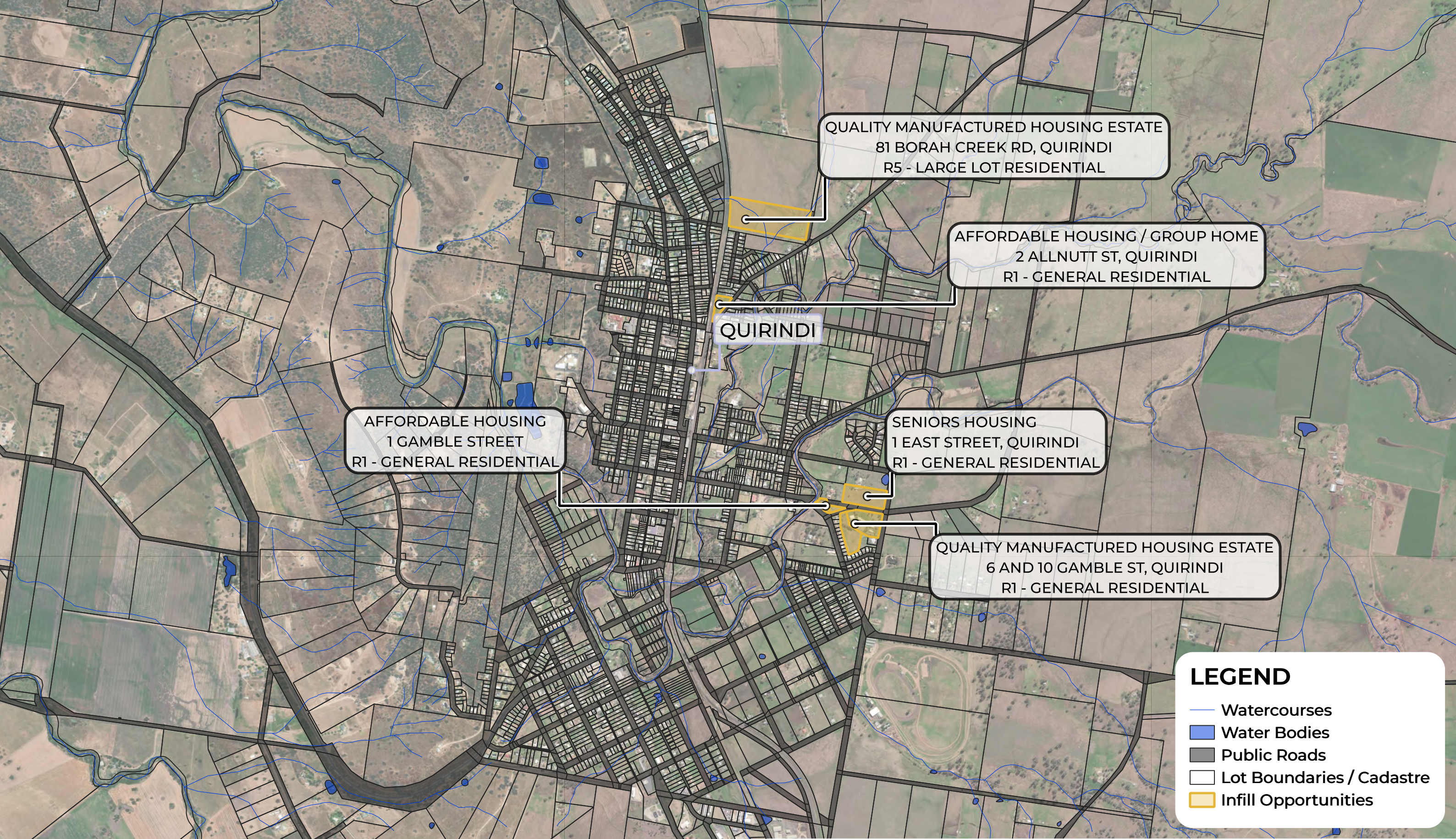
An 'Existing Holding' refers to any lot, including any adjoining land held in the same ownership (even if separated by a road or railway), that existed at a certain date - dependant on the location of the land. These date requirements are different for each of the previous shires which amalgamated to form the Liverpool Plains Shire Council; Murrurundi, Parry, and Quirindi Shire Councils.

The current process for determining whether a lot which does not exceed the minimum lot size can have a dwelling built on it is through a search of council's records to see whether the lot in question is an Existing Holding. This search process is convoluted and involves the physical searching of dated written records. A way to eliminate the upfront administration involved in the search is a Dwelling Opportunities map, which serves as a visual record of the Existing Holdings across the shire.

Being a regional area in which Existing Holding Searches are frequently sought, the production of a reference document - consisting of both a register/list and map, would serve to allow the community to conduct their own due diligence regarding existing holdings. To preserve council resources, a grant could be sought for an external consultant to process all existing holdings to then create a map and register.

Changes to Dwelling Entitlement methodology like this are best made via a housekeeping LEP, which can incorporate a number of other changes as well.

It's important to note that existing dwelling entitlements will not be lost, but simply transferred to a Dwelling Opportunities Map. There is an upfront cost involved with this, however this investment is offset by the reduced by a far more streamlined process for checking dwelling entitlement. It is recommended that council seek grants to identify all existing holdings in order for them to be mapped in the LEP.



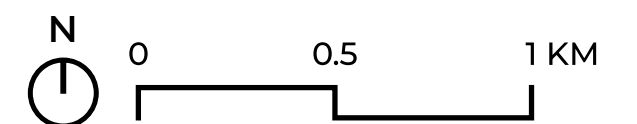
A NOTE REGARDING INFILL DEVELOPMENT

It should be acknowledged that the sites identified in this map are areas where there is simply potential for infill. No extensive site review was undertaken, and the provision of infill development on these sites is subject to independent planning review, constraints analysis, and a review of previous approvals on the site.

INFILL OPPORTUNITIES

QUIRINDI

PERCEPTION PLANNING



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OVERVIEW

LIVERPOOL PLAINS SHIRE

HOUSING GAPS, DEV. COSTS AND PERMISSIBLE USES

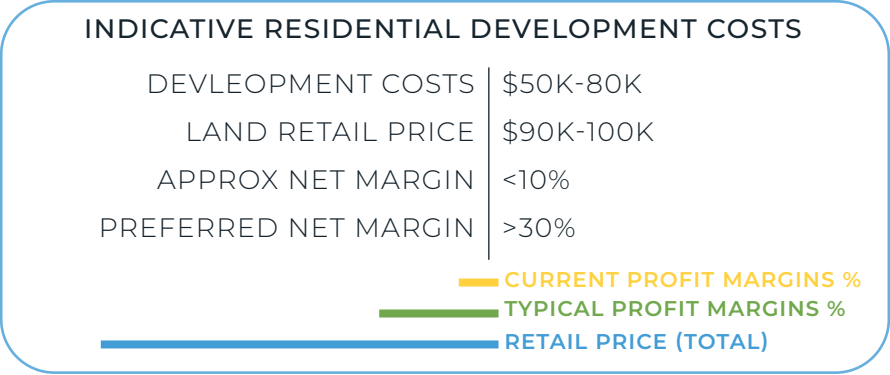
HOUSING GAPS

Through analysis of the data collected throughout the Growth Management and Housing Strategy, the below gaps in housing have been determined:

GAP	RESPONSE ACTION
Quality Manufactured Home Estates or caravan parks for residential accomodation	Identify zones and areas where these uses can be enabled.
Multi-dwelling housing, units, and other small-occupancy residential accomodation	Create an environment conducive to development, with incentives for infill
Group homes	Create an environment conducive to development, and work closely with group home providers.
(Separated) Rural Dual-Occupancies	Amend the LEP to allow more flexibility for dual occupancies, and where they can be located.
Tourist Accomodation	Incentivise tourist accomodation, agritourism in particular, by establishing a guided planning pathway which allows this type of development
Environmental Living	Proactively re-zone existing environmentally constrained lots to C4 - Environmental Living.
Development Feasibility	See recommendations - Ensuring development feasibility involves a multi-faceted approach in which multiple steps are taken.

INDICATIVE DEVELOPMENT COSTS

The below breakdown of indicative development costs are the fundamental reason as to why existing zoned land isn't being developed. The profit margins found in the Liverpool Plains region and other comparable regional areas are too low for many private developers to consider. This is as a result of the residual land value is lower in rural areas, however the cost to service each block with sufficient infrastructure is comparable and potentially even more challenging than in other areas. For private development to become feasible, the gap between the current potential profits to be had when developing in the plains when compared to higher residual value land needs to be closed, either by waiting for the market to favour land in the shire, or by reducing or subsidising the cost to service blocks.





LIVERPOOL PLAINS

GM&
HS

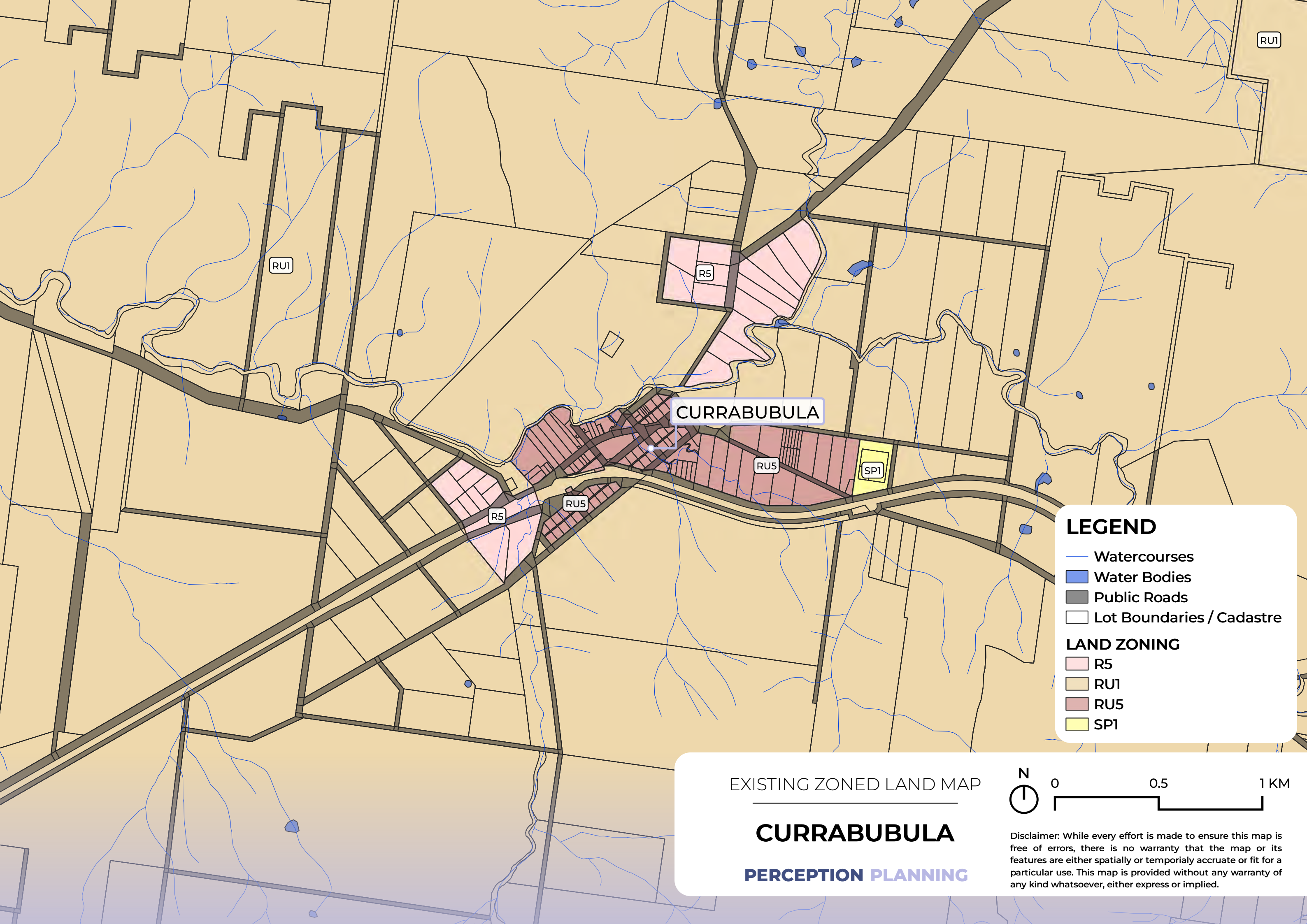
MAPPING

EXISTING ZONED LAND

PAGES 90-99

CURRABUBULA
WERRIS CREEK
QUIRINDI
WILLOW TREE
WALLABADAH

The following maps consist of the existing zoned land in the major settlements of the shire.



LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

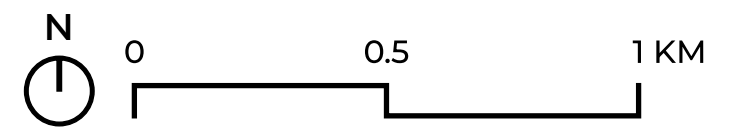
LAND ZONING

- R5
- RU1
- RU5
- SP1

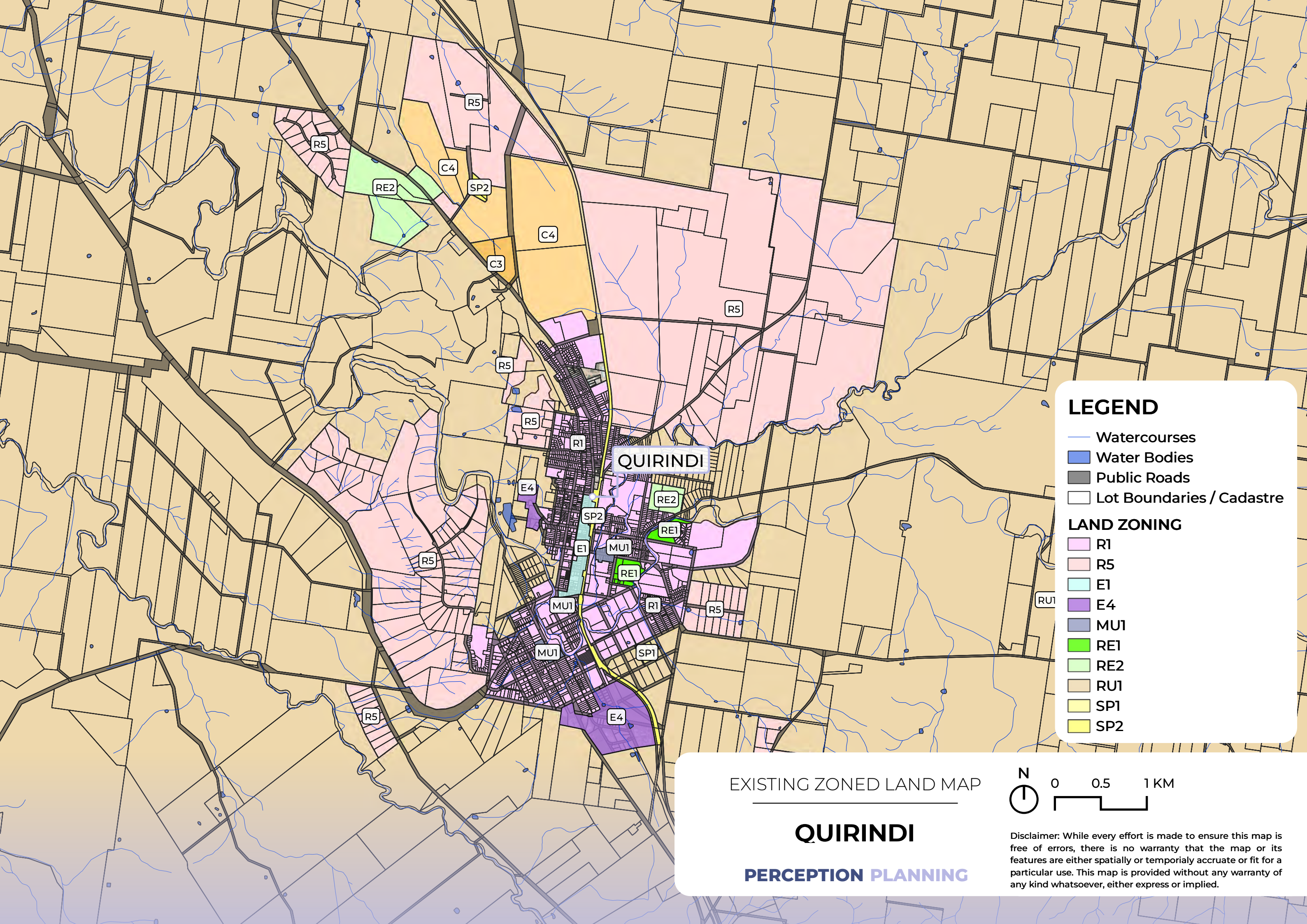
EXISTING ZONED LAND MAP

CURRABUBULA

PERCEPTION PLANNING



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LEGEND

Watercourses

Water Bodies

Public Roads

Lot Boundaries / Cadastre

LAND ZONING

R1

R5

E1

E4

MU1

RE1

RE2

RU1

SP1

SP2

EXISTING ZONED LAND MAP

QUIRINDI

PERCEPTION PLANNING

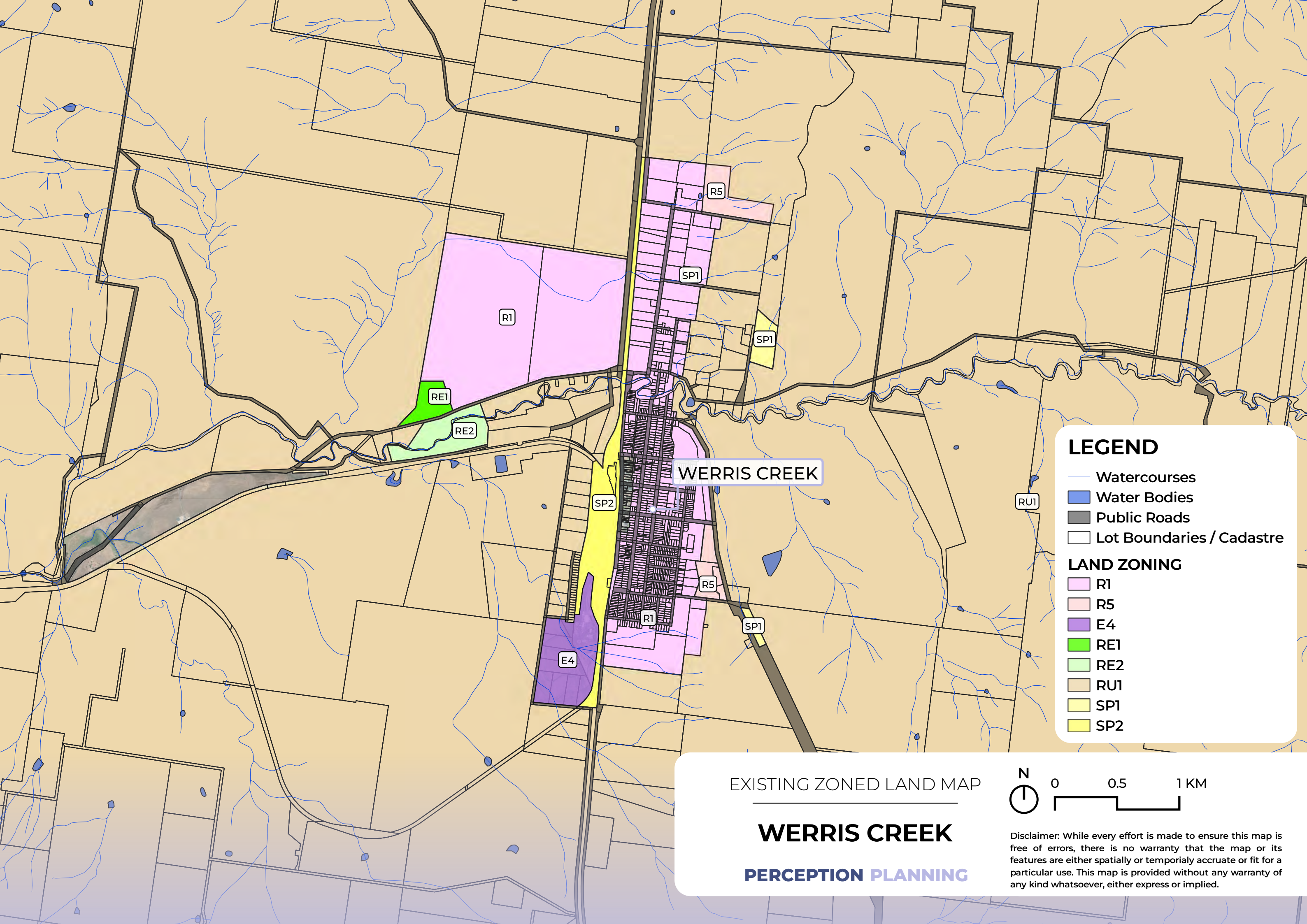
N

0

0.5

1 KM

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LEGEND

Watercourses

Water Bodies

Public Roads

Lot Boundaries / Cadastre

LAND ZONING

R1

R5

E4

RE1

RE2

RU1

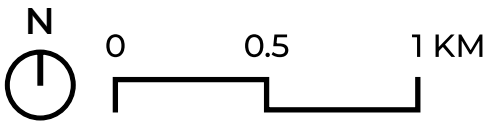
SP1

SP2

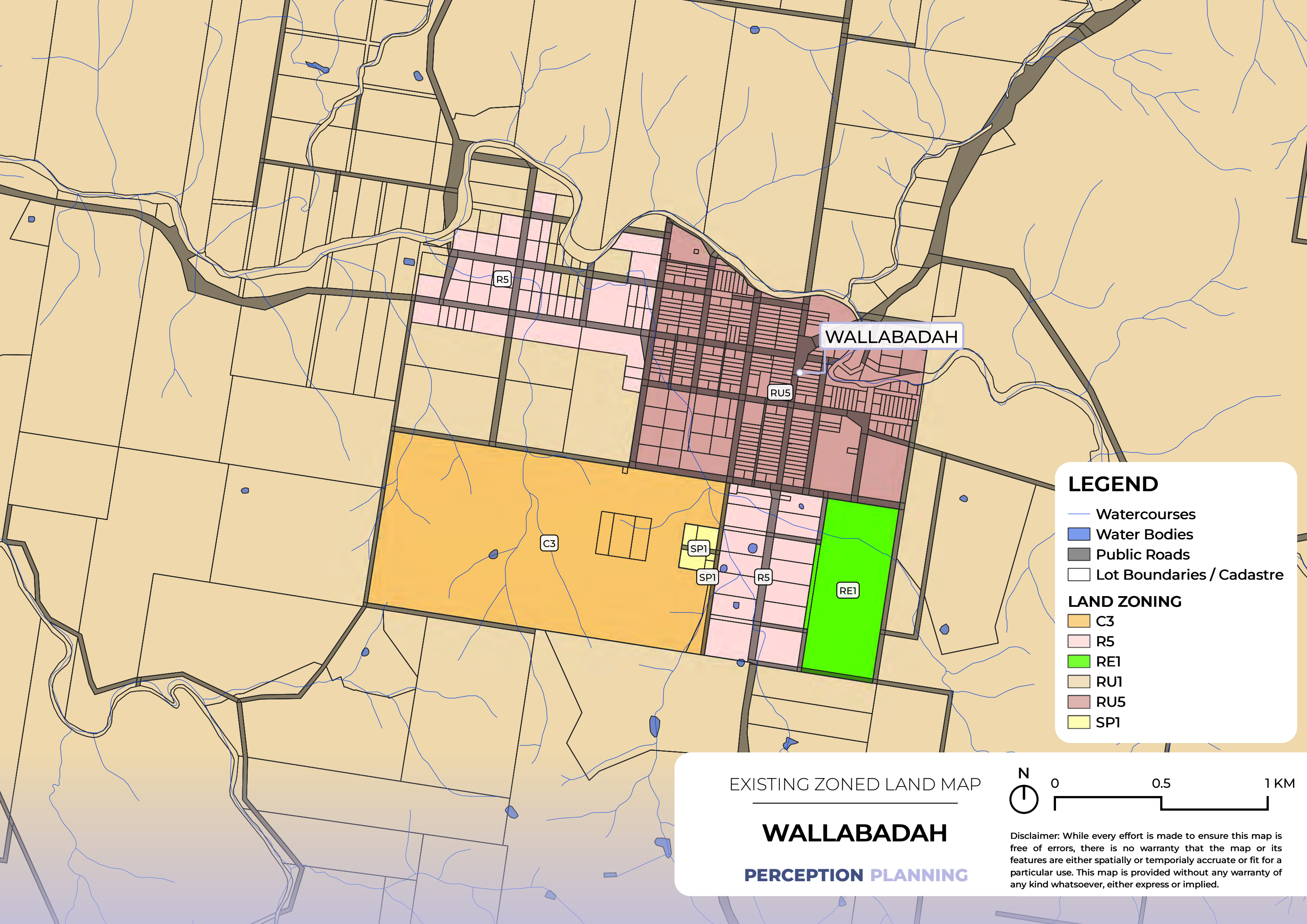
EXISTING ZONED LAND MAP

WERRIS CREEK

PERCEPTION PLANNING



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WALLABADAH

LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre

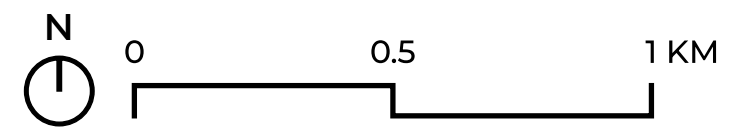
LAND ZONING

- C3
- R5
- RE1
- RU1
- RU5
- SP1

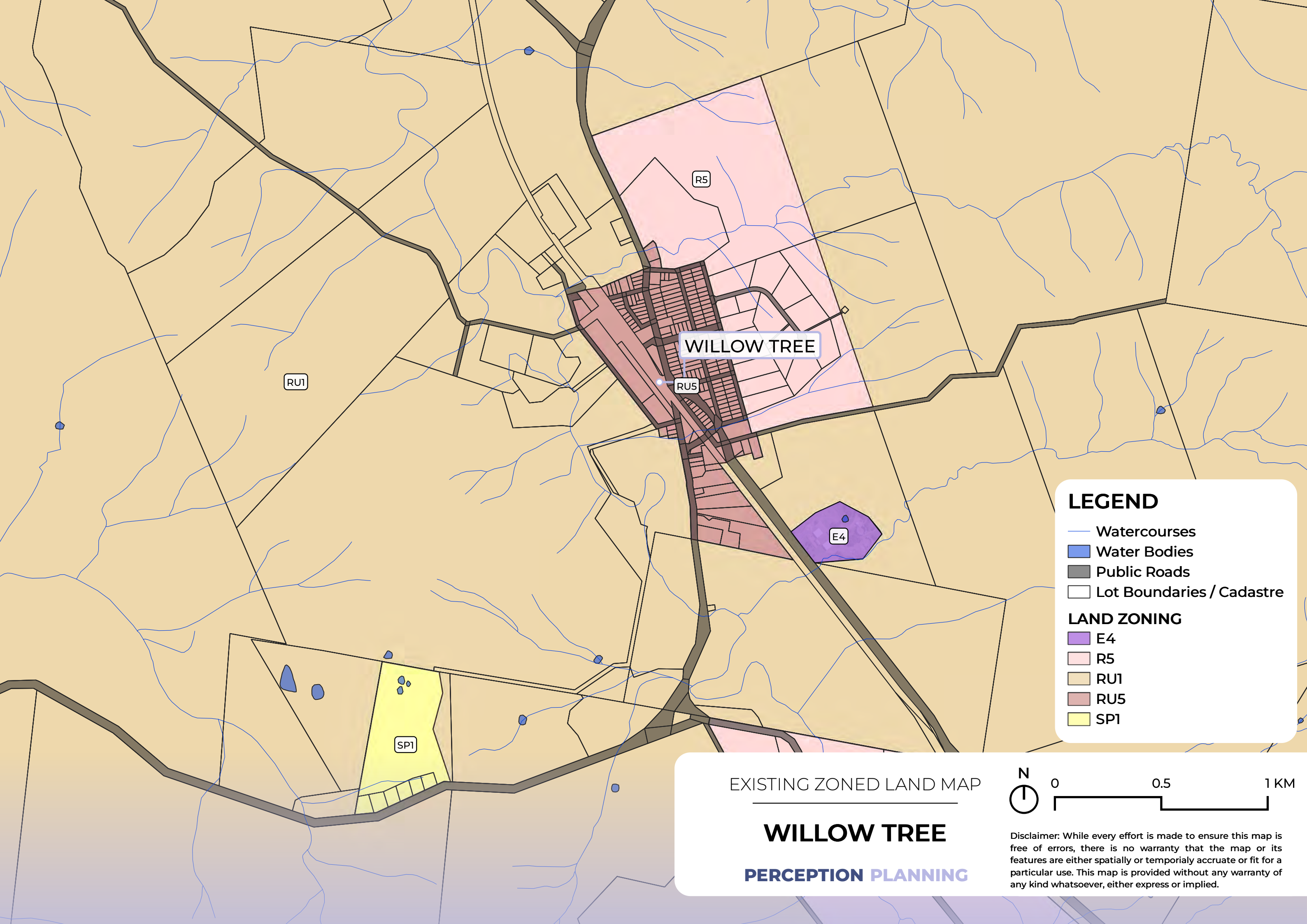
EXISTING ZONED LAND MAP

WALLABADAH

PERCEPTION PLANNING



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WILLOW TREE

LEGEND

Watercourses

Water Bodies

Public Roads

Lot Boundaries / Cadastre

LAND ZONING

E4

R5

RU1

RU5

SP1

EXISTING ZONED LAND MAP

WILLOW TREE

PERCEPTION PLANNING

N

00.51 KM

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- 1. ORDERLY DEVELOPMENT**
- 2. SUPPLY**
- 3. CONSTRAINTS**
- 4. DIVERSITY**
- 5. AFFORDABILITY**
- 6. INFRASTRUCTURE**
- 7. DESIGN**

A future merit and strategic planning assessment of a Planning Proposal / rezoning will be assessed against these principles.

ORDERLY DEVELOPMENT

When planning growth, it's important to ensure that new development is orderly, and does not result in isolated land. Orderly and economic development has been one of the cornerstones of town planning since it's infancy. For land to have rezoning potential, it must be positioned such that it forms an orderly pattern of development. This ensures that there is minimal conflict between zonings, and that expansion occurs in a predictable pattern. Where development is orderly, other requirements for rezoning are typically already satisfied, or are likely to fall into place as well - such as infrastructure and constraints.

For example, if proposing new orderly residential zoning, the new lots must be located near or close to existing residential zoning. This results in the newly zoned lots being closer to existing infrastructure, as well as likely being free from constraints seeing that existing residential land is built in constraint-free areas.

Any potential rezonings should be considered with regard to the land zoning of their direct locality, and whether they constitute orderly development.

SUPPLY

Supply is an important consideration when considering changes to land zoning. Due to the nature of rezoning being developer-led and not council-led, the typical challenges with supply stem from oversupply rather than undersupply. Council cannot directly affect undersupply of a specific land zoning, as the majority of land is privately owned. Avoiding oversupply of a particular land zoning also maintains diversity, as it encourages other developments and uses in the area.

For example, if an area has an oversupply of rural-residential zoned land, further rural-residential land would not support this principle. Instead, other land zonings which allow greater diversity would be permitted, so as to simultaneously prevent oversupply of rural-residential land and encourage diversity in housing stock. Given that supply and demand is a dynamic principle, any future Planning Proposal should have accompanying data with a supply and demand analysis.

When considering new land rezonings, the existing supply of the proposed zoning should be assessed so as to avoid oversupply of that zoning.

CONSTRAINTS

Constraints are an important determining factor when considering land for rezoning, and are a fundamental principle of land use planning to determine whether land is suitable for development. Where the constraints on certain land are development-prohibitive, the merit of rural to residential rezonings are impacted greatly. Determining constraints in rural areas is particularly important, as bushfire, flooding, and ecological constraints are far more widespread.

For example, if a lot is highly flood prone or is mapped as having biodiversity significance, rezoning to residential land should not be supported, and should alternatively be proposed as ecological conservation zoning or rural zoning for agricultural purposes. Site selection and the benefit of the greater public are intrinsically related.

The constraints of any land proposed for rezoning should be assessed to ensure they are generally appropriate for the resulting zoning.

DIVERSITY

Ensuring diversity is an especially important element in rural areas, as it provides a range of development which caters to the broad spectrum of inhabitants who call the Liverpool Plains Shire home. Given that the needs of the people change depending on their age, income, and personal desires, there is a need for a diverse assortment of different lot sizes, land zonings, and housing types.

For example, a low-income earner often has the cost of housing at the forefront of their needs for housing, with other variables such as lot size and location being of a lower priority, whereas older residents of the shire looking to retire could be looking for a larger acreage to settle down or conversely a smaller lot with minimal maintenance to downsize to.

Future DAs or Planning Proposals which propose development types often unseen or less common in the shire should be prioritised and encouraged.

The capacity for new land to support diversity in the shire should be assessed when determining new land rezoning applications.

OVERVIEW

LIVERPOOL PLAINS SHIRE REZONING PRINCIPLES

AFFORDABILITY

Being able to provide affordable housing to the community is a vital aspect of land use planning. During the midst of the current economic turbulence, the requirement for affordable housing is more prevalent than ever. The cost to build or buy a house has increased by 40-60% in comparison to household income in the shire increasing by only 7% on average since 2018. This increase leaves very little option for low-income earners who do not already have access to housing, especially in rural areas where purpose-built housing for low-income earners has not been provided.

The ability of land to support affordable housing, and the amount of any existing affordable housing in the locality should be considered when determining appropriate zoning of land. Like the DPE Accelerated Rezoning Program for example, additional weight and support should be given to registered affordable housing projects or projects with a percentage of committed affordable housing.

INFRASTRUCTURE

Whenever new development is provided, it must be provided with critical infrastructure in one form or another. Depending on the type, location, and nature of the development, this will typically include the provision of water and sewer/wastewater, internet/NBN, and public or private access via a road. With critical infrastructure being one of the primary costs involved with development, it is important to minimise these costs as much as possible through logical strategic planning. The most easily implemented method to achieving this is by ensuring development is sequential and orderly, thereby minimising the extent of any new infrastructure to be provided.

For example, an isolated lot amidst unserviced rural lots will be far more difficult and costly to provide with critical infrastructure than a lot adjacent to existing serviced residential land.

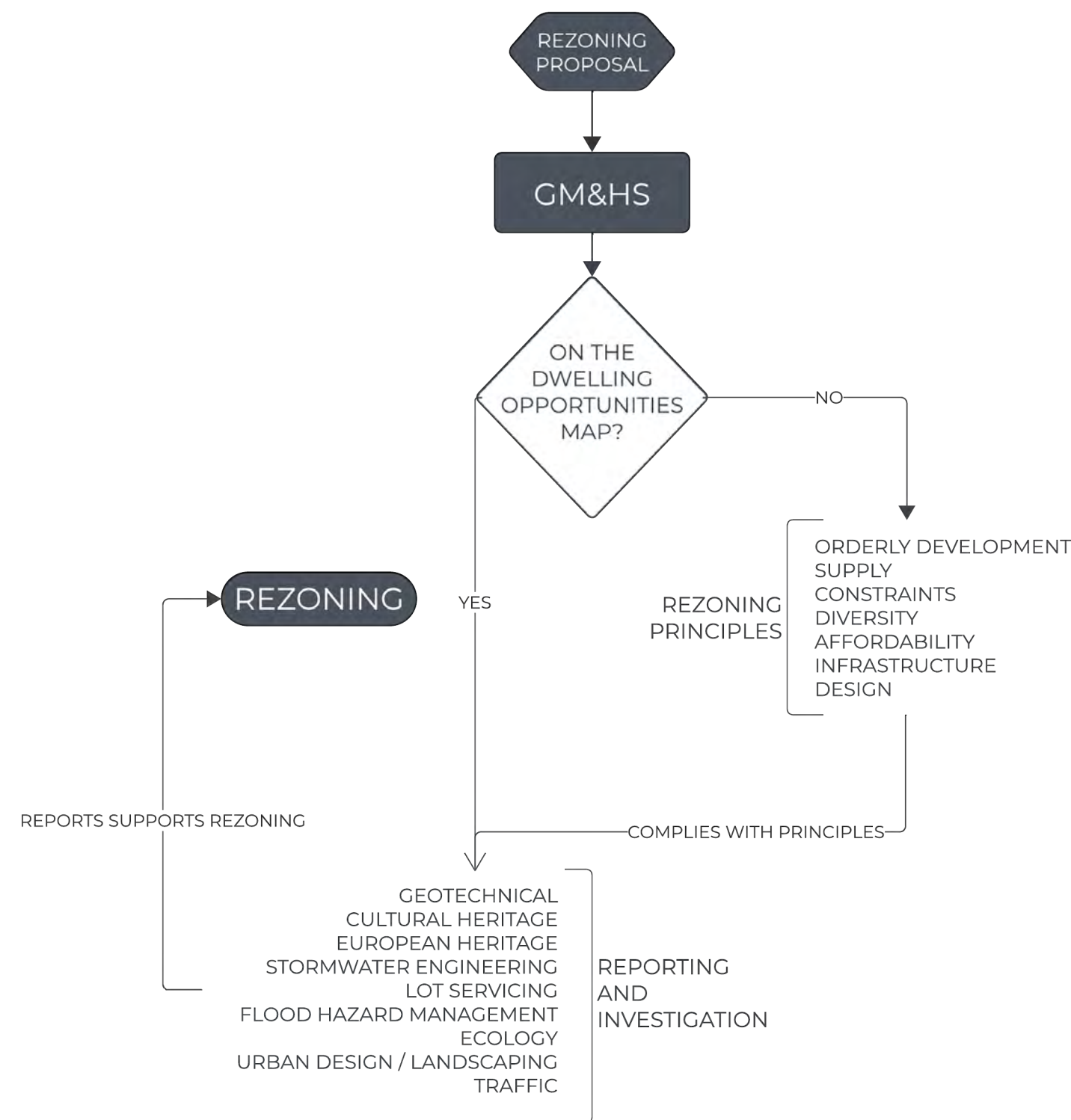
The existing provision and ability of land to connect to or be provided with infrastructure should be a key factor when determining a rezoning application. Any future Planning Proposal should also be submitted with a servicing strategy.

DESIGN

Design is an important part of ensuring diversity, and maintaining the character of an area. As a rezoning principle, design is unique as it can have a considerable impact on the perception and desirability of an area, as well as affect how it interacts with other principles of rezoning and subdivision - largely irrespective of compliance with other principles. A rezoning application may be orderly, supply the right type of land, be constraint free, diverse development which allows for affordable housing, and yet be designed poorly with respect to layout, sizing, and access to infrastructure.

For example, a poorly designed subdivision may incur further costs related to the provision of infrastructure, or may be designed such that it becomes onerous for a prospective landowner to implement a sustainable stormwater design.

Design should always be considered when considering any rezoning application, and it's assessment is valuable as a preventative measure which ensures quality, logical rezoning and subdivision. Applications with design excellence which exceeds quality standards should be prioritised.



SUNFLOWER FIELDS IN QUIRINDI

LIVERPOOL PLAINS SHIRE HOUSING VISION AND MAJOR PROJECTS / VPAS

OUR HOUSING VISION

Our vision for housing in the Liverpool Plains Shire is rooted in a sustainable growth management and future housing strategy. Our approach prioritizes the creation of a diverse range of housing options that meet the needs of various demographics and incomes. This includes both affordable housing, and more lifestyle-oriented housing upon which the serenity and natural beauty of the region can be enjoyed.

We are committed to protecting and preserving the regions environmentally significant and agricultural land, while promoting housing growth in areas suitable for expansion. Our strategy emphasizes collaboration between local government, developers, and community stakeholders to ensure that new housing developments are integrated with existing infrastructure and services, while also supporting the growth of local businesses and industries.

MAJOR PROJECTS

There are several major (state significant) projects both in progress and recently undertaken in the Liverpool Plains region. Major projects which are underway currently include a wind farm consisting of 70 wind turbines across Liverpool Plains, Tamworth, and Upper Hunter LGAs, and a 25 year extension of a hard rock quarry at Willow Tree. Previously undertaken major projects include multiple projects for the Werris Creek open cut coal mine. It is suggested that a link between these major projects and VPAs/contributions occur to obtain consolidated infrastructure items.

SPECIAL ACTIVATION PRECINCTS

Special Activation Precincts are an initiative in NSW which aims to build upon the competitive and industrial strengths of a region, such as freight and logistics, defence, advanced manufacturing and agribusiness, renewable energy and recycling, tourism and hospitality, and critical minerals.

An area may qualify for a special activation precinct if either:

- ◆ The area aligns with the NSW Government's 20-year economic vision for regional NSW.
- ◆ There are growth opportunities for new and existing industries
- ◆ Population and jobs growth are expected to increase
- ◆ Infrastructure projects are underway or expected, such as the inland rail.

Currently, there are 6 Special Activation Precincts across NSW, the majority of which are in regional areas such as Parkes, Moree, and Narrabri. It is recommended that Council discuss the prospect of some areas within the Liverpool Plains becoming Special Activation Precincts with the Regional Growth NSW Development Corporation.

VOLUNTARY PLANNING AGREEMENTS

Voluntary Planning Agreements (VPAs) are a type of agreement between a developer and a local council. The purpose of a VPA is to enable developers to contribute directly to the community and allow council to redirect development contributions to where they are most needed. Typical development contributions have restrictions as to what they can be used for, whereas under a VPA contributions could be directed towards critical infrastructure projects such as the provision of reticulated sewer to Currabubula, Willow Tree, and Wallabadah.

VPAs can form a beneficial arrangement for both parties, where implemented appropriately. In the Liverpool Plains, this is best proposed as a VPA for the provision of sewer to land developed by developers. This substitution of infrastructure works for monetary contribution allows for council to spare its resources by allowing a third party to complete the works, prevents the money from being inaccessible for critical projects as with normal contributions, and allows for a better yield for prospective developers, as they can achieve a higher density when compared to lots without reticulated sewer.

However, for VPAs and development in general to be attractive to developers, growth must first be spurred to form the impetus for development in the shire. This strategy recommends multiple methods for this, including the appointment of a council operated or contracted development board, which prioritises the provision of housing over profit.

Voluntary Planning Agreements are a proven mechanism by which public and private entities can work together to provide critical infrastructure to the community.





MAPPING

FUTURE CANDIDATES

GM&
HS

PAGES 108-117

CURRABUBULA
WERRIS CREEK
QUIRINDI
WILLOW TREE
WALLABADAH

The following maps consist of an analysis of future candidate rezoning areas across the major settlements of the shire, along with commentary and approximate yields.

TOTAL LOT YIELD - CURRABUBULA

RESIDENTIAL LOTS	0
LIFESTYLE LOTS	20

Rezone to C4 - Environmental Living
Due to the environmental and topographical constraints across this land, it has been identified that this land is better suited for use as environmental living as opposed to agriculture. This prevents intensive use of the land which may impact upon it's environmental values.

CURRABUBULA

Rezone to C4 - Environmental Living
This land has been identified as having primary production values, however is far under the minimum lot size for RU1 land. As such, it is recommended that these lots are rezoned to be C4 - Environmental Living. This allows for suitable residential use of the site, while protecting it's environmental values and minimising conflict between zoning.

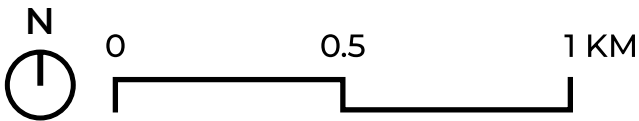
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Industrial Candidates
- Residential Candidates

FUTURE CANDIDATES MAPPING

CURRABUBULA

PERCEPTION PLANNING



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TOTAL LOT YIELD - QUIRINDI

RESIDENTIAL LOTS	325
LIFESTYLE LOTS	45

Change to Minimum Lot Size

No direct changes are proposed to the R5 land to the west of Quirindi, however it is recommended that the Minimum Lot Size under the LEP is reduced to 1 hectare. This allows greater flexibility in how these residents use their land, and provides the opportunity for infill development where subdivision occurs.

Quirindi South - 100 R1 Lots

Rezoning to R1 - General Residential, and subsequent subdivision into 1000-1200 m² residential lots is recommended in this location to meet future urban housing demand.

Industrial Expansion

This area adjacent to the existing industrial land to the south of town has been identified as being suitable for expansion of Industrial/Employment zoning. This is only a superficial observation, and further investigation into industrial land growth is recommended as required.

Quirindi North - 225 R1 Lots

Rezoning to R1 - General Residential, and subsequent subdivision into 1000-1200 m² residential lots is recommended in this location to meet future urban housing demand.

Quirindi East - 45 R5 Lots

Rezoning to R5 - Large Lot Residential, and subsequent subdivision into 1500-4500 m² residential lots is recommended in this location to meet future lifestyle housing demand.

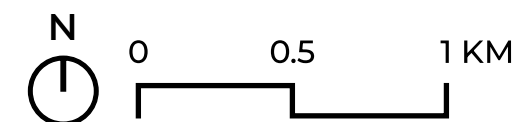
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Industrial Candidates
- Residential Candidates

FUTURE CANDIDATES MAPPING

QUIRINDI

PERCEPTION PLANNING



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TOTAL LOT YIELD - WERRIS CREEK

RESIDENTIAL LOTS | 115
LIFESTYLE LOTS | 150

Rezone to R5 - Large Lot Residential
To allow for land that is economically feasible to develop, it is recommended that this land is rezoned to R5 - Large Lot Residential. This is due to the positioning of the lot opposite the railway - with the existing challenges facing development in the area already, the requirement for provision of infrastructure across the railway increases the investment needed to develop these lots to a point at which development is not economically feasible.

It is estimated that approximately 150 Lifestyle lots (1 ha +) could be subdivided from these 2 lots alone.

Subdivision into Residential Lots
This supply of R1 - General Residential land is already provided, however requires subdivision prior to residential use. This R1 zoned land, once subdivided, would provide ample 1000-15,000 m² residential lots for a 20 year supply.

It is estimated that approximately 115 R1 lots (around 1200 m²) could be subdivided from these 2 lots.

Industrial Expansion
This area adjacent to the existing industrial land to the south of town has been identified as being suitable for expansion of Industrial/Employment zoning. This is only a constraints-based observation, and further investigation into industrial land growth is recommended as required.

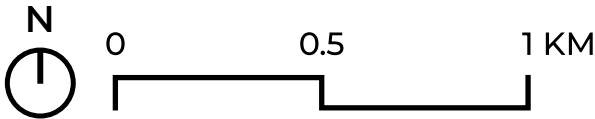
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Industrial Candidates
- Residential Candidates

FUTURE CANDIDATES MAPPING

WERRIS CREEK

PERCEPTION PLANNING



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TOTAL LOT YIELD - WALLABADAH

RESIDENTIAL LOTS	0
LIFESTYLE LOTS	115

Consolidation of Lots and Minimum Lot Size Reduction
This land is identified as undersized for R5 - Large Lot Residential land. It is recommended that these lots be consolidated into 1 hectare lots to align with the LEP changes to amend the R5 Minimum Lot Size to 1 ha.

Note: Wallabadah Zoning
As Wallabadah is not serviced by reticulated sewer, R5 - Large Lot Residential lots have been recommended in lieu of urban-sized lots. This allows ease of development of land, in that a wider arrange of effluent treatment systems will be available.

Residential Area 2 - R5 1ha
This land adjacent to existing housing stock has been identified as one of 3 areas that are candidate for 1ha lots zoned R5 - Large Lot Residential.

Residential Area 1 - R5 1ha
This land, being adjacent to recreationally zoned land, has been identified as one of 3 areas that are candidate for 1ha lots zoned R5 - Large Lot Residential.

WALLABADAH

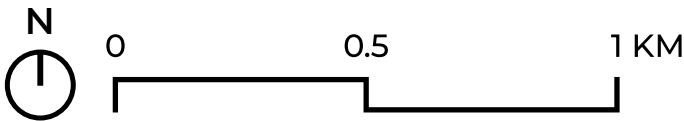
Residential Area 3 - R5 1ha
This land, being adjacent to recreationally zoned land, has been identified as one of 3 areas that are candidate for 1ha lots zoned R5 - Large Lot Residential.

LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Industrial Candidates
- Residential Candidates

FUTURE CANDIDATES MAPPING

WALLABADAH
PERCEPTION PLANNING



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TOTAL LOT YIELD - WILLOW TREE

RESIDENTIAL LOTS | 0
LIFESTYLE LOTS | 80

WILLOW TREE

Future Investigation

With Willow Tree having a recently completed subdivided estate, this land has been identified as suitable for further investigation regarding use as an extension of the estate and accompanying R5 zoning.

Industrial Expansion

This area surrounding the existing industrial land to the south-east of Willow Tree has been identified as being suitable for expansion of Industrial/Employment zoning. This is only a constraints-based observation, and further investigation into industrial land growth is recommended as required.

Place Delivery Group and Change to Minimum Lot Size

This R5 - Large Lot Residential land to the south of Willow Tree is identified as having residential value, where a DCP or Masterplan is created to plan the development of the area. This should be planned through a PDG program adapted for use in the shire.

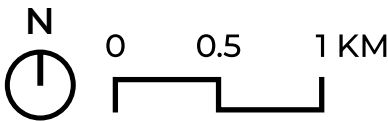
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- Industrial Candidates
- Residential Candidates

FUTURE CANDIDATES MAPPING

WILLOW TREE

PERCEPTION PLANNING



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OVERVIEW

LIVERPOOL PLAINS SHIRE PROPOSED LEP CLAUSES

MINIMUM LOT SIZE FOR SUBDIVISION

A way to encourage infill development is by ensuring that there is a pathway for infill with minimal impact to be readily undertaken. Allowing for greater flexibility helps to mobilise the housing market, creating affordable housing opportunities. The below example clause would allow for existing dual occupancies and multi-dwelling housing to be subdivided such that they each occupy their own lot.

4.1AB Exception to minimum lot size for certain residential development

- (1) The objective of this clause is to ensure that development undertaken on land containing biodiversity values or on land with conservation significance is given due consideration by the consent authority.
- (2) This clause applies to land in the following zones—
 - (a) Zone R1 General Residential
 - (b) Zone RU5 Village
- (2) Despite any other provision of this plan, development consent may be granted for the subdivision of land to which this clause applies if—
 - (a) Multi-dwelling housing or a dual occupancy is lawfully erected on the land; and
 - (b) The area of each resulting lot will not be less than
 - (i) 375 m² for an attached dual occupancy or multi-dwelling housing; or
 - (ii) 450 m² for a detached dual occupancy; and
 - (c) Only one dwelling will be located upon each lot following the subdivision.

INVESTIGATION OF LAND IN CONSERVATION ZONING

In an area such as the Liverpool Plains Shire which has large amounts of land with biodiversity values or conservation zoning, the ability for Council to have mobility in the determination of land with these constraints is paramount. This is to both allow development which respects these constraints, and to prevent development which disregards them - without the use of backzoning which is onerous on the landowner and needlessly prohibits some development.. This could be done with a clause to the effect of the following clause:

5.XX Development on land in certain rural, residential, or conservation zones

- (1) The objective of this clause is to ensure that development undertaken on land containing biodiversity values or on land with conservation significance is given due consideration by the consent authority. The intent of this clause is to ensure environmental issues are assessed closely, so as to avoid the need to backzone land.
- (2) This clause applies to land in the following zones—
 - (a) Zone RU1 Primary Production
 - (b) Zone RU5 Village
 - (c) Zone R5 Large Lot Residential
 - (d) Zone C4 Environmental Living*
- (2) A consent authority must take into account the matters specified in subclause (3) in determining whether to grant any development consent on land to which this clause applies.
- (3) The following matters are to be taken into account with respect to the proposed development—
 - (a) Any biodiversity values which the land holds; and
 - (b) Any environmentally sensitive parts of the land.

MINIMUM DENSITY

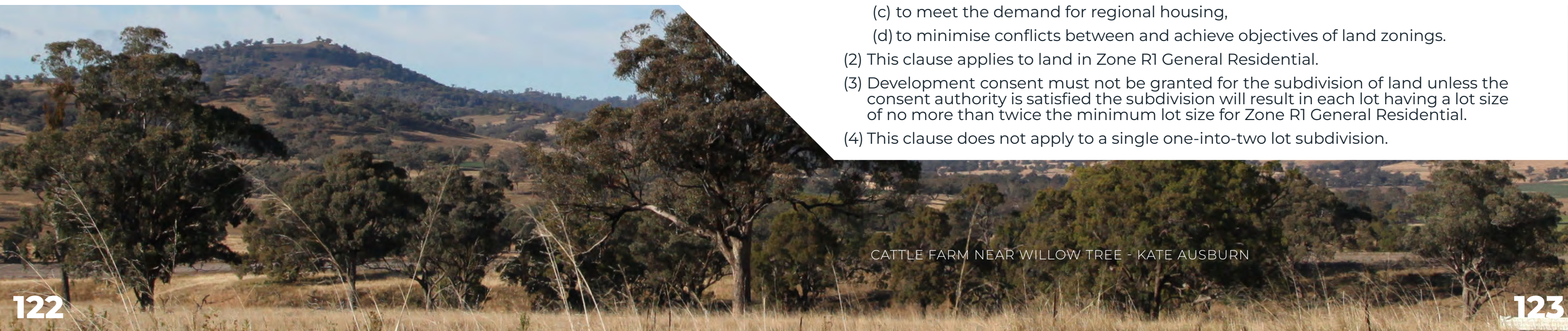
A challenge in rural areas with a high demand for lifestyle lots is subdivision which results in use of land which does not reflect it's zoning. For example, 2000-10,000 square metre lots zoned R1 - General Residential. This issue can arise due to there being a minimum lot size, however no limit as to how large a lot can be.

Essentially, it is more appealing for developers to develop residential land as rural residential land. From a planning perspective, this undermines the intent of the land zonings, and should be prevented wherever possible. Once good residential land is lost to large lot development, the process to retroactively amend this is convoluted.

A method to counteract this is to implement a clause in the LEP which portrays a 'minimum density' for certain land zonings. This could be achieved as below:

7.XX Minimum dwelling density on land in Zone R1

- (1) The objectives of this clause are as follows—
 - (a) to ensure the provision of a mix of dwelling types and housing choices,
 - (b) to assist in the provision of affordable housing,
 - (c) to meet the demand for regional housing,
 - (d) to minimise conflicts between and achieve objectives of land zonings.
- (2) This clause applies to land in Zone R1 General Residential.
- (3) Development consent must not be granted for the subdivision of land unless the consent authority is satisfied the subdivision will result in each lot having a lot size of no more than twice the minimum lot size for Zone R1 General Residential.
- (4) This clause does not apply to a single one-into-two lot subdivision.



CATTLE FARM NEAR WILLOW TREE - KATE AUSBURN

OVERVIEW

LIVERPOOL PLAINS SHIRE PLACE DELIVERY GROUP PROGRAM

WHAT IS THE PLACE DELIVERY GROUP (PDG) PROGRAM?

The Place Delivery Group program is currently the primary tool for managing and coordinating the master planning process in the Central Coast and Hunter regions. It aims to create a streamlined planning pathway, provide an infrastructure delivery plan, achieve objectives for the community, and adopt place-based planning in both employment areas and residential growth areas.

The concept operates on the below process:



THE PDG PROGRAM IN THE LIVERPOOL PLAINS

The PDG program is currently considered best practice when masterplanning the large stands of zoned lands that have existing constraints and multiple ownerships. The Department of Planning has recently released a guide to PDGs.

Given the proven efficacy of the program in the Hunter and Central Coast regions, the general process and framework is likely to see similar success if adapted to a smaller rural region. A bespoke rendition of the PDG program for the Liverpool Plains Region would better achieve the goals of the community, through smart design and accountability for large masterplanned projects.

The process would remain largely the same if adapted to the plains; consisting of:

1. The establishment of a Place Delivery Group
2. Inception meetings to discuss the scope and high-level planning.
3. Studies and investigations to provide strategic merit and inform the application
4. A draft place strategy to plan the proposal in greater detail
5. An infrastructure development plan to ensure that the area is provided with the appropriate foundation to support itself.
6. Public exhibition to ensure community input and involvement.
7. Finalisation and endorsement by the DoP.

Some land is already zoned, however requires a coordinated and multi-agency approach. The PDG program gives structure to the process, and raises the standard for large-scale development to include distinct milestones, strategic merit, and community input.

Currently, the PDG program is elective based, with a trigger for where a proposal provide 2000 or more dwellings. When adapting the framework to suit the Liverpool Plains Region, the triggers for requiring assessment would need to be lowered to suit the volume of development in the area when compared to the Hunter region.

For example, a requirement for a PDG to be developed where more than 30 dwellings are provided in a proposal would allow for small subdivisions to be undertaken without onerous requirements under this framework which would deem them cost-prohibitive, while providing the valuable structure to larger projects to ensure a better outcome for the community.

It is recommended by this strategy that council commission an adaptation of the PDG program in coordination with the Department of Planning to guide large developments in the shire.

Refer to the following maps for nominated PDG sites within the shire.

CATTLE FARM NEAR WILLOW TREE - KATE AUSBURN

MAPPING

PDG SITES

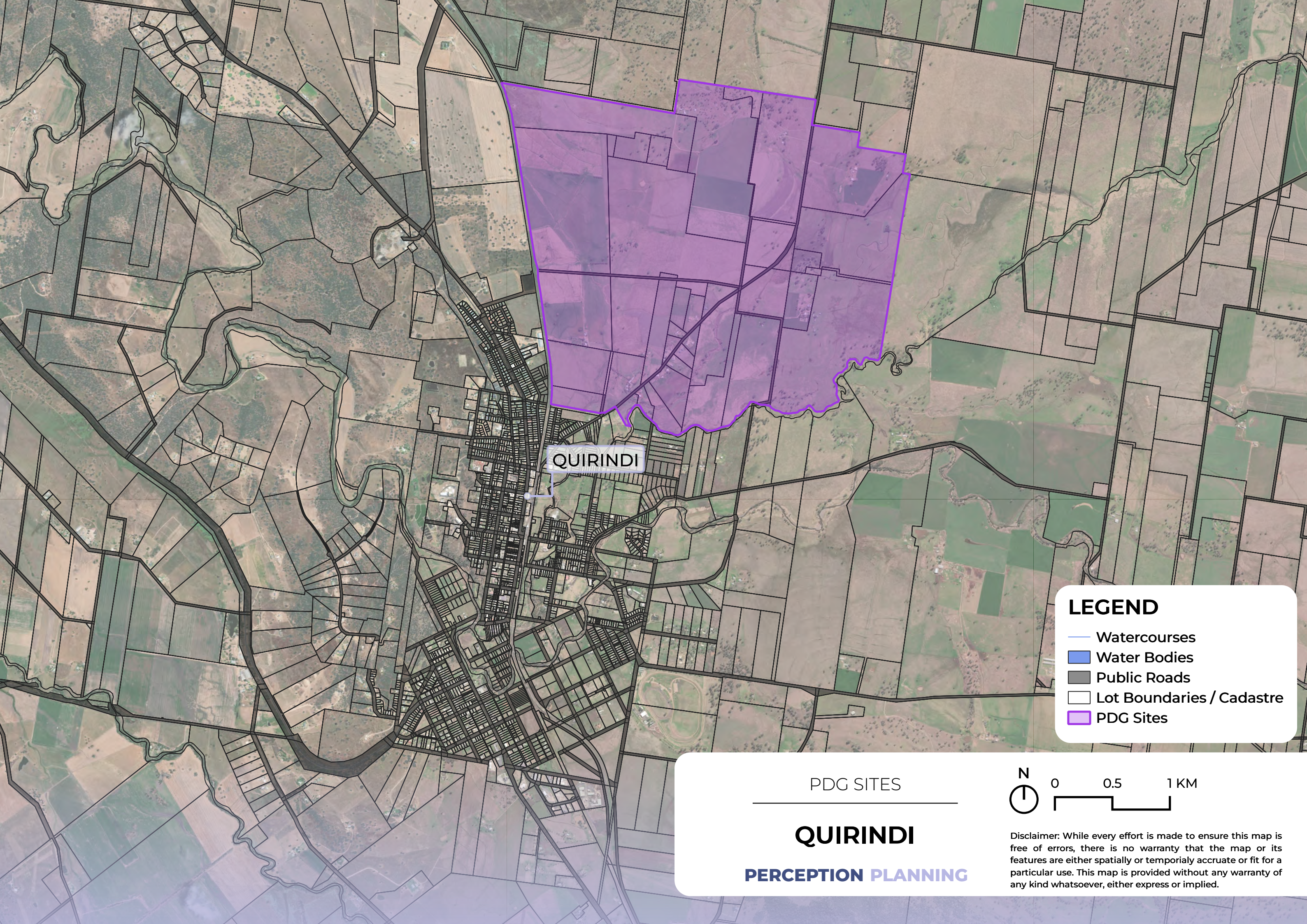
GM&
HS

PAGES 126-133

QUIRINDI
WERRIS CREEK
WALLABADAH
WILLOW TREE

The following maps consist of sites which would benefit from the implementation of the Place Delivery Group process.

QUIRINDI



QUIRINDI

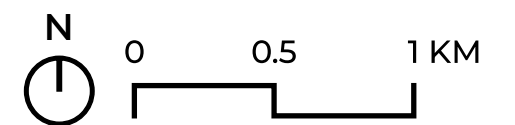
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- PDG Sites

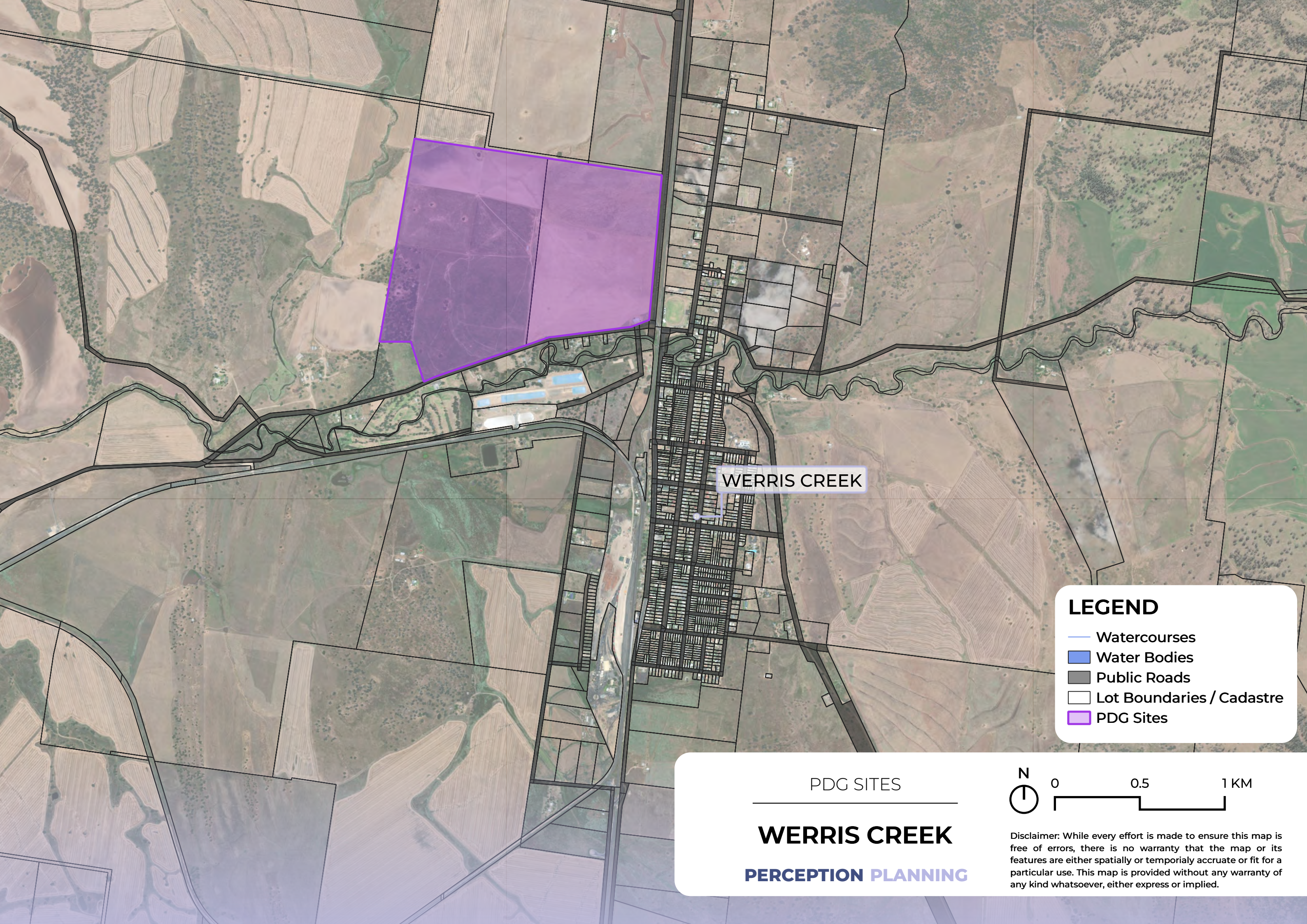
PDG SITES

QUIRINDI

PERCEPTION PLANNING



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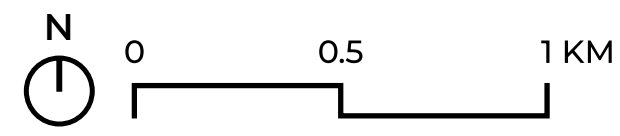
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- PDG Sites

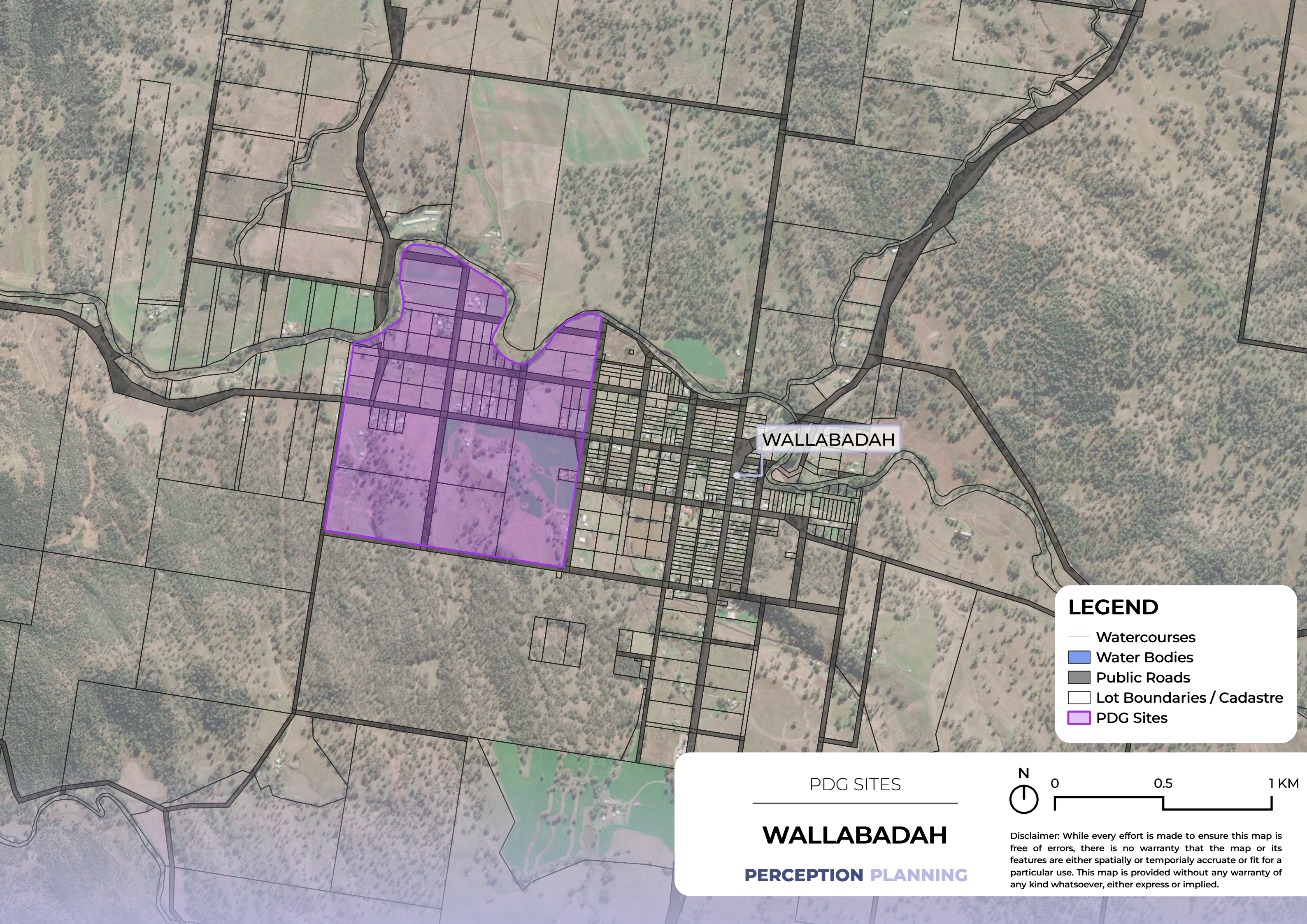
PDG SITES

WERRIS CREEK

PERCEPTION PLANNING



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WALLABADAH

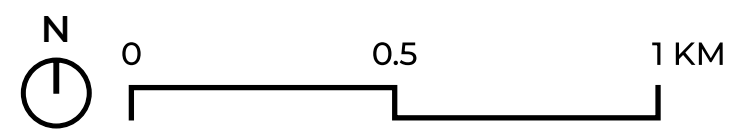
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- PDG Sites

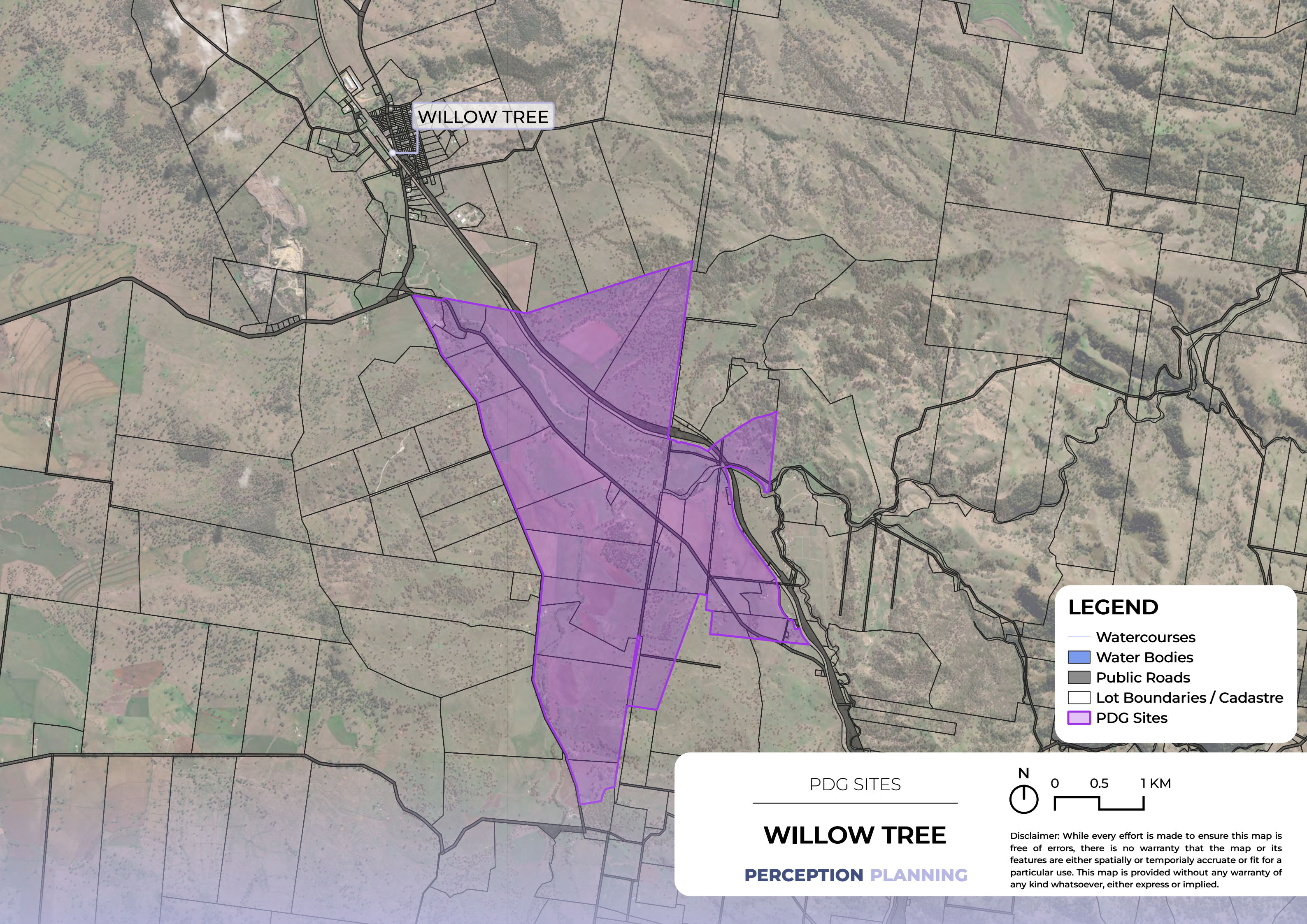
PDG SITES

WALLABADAH

PERCEPTION PLANNING



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WILLOW TREE

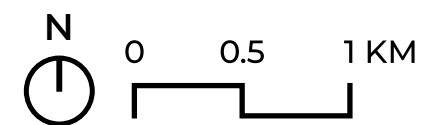
LEGEND

- Watercourses
- Water Bodies
- Public Roads
- Lot Boundaries / Cadastre
- PDG Sites

PDG SITES

WILLOW TREE

PERCEPTION PLANNING



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RECOMMENDATIONS

ACHIEVING THE VISION



**GM&
HS**

GENERAL PLANMAKING
ADMIN
DELIVERY/FEASIBILITY
AGRICULTURE
TOURISM
BUSINESS AND EVENTS
ENVIRONMENT
IMPLEMENTATION
MONITORING

RECOMMENDATIONS & PLANNING RESPONSES

GENERAL PLAN MAKING / ADMINISTRATION

RECOMMENDATION 1: PROGRESSION OF INVESTIGATION AREAS

It is recommended that the areas for investigation in the GM&HS mapping for each of the townships be progressed in line with the strategy for a higher use/zoning. Council can contact the landowner directly to assist with any development enquiries

RECOMMENDATION 2: DCP / MASTERPLAN / STRUCTURE PLAN / PRECINCT PLAN

A program of Structure plans / DCP / Master plans / Precinct plans are to be completed for each of the existing zoned areas and / or candidates' areas in the respective townships, to facilitate orderly and coordinated development across multiple property ownership. It is recommended that this be implemented via a Place Delivery Group (PDG) model. See PDG site maps.

RECOMMENDATION 3: RESIDENTIAL LAND DEVELOPMENT REGISTER

It is recommended that a register of development on residential land is created and updated regularly to keep track of development across the shire. This register allows for ease of use when monitoring the implementation of the strategy, and tracking the growth of the shire.

RECOMMENDATION 4: DEVELOPER CONSULTATION

As part of the consultation program with the GM&HS, developers active in the LGA be interviewed in regards to why specific DA approved subdivisions have not progressed to registration.

RECOMMENDATION 5: CONSIDERATION OF GROWTH SCENARIOS

Council consider the growth scenarios listed in the GMS and adopt the moderate model as opposed to stagnant or fast growth. Council also note that more land is provided than would be suggested by the accepted growth scenario, however this is an intentional factor of safety.

RECOMMENDATION 6: CONSULTATION WITH DPE

The NSW Department of Planning and Environment (DPE) is recommended to be consulted to ensure that this strategy is considered an endorsed strategy. The support of the DPE is considered a crucial aspect to the success of the Growth Management and Housing Strategy, as their involvement is required to rezone candidate areas as shown in the Future Candidates Mapping.

RECOMMENDATION 7: LEGISLATIVE BARRIERS TO LAND DEVELOPERS

Development of a legislative mechanism to restrict developers developing land substantially larger than the minimum lot size. This is in order to prevent developers from creating large, lifestyle lots in urban residential zoning, in areas where land values are low. This is a gap in the current LEP pathway, and it requires a direct planning response.

RECOMMENDATION 8: DEVELOPERS FORUM

It is recommended that, hinging on existing industry connections, a regular developers forum is organised and managed. This allows for willing developers to discuss available development sites and feasibility of land within the shire in a transparent manner.

RECOMMENDATION 9: MARKETS AND TEMPORARY EVENTS

It is recommended that land use definitions such as 'temporary events' or 'markets' be listed in the LEP land use tables as being permitted without consent. Such activities create vitality and vibrance in the community and has a flow on positive effect on housing.

RECOMMENDATION 10: UTILISATION OF INFRASTRUCTURE

It appears as though there are a number of under utilised assets, that once activated, could have positive impacts on the housing demand and supply. For example infrastructure and recreational assets like the aerodrome and racecourse respectively. It is recommended that these and any similar assets are reviewed and their feasibility and cost benefit be considered for each asset.

RECOMMENDATION 11: CARAVANS AND MANUFACTURED HOUSING ESTATES

It is recommended that Council amend the Local Environmental Plan land use tables to allow caravans and Manufactured Housing Estates (MHEs) in Village (RU5), General Residential (R1), and Primary Production (RU1) zoning. Both transient and permanent caravan sites and Manufactured Housing Estates are an important part of housing that is not currently catered for in the existing LEP.

RECOMMENDATION 12: REMOVAL OF DWELLING OPPORTUNITY MAP

It is recommended that the a Dwelling opportunity map be created. This would transition out existing holdings. Council should apply for funds to identify and map all existing holdings. The existing holdings are then replaced with the Dwelling Opportunities Map which is updated with each housekeeping LEP.

RECOMMENDATION 13: UNOCCUPIED DWELLING/BUILDING SURVEY

Council send out a survey with a rates notice to seek first hand and direct reasons why the unoccupied dwelling rate is so high comparatively. Once this data is known, it will then inform future decision making as the current rate of unoccupied dwellings is very high, which results in housing assets sitting idle and underutilised.

RECOMMENDATION 14: VACANT BUILDINGS AND LAND

It is recommended that any vacant commercial premises suitable for temporary residential use could be permitted to provide short-term affordable housing to the community. Further, any developed but unused land should be considered for repurposing as residential land - for example, the old TAFE in Quirindi.

RECOMMENDATION 15: LOCAL ENVIRONMENTAL PLAN CHANGES

It is recommended that LEP clauses are implemented to help control growth in the shire. The current recommended clauses are for minimum density, minimum subdivision size for subdivision, and consideration of ecological/biodiversity.

HOUSING DELIVERY AND FEASIBILITY



RECOMMENDATION 16: DEVELOPMENT FEASIBILITY ASSESSMENT

It is recommended that a basic and specific development feasibility assessment be carried out on the preferred development sites in each of the townships. This will not be a large undertaking however will provide independent and quantifiable reasons as to why land development at a larger scale is not currently enticing in the LGA. Noting, a high level assessment has occurred as part of the preparation of this GM&HS.

RECOMMENDATION 17: LOCAL / STATE FUNDED DEVELOPMENT BOARD

One of the key reasons for the lack of land development is the relatively low retail value of land compared to the development costs. Thus, traditional land development models will not work at any significant capacity, nor scale due to the absence of sufficient commercial margins. As a result, it is recommended that a local or state funded development board/company be considered. The goal of this organisation would be to deliver land to the market, rather than profit alone. This is not dissimilar to other government lead development companies that exist for some regional areas.

RECOMMENDATION 18: DIVERSIFY HOUSING STOCK - WORK WITH PROVIDERS

With diversity of housing stock forming a key issue inhibiting growth, it is recommended that Council works closely with a variety of social housing providers to determine and remove or mitigate barriers to DA approval for all forms of housing - such as group homes and manufactured housing estates. Examples of this include waiving of council DA fees, guaranteed DA approval timeframes, and provision of appropriate council owned land to housing providers. A review of the land supply has confirmed that suitable land is available, however the shire lacks housing providers.

RECOMMENDATION 19: INFILL DEVELOPMENT INCENTIVES

It is recommended that Council extend its provision of incentives for infill development, consisting of waiving fees for water and sewer headworks. Without ongoing support of infill development such as this, it is anticipated that infill development will only occur very infrequently.

RECOMMENDATION 20: PROVISION OF RETICULATED SEWER

It is recommended that the townships most likely to develop as a result of increased infrastructure be considered for funding for reticulated sewer infrastructure. For example, our view is Willow Tree is most suitable and has the most potential in this regard. A voluntary planning agreement would potentially be developed between the upcoming major projects to enter into an agreement to part fund a sewerage treatment work for the town, in-lieu of their conventional developer contributions. A business case and process would need to be developed for this to occur.

RECOMMENDATION 21: SPECIALIST HOUSING PROVIDER EOI

It is recommended that council develop expression of interest packages to seek to partner with specialist housing providers to assist in growing the diversity of housing stock in the LGA. This can include items such as modern building methods such as prefab or other cost effective options, to ongoing delivery models and government funding. In reviewing the supply of land, it can be confirmed that zoned land is available, which simply requires provider awareness and interest.

RECOMMENDATION 22: INDEPENDENT WATER/SEWER PROVIDER

It is recommended that an independent water and sewer infrastructure provider be contacted to scope and price the possible options for servicing Wallabadah and Willow Tree with appropriate infrastructure. This would be under the WICA process via IPART. This is seen as a scoping process currently, to determine feasibility when compared with other options.

RECOMMENDATION 23: PERMISSIBLE USES

It is recommended that the permissible uses in commercial and industrial zones be reviewed and a number of additional uses be considered for inclusion in these zones.

RECOMMENDATION 24: SPECIAL ACTIVATION PRECINCTS

It is recommended that the government be lobbied with respect to parts of the Liverpool Plains region being made a Special Activation Precinct.

RECOMMENDATION 25: INFILL OPPORTUNITY SITES

The specific infill sites identified in the infill opportunity maps in the GM&HS have basic town planning site reviews undertaken as a feasibility assessment.

AGRICULTURE



RECOMMENDATION 26: CONTINUED SUPPORT OF AGRICULTURE

Continued support of agriculture and the accommodation for agritourism is crucial, given the critical importance of farming for the region. It is recommended that, in order to preserve the agricultural values of the land, to not re-zone land suitable for agricultural purposes.

RECOMMENDATION 27: FOCUS ON EFFICIENT RESIDENTIAL ZONING

It is recommended that surplus Rural Residential land/Large Lot Residential Land is efficiently zoned in the future to R1 General Residential, rather than encouraging urban sprawl.

RECOMMENDATION 28: EXEMPT ACTIVITIES - PUBLIC EDUCATION PROGRAM

It is recommended that council develop and implement a public education program in regards to the new provisions for exempt activities on farmland to assist with off-farm income or diversification.

RECOMMENDATION 29: RURAL DUAL OCCUPANCIES

It is recommended that council supports investment in farms by allowing dual occupancies to be permitted subject to DA on rural land anywhere on the same title (not necessarily within 100m of each other or appearing as the same development).

TOURISM, BUSINESS, AND EVENTS



RECOMMENDATION 30: MAJOR PROJECT CONTRIBUTIONS

It is recommended that, with the relative high number of major projects in the LGA, a strategy be developed on the combination of their developer contributions to a single and significant community infrastructure project - such as reticulated sewer for one of the townships.

RECOMMENDATION 31: INDUSTRIAL LAND ANALYSIS AND REVIEW

The focus of this study has been residential, however, simply put, industrial and employment lands is needed for people who live in the houses to have a job. This study has recommended specific sites for industrial land that work from a constraints analysis however an Industrial land analysis and economic study is required to support industrial expansion of this nature.

RECOMMENDATION 32: TOURISM STRATEGY

It is recommended that council undertake a separate strategy for the identification, implementation, and advertisement of tourist destinations - including walking, cycling, and 4WD trails, as well as lookout destinations and recreational/camping spaces.

THE ENVIRONMENT



RECOMMENDATION 33: ACTION FOR CHANGE - CONSERVATION OF LAND

Environmental conservation is a key recommendation of this strategy. Much of the land across the Liverpool Plains region holds significant biodiversity and ecological values, such as the many white-box plantations across the shire, which can be adequately protected by the addition of an LEP clause which requires specific assessment of ecological conditions on a site. This allows for the same environmental protection afforded by backzoning, but allows for site-specific assessment and ensures that suitable land can be developed where ecological and biodiversity values aren't affected by the development.

RECOMMENDATION 34: QUIPOLLY DAM CATCHMENT

It is recommended that the Quiopolly Dam catchment area be officially listed as an LEP map layer as a drinking water catchment. This will bring in an additional assessment criteria for all development in this area to meet water quality targets and use tools such as NORBE or MUSIC for a positive water quality outcome.

RECOMMENDATION 35: WASTE WATER DEVELOPMENT ASSESSMENT FRAMEWORK

It is recommended that a waste water development assessment framework be developed. This policy position will assess the natural geological conditions of the LGA and waste water systems available and recommend an environmentally appropriate size of lots without reticulated sewer. Based on our experience, this size starts around 4,000 square metres.



QUIPOLLY DAM

CAPACITY - 8.1 BILLION LITRES

IMPLEMENTATION & MONITORING

Implementation and monitoring of the Growth Management and Housing Strategy is a perpetual task, as new statistics become available, recommendations are implemented, and the future of the shire takes shape. Actions by which the desired growth can be achieved are provided above in the recommendations section of this GM&HS (p. 86-91).

The monitoring of residential construction can be tracked through the central planning portal - through which all Development Applications and Complying Development Certificates must be lodged. The portal records data of all applications made, the type of development they are applying for, and their location. This data can be used to complete the residential development register, as recommended.

**[TO BE EXPANDED FURTHER
FOLLOWING COMMUNITY CONSULTATION]**



AUSTRALIAN RAILWAY MONUMENT



GM&HS



**Liverpool
Plains**
Shire Council

PREPARED BY
PERCEPTION PLANNING