



Griffith City Council
Sustainable Development

Griffith Land Use Strategy

Beyond 2030

Plain English Summary

April 2013



Plain English Summary Griffith Land Use Strategy Beyond 2030

(Final Draft 2012)

Purpose

The purposes of this summary is to provide a concise overview of the contents and processes involved in compiling the Griffith Land Use Strategy Beyond 2030. The summary focuses on the following key aspects:

- The Planning Framework 2
- Consultation Period and method 28
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- Subsequent Changes to the Strategy 33
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The Planning Framework

The following planning framework (Part A – G) forms the basis for the Griffith Land Use Strategy with additional information on the consultation process.

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Part A: Introduction

Part A sets the framework for the Strategy. In this part we will also explore the reasons for this study, i.e. ‘why do we do this now?’ It is important to establish in this part how this strategy fits into the ‘bigger picture’, particularly with regard to Griffith City Council as an institutional organisation.

During 2007 Council embarked on a corporate process to establish a clear framework of achievable goals. In the initial stages of this process three broad themes were identified.

- Lifestyle
- Development
- Environment

These themes were encapsulated in a corporate visions statement called “Growing Griffith Beyond 2030” . Three strategies were identified for each of these themes, i.e.:

- Lifestyle – Community Action Plan
- Development – Integrated Development Strategy
- Environment – Sustainable Environment Strategy

Each of these strategies is supposed to deliver identified projects and outcomes through action plans and identified and funded projects.

The Land Use Strategy is one of two sub-strategies fitting in under the broader framework of Integrated Development - the other sub-strategy is the Infrastructure Development Plan.

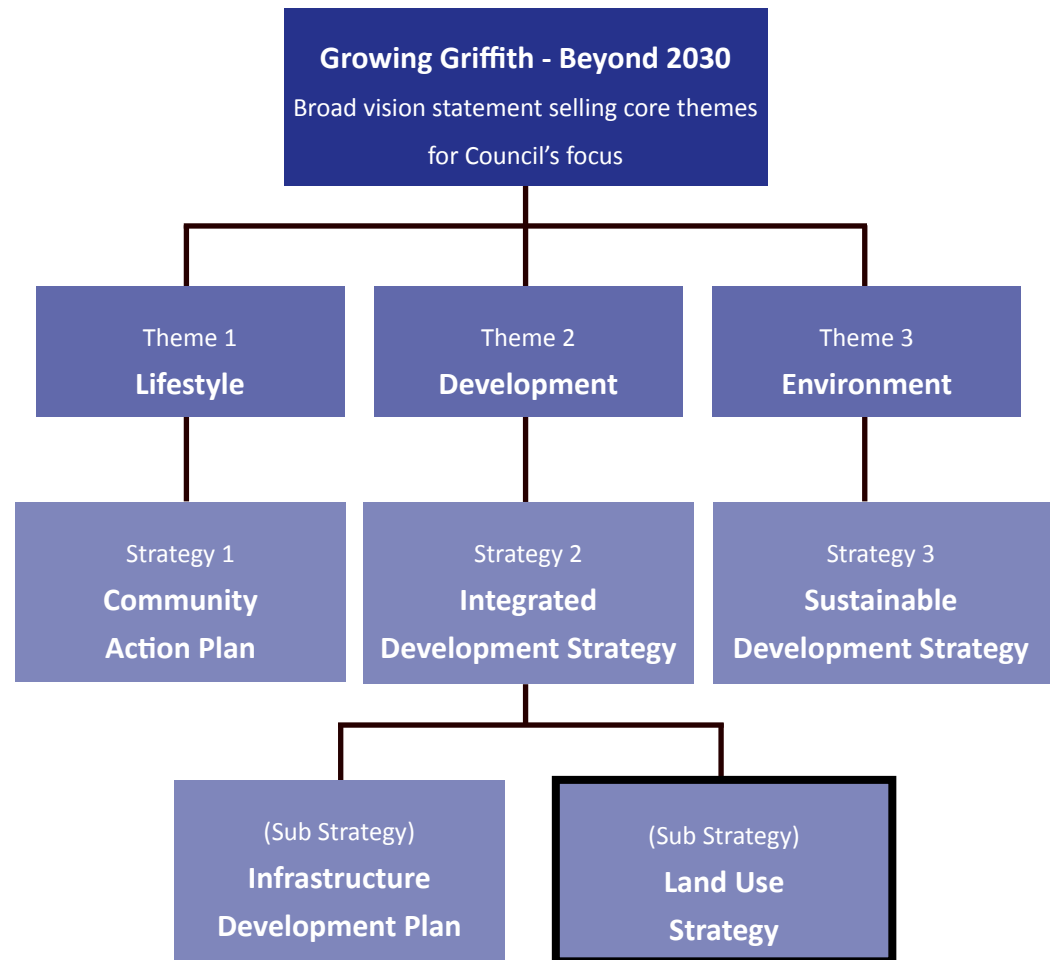


Figure 1 - Strategic Framework

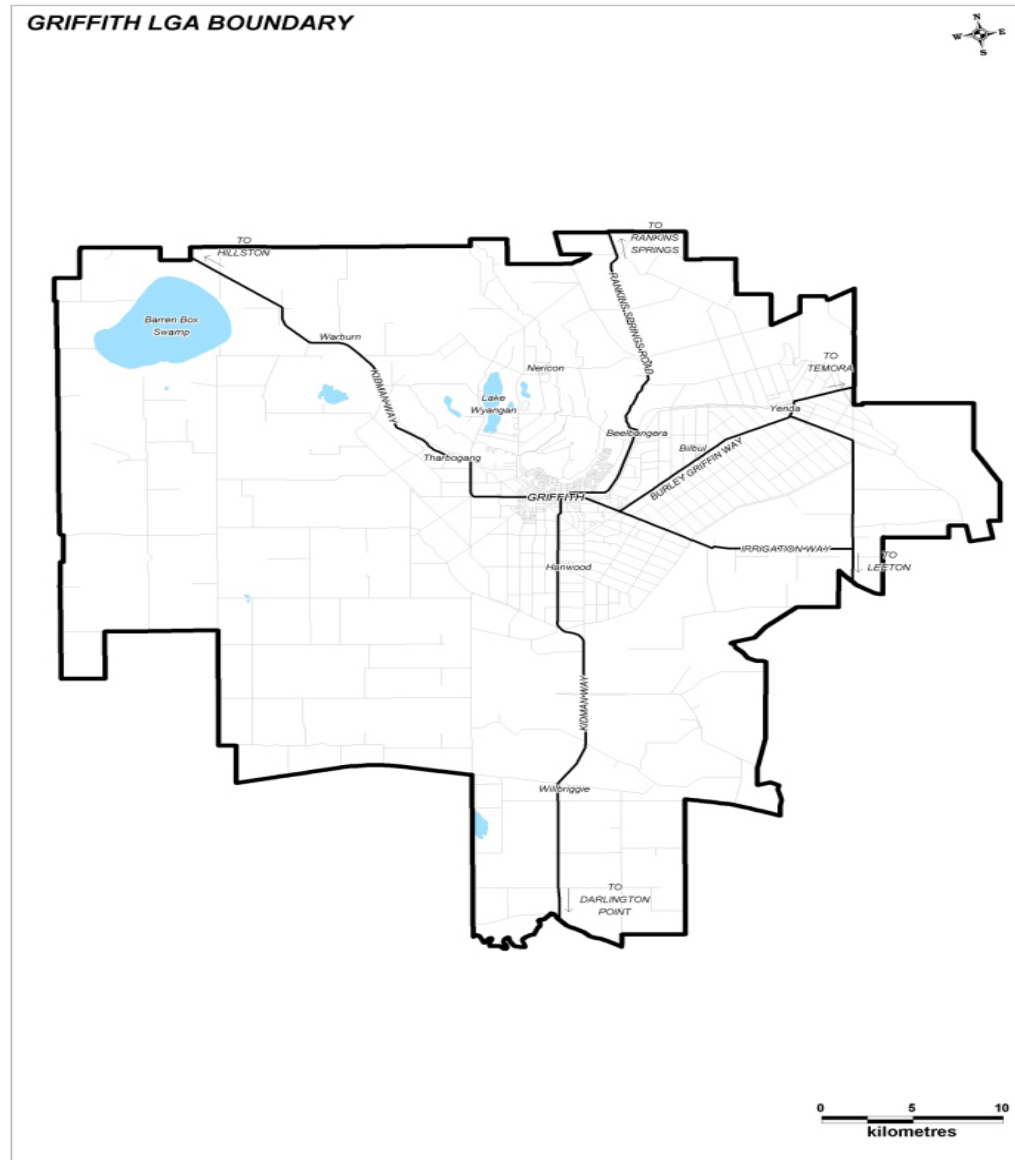
The strategy area comprises the local government area of Griffith City Council, however background research and data forming the foundation for this strategy is not necessarily limited to the local government area.

Part B: Background data

Part B is the part in which intelligence, data and analysis are synthesised. It is important to note that this part is not static, but continuously evolving. As more information becomes available and as we undertake more studies and investigations, our understanding of our local impacts and interaction with the local environment grows. This in turn will affect our understanding of land use implications including the effect of land use decisions on our local environment. It is therefore important to keep on growing and expanding this part of the Strategy to maintain credibility as a 'current strategy'.

Most of this information is extracted and derived from sources such as GIS, ABS statistical data, field investigations and specific independent investigations. Processing of information involves environmental inventorying, mapping, capacity analysis etc and the following aspects are investigated:

- Overview of Griffith and environs
- Demographic profile
- Population growth estimates
- Development trends
- Subdivision
- Development Value
- Transport Network



- Rail transport
- Air transport
- Infrastructure
- Community Facilities
- Economy

Part C: Long-Range General Planning

Part C is the part where the conclusions and recommendations derived from Part B are compiled into general land use recommendations. Most of the recommendations in this part will be in response to forecasted growth and development over the long term – in excess of 20 years.

Summary of main constraints

This section is not intended as a detailed analysis , but attempts to highlight the most obvious constraints to provide the reader with a better understanding of some of the main principles underlying land use planning for Griffith.

- **Flood prone land**

Floodplain and flow path mapping was prepared. The preparation of this strategy has taken this mapping (refer to Map 43) and the findings of the flood study and plan into consideration. More specifically this strategy has utilised the study/plan and associated mapping in the selection of candidate sites for future residential growth (refer to Section 'E'). It was clear that the floodplain and floodway of the critical storm event will limit the growth of some urban areas including Collina and Yoogali. The study and plan conclude with a number of important planning and structural recommendations which will guide Council through the implementation stage of the Flood Prone Land Policy.

- **Fragmented urban form and land use interface**

In terms of land use, Griffith has a severely fragmented urban landscape with pockets of industrial, agricultural and commercial activity interspersed with residential settlement.



Figure 1: Sergi Park - large detention basin



Figure 2: Collina fringe - houses and citrus orchards

This gives rise to a relatively high level of land use interface, sometimes manifesting in incidents of real or perceived land use conflict. This in turn places an unreasonable burden on Council's environmental staff to mitigate and resolve these conflicts.

One of the primary aims of this strategy will be to initiate a slow process of reform in this regard by consolidation of land uses and avoiding any further unnecessary sprawl and dispersion of uses – in particular, uses with an industrial or processing component.

- **Infrastructure limitations**

The cost of providing infrastructure should be justified in terms of the number of households or potential economic return. The cost to provide infrastructure may only be considered by Council if the cost effectiveness, in terms of cost recovery or likely economic return for the wider community, can be clearly demonstrated. If the cost-effectiveness of infrastructure cannot be clearly demonstrated, the cost shall be passed onto the proponent or developer.

- **Limited environmental lands**

The occurrence of environmental lands can be deemed as a constraint since it limits development potential in the vicinity of such land. It is however important to acknowledge that environmental land in itself is not a constraint, but an asset and it is a goal of this strategy to increase the area of land zoned or allocated for environmental protection.



Figure 3: Infrastructure

- **Bushfire prone land**

Bushfire prone land occurs along McPherson Range. Due to the potential hazardous interface with urban development, it should still be deemed as a constraint to urban expansion.

- **Topography**

Most of Griffith is located on extremely flat terrain, which makes servicing for water and sewer expensive due to the lack of natural gradient requiring expensive pump stations and other related expenses. Local stormwater management is also complicated and expensive due to the lack of sufficient gradient. Large portions of the urban fringe have a gradient less than 0.5%. In general terms, these areas are best avoided with future expansion to limit unnecessary infrastructure costs.

- **Other constraints include, but are not limited to:**

- Airport related constraints - Noise contours (ANEF) & Obstacle Limitation Surfaces ;
- Physical impediments posed by irrigation channels;
- High water table in certain localities;
- Areas of high salinity;
- Main roads and associated traffic impacts; and
- Railway and associated (noise and traffic) impacts



Figure 4: McPherson Range - bushfire prone land



Figure 5: McPherson Range in the distance

Strategic demand

Future residential settlement

Future demand for residential settlement is to accommodate a total population ranging between 32,452 and 38,026 by 2033, or a total population ranging between 33,3540 and 40,687 by 2038.

For forecasting purposes the following average lot sizes are suggested:

- Urban lots (including villages) : 750m²
- Large lots (old 'rural residential') : 3000m²

Based on the above average lot sizes (including an allocation for roads, reserves and open spaces of 25% for urban lots and 20% for large lots) the following total area of un-constrained and serviceable land is required to provide the estimated additional demand for 2033:

- Urban lots (including villages) (371 Ha)
- Large lots ('old' rural residential) (285 Ha)

Future non-residential expansion

It is far more difficult, if not impossible, to quantify the demand for non-residential expansion, as it is largely dependent on market forces and are furthermore greatly influenced by advances in technology. Considering growth patterns over time does however give some guidance regarding a strategic response based on supply and demand.



Figure 6: More recent residential subdivision in Griffith



Figure 7: Yenda - future land to be developed

Strategic response

Urban expansion including villages (Urban Residential)

The strategy will provide balanced opportunities for urban expansion, not just limited to urban Griffith, but also at the three villages of Lake Wyangan, Hanwood and Yenda, being deemed as centres for future growth. Candidate sites are indicated on maps in Part E for each local area with a specific number allocated to each candidate site. A table containing a ten point selection criteria is included in Part E to justify the selection of candidate sites. These candidate sites **are relatively free of constraints and reasonably accessible to services**.

The above provision of 440 Ha (**which includes land already zoned and additional land as set out in Table - Proposed Additional Parcels of Land**) satisfies the requirement of 371 Ha of land for urban (and village) residential expansion and could if needed provide for an additional 920 households.

It is however important that Rifle Range Road be deemed as an 'urban edge' for the expansion of Collina, in order to ensure effective infrastructure delivery and that other existing users of infrastructure (including roads) not be impacted unreasonably.

Similarly to the south Stafford Road can be deemed as an urban edge for residential development.

In the longer term, Lake Wyangan precinct is deemed as the primary future expansion area for urban residential development, with expansion of the existing village being the most logical first step. It is expected that

Land Zoned Residential in GLEP 2002			
Area Description	Total Area	Total Area Developed	Area Available
Extension of Collina up to Rifle Range Rd (west of Clifton Blvd)	48Ha	0	48Ha
Extension of South Griffith (adjoining Murrumbidgee Estate)	94Ha	7Ha	87Ha
Extension of land corner of Ortelio St and Wyangan Ave	8Ha	0.35Ha	7.65Ha

Proposed Additional Parcels of Land			
Area Description	Total Area	Total Area Developed	Area Available
Extension of Collina up to Rifle Range Rd (west of Citrus Rd and east of Clifton Blvd) Candidate Site 1	79Ha	0	79Ha
Expansion of Lake Wyangan village Candidate Site 2	244Ha	0	244Ha
Expansion of Hanwood village (to west) Candidate Site 3	67Ha	0	67Ha
Expansion of Yenda village (to south) Candidate Site 4	54Ha	0	54Ha
Total of Existing Residential Zoned Land	150Ha	7.35Ha	142.65Ha
Total of Proposed Additional Parcels of Land	444Ha	0	444Ha
<i>Combined Total of Zoned and Additional Parcels of Land</i>	594Ha	7.35Ha	586.65Ha x 75% = 440Ha

in the long term, urban expansion will develop to the south along Boorga Road, eventually only separated from north Griffith (Citrus Grove) by the environmental greenbelt formed by Scenic Hill joining McPherson Range – with Wyangan Avenue providing a critical transport link.

Large lot expansion (Rural residential)

The different areas are indicated on the accompanying map and labelled 1 to 18. In general, rural residential zoned areas are scattered randomly around Griffith. The areas include parcels of land zoned for Rural Residential in the GLEP2002 as well as parcels approved for Rural Residential Development after the GLEP2002 came into operation. No additional land to this is indicated.

For purposes of this calculation the portion of McPherson Range north of Griffith has been ignored due to the fact that this area would only provide a maximum of 9 additional 5Ha lots, not comparable with the rest of the subject land where the average lot size could be a minimum of 3000m² for calculation purposes.

There is a saturation percentage of only 32.4% of existing Rural Residential land. The remaining 67.6% or 312.32 Ha provides an additional 90Ha more than the estimated need of 222.3 Ha. This calculates to an additional 240 Rural Residential Lots.

Considering the present saturation percentage of Rural Residential lots and the added costs associated with creating or expanding Rural Residential areas, it is proposed that no further land be made available for rural residential development at this point in time.

Land Zoned Rural Residential in GLEP 2002				
Map No.	Area Description	Total Area	Total Area Developed	Area Available
1	Portion of McPherson Range north of Griffith and includes larger farming lots	320Ha	275Ha	45Ha (only for lots of min. 5Ha)
2	Land situated east of Yenda	46.3Ha	9.6Ha	36.7Ha
3	Pelican Shores and Fawcett Dr	110.3Ha	58Ha	52.3Ha
4	Mallinson Rd (Lake Wyangan)	63Ha	45Ha	18Ha
5	Beelbangera	16.5Ha	2.7Ha	13.8Ha
6	Yoogali	59Ha	33Ha	26Ha
7	Watkins Ave	64Ha	28.7Ha	35.3Ha
8	Walla Ave	15Ha	4Ha	11Ha
9	Hanwood	29Ha	1.2Ha	27.8Ha
Additional Land Already Approved by Council for Rural Residential				
10	Northern Foreshore of Lake Wyangan	181Ha	0	181Ha
11	Lakes Rd 2 Annex (Bets Development)	70.4Ha	0	70.4Ha
12	Snaidero Rd	15.3Ha	2.6Ha	12.7Ha
13	Spencer Rd	8.4Ha	2.8Ha	5.6Ha
Total of Areas 2 to 13		578Ha	187.6Ha	390.4Ha x 80% = 312.32Ha

Non-residential expansion

CBD and commercial expansion

The CBD is the subject of a separate strategy, i.e. The CBD Improvement/ Enhancement Strategy. This strategy is primarily concerned with the most appropriate zones for the CBD and fringe areas to the CBD. From a land use point of view it is important to acknowledge four key elements:

- The commercial retail core of the CBD extending up to Crossing Street contained as a compact retail core.
- The developing mixed use character to the easts should be further enforced by encouraging a mixed-use character which may include large scale commercial development or re-development, based on merit.
- Strengthen the mixed use character found on the northern and southern fringes of the CBD area, i.e. Wakaden Street to the north and Coolah Street to the south. These areas are likely to play a major role in providing land for medium density residential opportunities and semi-commercial activities close to the CBD. These lands would provide for appropriate locations to extend the CBD for primarily commercial purposes in the future if demand required.



Figure 8: Banna Avenue - cafe dining



Figure 9: Banna Avenue

- Infill development and intensification of existing businesses in the CBD is achievable. There are existing vacant sites in the CBD still to be developed for commercial / mixed use developments. Also, several buildings are single storey structures which have the potential to be converted into two storeys permitting additional commercial space, offices, or apartments on the first floor. Controls relating to floor space ratio and height requirements for such redevelopments are expected to be included in a Comprehensive Development Control Plan for Griffith and also within the potential zoning of the lands in the CBD.

Urban Fringe

An important change in the LEP Standard Template entails the removal of 'general expansion'-zones, 'rural mixed use'-zones, and 'investigation'-zones. These zones previously formed the basis of fringe zones in the 2002 LEP, however it will not be available for use in the future template. The new LEP template limits fringe uses to 'rural small holdings' (RU4).

The advantage of the 'rural small holdings' –zone is that it creates a consistent and virtually seamless zone of transition between residential zones and other land uses that could potentially cause land use conflict, such as industrial land uses and more extensive agricultural and horticultural uses. This approach also enforces a more defined and clearer succession/transition of land uses. The 'rural small holdings' –zone also provides for a zoning alternative and low impact use for land that is fairly highly constrained, e.g. flood liable land.



Figure 10: Overlooking Griffith's urban fringe

Highway Service (Enterprise corridor)

The most significant is the corridor on the Kidman Way approach between Griffith and Hanwood. During 2005/06 a study undertaken by a consultant on behalf of Griffith City Council and RTA identified several future options and treatments for this corridor. The most significant the staged widening of the corridor from single lane to double lane standard to accommodate the heavy vehicle traffic flow on this corridor. (On average 10 B-double vehicles pas through this corridor per hour, and this is even more pronounced during seasonal peaks.)

Appropriate zonings adjacent to the corridor will enable agricultural related industry to develop in future.

Industrial Uses

The most important strategic response this strategy can make in terms of future industrial uses is to start a process of consolidating industrial land uses to gradually reduce the fragmented form of industrial land uses in Griffith. In order to contain land use interface and potential land use conflict it is proposed through this strategy to contain existing industrial development to north of Oakes Road, with the exception of a small pocket of existing industrial uses south-west of the Oakes Road - Willbriggie Road intersection.

Future industrial uses will be encouraged to expand on the western fringe of Griffith, where larger properties are available that are relatively accessible to infrastructure and transport. Approximately 468Ha of relatively unconstrained land is available for this purpose in the medium to long term.



Figure 11: Kidman Way



Figure 12: Industrial uses

Food Processing and Wineries

Food processing enterprises should ideally be located with easy access to Kidman Way to facilitate easy access to and from providers.

The most logical locality for future food processing enterprises is south of Hanwood, where a number of larger operators are already located. Since most food processing enterprises have some impact in terms of odour, this locality has the advantage of limiting the impact to surrounding rural dwellings, but in general not impacting on urban areas.

All food processing facilities, however small, should be required to demonstrate low environmental impact, in particular waste and effluent treatment and discharge, prior to consideration by Council.

Environmental Protection

Proposed environmentally zoned land has been increased to 7.49% of the LGA thereby effectively doubling the extent of land protected by environmental zones under the future LEP.

This process entailed more detailed identification and mapping of remnant vegetation, and increased protection to natural watercourses.



Figure 13: Distillery (Beelbangera)



Figure 13: Orange orchards

Part D: Functional Planning

This Part represents functional plans relating to specific topics covering the entire planning area. This part has had a high level of stakeholder involvement particularly from state agencies.

The spectrum of topics are wide and varied, so in order to focus Council's resources, the functional planning has been limited to the following topics, subject to further review:

- **Infrastructure Development and Maintenance Plan (IDM)**

Development of the IDM Plan is to be treated as a priority and that the recommendations and adopted strategies of the IDM be systematically integrated into the Land Use Strategy.

- **Floodplain Risk Management Study & Plan**

During 2005 the NSW Government issued a new Flood Prone Land Policy. In response to this policy Council and the Griffith Floodplain Risk Committee have completed work on preparing a Floodplain Risk Management Study & Plan for Griffith. This involves four stages:

Firstly, a flood study has been prepared to determine the nature and extent of flooding potential.

Secondly, a floodplain risk management study has been prepared to identify and evaluate management strategies for the floodplain.

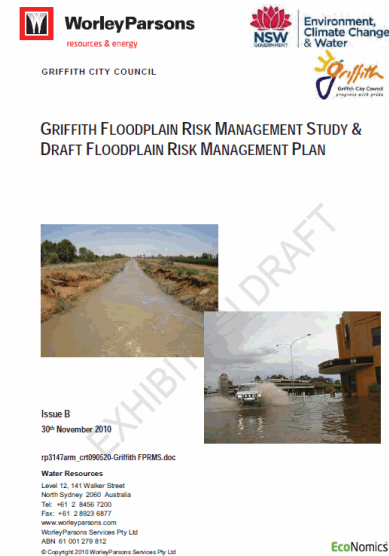


Figure 14: Griffith Floodplain Risk Management Study & Plan

Thirdly, a floodplain risk management plan has been adopted that outline the benefits and costs of flood-related works, as well as potential funding opportunities.

Lastly, the plan needs to be implemented – involving construction of adopted works and implementation of non-structural (e.g. planning) measures to help ensure that new development is compatible and responsive to the flood risk (ongoing).

- **Bushfire Prone Land**

The current arrangement of regular review of the bushfire prone land map in collaboration with RFS will be maintained, and the Land Use Strategy will be updated accordingly on a regular basis.

The bushfire specific requirements will be incorporated in the new LEP and comprehensive DCP into consideration in collaboration with RFS.

- **Heritage**

In order to strengthen the relatively limited heritage base a final list of heritage items has been compiled by Council's Heritage Advisory Committee and submitted for listing as part of a new LEP. An additional 20 items has been adopted. A specific part dealing with heritage conservation will be developed in the new comprehensive DCP.

Part E: Local Area Planning

Part E entails smaller and more detailed plans for localities defined over the years as specific geographical areas within Griffith. The role and function of the local areas would be defined clearly with future land use classification as an important output. This part also characterises existing land use patterns and tendencies, identifies critical issues in certain localities and provides a future vision represented maps. This creates a firm basis for statutory plans (e.g. LEP). The maps relating to these areas are attached as Annexure A and the following is a brief overview of the broad strategic principles for each of the areas.

Beelbangera

(Read this section with “Future Land uses for Beelbangera” Map)

The broad Strategic Principals will focus on the following:

- Further extension of the village area should not be encouraged. The Rural Residential Supply and Demand Analyses indicate that 13.8 Ha could be developed into larger Rural Residential lots in the area already zoned accordingly.
- Retain and maintain all existing recreational facilities.
- Retain all areas with landscape value and high conservation value.
- Expansion of the existing distillery should only be allowed in a north eastern direction in order to maintain the required 500m buffer zone between this facility and the village area.

Benerembah

(Read this section with “Future Land uses for Benerembah” Map)

- Consistent with current land use pattern.

Bilbul

(Read this section with “Future Land uses for Bilbul” Map)

- Consistent with current land use pattern, with possible increased economic activity at wineries.
- Further Residential development in the north as an extension of Yenda village (see candidate site 4).
- Future residential growth in Bilbul village should be accommodated by the densification of larger lots already zoned for village purposes.

Griffith

(Read this section with “Future Land uses for Griffith” Map)

- Consistent with current land use pattern, with increased economic activity in CBD and gradual transition of land uses in and around the Mooreville area.
- Larger commercial development should be encouraged to settle in the south along Kidman Way.
- Residential expansion should be limited to the area north of Collina including candidate site 1 and the vacant portion already zoned Residential and the vacant portion of land in south Griffith already zoned Residential.
- Dwelling densities in Hyandra and Carrathool streets are currently controlled by DCP 21 limiting infill to a maximum of two dwellings per lot. Detail regarding infill in future will be guided by the new combined DCP and special consideration will be given to the immediate surrounding area and its existing character.
- Large lot Rural Residential development should be limited to the existing zoned areas and no further zoning of land for this purpose should be allowed.
- The area situated mainly west of Jondaryan Avenue already has a mixture of residential and business uses. This should be further encouraged but with proper consideration of possible land use conflict.
- Subdivision of small holdings should only be allowed in accordance with the minimum Lot sizes stipulated in the LEP.
- Industries that might be of a hazardous and offensive nature should be encouraged to develop in the demarcated area west of the town including candidate site 5 in Tharbogang.
- A future by-pass, to be developed in stages, should be considered as recommended in the “Review of Economic Growth and Infrastructure (June 2007) by URS Australia Pty Ltd”. An extract of this study is available in Part B under ‘Infrastructure Recommendations’. Such consideration would have to ensure that land uses surrounding the proposed corridor do not impede the future development of the land for a by-pass.
- Areas of high conservation value should be retained.

Hanwood

(Read this section with “Future Land uses for Hanwood” Map)

- Consistent with current land use pattern.
- Increased economic activity at wineries and food processing activities, and possible new development – particularly in the food processing industry. It is expected that food processing industries will in future locate in the area south of Hanwood and north of Mirrool Creek subject to the availability of services.
- Future Residential growth should be limited to the area north and west of the existing village area as indicated by Candidate Site No. 3. Large lot residential expansion should be limited to the area south-west of the existing village already zoned for these purposes

Kooba

(Read this section with “Future Land uses for Kooba” Map)

- Consistent with current land use pattern.

Lake Wyangan

(Read this section with “Future Land uses for Lake Wyangan” Map)

- Future land use character is likely to change significantly with the redevelopment of the area as a future residential release area.
- Reduced horticultural activity in the area south of the village is expected.
- Significant change in the landscape is expected with the development of approved large lot residential developments in the vicinity of the lake.
- The outer lying areas are however likely to remain more consistent with current land uses character

Myall Park

(Read this section with “Future Land uses for Myall” Map)

- Consistent with current land use pattern. Further subdivision for residential purposes should not be encouraged.

Nericon

(Read this section with “Future Land uses for Nericon” Map)

- Consistent with current land use pattern with significant population influx to large lot residential development on northern lake (Sunset Waters).

Tabitta

(Read this section with “Future Land uses for Nericon” Map)

- Consistent with current land use pattern.

Tharbogang

(Read this section with “Future Land uses for Tharbogang” Map)

- Consistent with current land use pattern with significant change in south-east due to the area being allocated as primary locality for future industrial expansion.
- A possible future recreational facility in the form of a drag strip could develop near the landfill site subject to submission and approval of a Development Application.

Warburn

(Read this section with “Future Land uses for Warburn” Map)

- Consistent with current land use pattern.

Warrawidgee

(Read this section with “Future Land uses for Warrawidgee” Map)

- Consistent with current land use pattern.

Whitton

(Read this section with “Future Land uses for Whitton” Map)

- Consistent with current land use pattern.

Widgelli

(Read this section with “Future Land uses for Widgelli” Map)

- Consistent with current land use pattern.

Willbriggie

(Read this section with “Future Land uses for Willbriggie” Map)

- Consistent with current land use pattern.

Yenda

(Read this section with “Future Land uses for Yenda” Map)

- Consistent with the current land use pattern with further expansion of the wineries.
- Expansion of the village residential component is also likely, with the most appropriate direction being to the south-east. The latter falls within the Bilbul local area boundary but would functionally form part of Yenda (see candidate site 4 Bilbul). The proposed portion is not flood prone land, effective linkage with the existing village area already exists via Burley Griffin Way and minimizes the “channel effect”. The overwhelming strategic factor is the fact that this area minimizes potential land use conflict with current and future Industrial activity linked to the wine industry situated north of Doug McWilliam Road.
- Large lot expansion would be accommodated by the land situated to the south west already zoned for this purpose.

Yoogali

(Read this section with “Future Land uses for Yoogali” Map)

- Consistent with current land use pattern with further expansion of wineries. Further expansion of urban residential lots in the area zoned village should be monitored closely due to flood issues. Large lot expansion could be accommodated west of the area zoned village on the land already zoned for this purpose.

Land release

Candidate Site 1 (Collina)

Land Release Table (Release Stage 1)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">Lot 1 DP 827055Lot 593 DP 751743Lot 589 DP 751743Lot 590 DP 751743Lot 591 DP 751743Lot 592 DP 751743Lot 695 DP 43610	79Ha	1	2013-2022

Candidate Site 2 (Lake Wyangan)

Land Release Table (Release Stage 1)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">Lot 3 DP 1067284Lot 4 DP 1067284Lot 128 DP 751743Lot 2 DP 1071622Lot 2 DP 1068127Lot 175 DP 751743Lot 484 DP 751743	85.2Ha	1	2013-2022
<ul style="list-style-type: none">Lot 2 DP 862634			
<ul style="list-style-type: none">Lot 1 DP 1071622			
<ul style="list-style-type: none">Lot 125 DP 751743			

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none"> Lot 2 DP 1093210 Lot 1 DP 1093210 Lot 1 DP 792549 Lot 2 DP 792549 			

Land Release Table (Release Stage 2)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none"> Lot 189 DP 751743 Lot 536 DP 751743 Lot 2 DP 791024 Lot 177 DP 751743 Lot 2 DP 787159 Lot 2 DP 1019423 Lot 1 DP 1019423 	158.8Ha	2	2023-2033 & Beyond
• Lot 171 DP 751743			
• Lot 172 DP 751743			
• Lot 533 DP 751743			
• Lot 675 DP 257060			
• Lot 529 DP 751743			
• Lot 173 DP 751743			
• Lot 542 DP 751743			
• Lot 686 DP 39731			
• Lot 147 DP 751743			
• Lot 726 DP 46245			
• Lot 727 DP 46245			
• Lot 115 DP 751743			
• Lot 116 DP 751743			

Candidate Site 3 (Hanwood)

Land Release Table (Release Stage 1)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">Lot 679 DP 751709Lot 2 DP 1131414Lot 1 DP 1131414Lot 154 DP 751709	25.6Ha	1	2013-2022

Land Release Table (Release Stage 2)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">Lot 1623 DP 257265Lot 1622 DP 257265Lot 287 DP 751709Lot 150 DP 751709	41.4Ha	2	2023-2033 & Beyond

Candidate Site 4 (Bilbul)

Land Release Table (Release Stage 1)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">Lot 2 DP 1084525	Release full portion +/- 27Ha	1	2013-2022

Land Release Table (Release Stage 2)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">Lot 230 DP 751728	Release full portion +/- 27Ha	2	2023-2033 & Beyond

Candidate Site 5 (Industrial Griffith)

Land Release Table (Release Stage 1)

Lot & DP Number	Total Area/Ha	Release Stage	Period
<ul style="list-style-type: none">• Lot 2 DP 1149538• Lot 165 DP 756035• Lot 1 DP 1149538• Lot 2 DP 875506• Lot 1 DP 875506• Lot 1 DP 1161152• Lot 2 DP 1034658• Lot 881 DP 751709	296.57Ha	1	2013-2022

Part F: Implementation Plans

Part F summarises how the LEP, comprehensive DCP and contribution plans will guide implementation of the strategy. However, this part may also suggest the development of further policies and programs to achieve the visions and goals outlined in other parts of this Strategy.

Part G: Monitoring and Review

Part G is an essential part of this Strategy because by monitoring and reviewing the LUS document, Council will ensure that it is established and maintained as a working document that remains relevant as a guiding tool in all decisions relating to planning and development in Griffith. It will also ensure that the Strategy maintains a reasonable level of community consensus and that general confidence in the land use planning process can be maintained. This part is critical to ensure that this Strategy remains current and continues to evolve and grow with the broad community of Griffith. It is however important to acknowledge that the purpose of this part is to ensure a reasonable level of community consensus within the limits of available resources, and that it is highly unlikely that all members and stakeholders in the community can be satisfied – even with the best of intentions.

Consultation Period and Method

First phase of consultation

A total of 67 written submissions were received as part of the first phase of consultation. Geolyse Pty Ltd was commissioned by GCC to undertake an independent assessment of the submissions received as part of the review of GS2030 which was submitted to Council during May 2007. This was then re-assessed by Council's Directorate Sustainable Development. Annexure 5 of the Land Use Strategy includes the review of these submissions as submitted to Council by Geolyse Pty Ltd as well as comments related to the review done by Council's Directorate Sustainable Development. Council granted an extension of time for submissions and during April 2009 a further 6 submissions were received. These submissions were not subjected to an independent review other than Council's Directorate Sustainable Development. Annexure 5 of the Land Use Strategy includes the review of these submissions and are dealt with separately towards the end of the report indicated as Site 68 – 74 (new submissions).

Second phase of consultation

In finalising a proposed draft Land Use Strategy the Directorate engaged other internal Directorates, Councillors and external State Agencies to ensure that a holistic approach was followed covering all relevant areas.

The Department of Planning and Infrastructure provided a list of State Agencies to be approached. The following Agencies attended Planning Focus meetings held on 29 March 2012 and 17 April 2012.

- Murrumbidgee Catchment Management Authority
- Department of Primary Industries – Catchment and Lands
- Roads and Maritime Services
- Leeton Shire Council
- NSW Rural Fire Services
- Department of Environment and Heritage
- Civil Aviation Authority
- Murrumbidgee Local Health District

Summary of Input Received

State Agencies & Neighbouring Council's	Input Received	Action Taken
Murrumbidgee Catchment Management Authority	<ul style="list-style-type: none"> - Remnant vegetation to remain within Protected zones. - Pay attention to the correct zoning of Mirrool Creek. 	<ul style="list-style-type: none"> - The Biodiversity Map has been refined to include these detailed areas - Appropriate zone allocated as part of the LEP zoning profile.
Department of Primary Industries - Catchment & Lands	<ul style="list-style-type: none"> - Crown Land north of Rifle Range road RU2 zoning may impede on land value - Mentioned possible relocation of shooting range to Rankins Springs 	<ul style="list-style-type: none"> - Noted, DPI to submit submission as part of the LEP process - Noted
Roads & Maritime Services	<ul style="list-style-type: none"> - Council to consider long time funding for intersection at Rifle Range & Beelgara Road - Development of Candidate site 4 should at least include two dedicated access points 	<ul style="list-style-type: none"> - Noted - Noted
NSW Rural Fire Services	<ul style="list-style-type: none"> - All planning proposals to consider Sec. 117(2) of the EP&A Act - Bush fire prone land maps to be updated every 5 years. Current plan to be updated. - "Farm Stay Accommodation and Home Day Care" situated on bushfire prone land will require Bush Fire Safety Authority from NSW RFS - Australian Standard AS 3959-2009 "Construction of Buildings in Bush Fire Prone land" includes grasslands as hazardous vegetation - Adequate access, water and utilities to lots should be ensured at all times to enable evacuation and other procedures. 	<ul style="list-style-type: none"> - Noted - Noted - Noted - Noted - Noted

State Agencies & Neighbouring Council's	Input Received	Action Taken
Department of Environment & Heritage	<ul style="list-style-type: none"> - Need for development standards in existing developed areas within flood effected areas - Dept will assist with any flood mitigation measures if needed. - Biodiversity Map to be updated with more detail information - Concern regarding spray drift and noise as land interface problems. - Advised that candidate sites do not raise red flags. 	<ul style="list-style-type: none"> - Griffith Flood Management Plan and related Development Control Plan will set applicable standards. Further development in these areas is not supported. - Noted (Several flood mitigation measures have already been identified by GCC) - Map has been updated in consultation with the Dept. - Noted, to be addressed in Council's new Development Control Plan. - Noted
Leeton Shire Council	<ul style="list-style-type: none"> - Took part in general discussion, no issues raised 	<ul style="list-style-type: none"> - None
Civil Aviation Authority	<ul style="list-style-type: none"> - The 1995 Obstacle Limitation Surface drawing is out dated 	<ul style="list-style-type: none"> - The 1995 OLS drawings have been replaced by the 2007 OLS drawings in
Murrumbidgee Local Health District	<ul style="list-style-type: none"> - Provided positive input related to the LEP 	<ul style="list-style-type: none"> - To be considered as part of the LEP Process

In addition to the above-mentioned comments, Council also received a letter of support from Transport for NSW dated 10 July 2012. The proposed strategy was then amended to reflect the input received from local and state agencies, other Council departments, the General Manager, Mayor and Councillors. Council staff then advised that the proposed strategy was in an appropriate stage of refinement to justify publicly exhibition.

Third phase of consultation

During July 2012 Department of Planning and Industry indicated that Council may proceed with Public exhibition and Council then granted consent to proceed. Clause 4 of the Report tabled at Council's ordinary meeting held on 14 /09/12 set out the method of consultation and a copy of the report To Council is attached to this summary report (See Annexure 1). A review of submissions received as part of this process is attached to the back of Annexure 5 of the Griffith Land Use Strategy 2030 and beyond with a map indicating the respective positions.

Relevant Council Reports Associated with the Process

Two Council reports are important regarding the process of compiling the Final Draft Griffith Land Use Strategy Beyond 2033.

- Ordinary Meeting of Council 14 September 2012 (PUBLIC EXHIBITION OF GRIFFITH CITY COUNCIL “LAND USE STRATEGY BEYOND 2030”)
- Ordinary Meeting of Council 27 November 2012 (APPROVAL OF GRIFFITH LAND USE STRATEGY 2030 AND BEYOND)

Subsequent Changes to the Strategy

Council adopt the proposed “Griffith Draft Land Use Strategy beyond 2030” with the following changes resulting from the submissions received.

- (i) Conduct an investigation for the corridor between Main Drain J and Hanwood along Kidman Way with a view to incorporating any proposed change in the LEP review.
- (ii) Include Lot 2 DP 1030697 as part of the Enterprise Corridor situated north of Main Drain J in lieu of Thorne Road.
- (iii) Provide for large scale retail development along Banna Avenue between Crossing street and Lenehan Road.
- (iv) Amend part of the text to read as follows “Dwelling densities in Carrathool and Hyandra street are currently controlled by DCP 21 limiting infill to a maximum of two dwellings per lot. Detail regarding infill in the future would be guided by the new combined DCP and special consideration would be given to the mentioned area and its existing character”.
- (v) Change the area designated as “Future Medium Density Residential (Infill)” to “Existing Residential” and “Hospital Precinct”.

(vi) Further consideration be given to zoning land along Mallison Road with a view of incorporating any proposed change in the LEP review.

(vi) Change the wording for the Collina area west of Clifton Boulevard to "Existing and future residential development". (Note submission 18e).

(vii) Include Lot 230 DP 751728 as part of Candidate Site 4 and to exclude Lot 5 DP 838460.

(viii) Change the wording for the area fronting the western side of Beelbanger Road between Clifton Boulevard and Rifle Range road to ""Future Rural Small Holdings" (Note submission 21).

Closing Remarks

Griffith City Council adopted the "Griffith Land Use Strategy Beyond 2030" at its ordinary meeting held on 27 November 2013. The Executive Director, Rural & Regional Planning gave final approval on 29 April 2013 (see letter of approval page 27).



**Planning &
Infrastructure**

Mr Brett Stonestreet
General Manager
Griffith City Council
PO Box 485
GRIFFITH NSW 2680

13/01101

Dear Mr Stonestreet

I refer to your letter of 20 December 2012 requesting the Director General's final endorsement of the Griffith Land Use Strategy – Beyond 2030 (2012).

I am pleased to advise I have endorsed the final Griffith City Land Use Strategy – Beyond 2030 (2012).

I would like to congratulate Council on the work required to undertake and complete the Griffith Land Use Strategy – Beyond 2030 (2012), prepared in conjunction with your community and the State Government.

This Strategy provides a strong strategic basis for the growth of Griffith LGA over the next 20 years. The Strategy identifies 440ha of housing supply, and 297.7ha of employment generating land (industrial and commercial lands).

With regard to the preparation of the draft Griffith LEP 2013, I would like to remind Council of the documentation required, including:

- Consideration and justification of proposed changes against the relevant Section 117 directions, particularly 1.2 Rural Zones, 1.5 Rural Lands and 4.3 Flood Prone Land;
- Consideration of all relevant State Environmental Planning Policies (SEPPs), including SEPP (Rural Lands) 2008 and SEPP 55 – Remediation of land; and
- Review of existing zoned land in floodways and other flood affected areas, particularly the candidate areas of Tharbogang and Hanwood. Increased development density in these areas should not be permitted.

Should you have any further enquiries about this matter, I have arranged for Ms Erin Strong, Planning Operations and Regional Delivery - Dubbo Planning Team, of the Department of Planning and Infrastructure to assist you. Ms Strong can be contacted on telephone number (02) 6841 2180.

Yours sincerely

Neil McGaffin
Executive Director
Rural & Regional Planning

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